#### **AGENDA**

# PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 7, 2021 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

At any time during the course of this meeting, the Planning & Zoning Board may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Planning & Zoning Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Planning and Zoning Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

**INVOCATION -**

- 1) MINUTES:
  - a) Minutes from the meeting held on November 16, 2021

## 2) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:
  - Request of Alim U. Ansari on behalf of South Texas Educational Technologies Inc. for a Conditional Use Permit, for ONE YEAR, for an institutional use (school) at Lots 5 through 12, Block 36, North Mcallen Townsite Subdivision, Hidalgo County, Texas; 320 North Main Street. (CUP2021-0165)
  - 2. Request of Luis A. Pazos Toledano for a Conditional Use Permit, for ONE YEAR, for a Portable Food Concession Stand, at a 0.67 Acre Irregular Tract at the Southeast corner of Block 29; Hammond Addition Subdivision, Hidalgo County, Texas; 24 South 21st Street. (CUP2021-0166)
  - Request of Gustavo Pineda on behalf of Vape City 64 for a Conditional Use Permit, for ONE YEAR, for a Vape and Smoke Shop, at Lots 8 through 11, Frontier Development Co. Subdivision, Hidalgo County, Texas; 2516 Pecan Boulevard. (CUP2021-0167)

# **b)** REZONING:

- Rezone from A-O (agricultural and open space) District to R-1 (single-family residential) District: The South 10.09 (10.06 deed) acres out of Lot 407, John H. Shary Subdivision, Hidalgo County, Texas; 7600 North Taylor Road. (REZ2021-0068)
- 2. Initial zoning to C-3 (general business) District: 1.75 acres out of Lots 147 and 148, Pride o' Texas Subdivision, Hidalgo County, Texas; 9500 North Ware Road. (REZ2021-0069)

- 3. Initial zoning to R-3A (multifamily residential apartment) District: 8.70 acres out of Lots 147 and 148, Pride o' Texas Subdivision, Hidalgo County, Texas; 9500 North Ware Road (Rear). (REZ2021-0070)
- Initial zoning to R-1 (single-family residential) District: 7.24 (7.02 deed) acres out of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7018 Mile 6 Road. (REZ2021-0074)
- Rezone from A-O (agricultural and open space) District to R-1 (single-family residential) District: 0.50 acres out of Lot 58, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 7701 North 29th Street. (REZ2021-0071)
- **6.** Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 4.5 acres out of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 4701 Nolana Avenue. **(REZ2021-0072)**
- **7.** Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 1.927 acres out of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 4501 Nolana Avenue. **(REZ2021-0073)**

## 3) CONSENT:

- a) Gosmar Subdivision, 201 North 22nd Street, Gosmar , LLC. Luis Carlos Gonzalez (SUB2021-0139)(FINAL)CLH
- b) Avanti Legacy Violet Parc Subdivision, 4601 North McColl Road, Roberto & Aura Salazar (SUB2021-0110)(FINAL)CE
- c) Owens Commercial Park Subdivision, 3501 Buddy Owens Boulevard, Oscar Sotelo, MD (SUB2021-0140)(FINAL)SEC
- d) Park Terrace Subdivision, 3601 North Jackson Road, Domain Development Corp. (SUB2021-0114)(REVISED FINAL)M&H

# 4) SUBDIVISIONS:

- a) Jackson Street Apartments Subdivision, 2200 South Jackson Road, Isosceles, Inc. a Texas Corporation (SUB2021-0131)(PRELIMINARY)G&M
- b) Shops at Nolana Lot 2 Subdivision, 2909 Nolana Avenue, Ponderosa Investors, LTD (SUB2021-0135)(PRELIMINARY)HA
- c) QQ 10th & Jay Subdivision, 6101 North 10th Street, QQRGV Investments, LLC (SUB2021-0136)(PRELIMINARY)M&H
- d) The District Subdivision Phase I, 7801 North 10th Street, Pawlik Family Properties, LLC. on behalf of all property owners(SUB2021-0132)(PRELIMINARY)M&H

- e) The District Subdivision Phase II, 1201 Wisconsin Road, Pawlik Family Properties, LLC. on behalf of all property owners (SUB2021-0133)(PRELIMINARY)M&H
- f) The District Subdivision Phase III, 1301 Wisconsin Road, Pawlik Family Properties, LLC. on behalf of all property owners (SUB2021-0134)(PRELIMINARY)M&H
- g) Estancia At Tres Lagos Phase III Subdivision(Private), 4800 Town Lake Drive, Rhodes Development Inc. (SUB2021-0138)(PRELIMINARY)M&H
- h) The Tree Apartments Phase III, 1101 South Taylor Road, Majima III, LLC. Miguel Ramirez (SUB2021-0137)(PRELIMINARY)RDE
- i) Falcon's Cove Subdivision, 9901 North 23rd Street, John R. Willis Management Partnership, LTD (SUB2021-0099)(REVISED PRELIMINARY)M&H
- j) The Woodlands on Taylor Subdivision, 701 South Taylor Road, MDM Land Company, LLC. (Tomas Gutierrez Jr.) (SUB2020-0087)(REVISED PRELIMINARY)RD

## 5) INFORMATION ONLY:

a) City Commission Actions: November 22, 2021

## ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

## STATE OF TEXAS COUNTY OF HIDALGO CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, November 16, 2021 at 3:31p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3<sup>rd</sup> Floor.

Present: Daniel Santos Chairperson

Michael Fallek Vice-Chairperson

Michael Hovar Member
Gabriel Kamel Member
Jose Saldana Member
Emilio Santos Jr. Member

Absent: Marco Suarez Member

**Hebert Camacho** 

Staff Present: Iris Dominguez Deputy City Attorney

Luis Mora Planning Deputy Director

Rodrigo Sanchez Senior Planner
Omar Sotelo Senior Planner

Jose Humberto De La Garza Planner III
Liliana Garza Planner III
Kaveh Forghanparast II Planner II
Mario Escamilla Planner II

Porfirio Hernandez Planning Technician II
Julian Hernandez Planning Technician I
Magda Ramirez Administrative Assistant

Planner II

**CALL TO ORDER- Chairperson Daniel Santos** 

PLEDGE OF ALLEGIANCE

**INVOCATION- Jose Saldana** 

#### 1) MINUTES:

a) Minutes for Regular Meeting held on November 2, 2021

The minutes for the regular meeting held on November 2, 2021 was approved as submitted by Mr. Gabriel Kamel. Seconding the motion was Mr. Michael Fallek which carried unanimously with 5 members present and voting.

## 2) PUBLIC HEARING:

## a) CONDITIONAL USE PERMITS

 Request of Hector Izaguirre for a Conditional Use Permit, for one year, for a Home Occupation (tax office) at Lot 4, Block 25, North McAllen subdivision, Hidalgo County, Texas; 413 North 17th Street. (CUP2021-0157)

Mr. Kaveh Forghanparast stated that the subject property was located on the west side of North 17th Street, 100 ft. North of Date Palm Avenue as per the subdivision plat. The tract had 50 ft. of frontage along North 17th Street and a depth of 140 ft. for a lot size of 7000 sq. ft.

The property was zoned R-2 (duplex-fourplex residential) District. The adjacent zoning was R-2 (duplex-fourplex residential) District in all directions. Surrounding land uses included single-family residences and retail stores. A home occupation was permitted in the R-2 District with a Conditional Use Permit and in compliance with requirements.

The applicant was proposing to operate a tax office from a 364 sq. ft. area inside the existing house as per the submitted floor plan. The proposed hours of operation will be from 8:00 a.m. to 5:00 p.m. Monday through Friday.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation might not be operational until issuance of the certificate. The Fire Department had inspected the building and it met all the minimum standards and requirements. The business must comply with requirements set forth in Section 138-118(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lived at the residence:
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building was being used for any purpose other than that of a dwelling. The applicant did not propose any alteration;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant stated that two family members who did not live at the residence will be helping him; however, their working hours would not overlap and there would be only one person at the premise at any given time;
- 5) There shall be no outside storage of materials or products. The applicant proposed no outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that customers would visit by appointment only;

- 7) No retail sales (items can be delivered). The applicant did not propose retail sale;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposed no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation was proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

Staff recommended approval of the request for one year, subject to compliance with Section 138-118(1) of the Zoning Ordinance and Fire Department requirements.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

Being no discussion, Mr. Jose Saldana moved to approve and Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

- Board Member, Mr. Michael Hovar arrived at 3:34.
  - 2) Request of Jorge A. Richaud for a Conditional Use Permit, for one year, for an event center (drive-in movie theatre) at 9.08 acres out of Lot 91 and 74, C.E. Hammond subdivision, Hidalgo County, Texas; 3116 Ash Avenue. (CUP2021-0160)

Mr. Kaveh Forghanparast stated that the subject property was located on the north side of Ash Avenue, approximately 640 ft. west of North 29<sup>th</sup> street. The tract had 330.45 ft. of frontage along Ash Avenue and a depth of 1206.61 ft. at its deepest point for a lot size of 9.08 acres.

The property was zoned I-1 (light industrial) District. The adjacent zoning was I-1 (light industrial) District to the east, west, and south, and R-1 (single-family residential) District to the north. Surrounding land uses included single-family residences, American Tire Distribution warehouse, Petro Gas and Wilkinson Ray Iron & Metal recycling center, Missouri Pacific Railroad, and vacant land. An event center was a permitted use in I-1 District with a Conditional Use Permit and in compliance with requirements.

The subject property had been approved for an event center, for one year, in 2014 and 2015 for the main building. Since the event center was used for children only, the City did not require the establishment to renew the CUP.

The applicant was proposing to put a screen at the rear parking lot of an existing children's event center known as Epic Events and use it as a drive-in theater and add three portable buildings for two snacking stands and restrooms. The applicant stated that there was 500 striped parking spaces at the rear; however he was planning to allow a maximum number of 120 cars for the theater. The hours of operation would be Sunday through Thursday from 7 PM to 10 PM and Friday and Saturday 7 PM to midnight.

The Fire Department inspection was still pending. The Health Department had inspected the property and allowed the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment was within 400 ft. from the residentially zoned properties to the north; however, no loudspeaker would be used and the customers would listen to the movie inside their cars;
- 2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment had access to North 29<sup>th</sup> Street and US Business 83 via Ash Avenue and did not generate traffic into residential areas; however, the Traffic Department's stacking requirements and the Fire Department's service drive requirements had to be met. If an access agreement was required, it had to be provided prior to building permit issuance;
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the existing building, all of the rear parking lot spaces are vacant and available for the proposed drive-in theater; however, the parking lot had to maintained free of potholes according to Sec. 138-400 of the Zoning Ordinance;
- 4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

After a brief discussion, Mr. Michael Fallek moved to disapprove with favorable recommendation. Mr. Gabriel Kamel seconded the motion, which was disapproved with six members present and voting.

3) Request of Noe Flores, for one year, for a portable food concession stand (snow cone) at Lot 1, Rivas No. 2 Subdivision, Hidalgo County, Texas; 1716 Hackberry Avenue. (CUP2021-0163)

Mr. Mario Escamilla stated that the property is located at the northeast corner of Hackberry Avenue and Bicentennial Boulevard and is zoned C-3 (general business) District. The adjacent zoning is C-2 (neighborhood commercial) District on the west, north, and south, R-1 (single family residential) District to the east and R-2 (duplex - fourplex) District also to the east. Surrounding land uses include commercial businesses, and single and multi-family residences. A portable food concession stand is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved for a snow cone stand on this property on May 18, 2004 by the Planning and Zoning Commission. The permit was renewed annually until 2006. The structure was removed. A Conditional Use permit was approved in October 7, 2008 for a new 8 ft. X 20 ft. portable food concession stand to be placed on the property. The last Conditional Use permit was approved on August 21, 2018. The portable building remained on the property, but no permit was renewed.

The applicant is proposing to operate a snow cone stand from an existing portable food concession stand located on the subject property. Currently there is also an existing retail building on the property. Four parking spaces are required for the food concession stand and 36 parking spaces are provided as part of a common parking area for the commercial building

The Health and Fire Departments have conducted their inspections, and is pending compliances Fire Department requirements. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also comply with requirements set for in Section 138-118(a)(9) of the Zoning Ordinance and other specific requirements as follows:

- 1) The proposed use shall not be located in a residentially zoned area. The property is zoned C-3 District;
- 2) The proposed use shall be inspected by the Building Inspector and comply with applicable building codes;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Four parking spaces are required for the food concession stand, 36 parking spaces are provided as part of a common parking area for the commercial building;
- 4) A portable building or trailer for the proposed use shall be properly anchored to the ground;
- 5) The proposed use shall comply with the zoning district setback requirements; and
- 6) Water and sewage disposal facilities must be available and may be required to the proposed use. Bathroom facilities will be provided from the portable food concession stand.

Staff recommends approval of the request, for one year, subject to compliance with Section 138-118(a)(9) of the Zoning Ordinance, Health and Fire Department requirements.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

Being no discussion, Mr. Gabriel Kamel moved to approve. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

4) Request of Armando Rios, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lots 1 & 2, Quincy Subdivision, Hidalgo County, Texas; 1601 & 1605 Quebec Avenue. (CUP2021-0164)

Mr. Mario Escamilla stated that the property is located at the southwest corner of Quebec Avenue and South 16<sup>th</sup> Street and it is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the south and east, R-2 (duplex-fourplex residential) District to the west and south and the northern boundary is Expressway 83. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

A previous applicant had applied for a Conditional Use Permit for a 32 ft. X 34 ft. portable building for office use and was approved for one year in December 2004. In February 2006 the use was renewed administratively for one year. This permit expired and the previous applicant failed to renew. A renewal application was submitted in January 2008 and was approved for one year on February 2008. The most recent conditional use permit request was for a portable building for one year and was approved by the Planning and Zoning Commission on November 19, 2019. There is now a new applicant who is requesting the permit; therefore, it has to come before the Planning and Zoning Commission for consideration.

The portable building is sited adjacent to the east side of an existing carport at the southwest corner of the property. The existing portable building measures 15 ft. X 40 ft. and will be utilized by the applicant as an office and utilities, as part of his food truck operation. The applicant is also proposing a covered area measuring 20 ft. x 40 ft. that will be used as a dining area. The food truck (Taco N' Todo) will operate daily from 11:00 AM to 1:00 AM.

The establishment must comply with the Health and Fire Department requirements. Health Department has inspected the proposed location and the property is in compliance with applicable code requirements. Fire Department inspection is pending. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The portable building must also meet the requirements set forth in Section 138-118(a)(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The building will be used for office and utilities purposes;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts the eastbound frontage road of U.S. Expressway 83; however, it has access to South 16th Street.

- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the square footage, six (6) parking space are required. Eighteen (18) parking spaces are proposed.
- 4) Must provide for garbage and trash collection and disposal. A dumpster is provided on site;
- 5) Must be connected to an approved water distribution and sewage disposal system;
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

Staff recommends approval of the request, for one year, subject to compliance with Section 138-118(a)(3) of the Zoning Ordinance, Building & Inspections, Health and Fire Department requirements.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Michael Hovar seconded the motion, which was approved with six members present and voting.

Request of Javier Quintanilla, for a Conditional Use Permit, for life of the use, for an amended Planned Unit Development at Quinta Real Subdivision, Hidalgo County, Texas, 1820 North Taylor Road. (CUP2021-0159)

Mr. Hebert Camacho stated that the subject property is located on the east side of North Taylor Road, approximately 70 ft. south of Sycamore Avenue. The rectangular-shaped tract in question has been already recorded under the name of "Quinta Real". The property zoning is R-1 (single family residential) District. The adjacent zoning is A-O (agricultural-open space) District to the south and southeast, R-1 District to the south, north and northeast and ETJ (Extra-Territorial Jurisdiction) to the west. Surrounding land use include single-family residential, commercial business and vacant land. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.

Quinta Real Subdivision was recorded on September 9, 2021. The Planned Unit Development for the subdivision was approved with variances at the City Commission Meeting of January 23, 2017. The Variances were the following:

- 1. Provide only one 6 ft. side yard setback of landscape
- 2. Not meeting the minimum 5 acres requirement
- 3. 22.67 ft. distance from center line to center line of North 25<sup>th</sup> Street
- 4. Proposing 10 ft. of front yard setback

During building permit stage, house plans were submitted, however these proposed layouts did

not match the outline and driveway location that the recorded site plan was showing. The subdivision owner was advised to amend the PUD by removing layout and have "buildable area" instead.

The property is Quinta Real Subdivision, which consist of thirty (30) lots, with 3 Common Areas (detentions areas). The applicant is proposing to develop a Planned Unit Development, which will include townhouses and common areas.

Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval are specified in the Ordinance creating a Planned Unit Development for the subject property and summarized as the following:

- 1. Development and use of the property must comply with the conditional use permit conceptual site plan.
- 2. Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing townhouses in an R-1 Zone and common areas.
- 3. Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback. Must provide floor plan with garage to determine if in compliance. All lots meet the 18ft. width requirement.
- 4. A minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. Lots 2-30 have an area of 2,800 SF, for a requirement of 175 SF. Lots 2,-30 are only proving 165 SF, being 10 SF short of the requirement. A minimum of one tree is required per lot. A Japanese Blackberry tree is being proposed at every lot.
- 5. All requirements for Street development have been approved by the corresponding Departments thorough the Subdivision review and variances. Setbacks are:
  - Front: North Taylor Road 45 ft. or line with the average setback of the existing structures, whichever is greater.
  - Front: Sequoia Avenue- 10 ft., except 18 ft. for garage, or greater for easements.
  - Rear: in accordance with the Zoning Ordinance,
  - Interior Sides: in accordance with the city
  - · Corner: 10 ft. or greater for easements; and
  - Garage: 18 ft. except where greater setback is required.

An R-1 zone require side yard setbacks of 6 ft. The development is proposing 0 ft. side yard setbacks on both sides. A 4 ft. wide minimum sidewalk required on North Taylor Road, N. 48<sup>th</sup> Street and both sides of interior streets

- 6. Quinta Real drainage detention and design and drainage plan have been approved, as the subdivision is already recorded. .
- 7. Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 3.956 acres and is providing mixed uses, which include townhouses and common area.
- 8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. The site plan does show the required acknowledgements.
- A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits. Quinta Real Subdivision has been recorded; the amended PUD is to change the buildable area and layout designs that were assigned specifically to each Lot.

The request must comply with requirements set forth in the Zoning and Subdivision ordinance. Specific modifications required for approval are the following:

- Request variance to provide only one 6 ft. side yard setback being landscape
- Request variance to have 0 ft. Side yard setback on both sides (6 ft. requirement as per Zoning Ordinance) NEW
- Request Variance to have a 10 ft. Front yard setback( 25 ft. as per Zoning Ordinance)
- Request variance to allow not meeting the landscape requirement for Lots 2-30 (175 SF required based on square footage, providing 165SF) NEW
- Request variance to allow maximum height to be 30 ft. instead of the 25 ft. required.
   NEW
- Request variance to allow a 22.67 ft. distance from center line to center line of North 25<sup>th</sup> Street instead of the 125 ft. required by Subdivision Ordinance
- Total acreage is 3.956 acres ( PUD minimum acreage is 5 acres)

If subdivision layout changes, conditional use permit will need to be amended to resemble the approved Subdivision Plat.

Staff recommends approval of the request, subject to variances noted. All site plans submitted to Building Permits, must comply with the PUD Site Plan Subdivision. Must comply with Building permits, Fire and Engineering requirements.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there was one.

Citizen Mr. Louis Lee (5105 West Sycamore Avenue) was in opposition because of unkempt landscaping, debris, drainage issues that are causing damage to his fence and flooding.

Applicant, Javier Quintanilla explained that the original plan had been to build townhomes.

After a lengthy discussion, Mr. Gabriel Kamel moved to approve with variances requested. Mr. Jose Saldana seconded the motion. Mr. Michael Hovar and Mr. Michael Fallek both opposed. Item

was approved with four approving votes and with six members present and voting.

## b) **REZONING**:

1) Rezone from R-3A (multifamily residential apartments) District to R-3T (multifamily residential townhouse) District: All of Lot 25 and the South 50' of Lot 26, Alaniz Subdivision, Hidalgo County, Texas; 209 & 217 North 28th Street. (REZ2021-0065)

Mr. Mario Escamilla stated that the subject properties are located on the west side of North 28th Street approximately 310 feet west of North Ash Avenue. The first property (Lot 25) has 100 ft. of frontage along North 28th Street with a depth of 110 ft. for a lot size of 11,000 sq. ft., the second property (South 50' of Lot 26) has 50 ft. of frontage along North 28th Street with a depth of 110 ft. for a lot size of 5,500 sq. ft.

The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District. The proposed rezoning is part of a future development that is currently undergoing the replat process for a multifamily townhouse development.

The adjacent zoning is R-3A (multifamily residential apartments) District to north, R-1 (single-family residential) District to east, R-4 (mobile home and modular home) District to south, and I-1 (light industrial) District to the west.

The subject properties are currently vacant. Surrounding land uses include singlefamily homes on residential lots, multifamily residential apartments, a mobile home park and commercial establishments.

Foresight McAllen Comprehensive Plan designates the future land use as Industrial.

The development trend for the area is multifamily residential. Tico Acres Subdivision, Unit 2 and Alaniz Subdivision are subdivisions in the area with single family, multifamily, and commercial uses.

Lots 25 through 32 of Alaniz Subdivision were rezoned from Industrial "A" District to residential "B" District in February,1979. There have been no other rezoning requests for the subject property since that time.

The current zoning does not conform to the Industrial land use designation as indicated on the Foresight McAllen Comprehensive Plan, however the proposed zoning conforms to the development trend for the area.

The proposed zoning is a down zoning and is consistent with the surrounding land uses.

Must comply with subdivision requirements and inner city department requirements, including but not limited to Building & Inspections Department, Utility Department, Engineering Department, and Fire Department maneuvering and code requirements.

Staff has not received any calls or letters of opposition to the request.

Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouse) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

Being no discussion, Mr. Gabriel Kamel moved to approve and Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

2) Rezone from R-1 (single-family) District to R-3T (multifamily townhouses) District: 3.773 acres out of Lot 93 La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 5308 North Ware Road (Rear). (REZ2021-0066)

Mr. Hebert Camacho stated that the property is located on the east side of North Ware road, approximately 390 ft. south of Dove Avenue. The rectangular shaped tract has 165.68 ft. of width; however, it does not have any street frontage and a maximum depth of 994.04 ft. for a lot size of 3.773 acres.

The applicant is requesting to rezone the property to R-3T (multifamily residential townhouses) District in order to construct townhouses. The subdivision process is required before issuance of any building permit. This rezoning case is part of two cases.

The adjacent zoning is R-1 (single family residential) District to the north, east and south and C-3L (light commercial) District to the west.

The property is currently vacant. Surrounding land uses are single-family residences, Zinnia Park, a commercial plaza and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family, which is comparable to R-3T District and Suburban Commercial, which is comparable to C-1, C-2 and C-3L Districts.

The development trend for this area along North Ware Road is a mix of residential and commercial.

The property was zoned A-O (agricultural-open space) District upon comprehensive zoning in 1979.

In 2015, a City Initiated Rezoning for various tracts was in place to implement the comprehensive plan, the City Commission voted to approve the rezoning request from A-O District to R-1 District. There have been no rezoning request on the property since that time.

The requested zoning does conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The proposed subdivision is off a principal arterial street as per Foresight Thoroughfare Plan. Multifamily residential townhouses uses are more suitable in arterial intersections due to high traffic volume and visibility.

The maximum density in R-3T (multifamily residential townhouses) District is 20 units per acre.

Therefore, the maximum number of units for the proposed subdivision is approximately 95 units.

A proposed site plan of the development has been submitted, showing a 38-lot subdivision.

Dedication for N. 34th Street ROW will be reviewed thoroughly through the subdivision process.

Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition.

Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouses) District. Must comply with Subdivision process requirements.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

Being no discussion, Mr. Michael Fallek moved to approve and Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

Rezone from C-3L (light commercial) District to R-3T (multifamily townhouses) District: 1.009 acres out of Lot 93 La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 5308 North Ware Road. (REZ2021-0067)

Mr. Hebert Camacho stated that the property is located on the east side of North Ware road, approximately 390 ft. south of Dove Avenue. The rectangular shaped tract has 165.68 ft. of frontage along North Ware road and a maximum depth of 262.30 ft. for a lot size of 1.009 acres.

The applicant is requesting to rezone the property to R-3T (multifamily residential townhouses) District in order to construct townhouses. The subdivision process is required before issuance of any building permit. This rezoning case is part of two cases.

The adjacent zoning is R-1 (single family residential) District to the north, east, south and C-3L (light commercial) District to the west and C-1 (office) District to the southwest.

The property is currently vacant. Surrounding land uses are single-family residences, Zinnia Park, a commercial plaza and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial, which is comparable to C-1, C-2 and C-3L Districts.

The development trend for this area along North Ware Road is a mix of residential and commercial.

The property was zoned A-O (agricultural-open space) District upon comprehensive zoning in 1979.

In 2015, a City Initiated Rezoning for various tracts was in place to implement the comprehensive plan, the City Commission voted to approve the rezoning request from A-O District to C-3L District for this tract. There have been no rezoning request on the property since that time.

The requested zoning does not conform to the Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The proposed subdivision is off a principal arterial street as per Foresight Thoroughfare Plan. Multifamily residential townhouses uses are more suitable in arterial intersections due to high traffic volume and visibility.

The maximum density in R-3T (multifamily residential townhouses) District is 20 units per acre. Therefore, the maximum number of units for the proposed subdivision is approximately 95 units.

A proposed site plan of the development has been submitted, showing a 38-lot subdivision.

Dedication for N. 34<sup>th</sup> Street ROW will be reviewed thoroughly through the subdivision process.

Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition.

Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouses) District. Must comply with Subdivision process requirements.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

Being no discussion, Mr. Emilio Santos Jr. moved to approve and Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

## 3) SITEPLAN:

a) Revised site plan approval for Lot 3B, Nolana Walmart Subdivision; 2300 Nolana Avenue **(SPR2021-0042)** 

Mr. Hebert Camacho stated that the subject property is located on the northwest corner of North 23rd St and Nolana Avenue and is zoned C-3 (general commercial) District in all directions. The property is part of Nolana Walmart Subdivision, which was recorded October 8, 1991. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant is proposing to utilize the existing 2,275 sq. ft. building for Schlotzsky's and modify the north side to accommodate a drive thru window. They will be maintaining the required number of parking spaces and will be using the Common Area for the maneuvering and all the drive thru stacking will be done on their lot.

The applicant is proposing to maintain the existing landscaping area and existing parking area on this lot, the modification of the building to accommodate for the drive thru lane is located on the north side of the building. The only affected parking area is located along the Common Area, which is the means of egress for lots 3A and 3B.

The Fire Department did meet on site and approved the modifications with the drive lane requirements along the southeast corner must comply with a 23ft unobstructed access, as well as a 37ft unobstructed access along the north side.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Utility Department will need a utility layout showing all existing services, as well as grease trap.

Staff recommends approval of the site plan subject to the conditions noted, paving and Building Permit requirements, and the subdivision and zoning ordinances.

Being no discussion, Mr. Michael Fallek moved to approve. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

# 4) CONSENT:

- a) Fullerton Place Subdivision, 2709 Fullerton Avenue, Jose & Glendy Esquivel(SUB2021-0129)(FINAL)SEC
- b) Best Subdivision, 4601 Mile 8 Road, Donald Wade Best (SUB2021-0127)(FINAL)SEC
- c) Just A Closet #8 Subdivision, 4200 North Ware Road, Just A Closet #8, LLC.(SUB2021-0130)(FINAL)RDE

Being no discussion, Mr. Michael Hovar moved to approve. Mr. Jose Saldana seconded the motion, which items a, b and c were approved with six members present and voting.

# 4) SUBDIVISIONS:

A. Pena Subdivision, 16950 Citrus Drive, Rodolfo Pena, Sr. & Melissa
 M. Pena-Montes (SUB2021-0120)(PRELIMINARY)RGE

Mr. Beto De La Garza stated that the North Citrus Drive: 10 ft. dedication for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Add "North" to all Citrus Drive references. Subdivision Ordinance: Section 134-105. Paving, curb & gutter. Front: 25 ft. or greater for easements or in line with existing structures. Revise plat note as shown above prior to final. Zoning Ordinance: Section

138-356. Rear: 15 ft. or greater for Interior Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on both sides of North Citrus Drive. 5 ft. sidewalk might be required prior to final as per Engineering Department. Plat note needed prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Plat note must be added prior to final as shown above. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Plat note must be added prior to final as shown above. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, must be maintained by the lot owners and not the City of McAllen. Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Existing. ETJ Proposed: Single-Family Residences. If annexation and initial zoning is proposed, they must be finalized prior to final plat. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If annexation and initial zoning is proposed, they must be finalized prior to final plat. Zoning Ordinance: Article V. Minimum lot width and lot area: Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, park fees requirements only apply if property is annexed. Comments: Must comply with City's Access Management Policy. Plat notes to also comply with City's Standards prior to final. Please provide ownership map to verify that no landlocked properties exist or will be created. If annexation and initial zoning is proposed, they must be finalized prior to final plat.

Staff recommends approval of the subdivision in Preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

b) Alaniz Subdivision Lots 25A, 25B,25C, 25D and 26A, 201 North 28th Street, Habitat Developers, LLC. (SUB2021-0119)(PRELIMINARY)SEC

Mr. Beto De la Garza stated that the North 28th Street: 25 ft. from centerline for 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Replace "Avenue" with "Street". Please verify existing ROW on east side of CL prior to final to finalized ROW dedication requirements. Subdivision Ordinance: Sec.134-105. Paving, curb and gutter. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Alley on west side of subdivision boundaries must be paved prior to recording of subdivision. Subdivision Ordinance: Sec.134-106. Front: 10 ft. or greater for easements. Please revise plat note as shown above prior to final. Original "Alaniz Subdivision" plat shows a 20 ft. front setback along North 28th Street. If restriction is proposed to be removed, plat vacation might be triggered prior to final plat. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Please revise plat note as shown above prior to final. Setbacks will be established once rezoning is finalized prior to final plat review. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Sec.138-356. Garage: 18 ft. except where greater setback is required; greater setback applies.

Zoning Ordinance: Sec.138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North 28th Street. 5 ft. sidewalk might be required by Engineering Department. Subdivision Ordinance: Sec.134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Sec.110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies for public subdivisions. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lots fronting public streets. Zoning Ordinance: Section 138-1. Existing: R-3A Proposed: R-3T. Rezoning to be presented at the P&Z meeting of 11/06/21 and City Commission on 12/13/21. Rezoning must be finalized prior to final. Zoning Ordinance: Article V. Rezoning to be presented at the P&Z meeting of 11/06/21 and City Commission on 12/13/21. Rezoning must be finalized prior to final. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Park Department, park fees apply to this development and total amount of park fees is subject to amount of proposed lots. As per Traffic Department, Trip Generation to be waived for 5 townhouses. No TIA is required. Comments: Must comply with City's Access Management Policy. Plat vacation might be required prior to final plat if any of existing restrictions on original plat are proposed to be removed. Rezoning to be completed prior to final plat review. As per Public Works, alley maneuverability will be reviewed prior to final.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, utilities and drainage approvals.

Being no discussion, Mr. Gabriel Kamel moved to approve. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

c) Jaime Estates Subdivision, 16001 El Bienestar Road, Jaime J. Trinidad Mireya, David (SUB2021-0118) (PRELIMINARY) AE

Mr. Beto De La Garza stated that Mile 10 1/3 (County Road 4501): 20 ft. of additional ROW dedication for 35 ft. from centerline for a total 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides Monies must be escrowed if improvements are not built prior to recording. Revise street name as noted above. Remove dimensions and references on ROW that obstruct dimensions for ROW. Reference of 25 ft. dedication appears to also include ROW that is shown as existing. Please revise prior to final. Show ROW on both sides of centerline, and total ROW after accounting for dedication to verify compliance prior to final. COM Thoroughfare Plan Bienestar Road (1/2 Mile Road): 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to final. Street name subject to change prior to final. Remove dimensions and references on ROW that obstruct dimensions for ROW. Reference of 25 ft. dedication appears to also include ROW that is shown as existing. Please revise prior to final. ROW to be clear of any easements prior to final, including 15' SWSC easement and 15' Drainage

easement. Show ROW on both sides of centerline, and total ROW after accounting for dedication to verify compliance prior to final. COM Thoroughfare Plan paving, curb and gutter. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Front: Bienestar Road: 45 ft. or greater for easements. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 15 ft. or greater for easements (proposed) Clarify plat note prior to final. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Please revise plat note shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, add plat note as shown above prior to final. Zoning Ordinance: Section 138-356 Garage: 18 ft. except where greater setback is required; greater setback applies. Add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Mile 10 1/3 (County Road 4501) and Bienestar Road. 5 ft. sidewalk might be required by Engineering Department. Plat note must be added prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Plat note must be added as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multifamily residential zones/uses. Plat note must be added as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. City's Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Property is currently in ETJ. If property is annexed, internal site plan review might be triggered based on proposed use. Remove plat note #10 since is not required as a plat note. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Minimum lot width and lot area. Zoning Ordinance: 138-1. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: ETJ Proposed: ETJ (Single-family residences) If property is proposed to be annexed and initial zoned, processes must be finalized prior to final plat review. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, park fees would only apply if property gets annexed. As per Traffic Department, Trip Generation waived for 4 single-family residences. No TIA required. As per Traffic Department, Trip Generation waived for 4 single-family residences. No TIA required. Must comply with City's Access Management Policy Submit ownership map to verify that no landlocked properties exist or will be created. Street ROWs dimensions to be cleared up on plat to finalize requirements prior to final plat review. If property is proposed to be annexed and initial zoned, processes must be finalized prior to final plat review. Verify signature blocks, plat notes, etc. to comply with City requirements.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, utilities, and drainage approvals.

Being no discussion, Mr. Gabriel Kamel moved to approve in preliminary form. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

# CantuTrustee (SUB2021-0124)(PRELIMINARY)M&H

Mr. Beto De La Garza stated that Uvalde Avenue: 30 ft. dedication required from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Label centerline, existing ROW on both sides of centerline, and total ROW after ROW dedication to verify dedication requirements prior to final. Please submit paving layout of existing conditions to verify compliance with paving requirement prior to final. Subdivision Ordinance: Section 134-105. South 6th Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides. Please clarify if property will have access through South 6th Street prior to final to review Requirements. Subdivision Ordinance: Section 134-105 paving, curb and gutter. Front: 20 ft. or greater for easements, approved site plan or in line with existing structures. Plat note to be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Plat note to be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Plat note to be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. Plat note to be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 except where greater setbacks is required; greater setback applies. Plat note to be revised as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Uvalde Avenue and South 6th Street. Plat note to be revised as shown above prior to final. 5 ft. sidewalk might be required by Engineering Department prior to final plat. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Plat note must be added prior to final plat review. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-4. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Clarify if property will have access through "50 ft. ingress and egress easement" located on the south side of the property prior to final to establish requirements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: R-3A Proposed: R-3A. Rezoning approved at P&Z meeting of August 3, 2021 and at City Commission on August 23, 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning approved at P&Z meeting of August 3, 2021 and at City Commission on August 23, 2021. Zoning Ordinance: Article V Land dedication in lieu of fee. TBD Park Fee of \$700 per lot/dwelling unit to be paid prior to recording TBD Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Board will review if land dedication or fees will be required prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must

comply with City's Access Management Policy Include ROW dimensions for South 6th Street and alley located within boundaries of subdivisions to the east. Clarify "10 ft. gas easement" prior to final to determine if easement will remain or if it will be abandoned. If an abandonment is proposed, process must be finalized prior to final plat review. Provide copy of document #822583 and #2142074 for "50 ft. ingress and egress easement" on the property to the south.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Jose Saldana moved to approve subject to conditions noted. Mr. Michael Fallek seconded the motion, which was approved with six members present and voting.

e) Vacate and Resubdivision of Paseo del Lago Patio Homes (Private) to Paseo del Lago Townhomes (Private),3900 South Jackson Road, Alonzo Cantu(SUB2021-0042)(REVISED PRELIMINARY)CLH

Mr. Beto De La Garza stated that S. Jackson Road: 61.1 ft. from centerline for total 120 ft. total ROW Paving: by the state. Curb & gutter: by the state. Subdivision Ordinance: Sec.134-105. E. Orangewood Drive: 80 ft. existing ROW. Paving: 52 ft. Curb & gutter: both sides. Subdivision Ordinance: Sec.134-105. S. "M" Lane (private): 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Please show paving width of both sides of island to verify compliance with requirements prior to final plat review. Minimum 20 ft. of paving face-to-face needed on both sides of the islands. Subdivision Ordinance: Sec.134-105. Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides \*\*Monies must be escrowed if improvements are not built prior to recording. \*\*Engineer submitted an application requesting a variance to allow the E/W internal street (north side) to be 40 ft. of ROW with 30 ft. of paving instead of the required 60 ft. ROW and 40 ft. of paving. Engineer is proposing to build the 30 ft. paving on the south end of the street and not on top of the Irrigation Easement on the north side. If variance were to be approved, it should be subject to any sidewalk easements required and street design requirements. Subdivision Ordinance: Sec.134-105. 800 ft. Block Length. Subdivision Ordinance: Sec.134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Alleys are only permitted in private residential developments. All "Private Service Drive" references must be changed to "Private Alley' prior to final. Auto-turn template needed to review truck maneuverability per Public Works and Fire Department. Subdivision Ordinance: Sec.134-106. Front: 10 ft. or greater for easements. Lot 32 is a double fronting lot. Revise plat as noted above prior to final approval. Zoning Ordinance: Section 138-356. Rear: Lots 1-8, 10 ft. or greater for easements; rear along S. Jackson Road - 15 ft. or greater for the double fronting lots. Proposed plat shows an alley between S. Jackson Road; revise rear setback note as needed prior to final. Zoning Ordinance: Sec.138-356. Sides: In accordance with the zoning ordinance or greater for easements. Zoning Ordinance: Sec.138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Sec.138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide sidewalk required along South Jackson Road, and a 4 ft. wide minimum sidewalk required on East Orangewood Drive and both sides all interior streets. Please revise plat note as shown above. 5 ft. sidewalk requirement as per Engineering Department. Additional sidewalk requirements as needed prior to final depending on the street layout being proposed. Subdivision Ordinance: Sec.134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from

adjacent/between multi-family residential and commercial, and industrial zones/uses, along South Jackson Road and East Orangewood Drive. Landscaping Ordinance: Sec.110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Orangewood Drive. Plat being vacated due to original "Paseo del Lago Patio Homes" having a plat note restricting access onto South Jackson Road. Plat note #8 to be revised prior to final. City's Access Management Policy Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Assign a letter or number to detention area shown and to both green areas shown on plat prior to final approval. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. An HOA document will be required to be recorded simultaneously with plat. If existing HOA will remain active, HOA President might be required to sign plat. Please clarify prior to final. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lots fronting public streets. Zoning Ordinance: Section 138-1. Existing: R-3T Proposed: R-3T. Zoning Ordinance: Section 138-176. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. As per Parks Department, park fee requirements will be determined prior to final. If Parks fees are applicable, they must be paid prior to recording. Must comply with City's Access Management Policy. Label all streets and alleys to determine compliance with requirements prior to final. Label them as "private" if subdivision is proposed to continue being private. Submit gate details if applicable prior to final. Assign a letter or number to detention area and green areas. If possible label all areas with the same reference (detention areas or common areas) to avoid any confusions. Label 13.4 ft. by 15.01 ft. area on the SEC of Lot 24. Verify if irrigation easement along Lot 13-24 will be abandoned prior to final. Corner clip might be required for Detention Area 1 to comply with maneuverability requirements prior to final. Plat being vacated due to original "Paseo del Lago Patio Homes" having a plat note restricting access onto South Jackson Road.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage approvals, and clarification on requested variance.

Mr. Michael Hovar inquired about the proposed location of the street.

Mr. Cloromiro Hinojosa Jr. (Engineer)(701 South 15<sup>th</sup> Street) clarified to the board the issue of the paving over the easements(irrigation/utilities) that is being proposed. He mentioned that the proposed pavement would not be on the irrigation easement.

After a brief discussion, Mr. Michael Fallek moved to approve subject to compliance with sidewalk requirements and subject to Fire Department approval. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

f) Taylor Estates Subdivision (Gated Community), 7600 North Taylor Road, RGV VIIIa Investments, LLC (SUB2021 0122)(PRELIMINARY)SEC

Mr. Beto De La Garza stated that North Taylor Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. total ROW Paving: 52ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. North 48th Street: 30 ft. dedication for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Subdivision Ordinance: Section 134-105. Yellowhammer Avenue: 60 ft. ROW (Private) Paving40 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Provide gate details prior to final for staff approval. Internal street might have to be revised to "public" so it can serve as 1/4 Collector Road; unless 30 ft. E/W ROW dedication is proposed on the south side of subdivision. Subdivision Ordinance: 134-105. ¼ Collector Road (E/W): 30-35 ft. of dedication for 60-70 ft. of total ROW. Paving: 40-44 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. 30-35 ft. E/W ROW dedication is required on the south boundary of subdivision. Plat layout must be revised prior to final. Subdivision Ordinance: 134-105. Paving, Curb and gutter. 800 ft. Block Length. Proposed block length is approximately 1,250 ft. Plat layout must be revised prior to final plat to verify compliance with requirements prior to final. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements. Plat note #1 to be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Plat note #1 to be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks is required; greater setback applies. Plat note #1 to be revised as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Taylor Road, North 48th Street, all internal streets, and any other street that might be applicable prior to final. 5 ft. sidewalk as per Engineering Department might be required prior to final. Plat note must be revised prior to final plat. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Taylor Road and North 48th Street. Plat note # 9 to be revised as shown above prior to final. City's Access Management Policy. Common Areas, any private streets/drives, gate area, etc. must be maintained by the lot owners and not the City of McAllen. Section 110-72 applies for public subdivisions. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA document to be recorded simultaneously with plat. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: 138-1. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: A-O Proposed: R-1 (single-family residences). Rezoning to be presented before P&Z on 12/7/21 and before City Commission on 1/10/22. Rezoning process must be finalized prior to final plat. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning to be presented before P&Z on 12/7/21 and before City Commission on 1/10/22. Rezoning process must be finalized prior to final plat. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, \$28,000 must be paid prior to recording based on 40 proposed lots. If

amount of proposed lots change, park fees will be adjusted accordingly. As per Traffic Department, Trip Generation is waived for 40 single-family residences. No TIA required. Must comply with City's Access Management Policy Street names to be finalized prior to final plat review. Clarify if subdivision is proposed to be public or private. Subject to change based on ROWs. Plat layout to be revised prior to final to comply with ROW requirements. Gate details must be submitted to staff for staff to review.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

g) Georgia Subdivision, 7701 North 29th Street, Georgia A. Alanis (SUB2021-0126)(PRELIMINARY)SEA

Ms. Liliana Garza stated that N. 29th Street: 10 ft. additional dedication required for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides Indicate if ROW is being dedicated by DOC #1076479. Verify ROW dedication as per Recorded DOC #1076479 and La Lomita Heights Subdivisions. Subdivision Ordinance: Section 134-105. COM Thoroughfare Plan. Paving, curb and gutter. Front/ N. 29th Street: 45 ft. or greater for easement or in line with existing structures, whichever is greater. Please revise plat note as shown above prior to final Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Please revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 29th Street. Revise plate note #4 as shown above prior to final. 5 ft. sidewalk might be required prior to final as per Engineering Department, Subdivision Ordinance: 134-120, Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Please revise plat note #7 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Minimum lot width and lot area. Zoning Ordinance: 138-1. Lots fronting public streets. Zoning Ordinance: Section. 138-356. Existing: A-O Proposed: R-1 Rezoning case will be presented at PZ on 12/7/21 and at CC on 1/10/2022. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly. As per Traffic Department, Trip Generation will be waived for 1 single-family residence. No TIA required. Comments: Must comply with City's Access Management Policy. Plat notes to also comply with City's Standards prior to final. Please provide ownership map to verify that no landlocked properties exist or will be created.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

- Mr. Gabriel Kamel left the meeting at 4:41p.m.
  - h) Habitat Estates #2 Subdivision, 3300 Hackberry Avenue, Habitat Developers, LLC. (SUB2021-0125) (PRELIMINARY)SEC

Ms. Liliana Garza stated that Hackberry Avenue: 10 ft. to 15 ft. additional dedication required for 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides. Please submit a copy of the DOC #2979940 referencing Hackberry Ave. Subdivision Ordinance: Section 134-105. Paving, curb and gutter. ROW: 20ft. Paving: 16ft. Proposing 30 ft., alley requirement will be finalized prior to final plat review. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front - 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Hackberry Ave. 5 ft. sidewalk might be required prior to final as per Engineering Department. Subdivision Ordinance: 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen. Minimum lot width and lot area. Zoning Ordinance: 138-1. Lots fronting public streets Zoning Ordinance: Section. 138-356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly. As per Traffic Department, Trip Generation will be waived. No TIA required. Comments: Must comply with City's Access Management Policy Plat notes to also comply with City's Standards prior to final. Please provide ownership map to clarify property boundaries of lot. Please submit copy of the DOC #2979940 referencing Hackberry Ave.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Jose Saldana moved to approve subject to conditions noted. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

i) Park Terrace Subdivision, 3601 North Jackson Road, Domain Development Corp.(SUB2021-0114)(FINAL)M&H

Mr. Beto De La Garza stated that North Jackson Road: Min. 10 ft. dedication for min. 60 ft. from centerline for 120 ft. ROW Paving: min. 65 ft. Curb & gutter: both sides must escrow monies as needed if not constructed prior to recording. Access on North Jackson Road between Lots 15 and 16 will be used for emergency exit only for City Departments and it will be shown on the plat as such prior to recording. Previously proposed exit access will not be required. No accesses proposed on North Jackson Road. \*\*City of McAllen Thoroughfare Plan Required. North "K" Center Street: Dedication required for 80 ft. total ROW Paving: 44 ft. Curb & gutter: both sides must escrow monies as needed if not constructed prior to recording. Show ROW from centerline to new property line and total ROW after accounting for ROW dedication prior to recording. Verify that ROW is align with properties to the north and south. Please provide copy of document "30 ft. HCID No. 2 exclusive ROW easement Volume 19, Page 289 & Volume 16, Page 5" prior to final for staff to

review. Abandonment number just be included on plat prior to recording. Subdivision Ordinance: Section 134-105. East Jonquil Avenue: 30 ft. from centerline for 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides must escrow monies if improvements are not built prior to recording. Provide copies of documents "15 ft. Utility Easements Doc. 1771099" and "10 ft. Utility Easements Doc. 1018794" prior to final for staff to review prior to recording. Subdivision Ordinance: Section 134-105. Internal Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides must escrow monies if improvements are not built prior to recording. Submit revised gate details prior to recording for staff to approve. Gate details might increase ROW requirements. If any changes to ROWs are proposed, subdivision will have to be presented for revised consideration. Street names will be established prior to recording. If any islands are proposed, drives on both sides will have to be at least 20 ft. paving wide. As per Engineer, Street C will be 50 ft. ROW with 40 ft. paving and sidewalk easements on both sides of the street. If any ROW or paving variances are required, they must be finalized prior to final plat. Subdivision Ordinance: Section 134-105. Paving, curb & gutter. Variance application submitted by the engineer on June 10, 2021 and revised layout submitted on August 11, 2021. Variance approved at P&Z meeting of September 7, 2021 and by City Commission on September 27, 2021. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. 20 ft. by 20 ft. ROW clip required at all alley intersections. Alleys are only allowed in private residential developments, and all streets and alleys need to be shown as "private". Paving requirements must meet minimum City Standards and maneuverability requirements. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along North Jackson Road and 4 ft. wide minimum sidewalk required along East Jonguil Avenue, North "K" Center Street and both sides of all internal streets. 5 ft. sidewalks required along North Jackson Road as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along North Jackson Road, East Jonguil Avenue and North "K" Center Street. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Jackson Road (only emergency exit for City Services between Lots 15-16), East Jonquil Avenue and North "K" Center Street. City's Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Site plan review might be required depending on the amount of units proposed per lot prior to building permit issuance. Common or Detention Areas, any private streets/alleys, and/or gates must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on

the plat, prior to recording. HOA will be recorded simultaneously with plat. Subdivision Ordinance: Section 110-72. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: A-O Proposed: R-3A. Rezoning approved by Planning and Zoning Board on March 16, 2021 and City Commission on April 12, 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning approved by Planning and Zoning Board on March 16, 2021 and City Commission on April 12, 2021. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Variance approved to pay 50% of required park fees prior to subdivision being recorded and the other 50% to be paid at the time of building permit. A plat note will be included on the plat prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Board approved variance on October 12, 2021. As per Traffic Department, Trip Generation approved; TIA not required. Comments: Must comply with City's Access Management Policy. Subdivision is proposed to be private and it will meet requirements for private subdivisions such as "private" references, signature blocks, plat notes, HOA, etc. prior to recording. Abandonment of "30 ft. HCID No. 2 exclusive ROW easement" along North "K" Center Street will be done by a separate instrument and must be recorded prior to recording. Access to North Jackson Road between Lots 15-16 will only be used for City Services as an emergency exit gate. Previously proposed exit access will not be required. No accesses proposed on South Jackson Road. Any gate details revisions must be addressed prior to recording of plat. Lot 44 and 64 might have to be combined to assure compliance with minimum lot size requirements prior to recording. Subdivision previously approved in Final form at the P&Z meeting of November 16, 2021. Revised Final review required due to emergency exit on North Jackson Road removed.

Staff recommends approval of the subdivision in final form subject to conditions noted, and gate details revisions.

Being no discussion, Mr. Emilio Santos Jr. moved to approve subject to conditions noted. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

#### 6) INFORMATION:

a) City Commission Actions for November 8, 2021 was given by Luis Mora, Deputy Director.

#### ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jose Saldana adjourned the meeting at 4:46p.m.and Mr. Emilio Santos Jr. seconded the motion, which carried unanimously with five members present and voting.

	Chairperson, Daniel Santos	
ATTEST:		
Magda Ramirez, Administrative Assistant		

# Planning Department

# Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

DATE: November 18, 2021

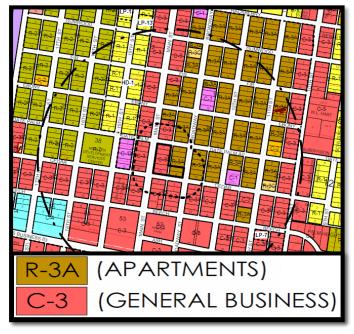
SUBJECT: REQUEST OF ALIM U. ANSARI ON BEHALF OF SOUTH TEXAS

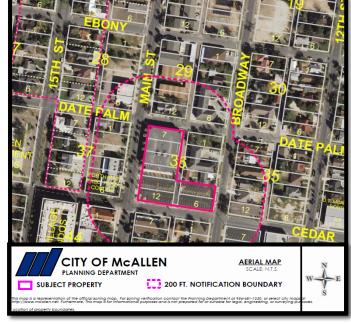
EDUCATIONAL TECHNOLOGIES INC. FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (SCHOOL) AT LOTS 5 THROUGH 12, BLOCK 36, NORTH MCALLEN TOWNSITE SUBDIVISION, HIDALGO COUNTY, TEXAS; 320 NORTH MAIN

STREET. (CUP2021-0165)

#### **DESCRIPTION:**

The subject property is located along the east side of North Main Street, between Cedar and Date Palm Avenues. It is comprised of eight lots. The L-shaped property is located between Date Palm Avenue and Cedar Avenue. The property is zoned C-3 (general business) District and R-3A (multifamily residential apartments) District to the east. Two of the lots that comprise this tract have frontage along the west side of Broadway Avenue. The adjacent zoning is C-3 (general business) District to the north, south, and west, and R-3A (multifamily residential apartments) District to the east. Surrounding land uses include Archer Park, The Village Condominiums, commercial and office buildings, and apartments. An institutional use (grade school) is permitted in the C-3 zone with a conditional use permit.





#### HISTORY:

The initial conditional use permit was requested for the life of the use; however, it was approved for one year by the Planning and Zoning Commission on June 21, 2011 to allow for the renovation of the building, allow staff to review any changes, and evaluate traffic circulation in the area. The applicant submitted a new Conditional Use Permit application for a Conditional Use Permit on October 2021, since the previously issued Conditional Use Permit lapsed.

#### **REQUEST/ANALYSIS:**

Currently, there is a two-story building and an existing pavilion which is located on Lot 6, Block 36; on the property and are part of the Horizon Montessori Elementary and Horizon Middle School expansion.

According to the applicant, the pavilion has existed on the property for over two years, and is used for recreational purposes by the school students. During a site visit, Planning Department staff noticed that the existing pavilion is constructed over 14 parking spaces, displacing these parking spaces, which leaves 5 parking spaces available.

The applicant is proposing to continue to operate a school from the existing building. The total number of classrooms and offices for the school is 31. Based on 1.5 parking spaces per classroom and office, 47 parking spaces are required; 66 spaces are provided on site, which leaves 19 spaces available. Should the number of offices and classrooms increase, then additional parking will be required. The Traffic Department has recommended approval for one year in order to continue monitoring the traffic flow.

Following a trip generation worksheet approval and a revised traffic circulation plan from the last permit approval, a circulation pattern was established for the use of the school, which was approved by the Traffic Commission. The intersection of North Main Street and Cedar Avenue is under a stop sign control by the school's security guard, who sets out portable crosswalk pedestrian warning signs before school hours and during the day. The portable crosswalk pedestrian warning signs are to be removed after school hours.

The Fire Department has conducted their respective inspections; however, a follow up inspection is required. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

The establishment must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

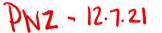
- The proposed use shall not generate traffic onto residential size streets or disrupt residential areas and shall be as close as possible to a major arterial. The property has direct access to North Main Street, Broadway Avenue and Cedar Avenue;
- The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on 1.5 parking spaces per classroom and office, 47 parking spaces are

required; 66 spaces are provided on site, which leaves 19 spaces available. Should the number of offices and classrooms increase, then additional parking will be required.

- The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits. The school must comply with the circulation pattern approved by the Traffic Operations Department;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance; and
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

#### **RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit request, subject to compliance with the Zoning Ordinance, circulation pattern as approved by the Traffic Operations Department, and Health Fire Department requirements.







P. O. BOX 220, McALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279

# INSTITUTIONAL USES

(Please print or type)
Application Date 10 1912021
Alim U Ansari PHONE NO: 956 9693092
Applicant (first) (initial) (last)
2402 E Business 83 Weslaco Tx 78596  Mailing Address (city) (state) (zip)
Mailing Address (city) (state) (zip)
South Texas Educational Technologies HONE NO: 9569693092 Property Owner (first) (initial) (last)
2402 E BUSINESS 83 Neslaco Tx 78596  Mailing Address (city) (state) (zip)
320 N. Main St McAllen Tx 78501
Property Location (street address)
North McMlen Town Site 36 5-11-+12  Property Legal Description (if metes and bounds, attach survey of the property) (subdivision) (block) (lot)
Property Legal Description (if metes and bounds, attach survey of the property) (subdivision) (block) (lot)
School School School Campus
Current use of property Proposed use of property
TERM OF PERMIT: 1 YEAR MORE THAN 1 YEAR (requires City Commission approval)
SITE PLAN & FLOOR PLAN (attach a drawing of the property & buildings showing the following)
Scale, north arrow, legal description of propertyLandscaping and fencing of yard
Location and height of all structuresOff-street parking and loading
Setback from property lines and between structuresDriveway location & design
Proposed changes and uses Location, type, height and lighting of all signs
10/20/2021 Chm My 10/20/2021
(Applicant signature) (date) (Property owner signature) (date)

## GENERAL INFORMATION

**NOTIFICATION AND PUBLIC HEARING:** Property owners within 200' of the subject property shall be notified within at least 10 working days of the Planning and Zoning Commission public hearing. Upon considering the recommendation of the Director of Planning, the Planning and Zoning Commission shall approve or disapprove the application.

APPEALS PROCEDURE: Any decision of the Planning and Zoning Commission may be appealed to the City Commission by presenting a petition to the City Commission within 10 days after the decision of the Planning and Zoning Commission and specifying the grounds for the appeal. A vote of 3/4 of the City Commission is required to overrule a vote of the Planning and Zoning Commission denying a conditional use permit.

CANCELLATION: A conditional use permit is automatically cancelled if not used within 6 months.

REVOCATION: A conditional use permit may be revoked by the Planning and Zoning Commission at a public hearing upon failure of the applicant to remedy a violation of the conditions of the permit within a specified time period (10 to 30 days) as specified in a written notice to the applicant by the Code Enforcement Officer or Building Inspector.

RENEWAL PERIOD: A conditional use permit shall expire within 1 year unless otherwise specified by the Planning and Zoning Commission. Application for renewal of a permit shall be made prior to 20 days before permit expiration. A permit for more than 1 year shall be approved by the City Commission.

**DEFINITIONS** 

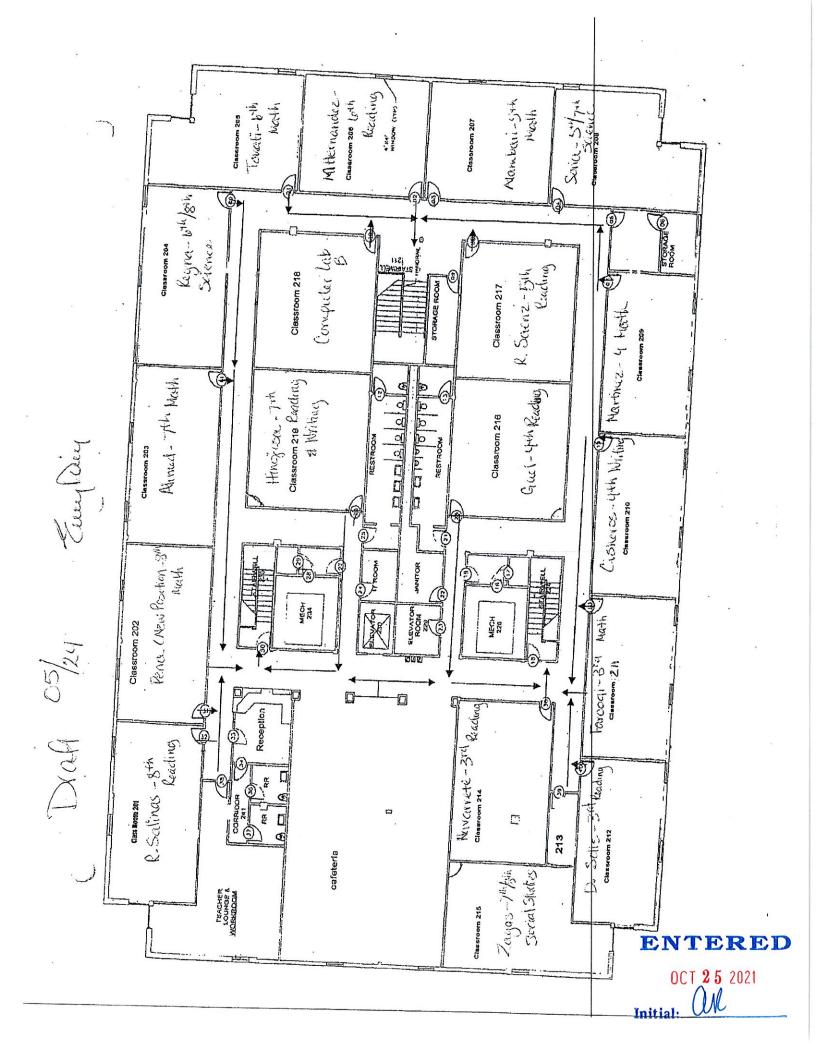
ENTERED

Institutional - A nonprofit organization or building, public or private, for the benefit of the public; or educational facilities, churches, temples, hospitals, clubs, fire stations, police stations, libraries, museums, city offices, etc.

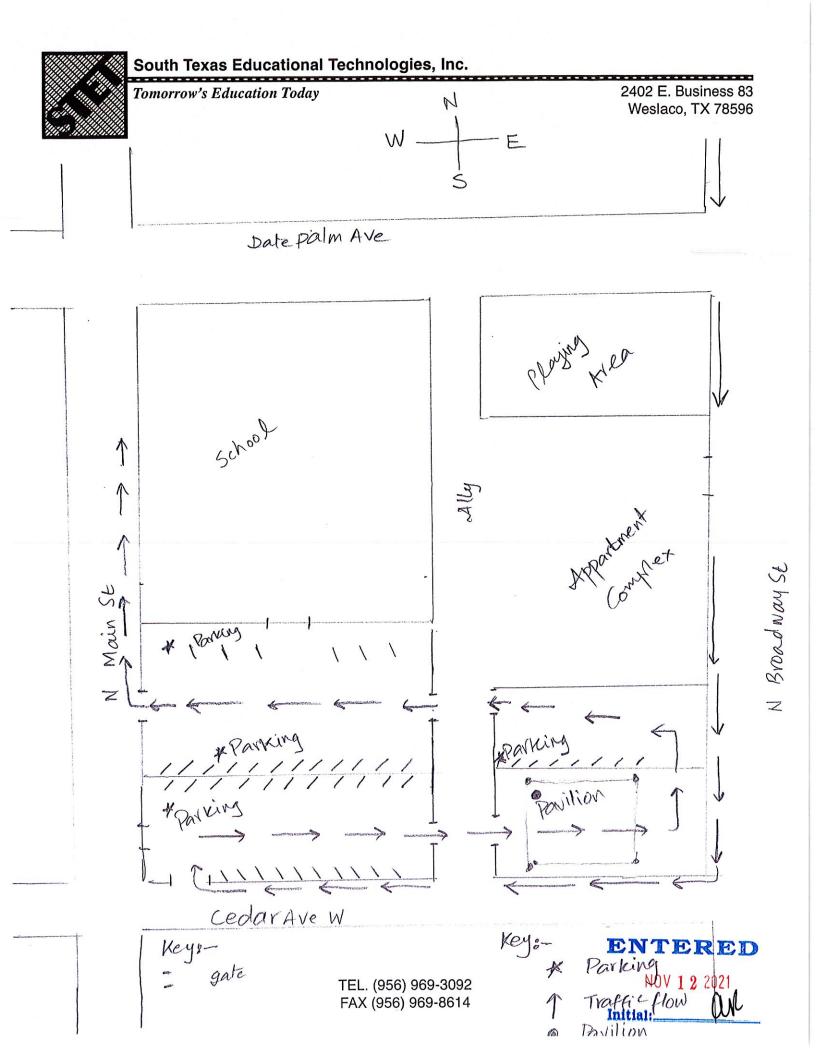
Institutional Use - Pg. 1 - REVERD 10265 2021

Ks OS

Initial: W



Cakkin Maylouth-2 Science Lab Computer Lab A Sincell Computer Shircuse Rics- 2nd 112 116 M. Schnas - 2nd E. Soliz - Sped 117 Li brayy Draft oshy Emil TRENTO-1ST 118 Henemo- 2nd Suinana. 1st 109 108 123 105 901 107 121 Gibbs-184 J. Diaz-1st 103 100 I **2.5** 2021





## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

DATE: November 22, 2021

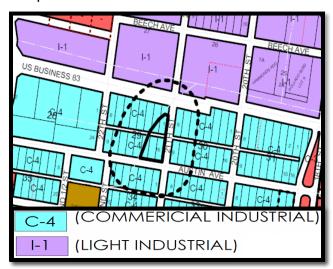
SUBJECT: REQUEST OF LUIS A. PAZOS TOLEDANO FOR A CONDITIONAL USE

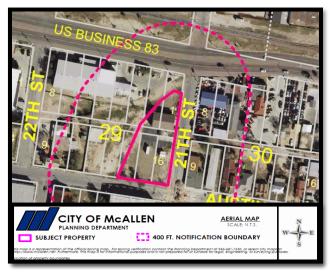
PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND, AT A 0.67 ACRE IRREGULAR TRACT AT THE SOUTHEAST CORNER OF BLOCK 29; HAMMOND ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 24 SOUTH 21ST STREET. (CUP2021-

0166)

#### **BRIEF DESCRIPTION:**

The subject property is located along the south side of U.S. Business 83, along the west side of South 21<sup>st</sup> Street. The subject property is zoned C-4 (commercial industrial) District. There is C-4 (commercial industrial) District in all directions. A portable food trailer is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.





#### **REQUEST/ANALYSIS:**

The applicant is proposing to operate a portable food trailer on the subject property. The portable food trailer business and a seating area is already in place at the current location and is covered by a tarp. Currently, there are two tables and four benches as the outdoor dining area, however, the applicant is proposing to add five more tables and additional seating to the outdoor dining area as shown on the submitted site plan. Based on the submitted site plan, 23 parking spaces are available on the subject property; based on the portable food trailer and proposed addition to the dining area, seven parking spaces are

required which does meet the parking space requirement, leaving 16 parking spaces available on the subject property. The proposed days and hours of operation are, 7 a.m. until 3 a.m. daily.

The Fire and Health Department has completed its inspection.

The Planning Department has not received any phone calls in opposition of the Conditional Use Permit request.

The portable building must also meet the requirements set forth in Section138 1189(a)(9) of the Zoning Ordinance and specific requirements as follows:

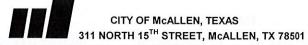
- 1) Cannot be located in residentially zoned area;
- Stand must be inspected by building inspection department and meet applicable building codes;
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
- 4) If it is a portable building or trailer it must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewage disposal facilities must be available and may be required.

#### **RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit request.

PNZ. 12.7.21

The ps



Quada 1-0164

P. O. BOX 220, McALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279

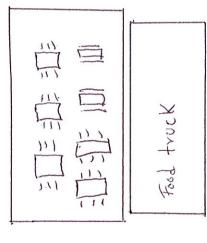
## PORTABLE FOOD CONCESSION STAND

Application Date 10 127 1202/
Applicant (first) (initial) (last)  PHONE NO.: 956-5/5-5770
43/4 railroad dr Edinburg Tx. 78541
Mailing Address (city) (state) (zip)
Mailing Address (city) (state) (zip)  Tage J Wena Pinero PHONE NO.: 956-2701685  Property Owner (first) (initial) (last)
Property Owner (first) (initial) (last)  4400 Qual I Due, McMan TX, 78504
4100 Juan 1 Due, Mc Open TX, 78504 Mailing Address (city) (state) (zip)
24 S 21 ST. Mcaller Tx
Property Location (street address)
HAMMOND ADDITION AN IRR TR-SE COR BIK 29 0.67AC NET  Property Legal Description (if metes and bounds, attach survey of the property) (subdivision) (block) (lot)
Food Truck  Current use of property  Food Truck 7ay - 3ay  Proposed use of property
Current use of property Proposed use of property
TERM OF PERMIT: 1 YEAR MORE THAN 1 YEAR (requires City Commission approval)
CITE DI ANI (attach a draving of the property should be following)
SITE PLAN (attach a drawing of the property showing the following) Scale, north arrow, legal description of property  Landscaping and fencing of yard
Location and height of all structuresCandscaping and leading
Setback from property lines and between structures \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
10/02/1001
(Applicant signature)  Proposed changes and uses    D   27/102    (Property owner signature)   (date)   (date)
(Applicant signature) (date) (Property owner signature) (date) (GENERAL INFORMATION
<b>NOTIFICATION AND PUBLIC HEARING:</b> Property owners within 200' of the subject property shall be notified within at least 10 working days of the Planning and Zoning Commission public hearing. Upon considering the recommendation of the Director of Planning, the Planning and Zoning Commission shall approve or disapprove the application.
APPEALS PROCEDURE: Any decision of the Planning and Zoning Commission may be appealed to the City Commission by presenting a petition to the City Commission within 10 days after the decision of the Planning and Zoning Commission and specifying the grounds for the appeal. A vote of 3/4 of the City Commission is required to overrule a vote of the Planning and Zoning Commission denying a conditional use permit.
CANCELLATION: A conditional use permit is automatically cancelled if not used within 6 months.
<b>REVOCATION:</b> A conditional use permit may be revoked by the Planning and Zoning Commission at a public hearing upon failure of the applicant to remedy a violation of the conditions of the permit within a specified time period (10 to 30 days) as specified in a written notice to the applicant by the Code Enforcement Officer or Building Inspector.
RENEWAL PERIOD: A conditional use permit shall expire within 1 year unless otherwise specified by the Planning and Zoning Commission. Application for renewal of a permit shall be made prior to 20 days before permit expiration. A permit for more than 1 year shall be approved by the City Commission.  DEFINITIONS
Itinerant Vendor - A person engaged in the temporary or transient business of selling merchandise. Temporary and transactions appears of the temporary or transient business of selling merchandise.
COMMENT
Itinerant vendors do not require a conditional use permit, but are regulated by Chapter 78: Peddlers and Itinerant Vendors Applications and licenses for itinerant vendors are issued by the City Secretary.

	FOR	OFFICIAL USE ONLY			
APPLICATION FILING FEE:	□ \$300.00 One Year			of the Use	12.00
	ZONING DI	STRICT REQUIREM	<u>ENTS</u>		
REQUIRED ZONING DISTRIC REZONING REQUIRED: SETBACKS: FRONT S MINIMUM LOT SIZE:	_NO		URRENT ZONING DISTRIYES, attach rezoning AXIMUM HEIGHT:	application	
	CONDITION	IAL USE REQUIREN	<u>IENTS</u>		
	e minimum standards established in appli s occupants, nor be substantially or perma			al to the health, we	elfare and safety of the
<ol> <li>Additional reasonable restriction other similar improvements</li> <li>SPECIFIC REQUIREMENTS:</li> <li>The proposed use shall not</li> <li>The proposed use shall be in</li> <li>The proposed use and adjang</li> <li>A portable building or trailer</li> <li>The proposed use shall con</li> </ol>	nanate beyond the immediate property line ctions or conditions such as increased operated by the such as increased operated by the such as a conspected by the Building Inspector and concept business shall comply with the Off-st used for the proposed use shall be properated by the social by such as a constant of the second power of the properated by the second power of	en space, loading and spirit of the Zoning Or only with applicable reet Parking and Load rly anchored to the greenents.	d parking requirements, sui dinance or mitigate adverso building codes. ding Ordinance. bund.		
b. Water and sewer facilities si	nall be required to the tract and may be re				
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Complies with regula Meet standard requir		Health Inspection Fire Inspection	1	TIGHY I	
Subject to section: 1:		Planning			<u>'</u>
Permit #	20 110 ( )	Building/Electrica	/Plumbing		i
Like to man 20	To Count received	Other	<u> </u>	www.Wj.14 we to	1
	CITY BO	ARD REQUIREMEN	TS		
PLANNING & ZONING COMM REQUIRED CONDITIONS:	DISSION DATE///	_ APPROVED	DISAPPROVED	1 YEAR	OTHER
CITY COMMISSION REQUIRED CONDITIONS:	DATE / /	APPROVED	DISAPPROVED	1 YEAR	OTHER
Note: Approval of this permit and correct description of the hereby agree to comply with a discontinue any violations of the the permit is revoked I agree to Hundred Dollar (\$500.00) fine to (Applicant signature)	existing conditions and contemplated activities approval to construct, existing conditions and contemplated activities are conditions of the City and applicable to econditions of the permit upon notice gives a cease operation of the use upon notification each day of violation. Please note that application, a permit is hereby granted for citions of the City Building Code, Zoning Ordania.	alter or repair. Approtion and I will have to Deed Restrictions and ten to me or anyone in atton of revocation. I at approval of this period.  (date)	opriate building permits muil authority over the open all responsibility or charge of the above propunderstand that any violate armit may result in a high ditioned upon the terms and	ust be obtained. Tration and/or consider such compliant erty by the Code Botton of this ordinanter sanitation rates and specifications so	The foregoing is a true struction of same, and noe. I further agree to Enforcement Officer. If noe is subject to a Five e on your utility bill.
City Manager (or Agent)	1(1)	(date)			

## AREA DE ESTACIONAMIENTO

ARER DE ESTACIONAMIENTO









### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

DATE: November 23, 2021

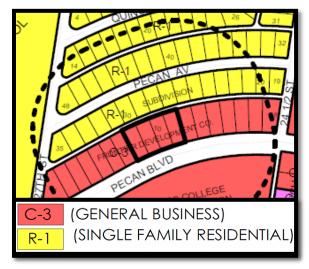
SUBJECT: REQUEST OF GUSTAVO PINEDA ON BEHALF OF VAPE CITY 64 FOR

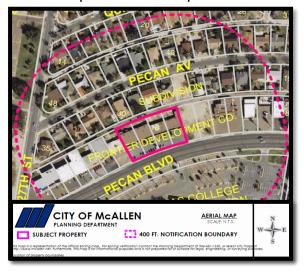
A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A VAPE AND SMOKE SHOP, AT LOTS 8 THROUGH 11, FRONTIER DEVELOPMENT CO. SUBDIVISION, HIDALGO COUNTY, TEXAS; 2516 PECAN

**BOULEVARD. (CUP2021-0167)** 

#### **BRIEF DESCRIPTION:**

The subject property is located along the north side of Pecan Boulevard, between North 24 ½ Street and North 27<sup>th</sup> Street. The subject property is located within a commercial plaza with the name of La Palma Center. The subject property is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District to the north. There is C-3 district zoning to the east, south, and west. A Vape shop is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.





#### **REQUEST/ANALYSIS:**

The applicant is proposing to operate a retail vape and smoke shop, Vape City (64), out of an approximate 535 square feet lease space, which is part of a multi-tenant commercial building. The hours of operation are 24 hours and seven days out of the week (24/7). The commercial plaza is a mixture of retail and vacant suites. The proposed 535 square feet vape and smoke shop requires 2 parking spaces, there are a total of 54 parking spaces provided as part of a common parking area.

The Fire Department is pending inspection for the proposed vape and smoke shop. The Planning Department has received no complaints regarding the proposed use as a Vape shop. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 feet of a residential zone to the north and church to the west:
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Pecan Boulevard and does not generate traffic into residential areas;
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 535 square feet vape and smoke shop requires 2 parking spaces, there are 54 total parking spaces provided as part of a common parking area;
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances:
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

#### **RECOMMENDATION:**

Staff recommends disapproval of the request based on non-compliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.

PNZ-12-721 CC-1-10-22



## CITY OF McALLEN, TEXAS

311 NORTH 15<sup>TH</sup> STREET, McALLEN, TX 78501

CUPADAI- ONLY
Permit No.

P. O. BOX 220, McALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279

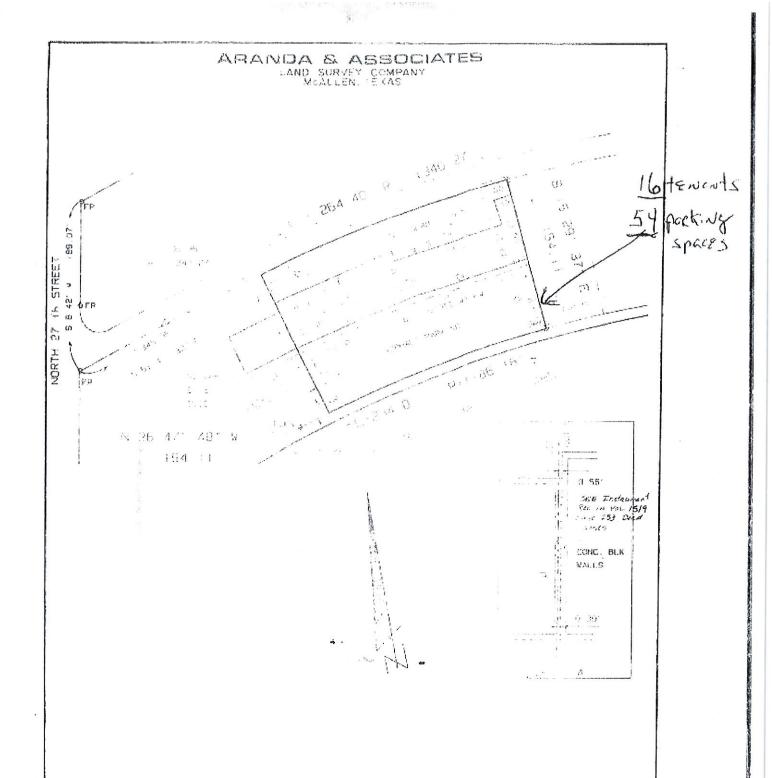
## BARS, COCKTAIL LOUNGES, TAVERNS, CANTINAS, SALOONS DANCEHALLS, DISCOTHEQUES, DISCOS OR NIGHTCLUBS, EVENT CENTERS, LIQUOR STORES, VAPORIZER STORES

,			
==	(Please print		
Application Date <u>10</u> / <u>26</u> / <u>2021</u>	ELA DI MANGETTI PILITI	7,57	
Gustavo Pineda		346-263	3-1586
Applicant (first) (initial) (last)			DNE NO.
13201 Northwest Fwy, STE 10 Mailing Address (city) (state		040 gustavoo	@vapecity.us
2512-2542 Peca	5 5 5 5		
Property Owner (first) (initial)	(last)	PHO	6-358-5176 NE NO.
4800 NIOTH Street STE	D MAllenTV	18504 rhhtradie	
Mailing Address (city) (state	e) (zip)	EMA	ng@earthlink.net 
2516 Pecan Blvd, McAllen, TX	< 78501		
Property Location (street address)		198	
Frontier Development Co	· Subdivision (	McAllen Hidales Corn	tre 2500 alock ( Atc 8-11
Frontier Development Co Property Legal Description (if metes and bounds, atta	ach survey of the property)	(subdivision) (block	(lot)
smoke shop			d smoke shop
Current use of property			osed use of property
TERM OF PERMIT: 1 YEAR	N/A MORE THAN	N 1 YEAR (requires City Commission	on concrevel)
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	10/26/2021		10/26/2021
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Case Number:		nor more man i year shall be appro	ved by the City Commission.
P&Z meeting:	□ Scanned	Receipt No.:	<del>neceiv</del> en
II I I I I I I I I I I I I I I I I I I	DEFINITION	<u> </u>	X 227 0 2 200



Bar, Cocktail Lounge, Tavern, Cantina, Saloon - An establishment where alcoholic beverages are sold for on-premise consumption other than a restaurant. A restaurant is defined as a building where the primary business is the on-premise sale of prepared food, with adequate kitchen facilities and where at least 51% of the gross income is derived from the sale of food.

DIRECT STREETS AND A TOTAL TO THE PROPERTY OF		15.70-17.
	VELOCIA TO VITE STORY	
ncehall, Discotheque, Disco, Nightclub - An establishment whose ertainment or amplified music. Such establishments may or may no	primary activity is the provision of facilities for dance t provide on-premise consumption of alcoholic bevera	ing including a dance floor and live ges. Schools of dance are exempted
this definition		
e Shop- An establishment whose primary activity is the retail sale of product for Store- An establishment whose primary activity is the retail sale of alcoho	is and equipment for vaping.	
or Store- An establishment whose plimary activity is the fetali sale of accord	R OFFICIAL LISE ONLY	
APPLICATION FILING FEE:	□ \$525.00 One year and appeal	
cash/check #	Amount paid	
ZONING	DISTRICT REQUIREMENTS	
DUIRED ZONING DISTRICT: C-3, C-4,		
QUIRED ZONING DISTRICT (LIQUOR STORE ONLY): C-3L	CURRENT ZONING DISTRICT: YES, atlach rezoning applical	ion
zoning required: no ibacks: front side rear	MAXIMUM HEIGHT:	
IMUM LOT SIZE:		
CONDITI	ONAL USE REQUIREMENTS	wolfers and safety of the surrounding
proposed use meets all the minimum standards established in applicable	e city ordinances; and will not be detrimental to the near	i, wellate and salety of the surrounding
phorhood or its occupants, nor be substantially or permanently injurious to	leighboiling properties.	
NERAL REQUIREMENTS: No form of pollution shall emanate beyond the immediate property line of the	e permitted use.	<u> </u>
Additional reasonable restrictions or conditions such as increased open space	ce. loading and parking requirements, suitable lanuscaping,	curbing, sidewalks or
other similar improvements may be imposed in order to carry out the spirit of	the Zoning Ordinance or mitigate adverse effects of the pro	posed use.
ECIFIC REQUIREMENTS: The property line of the lot of any of the abovementioned businesses must be	at least 400 feet from the nearest residence or residentially z	oned property, church, school, or publicly
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traffic to exit into and disrupt residential areas.		
Requirement: The abovementioned businesses must provide parking in accordance with	the city off-street parking ordinance as a minimum, and ma	ke provisions to prevent use of adjacent
streets for parking, especially those in adjacent residential areas, by providir	ng additional onsite parking.	
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after having taken into account the recommendations of the fire marshal, but ordinances. Requirement:    DEPAR	ENT AND AGREEMENT TO CONDITIONS	MONTH/DAY



this plates a true and correct representation of a survey made on the ground of property located at: 200 BLOCK WEST PECAVID TEALERY, Texas, described as follows: LOTS 8-11, FROM TER DEVELOPMENT CO. SUBSTVISION. MCALLEN, BibatGO COUNTY Texas, as put map or plat thereof recorded in VotCME 17 PAGE 18, of the map records of RIDALGO COUNTY, lexas.

For: MARCA SOLLDAD TELLES SENCRACA

SUSVEYED: JLLY 12, 1990 JOB NO. 90 017



(. James Aranda, a Registered Public Screen, de hereby certify the above foregoing plat it be a true and correct representation of the land as serveyed on the ground moder DITERED direction.

X amos Cran

Segistefad Public Surveyor #4593

OCT 2 9 2021

Initial:

2516e PECAN Blud
Me Aellen 78501 S'91 BAthroom 28'22 Ketai, 34'14 ENTERED Initial:



### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

DATE: November 30, 2021

SUBJECT: REZONE FROM A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT TO

R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: THE SOUTH 10.09 (10.06 DEED) ACRES OUT OF LOT 407, JOHN H. SHARY SUBDIVISION, HIDALGO

COUNTY, TEXAS; 7600 NORTH TAYLOR ROAD. (REZ2021-0068)

<u>LOCATION</u>: The property is located on the east side of North Taylor Road, approximately 970 ft. south of Mile 5 Road. It has 333 ft. of frontage along North Taylor Road and 1,320 ft. of depth for a lot size of 10.09 acres.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to R-1 (single-family residential) District in order to construct single-family residences. A proposed 40-lot subdivision under the name of Taylor Estates Subdivision for the subject property was approved in preliminary form by the Planning and Zoning Commission on November 16, 2021.

<u>ADJACENT ZONING</u>: The adjacent zoning is A-O (agricultural and open space) District to the north, south, and east. The properties to the west of subject property are outside the City limits.





<u>LAND USE</u>: There is an orange orchard on the subject property. Surrounding land uses include single-family residences, agriculture, and vacant land.

<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family which is comparable to R-1 (single-family residential) District.

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along North 29<sup>th</sup> Street is single-family residential.

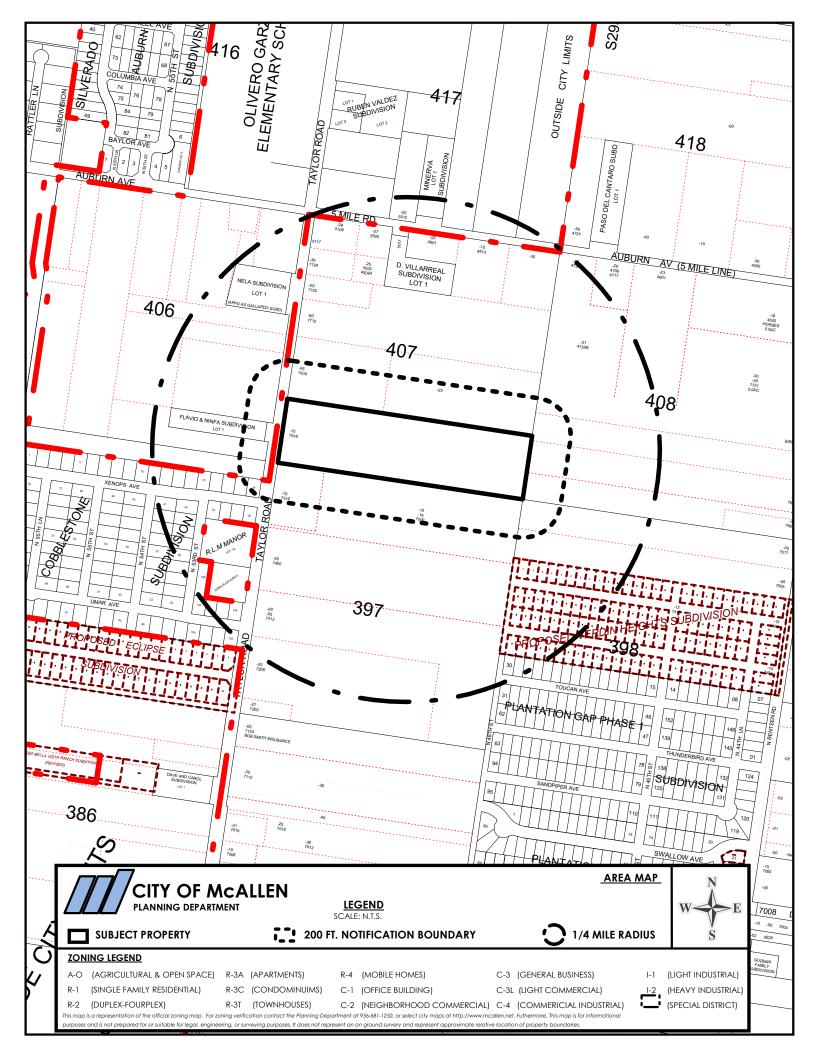
<u>HISTORY:</u> The tract was annexed into the city and initially zoned A-O (agricultural and open space) District on April 12, 1999. There has been no other rezoning request for the subject property since then.

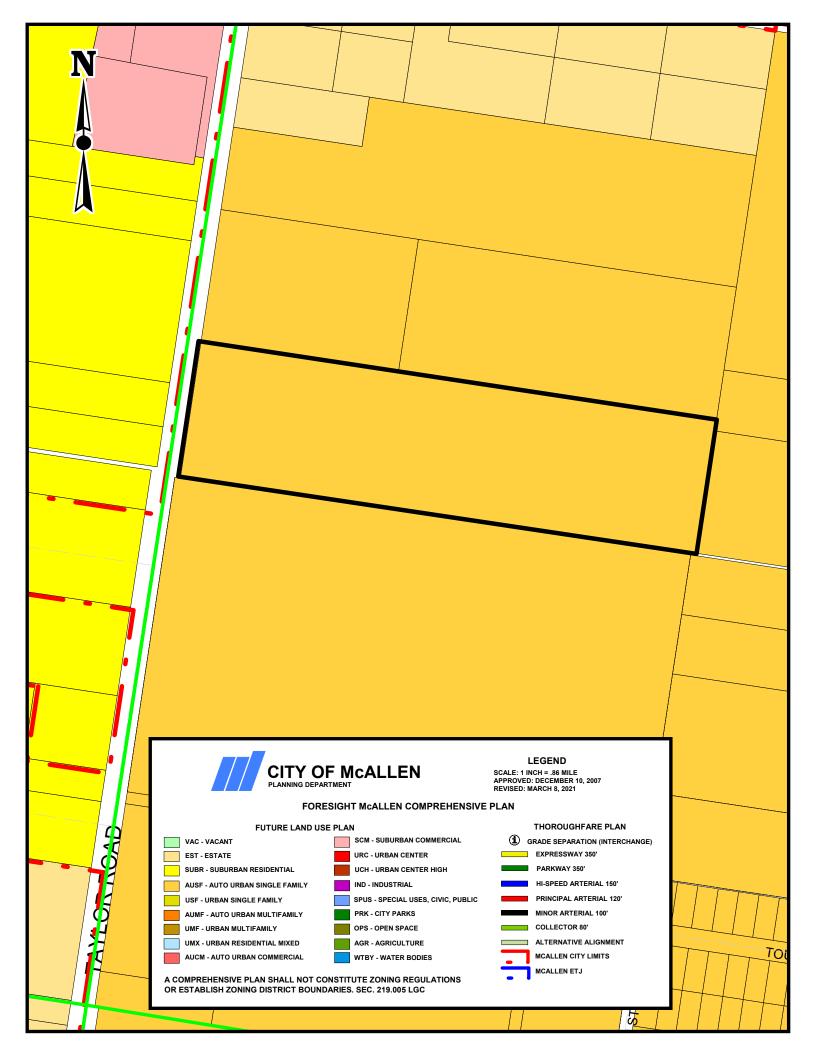
<u>ANALYSIS:</u> The requested zoning conforms to the Auto Urban Single family land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the rezoning and development trends to single-family residences in the area.

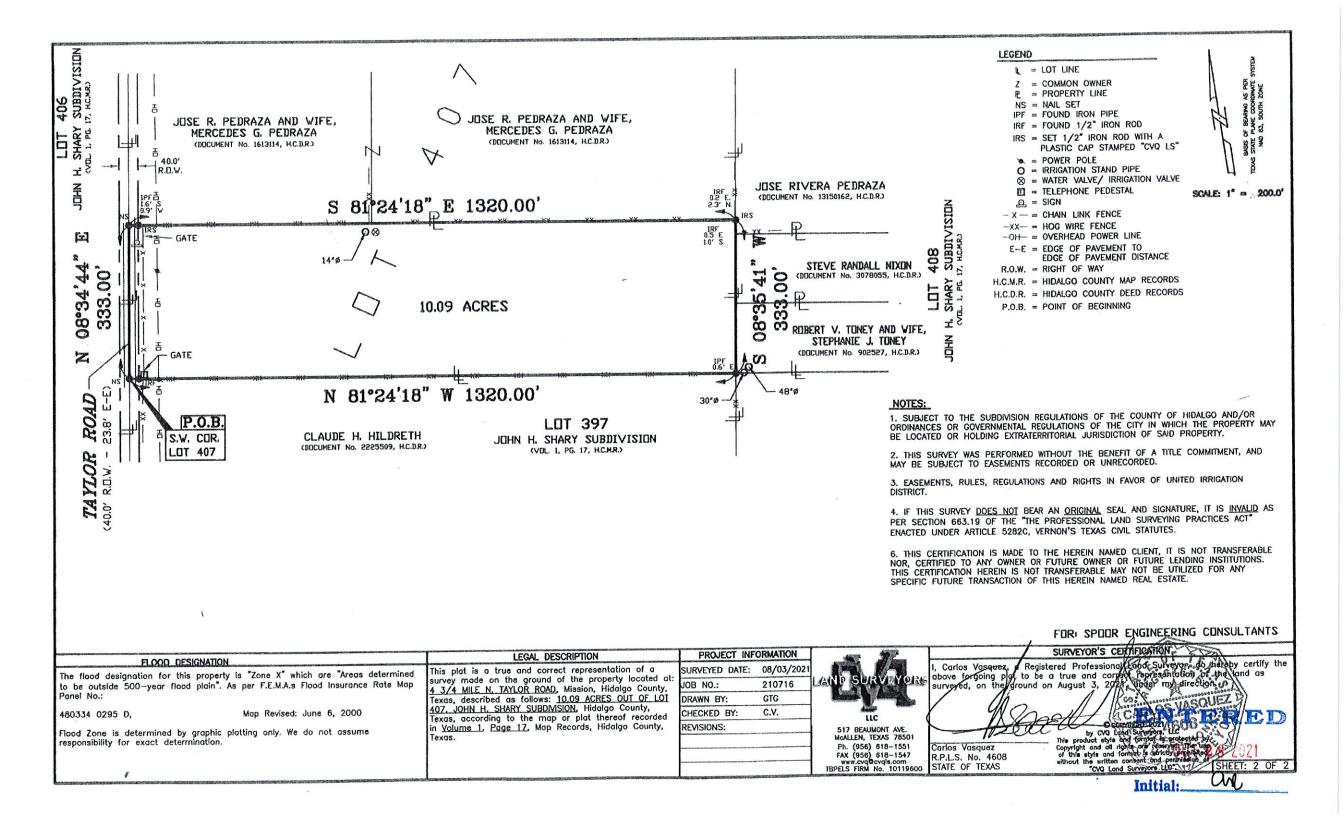
A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

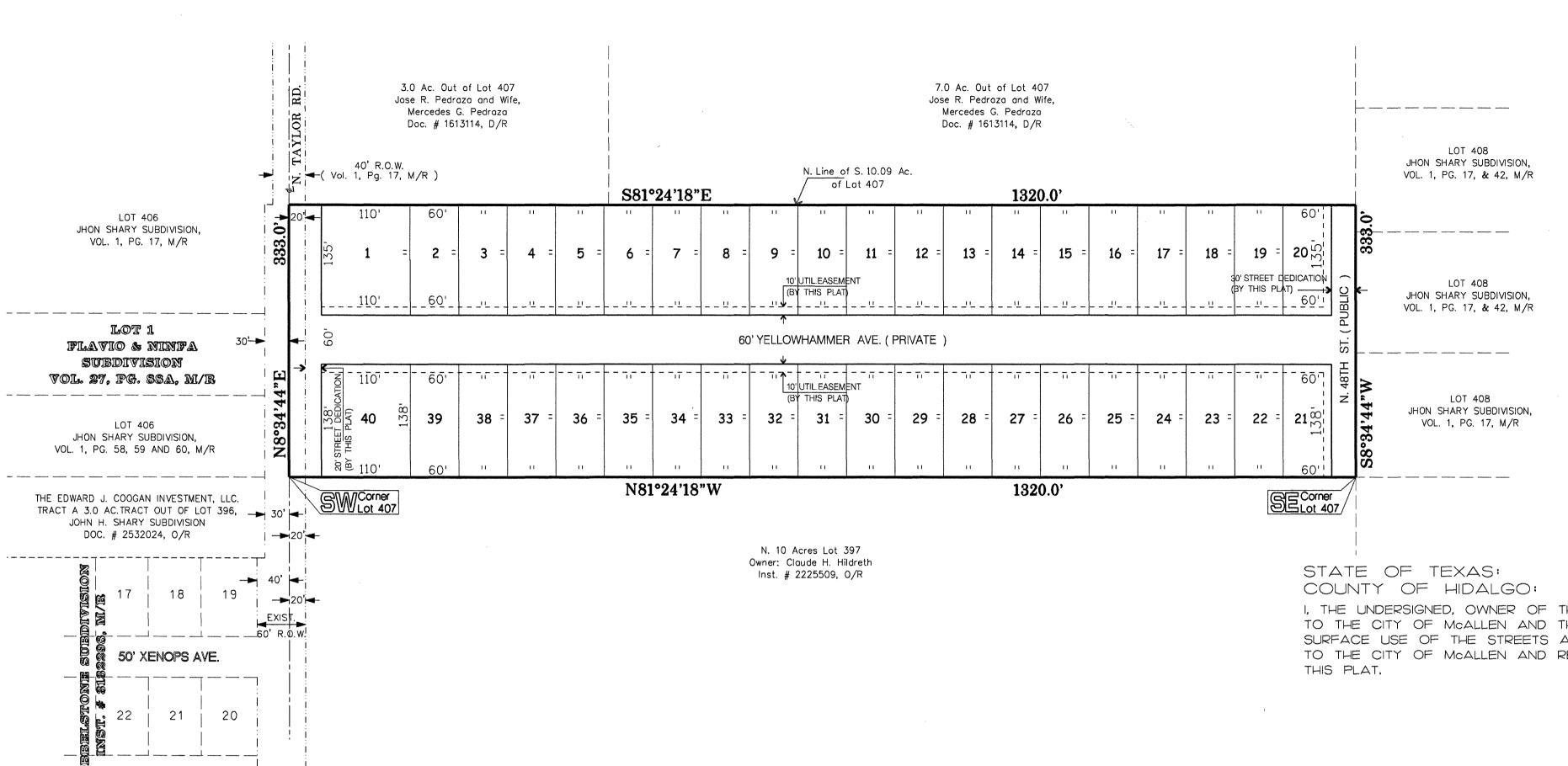
Staff has not received a phone call or email in opposition to the rezoning request.

<u>RECOMMENDATION:</u> Staff recommends approval of the rezoning request to R-1 (single-family residential) District.









METES & BOUNDS

THE SOUTH 10.09 ACRES OF LOT 407, J.H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the southwest corner of Lot 407, for the southwest corner of the following described tract of land, said point being in N. Taylor Road, THENCE, with the West line of Lot 407, in N. Taylor Road, North 08 Deg. 34 Min. 44 Sec. East. 333.0 feet

to the northwest corner of the south 10.09 acres of Lot 407, for the northwest corer hereof; THENCE, with the North line of the south 10.09 acres of Lot 407, South 81 Deg. 24 Min. 18 Sec. East. at 20.0 feet pass the East line of N. Taylor Road, and at 1320.0 feet the northeast corner of the south 10.09 acres of Lot 407, for the northeast corner hereof;

THENCE, with the East line of Lot 407, South 08 Deg. 35 Min. 04 Sec. West, 333.0 feet to the southeast corner of Lot 407, for the southeast corner hereof;

more or less, of which the west 20.0 feet, comprising 0.15 acre lies in N. Taylor Road.

THENCE, with the South line of Lot 407, North 81 Deg. 24 Min. 18 Sec. West, at 1300.0 feet pass the East line of N. Taylor Road, and at 1320.0 feet the POINT OF BEGINNING. Containing 10.09 acres of land

STATE OF TEXAS COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS TAYLOR ESTATES SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST

ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

LONE STAR NATIONAL BANK

BY:

**NOTES:** 

DEPARTMENT.

BE NULL AND VOID

A. FRONT - 25 FEET

1. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

GREATER IS REQUIRED. GREATER APPLIES

D. REAR - 10 FEET OR GREATER FOR EASEMENT

EASEMENT LINE, WHICHEVER IS GREATER

TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

C. GARAGE - 18 FEET EXCEPT WHERE

AND BOTH SIDES OF YELLOWHAMMER AVE.

B. CORNER - 10 FEET OR GREATER FOR EASEMENTS

E. OTHERS - IN ACCORDANCE WITH ZONING ORDINANCE OR TO

3. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE

4. A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES, AN 8 FT.

MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES

6. BENCHMARK - STATION NAME: MC 47 SET BY ARANDA AND ASSOC.

7. OWNER IS REQUIRED TO PROVIDE AND ENGINEERED STORM WATER

DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING

LOCATED AT TAYLOR RD. AND MILE 5 NORTH ELEV:140.02 (NAVD88)

DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT. MASTER

DRAINAGE AND DETENTION IS ON FILE AT THE CITY ENGINEERING

8. STORM WATER DETENTION REQUIRED IS 2.0 ACRE-FEET,

FOR THE TAYLOR ESTATES SUBDIVISION, RECORDED AS

ALL STREET RIGHTS-OF-WAY INTERSECTIONS.

5. A 4 FT. SIDEWALK IS REQUIRED ALONG TAYLOR RD. AND ALONG N. 48TH ST.

9. NO CURB CUT. ACCESS, OR LOT FRONATGE PERMITTED ALONG N. TAYLOR RD.

10. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

DOCUMENT NO. \_\_\_\_\_, HIDALGO COUNTY, DEED RECORDS,

DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS

REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCES

OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMNITED TO COMMON

AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS

THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL

11. A 25 FT, BY 25 FT, SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT

AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE

RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE

MAP, PANEL NO. 480 334 0400C, REVISED NOVEMBER 16, 1982.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 2022.

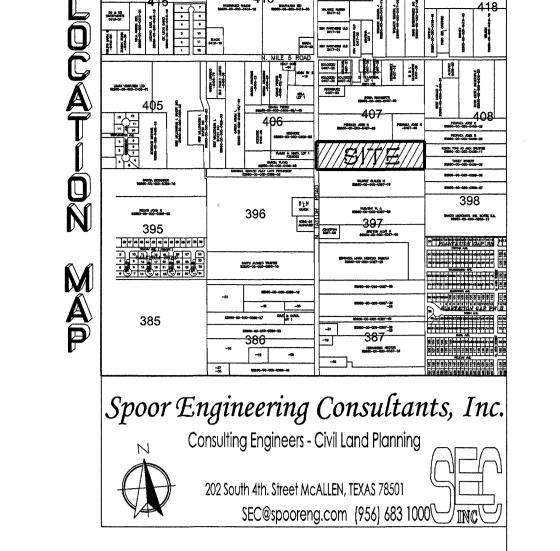
NOTARY PUBLIC

Oct. 22 2021

# TAYLOR ESTATES SUBDIVISION

(GATED COMMUNITY) Maddlen I escalo

BEING A SUBDIVISION OF THE SOUTH 10.09 ACRES 10.06 AC. DEED ) OF LOT 407, J.H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.



" TAYLOR ESTATES SUBDIVISION '

( GATED COMMUNITY ) I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT. AND DESIGNATED HEREIN AS SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS AND EASEMENTS THERE ON SHOWN. SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS, EXCEPT N. TAYLOR RD, AND N. 48TH ST., WHICH ARE BEING DEDICATED FOR PUBLIC USE BY

> RGV Villa Investment, LLC, a Texas Limited Liability Company

By: David Villanueva 1301 E. 8th St. Mission, Texas 78572

STATE OF TEXAS: COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID VILLANUEVA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY	PUBLIC	 	 ······································

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

STATE OF TEXAS: COUNTY OF HIDALGO: CHAIRMAN, PLANNING COMMISSION

DATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4608 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND,

> CARLOS VASQUEZ, RPLS # 4608 CVQ LAND SURVEYORS LLC 517 BEAUMONT ST. McALLEN, TEXAS 78501 TBPELS FIRM No. 10119600

DATE

STATE OF TEXAS: COUNTY OF HIDALGO:

I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

			MAYOR,	CITY OF M	MCALLEN	1		DATE				
VS.	FOR	THIS	SUBDIVISION	COMPLY	WITH	THE	MINIMUM	STANDARDS	OF	THE	DISTRICT	ΑD

HIDALGO COUNTY DRAINAGE DISTRICT NO. I HEREBY CERTIFIES THAT THE DRAINAGE PLAN OPTED UNDER TEX. WATER CODE 49.211(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE HIDALGO COUNTY DRAINAGE DISTRICT NO. I DETERMINATIONS.

> BY: RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER

DATE



## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** December 1, 2021

SUBJECT: INITIAL ZONING TO C-3 (GENERAL BUSINESS) DISTRICT: 1.75 ACRES

OUT OF LOTS 147 AND 148, PRIDE O' TEXAS SUBDIVISION, HIDALGO

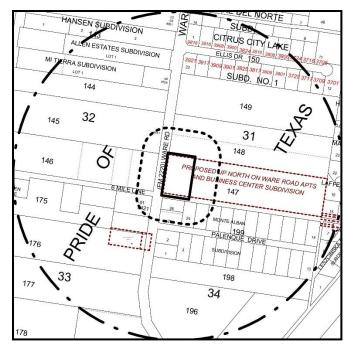
COUNTY, TEXAS; 9500 NORTH WARE ROAD. (REZ2021-0069)

<u>LOCATION</u>: The property is located on the northeast corner of North Ware Road and Mile 6 Road. The tract has 221 ft. of frontage along Mile 6 Road and a depth of 344.85 ft. for a lot size of 1.75 acres.

<u>PROPOSAL</u>: The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to C-3 (general business) District will become effective upon the annexation of the tract into the City. The applicant is requesting C-3 District for commercial use. A proposed 2-lot subdivision under the name of Up North on Ware Road Apartments & Business Center for the subject property was approved in preliminary form by the Planning and Zoning Commission on October 6, 2020.

<u>ADJACENT ZONING</u>: The properties in all directions of the subject property are outside the City limits.

<u>LAND USE</u>: The property is currently vacant. Surrounding land uses include single-family residences, FMC Industries warehouses, Ware Road Animal Hospital, and vacant land.





<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial, which is comparable to C-1 (office building) to C-3 (general business) Districts.

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along North Ware Road is single-family residential and commercial.

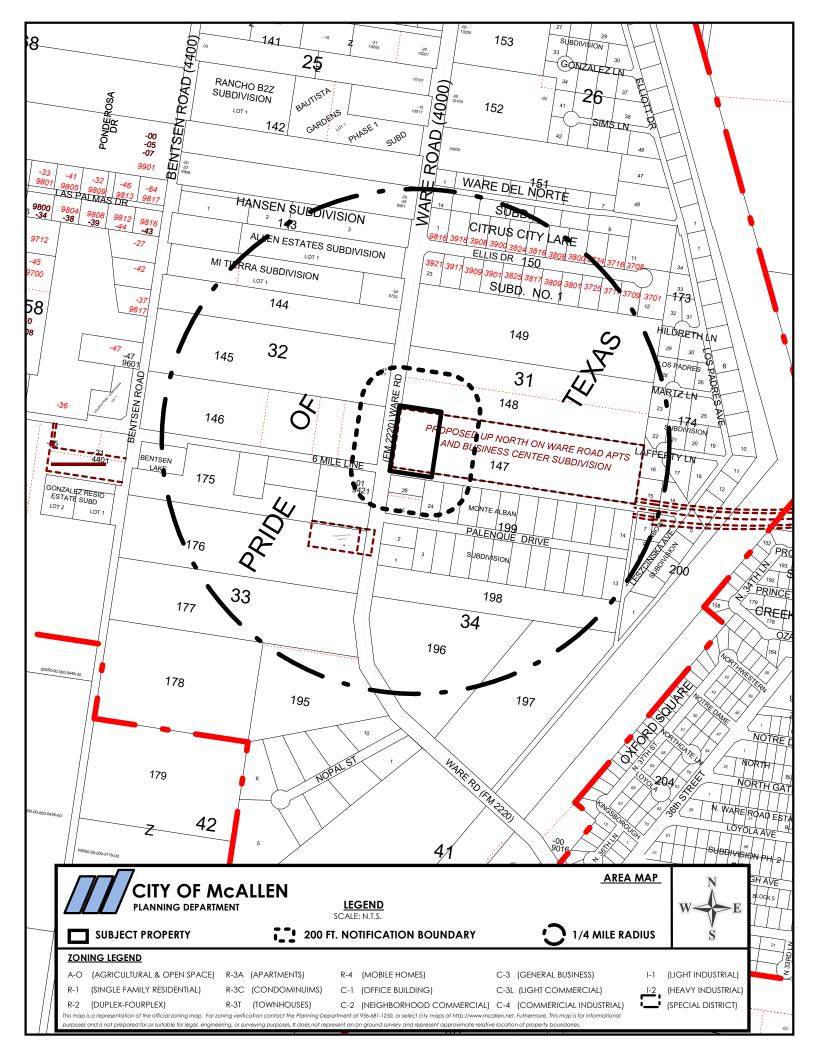
<u>HISTORY:</u> The tract has been in the City's ETJ (Extra-Territorial Jurisdiction) since April 16, 1979. Annexation and initial zoning applications for the subject property were submitted on October 29, 2021, and are scheduled to be heard at the City Commission meeting of January 10, 2021.

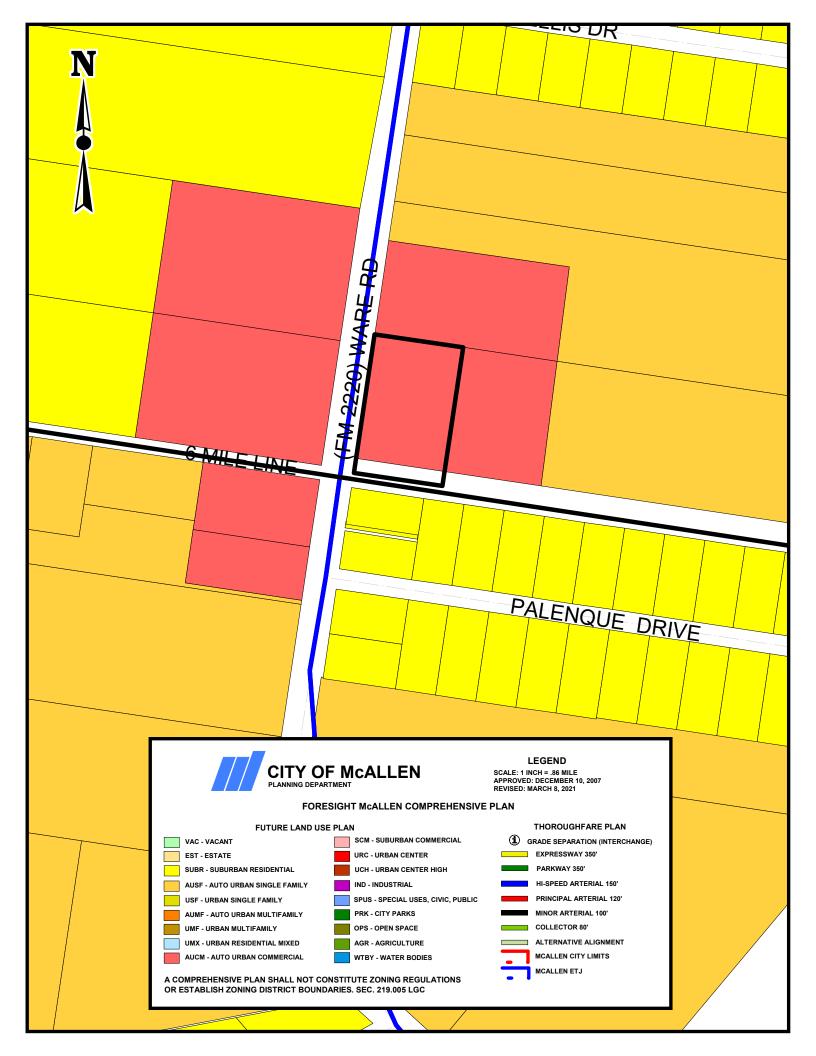
<u>ANALYSIS:</u> The requested zoning conforms to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. It is also compatible with the surrounding commercial uses.

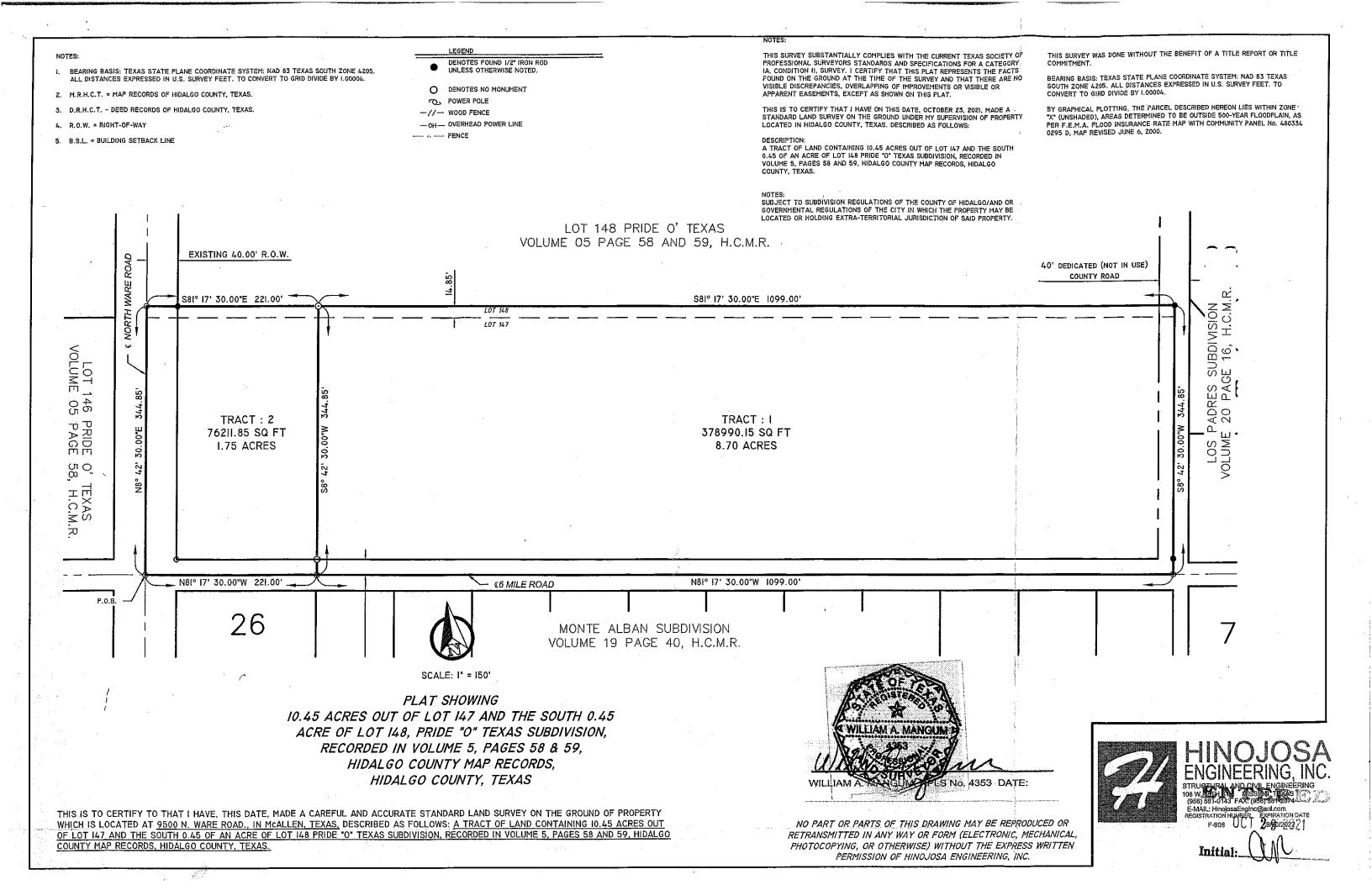
A recorded subdivision plat and an approved site plan are required prior to building permit issuance.

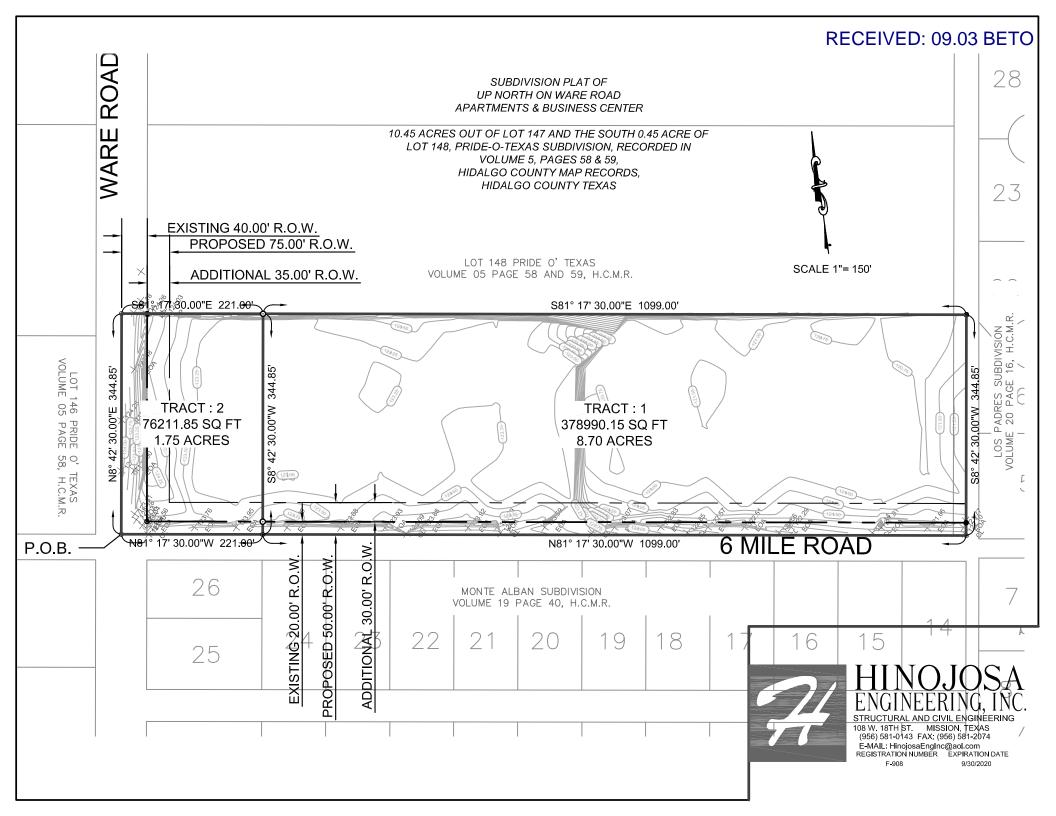
Staff has not received any calls or emails in opposition to the initial zoning request.

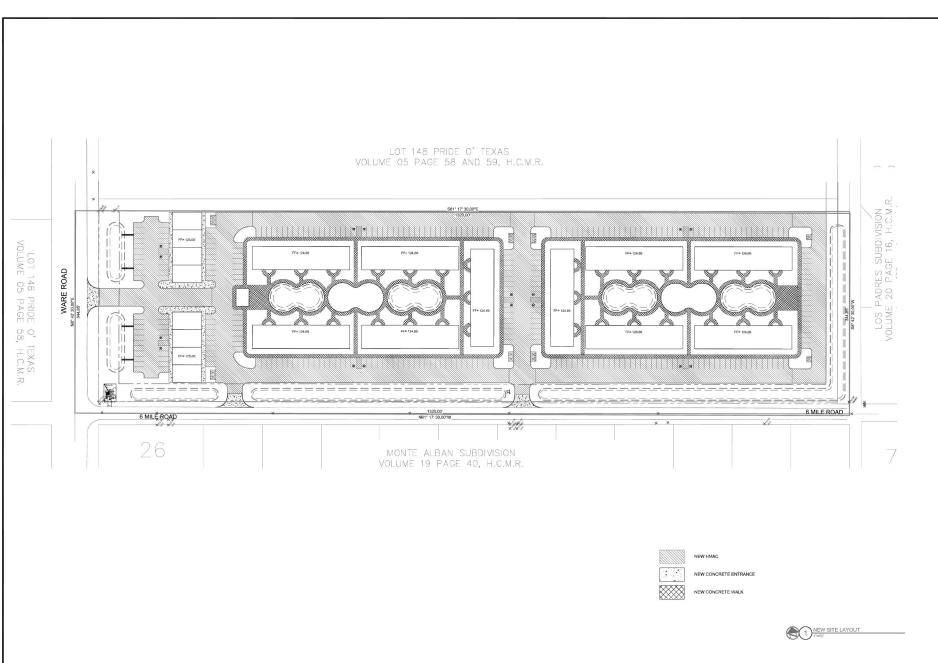
<u>RECOMMENDATION:</u> Staff recommends approval of the initial zoning request to C-3 (general business) District.











SCALE:

J. ALLEN CONSULTING, LLC PH. 966.445.9605 FAX: 210.568.4790 3825 N 10TH MCALLEN, TX 78501

Up North on Ware Road
Apartments & Business Center Mcallen, TEXAS





HINOJOSA ENGINEERING, INC. STRUCTURA, MODRIL ENGINEERING 1668, 1891 OHT 57, MISSING STRUCTURA EMB. Hoological Structura



ENGINEER; RH DESIGNER: S.N. SURVEYOR:

DRAWN BY: S.N. JOB NO.: 20-104

BOOK NO.: **C3** 



## Memo

**TO:** Planning and Zoning Commission

FROM: Planning Staff

**DATE:** December 1, 2021

SUBJECT: INITIAL ZONING TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT)

DISTRICT: 8.70 ACRES OUT OF LOTS 147 AND 148, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 9500 NORTH WARE ROAD

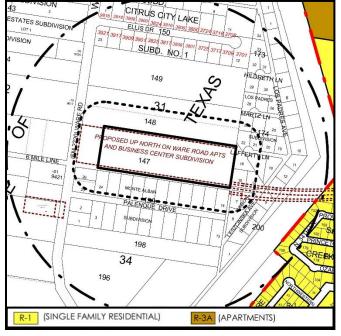
(REAR). (REZ2021-0070)

<u>LOCATION</u>: The property is located on the north side of Mile 6 Road, 181 ft. east of North Ware Road. The tract has 1,099 ft. of frontage along Mile 6 Road and a depth of 344.85 ft. for a lot size of 8.70 acres.

<u>PROPOSAL</u>: The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-3A (multifamily residential apartment) District will become effective upon the annexation of the tract into the City. The applicant is requesting R-3A District for apartments. A proposed 2-lot subdivision under the name of Up North on Ware Road Apartments & Business Center for the subject property was approved in preliminary form by the Planning and Zoning Commission on October 6, 2020.

<u>ADJACENT ZONING</u>: The properties in all directions of the subject property are outside the City limits.

<u>LAND USE</u>: The property is currently vacant. Surrounding land uses include single-family residences, FMC Industries warehouses, Ware Road Animal Hospital, and vacant land.





<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial and Auto Urban Single Family, which are comparable to C-1 (office building) to C-3 (general business) Districts and R-1 (single-family residential) District, respectively.

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along North Ware Road is single-family residential and commercial.

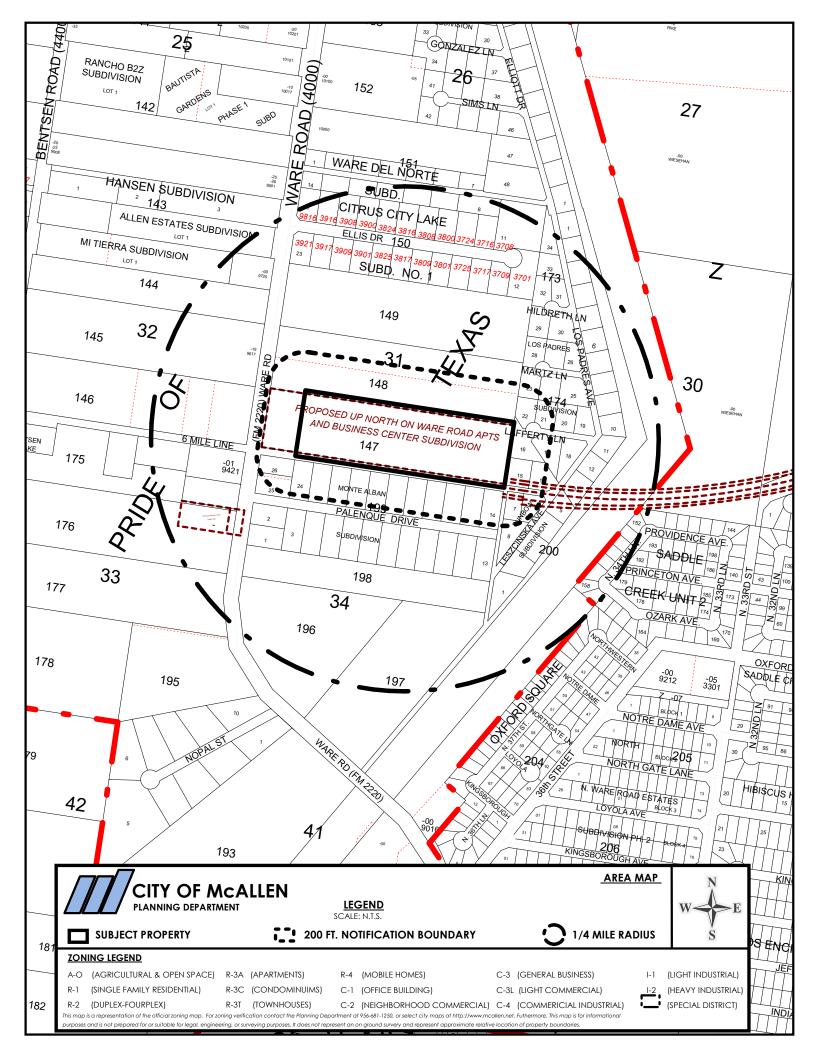
<u>HISTORY:</u> The tract has been in the City's ETJ (Extra-Territorial Jurisdiction) since April 16, 1979. Annexation and initial zoning applications for the subject property were submitted on October 29, 2021, and are scheduled to be heard at the City Commission meeting of January 10, 2021.

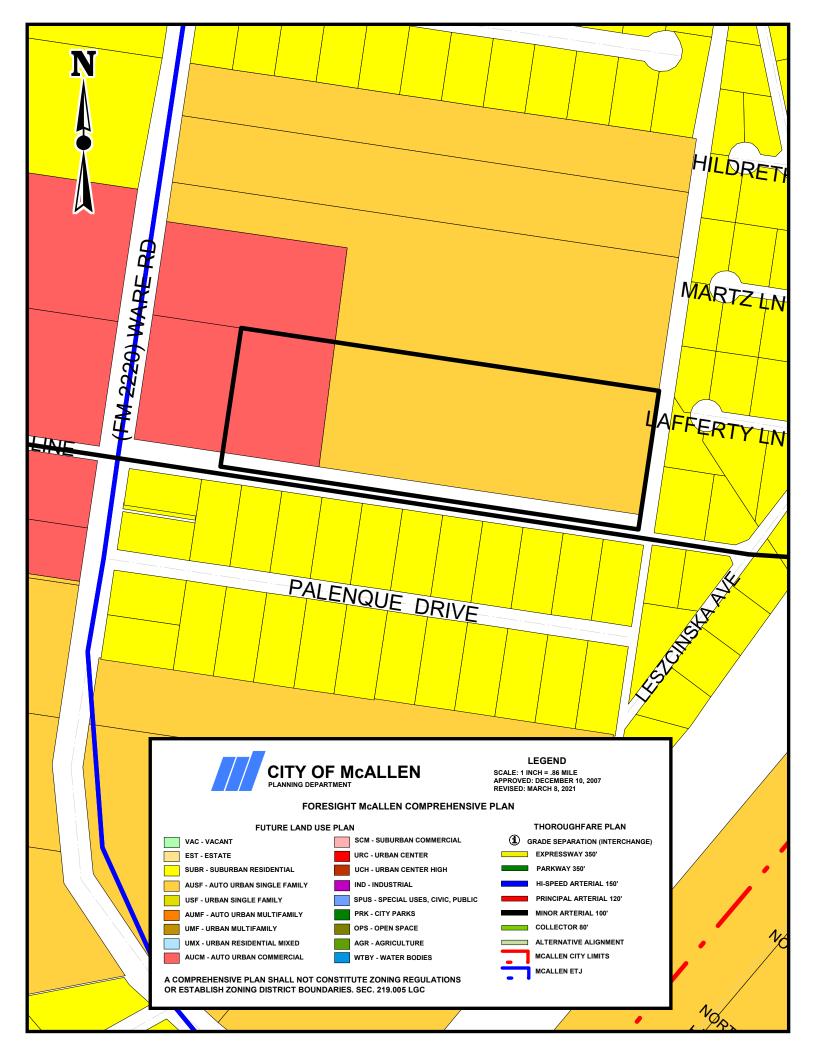
ANALYSIS: The requested zoning does not conform to Auto Urban Commercial or Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it is a lesser intense zone than the Auto Urban Commercial land use designation. It also follows the development trend along principal and high-speed arterial roads where commercial uses are proposed at the front and apartments at the rear of the properties. The adjacent tract to the west of the subject property is proposed to be part of this subdivision and is in process for an initial zoning request to C-3 (general business) District.

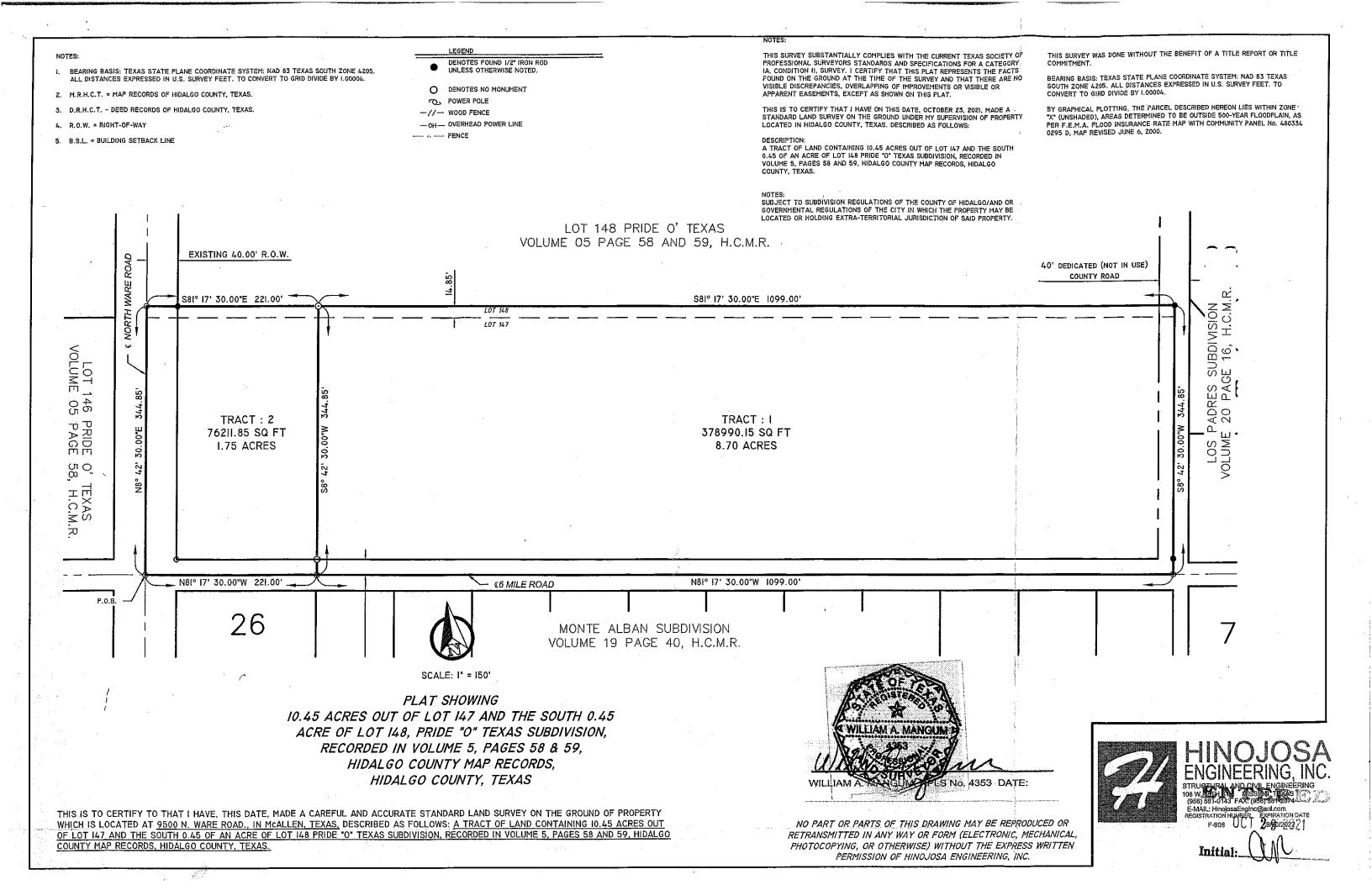
A recorded subdivision plat and an approved site plan are required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

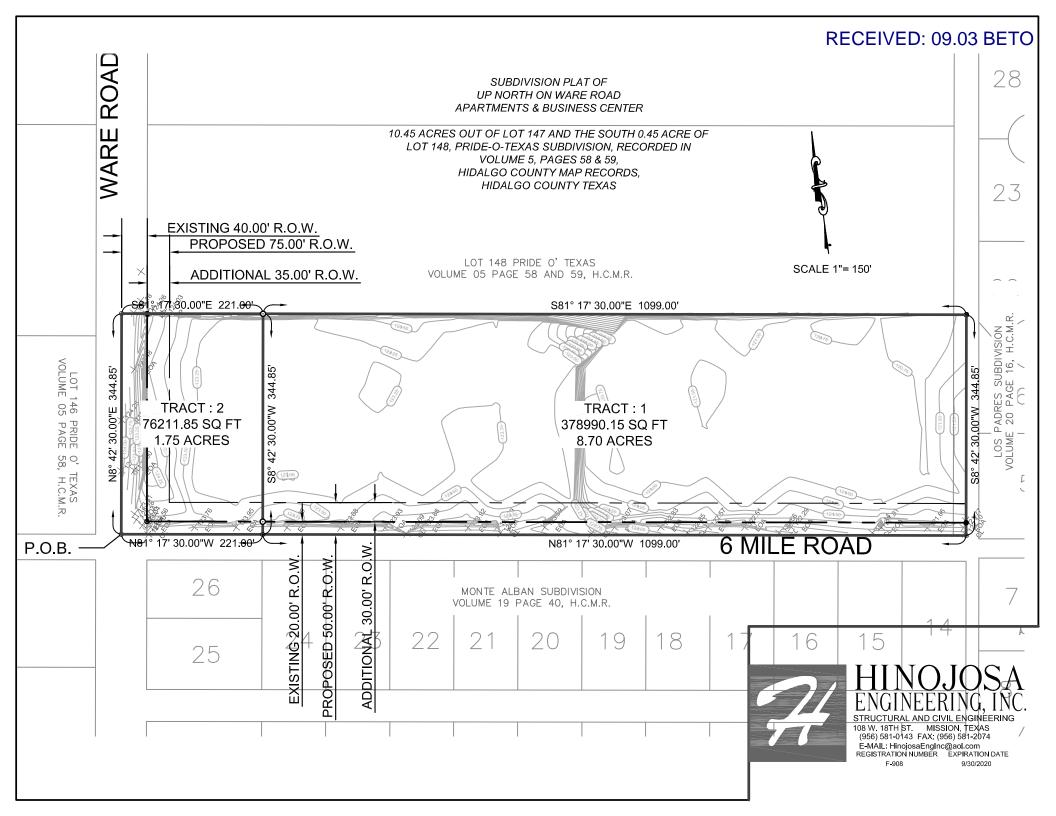
Staff has not received any calls or emails in opposition to the initial zoning request.

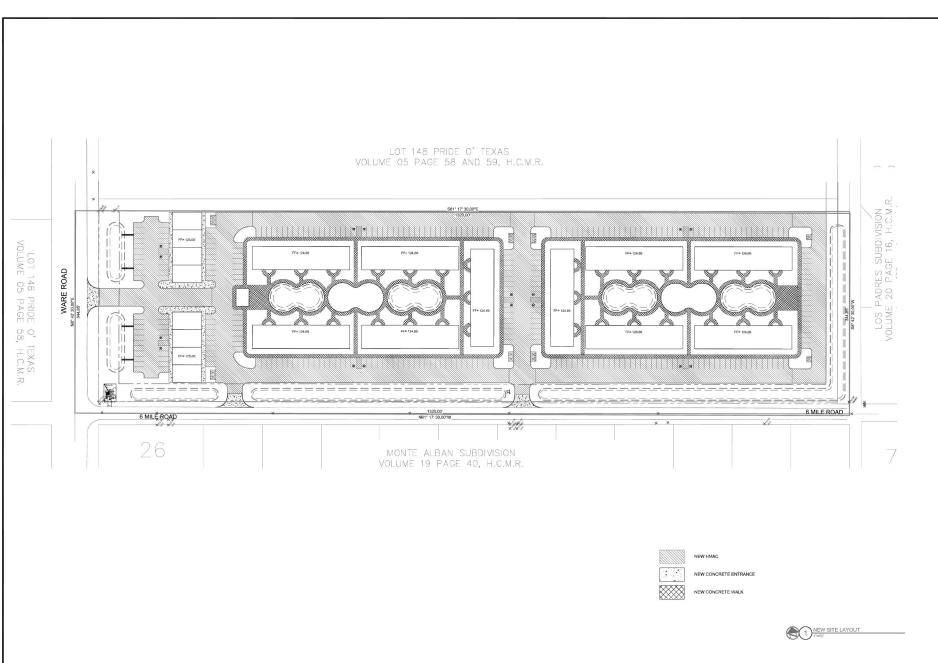
<u>RECOMMENDATION:</u> Staff recommends approval of the initial zoning request to R-3A (multifamily residential apartment) District.











SCALE:

J. ALLEN CONSULTING, LLC PH. 966.445.9605 FAX: 210.568.4790 3825 N 10TH MCALLEN, TX 78501

Up North on Ware Road
Apartments & Business Center Mcallen, TEXAS





HINOJOSA ENGINEERING, INC. STRUCTURA, MODRIL ENGINEERING 1668, 1891 OHT 57, MISSING STRUCTURA EMB. Hoological Structura



ENGINEER; RH DESIGNER: S.N. SURVEYOR:

DRAWN BY: S.N. JOB NO.: 20-104

BOOK NO.: **C3** 



## **Planning Department**

## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

DATE: November 30, 2021

SUBJECT: INITIAL ZONING TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: 7.24

(7.02 DEED) ACRES OUT OF LOT 452, JOHN H. SHARY SUBDIVISION,

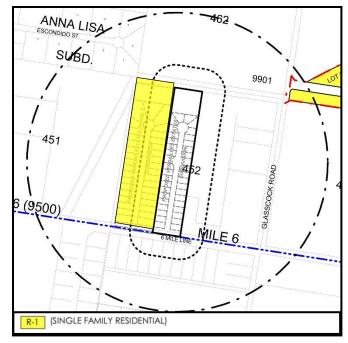
HIDALGO COUNTY, TEXAS; 7018 MILE 6 ROAD. (REZ2021-0074)

<u>LOCATION</u>: The property is located on the north side of Mile 6 Road, approximately 1,640 ft. east of Stewart Road. The tract has 244.43 ft. of frontage along Mile 6 Road with a depth of 1,290 ft. for a lot size of 7,24 acres.

<u>PROPOSAL</u>: The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District will become effective upon the annexation of the tract into the City. The applicant is requesting R-1 District for residential use. A proposed 38-lot subdivision under the name of Versailles Estates Subdivision for the subject property was approved in preliminary form by the Planning and Zoning Commission on October 21, 2021.

<u>ADJACENT ZONING</u>: The adjacent zoning is R-1 District to the west. The properties to the north, east, and south of the subject property are outside the City limits.

<u>LAND USE</u>: There is a house on the subject property, proposed to be demolished. Surrounding land uses include single-family residences and vacant land.





<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential, which is comparable to A-O and R-1 Districts.

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along Mile 6 Road is single-family residential.

<u>HISTORY:</u> The tract has been in the City's ETJ (Extra-Territorial Jurisdiction) since June 8, 1977. The Annexation and initial zoning applications for the subject property were submitted on November 5, 2021, and are scheduled to be heard at the City Commission meeting of December 13, 2021.

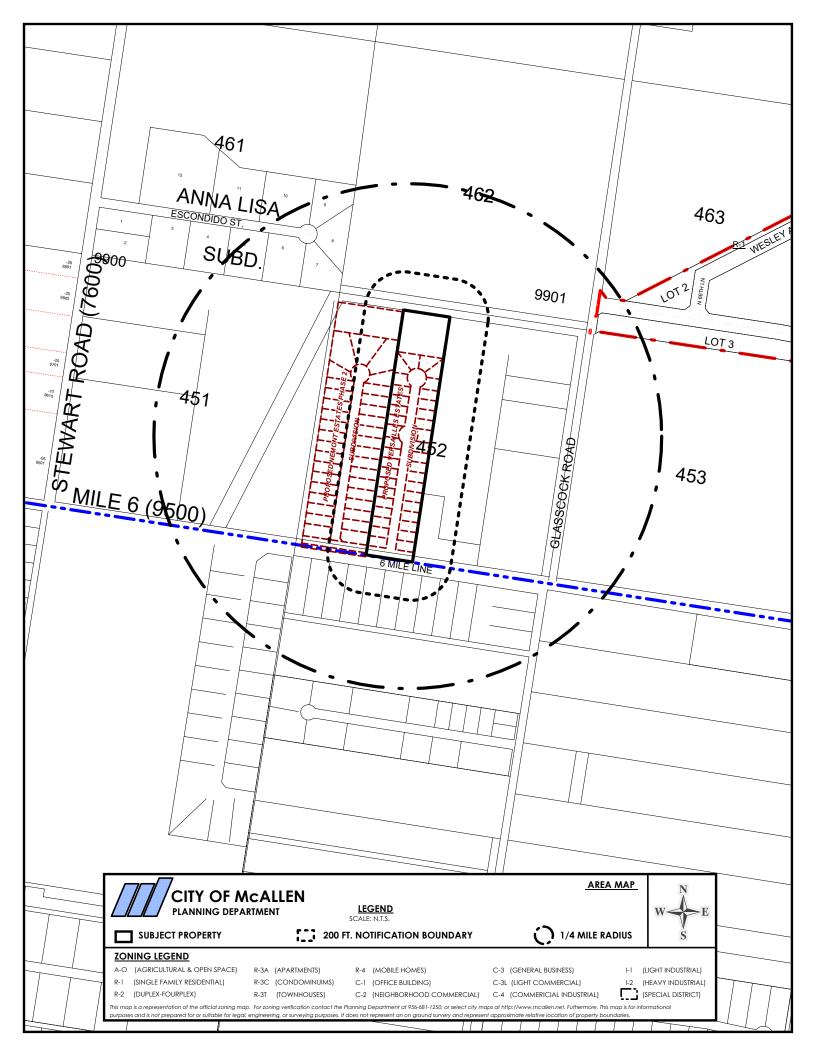
A voluntary annexation and an initial zoning request to R-1 District for the adjacent property to the west was approved by the City Commission on November 22, 2021.

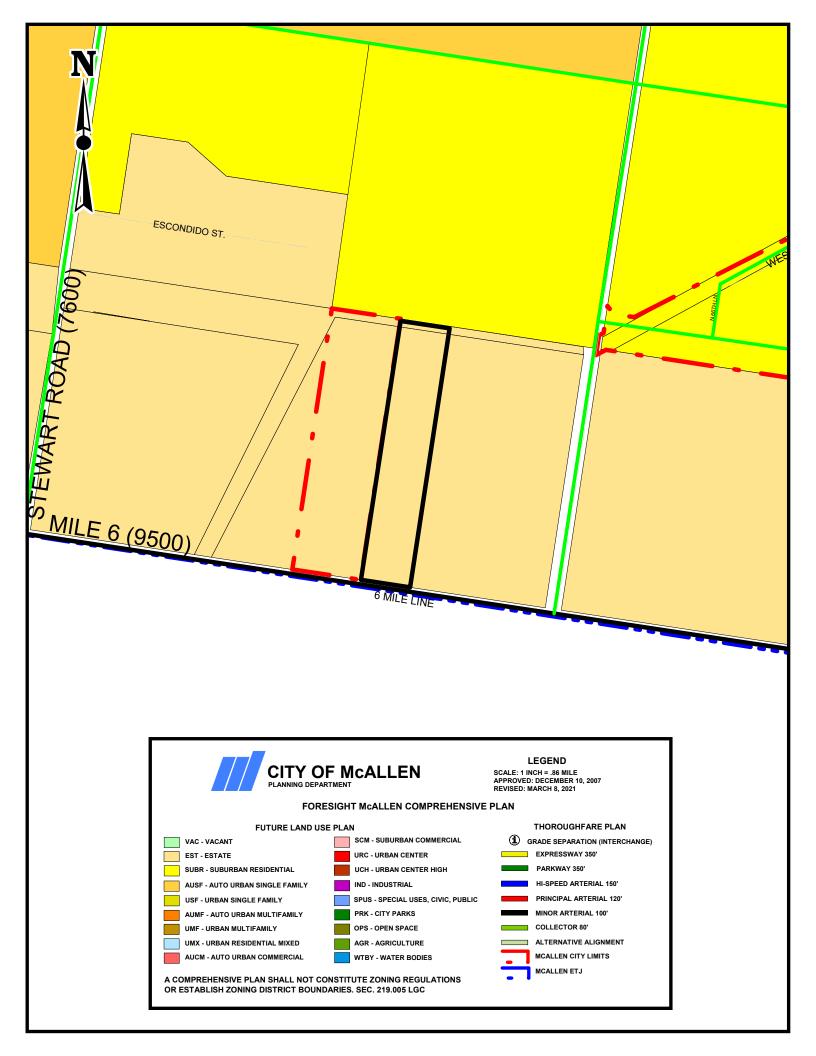
<u>ANALYSIS</u>: The requested zoning conforms to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the development trend of the surrounding area.

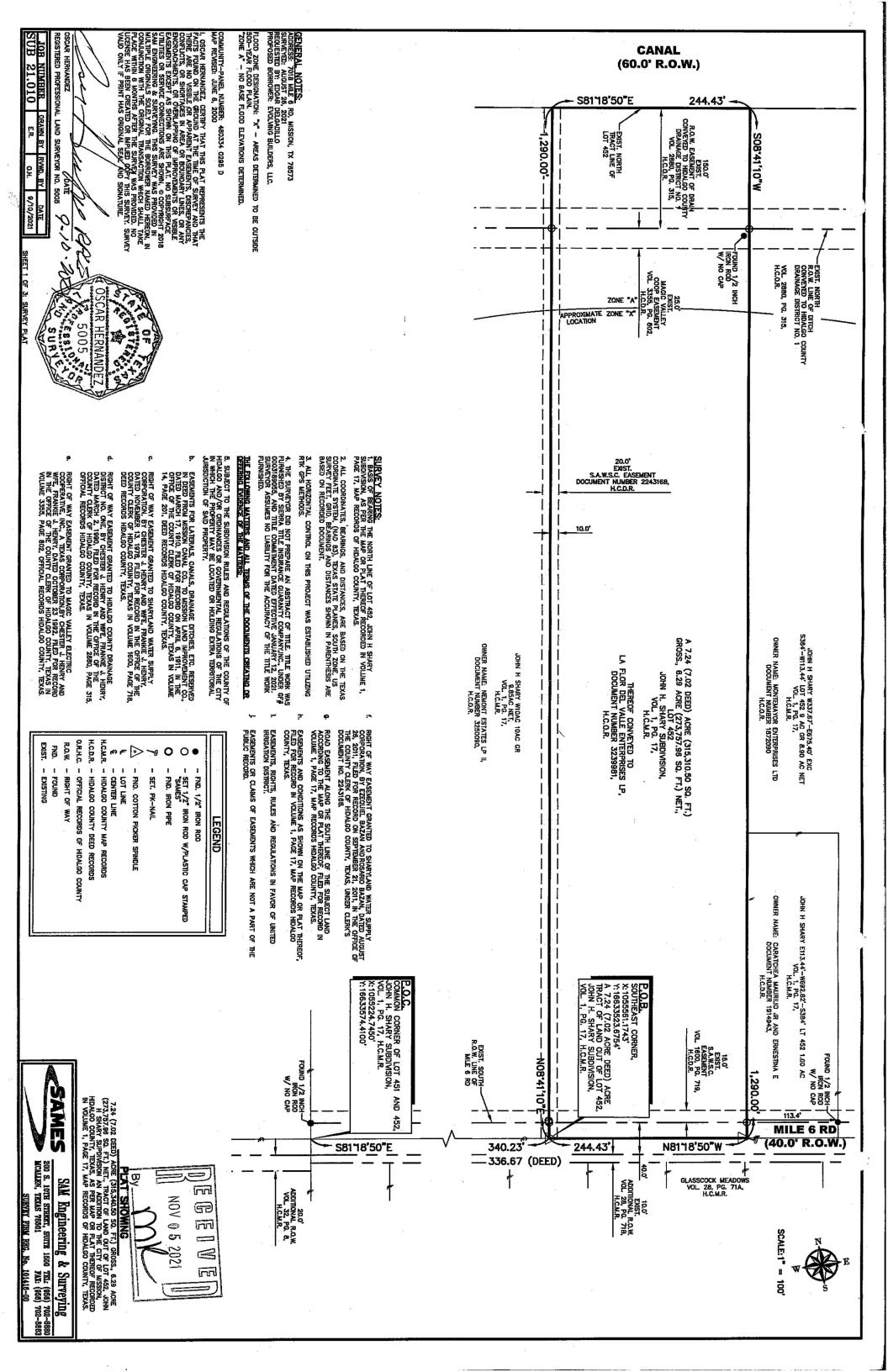
A recorded subdivision plat is required prior to building permit issuance.

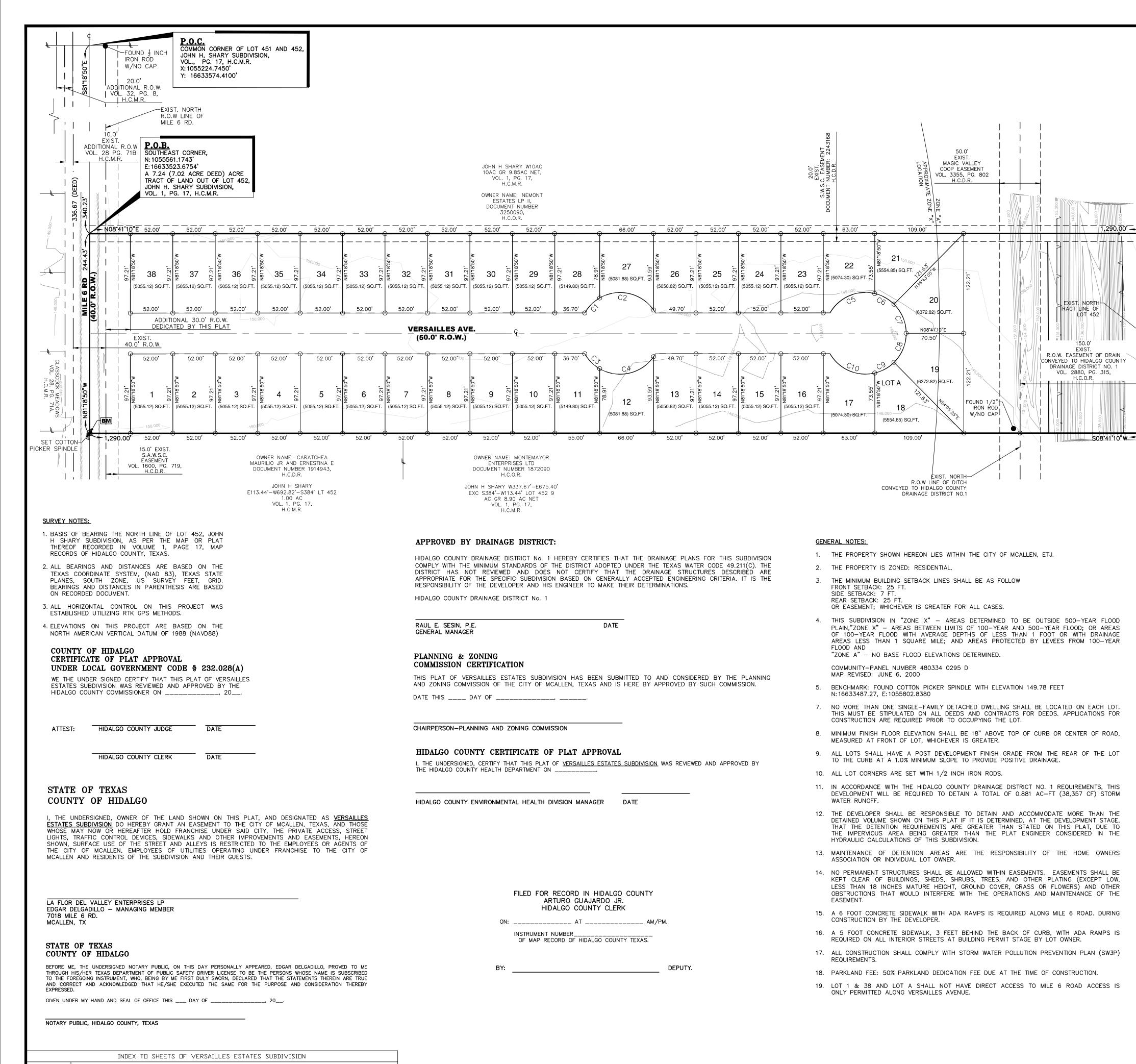
Staff has not received any calls or emails in opposition to the initial zoning request.

<u>RECOMMENDATION:</u> Staff recommends approval of the initial zoning request to R-1 (single-family residential) District.









HEADING: INDEX: LOCATION MAP: AND FT.J. PRINCIPAL CONTACTS: PLAT WITH LOT AND FASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; DWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING

CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. No. 1

CERTIFICATION; AND H.C.H.D. REVISION NOTES.

WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION. WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

SHEET 1

SHEET 2

SHEET 3

PRINCIPAL CONTACTS:

NAME EDGAR DELGADILLO JESSICA M. MALDONADO, P.E. SURVEYOR: OSCAR HERNANDEZ, R.P.L.S

ADDRESS 7018 MILE R RD. 200 S. 10TH ST., SUITE 1500 200 S. 10TH ST., SUITE 1500

CITY & ZIP MCALLEN, TX, 78501 McALLEN, TX 78501 McALLEN, TX 78501

EXIST. NORTH-TRACT LINE OF

H.C.O.R.

CURVE DATA TABLE CURVE ARC RADIUS DELTA CHORD CHORD

| 26.18' | 50.00' | 30°00'00" | N36°18'50"W | 25.88'

74.25' | 50.00' | 85°05'00" | S21°13'42"W | 67.61'

5 | 63.96' | 50.00' | 73°17'50" | S14°39'57"E | 59.69'

C6 27.31' 50.00' 31'18'00" S37'37'57"W 26.97' 7 39.62' 50.00' 45°24'20" S75°59'04"W 38.59'

C8 39.62' 50.00' 45'24'20" S58'36'44"E 38.59'

09 27.31' 50.00' 3118'00" S2015'37"E 26.97' 210 63.96' 50.00' 73"17'50" S32"02'17"W 59.69'

LEGEND

■ - FND. 1/2" IRON ROD

FND. 5/8" IRON ROD

— ON—SITE BENCHMARK

P.O.B. - POINT OF BEGINNING

R.O.W. - RIGHT OF WAY

FND. - FOUND

- FND. 1" IRON PIPE

○ - SET 1/2" IRON ROD W/CAP

STAMPED "SAMES"

▲ - FND. COTTON PICKER SPINDLE

- SET COTTON PICKER SPINDLE

H.C.M.R.- HIDALGO COUNTY MAP RECORDS

H.C.D.R. - HIDALGO COUNTY DEED RECORDS

26.18' | 50.00' | 30°00'00" | N53°41'10"E | 25.88' 74.25' | 50.00' | 85°05'00" | S03°51'22"E | 67.61'

PHONE FAX (956) 404 - 4861(956) 702-8880

(956) 702-8880

(000) 000-0000(956) 702-8883 (956) 702-8883



LOCATION MAP SCALE: 1"=1000

## VERSAILLES ESTATES SUBDIVISION

7.24 (7.02 DEED) ACRE (315,340.50 SQ. FT.) GROSS., 6.29 ACRE (273,757.96 SQ. FT.) NET., TRACT OF LAND OUT OF LOT 452, JOHN H SHARY SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

THEREOF CONVEYED TO LA FLOR DEL VALLE ENTERPRISES, IN WARRANTY DEED NUMBER 3239981, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS; METES AND BOUNDS

COMMENCING; AT THE COMMON CORNER OF LOT 451 AND 452, OF SAID JOHN H. SHARY SUBDIVISION, BEING THE CENTERLINE OF MILE 6 ROAD (HAVING A 40.0' RIGHT OF WAY), ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NEMONT ESTATES II. AS RECORDED IN DOCUMENT NUMBER 3250090. OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND THE NORTHWEST CORNER OF GLASSCCOCK MEADOWS ESTATES AS RECORDED IN, VOLUME 29, PAGE 71A, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE NORTHEAST CORNER OF SHARY RANCH ESTAES AS RECORDED IN VOLUME 32, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE; SOUTH 81"18'50" EAST, ALONG THE CENTER LINE OF MILE 6 ROAD, AND ALSO BEING THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO NEMONT ESTAES II LP. A DISTANCE OF 340.23 FEET. TO A FOUND COTTON PICKER SPINDLE, FOR THE SOUTHEAST CORNER OF A SAID TRACT OF LAND CONVEYED TO NEMONT ESTAES II LP, AND FOR THE SOUTHWEST CORNER, AND THE POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF E=1055561.1743, N=16633523.6754,

THENCE; NORTH 08'41'10" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO NEMONT ESTATES II LP, AT A DISTANCE OF 20.00 FEET, PASS A SET 1/2 INCH IRON WITH PLASTIC CAP, ON THE NORTH RIGHY OF WAY LINE OF SAID MILE 6 ROAD, CONTINUING AT A DISTANCE OF 1,140.00 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP, AT THE SOUTH RIGHT OF WAY LINE OF A 150.0 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. ONE EASEMENT, AS RECORDED IN VOLUME 2880, PAGE 315, DEED RECORDS, HIDALGO COUNTY, TEXAS. CONTINUING TO A TOTAL DISTANCE OF 1,290.00 FEET, TO A POINT, BEING ON THE SOUTH RIGHT OF WAY LINE OF A 60.00 FOOT CANAL RIGHT OF WAY, FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO NEMONT ESTAES II LP, AND BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 81"18'50" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID CANAL RIGHT OF WAY. AT A DISTANCE OF 244.43 FEET, TO A POINT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MONTEMAYOR ENTERPRISES LTD, AS RECORDED IN DOCUMENT NUMBER 1872090, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08'41'10" WEST, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO MONTEMAYOR ENTERPRISES LTD, A DISTANCE OF 150.00 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP, ON THE SOUTH RIGHT OF WAY LINE OF SAID 150.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. ONE EASEMENT, CONTINUING AT A DISTANCE OF 1,056.00 FEET, PASSING A POINT, FOR THE EXTERIOR CORNER OF SAID TRACT OF LAND CONVEYED TO MONTEMAYOR ENTERPRISES LTD, AND FOR THE NORTWEST CORNER OF A TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR. AND ERNESTINA E., AS RECORDED IN DOCUMENT NUMBER 1914943, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A DISTANCE OF 1,270.00 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP, ON THE NORTH RIGHT OF WAY LINE SAID MILE 6 ROAD, CONTINUING TO A TOTAL DISTANCE OF 1,290.00 FEET, TO A PK NAIL SET ON THE CENTERLINE OF MILE 6 ROAD, FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR. AND ERNESTINA E., FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 8118'50" WEST, ALONG THE SOUTH LINE OF SAID LOT 456 OF SAID JOHN H SHARY SUBDIVISION, AND THE NORTH LINE OF SAID GLASSCOCK MEADOWS SUBDIVSION, AND BEING AT THE CENTERLINE OF MILE 6 ROAD, A DISTANCE OF 244.43 FEET, TO THE POINT OF BEGINNING, CONTAINING A 7.24 (7.02 DEED) ACRE (315,310.50 SQ. FT.) GROSS., A 6.29 ACRE (273,757.96 SQ. FT.) NET., TRACT OF LAND, MORE OR LESS.

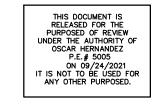
NO. 5005

DATE

## STATE OF TEXAS COUNTY OF HIDALGO

I. THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

OSCAR HERNANDEZ, R.P.L.S.



## STATE OF TEXAS COUNTY OF HIDALGO

I. THE UNDERSIGNED. A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAVE BEEN GIVEN TO THIS PLAT.

JESSICA M. MALDONADO, PE

NO. 111579 DATE

DATE OF PREPARATION: SEPTEMBER 2021





200 S. 10TH ST. SUITE 1500. McALLEN, TEXAS 78501

TEL. (956) 702-8880 FAX: (956) 702-8883



## **Planning Department**

## Memo

**TO:** Planning and Zoning Commission

FROM: Planning Staff

**DATE:** December 2, 2021

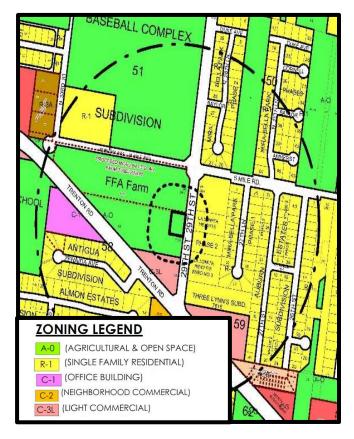
SUBJECT: REZONE FROM A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT TO

R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: 0.50 ACRES OUT OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 7701 NORTH 29TH STREET.

(REZ2021-0071)

**LOCATION:** The tract is located between Trenton Road and 29<sup>th</sup> Street, 330 feet south of Auburn Avenue. The tract has 165 feet of frontage along 29<sup>th</sup> Street with a depth of 132 feet for a total tract size of 0.50 acres.

**PROPOSAL**: The applicant is requesting to rezone the property to R-1(single-family residential) District. The rezoning request is part of the subdivision process for a proposed single-family subdivision under the name of Georgia Subdivision





**ADJACENT ZONING:** Adjacent zoning is A-O (agriculture-open space) District to the north, south and west, and R-1 (single-family residential) District to the east.

**LAND USE:** The subject property is currently vacant. Adjacent land uses are single family residential, vacant land, and Future Farmers of America Farm.

**COMPREHENSIVE PLAN:** The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Single Family, which is comparable to R-1 (single-family residential) District.

**DEVELOPMENT TRENDS:** The development trend for the area is single family residential. La Lomita Heights, La Lomita Heights Phase 2, La Lomita Heights No.3 and Three Lynn's are similar single family subdivisions in the area.

**HISTORY:** The tract was zoned A-O District upon annexation. There was a City initiated zoning request to R-1 District in 2015 but was withdrawn by the applicant at that time.

**ANALYSIS:** The current zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan, however the proposed zoning would conform to the Comprehensive Plan and Development trend for the area.

Must comply with subdivision requirements and inner city department requirements, including but not limited to Building & Inspections Department, Utility Department, Engineering Department, and Fire Department maneuvering and code requirements.

**PUBLIC COMMENT:** Staff has not received any calls or letters of opposition to the request.

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-1(single-family residential) District.

## **POWER OF ASSIGNMENT**

**NOVEMBER 02, 2021** 

TO WHOM IT MAY CONCERN:

**RE: GEORGIA SUBD.** 

I, <u>GEORGIA ANITA ALANIS</u>, AM THE OWNER ALL OF THOSE LANDS BEING RE-ZONED AND PLATTED AS GEORGIA BEING A 0.50 ACRE TRACT OUT OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO.'S SUBDIVISION, H.C.T. LOCATED IN THE CITY OF MCALLEN, H.C.T.

I GRANT, MR. DAVID OMAR SALINAS, PE, MY ENGINEER, OF THE FIRM OF SALINAS ENGINEERING & ASSOCIATES, PERMISSION TO REPRESENT ME AND THIS PLAT THROUGH THE REZONING AND PLATTING PROCESS OF CITY OF MCALLEN AND ALL OTHER APPLICABLE APROVING JURISDICTIONS.

IF YOU HAVE ANY QUESTIONS PLEASE CALL ME AT (956) 648-9203. THANK YOU.

GEORGIA ANITA ALANIS Sergia Anita Alanis
OWNER/SUBDIVIDER

NOV 02 2021

BY:\_\_\_\_

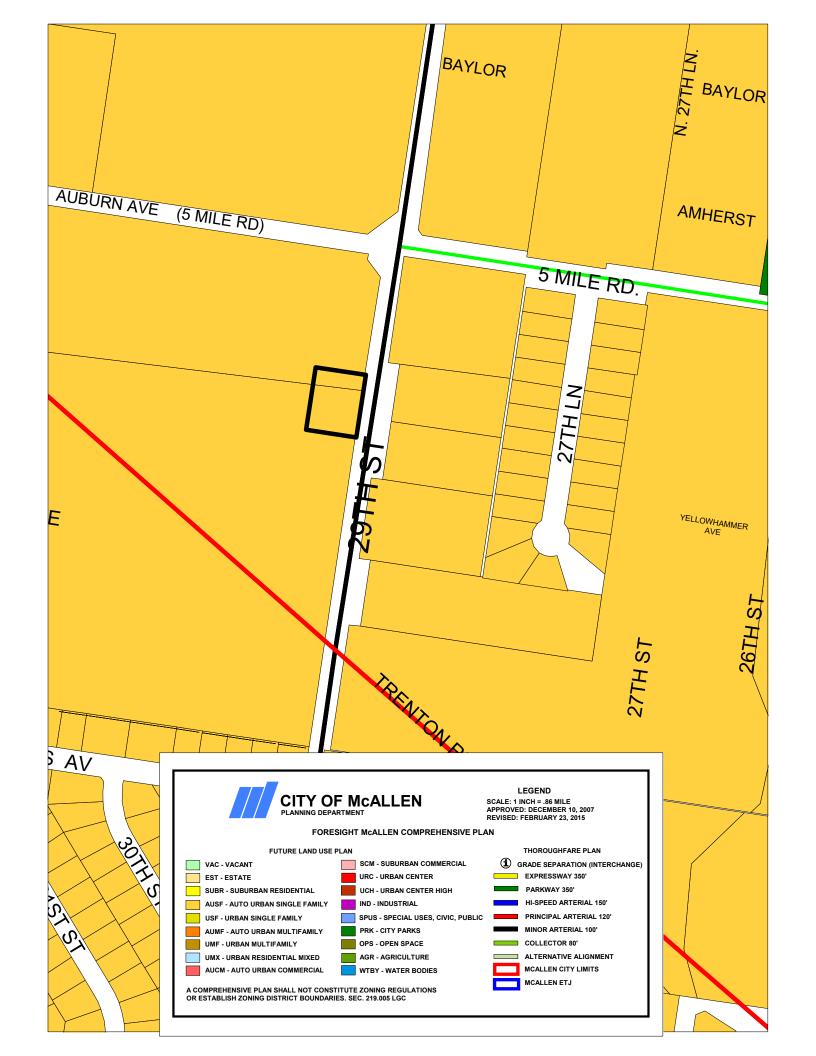
## TRANSMITTAL LETTER

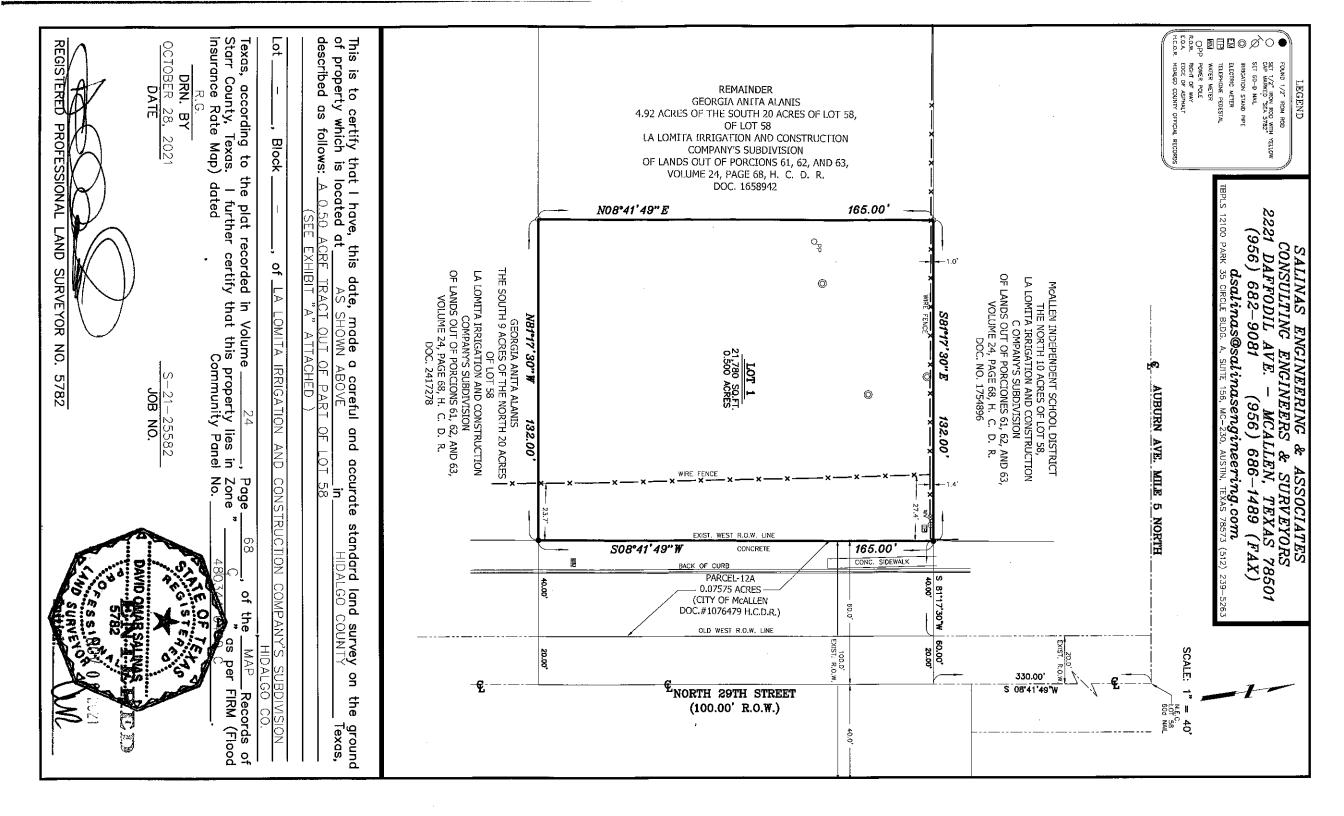


## SALINAS ENGINEERING AND ASSOCIATES

2221 Daffodil Ave., McAllen, Texas 78501 (956) 682-9081 Office (956) 686-1489 Fax PLACE: CIR OF M'Suran DATE: 11-2-21 NAME: WE TRANSMIT: herewith under separate cover via: in accordance with your request FOR YOUR: \_\_\_\_ approval distribution to parties information use record (s) review & comment Other: THE FOLLOWING: Drawings **Shop Drawings Prints** Samples Specifications Shop Drawing Reproducibles Product Literature Change Order Other As described below Item Copies Size Description Check # or Doc. # Power of Assignment 2 3 4 7 8 9 10 SUBDIVISION/PROJECT NAME: GEORGIA SIBDINISION COPIES TO: RECEIVED BY SIGNATURE:

PRINTED NAME:







## **Planning Department**

## Memo

**TO:** Planning and Zoning Commission

FROM: Planning Staff

**DATE:** December 2, 2021

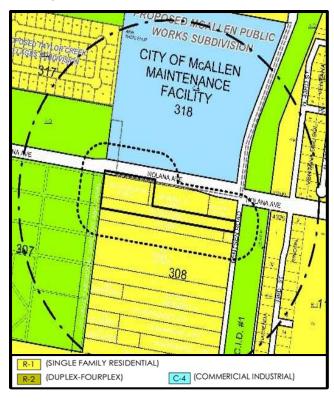
SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A

(MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 4.5 ACRES OUT OF LOT 308, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS;

4701 NOLANA AVENUE. (REZ2021-0072)

**LOCATION:** The irregular shaped tract is located on the south side of Nolana Avenue. The subject property has 448.40 feet of frontage along Nolana Avenue and 97.14 feet of frontage along North Bentsen. The tract has a maximum depth of 291.43 feet at its deepest point with a maximum width of 1121 feet for a tract size of 4.5 Acres.

**PROPOSAL**: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District. The proposed rezoning is part of a larger future multifamily apartment development.





**ADJACENT ZONING:** The adjacent zoning is C-4 (commercial industrial) District to north, A-O (agricultural open-space) District to east and west, and R-1 (single-family residential) District to south.

**LAND USE:** The subject properties are currently vacant. Surrounding land uses include McAllen Public Work Facilities, single family residences on rural tracts, vacant land, and Valley Memorial Gardens Cemetery.

**COMPREHENSIVE PLAN:** Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Commercial.

**DEVELOPMENT TRENDS:** The development trend for the area has remained stable since annexation. Currently there is a proposed commercial subdivision under the name of McAllen Public Works to the North.

**HISTORY:** The tract was zoned R-1 District upon annexation into the city in 1998. There have been no rezoning requests on the property since that time. A request for R-3A District was disapproved in 2004 at 3901 North Bentsen Road a property located to the south of the subject property.

**ANALYSIS:** The current zoning does not conform to the Auto Urban Commercial use designation as indicated on the Foresight McAllen Comprehensive Plan.

The intensity of the proposed zone would be less as compared to the Foresight McAllen Comprehensive Plan designation of Auto Urban Commercial.

The future development will have access to a principle arterial Nolana Avenue, and a minor arterial North Bentsen Road.

The request provides opportunity for residential development of the vacant land.

The planning department has not received any subdivision plat or feasibility plan on the property at this time. A recorded subdivision plat and approved site plan are required prior to issuing building permits.

Must comply with subdivision requirements and inner city department requirements, including but not limited to Building & Inspections Department, Utility Department, Engineering Department, and Fire Department maneuvering and code requirements.

**PUBLIC COMMENT:** Staff has not received any calls or letters of opposition to this request.

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District.

11.04.2021

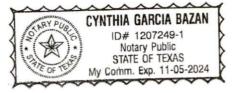
RUBEN JAMES DE JESUS

I, <u>Loretta Williams & Daniel E. Prukop</u>, hereby authorize Mario A. Reyna, P.E. (Vice-President of Melden & Hunt, Inc.), to sign all subdivision application(s) and related paperwork for a property being two tracts out of Lot 308, John H. Shary Subdivision, the W2AC of the W4AC of the N5Ac and the N2.5 AC of the S5AC of the N10AC, as recorded in Volume Q, Pages 177, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.

		Daniel E. Pruts	2
Loretta Williams		Daniel E. Prukop	
644 County Road 439 Alice, Texas 78332-7418		644 County Road 439 Alice, Texas 78332-7418	
Alice, Texas 76332-7416		Ance, 16,48 70532-7410	
STATE OF TEXAS	§		
COUNTY OF	§		
Williams, known to me to	be the pers	hority, on this day personally son whose name is subscribed at he/she executed the same for	to the foregoing
Given under my hand a	nd seal of o	ffice, this the day of	20
		Notary Public, State of Texas	
STATE OF TEXAS §			
COUNTY OF Jim Wells	§		
Before me, the under	signed auth	ority, on this day personally ap	peared <u>Daniel E.</u>

**Prukop,** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 3rd day of November 2021



Notary Public, State of Texas

I, Loretta Williams & Daniel E. Prukop, hereby authorize Mario A. Reyna, P.E. (Vice-President of Melden & Hunt, Inc.), to sign all subdivision application(s) and related paperwork for a property being two tracts out of Lot 308, John H. Shary Subdivision, the W2AC of the W4AC of the N5Ac and the N2.5 AC of the S5AC of the N10AC, as recorded in Volume Q, Pages 177, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas. Loretta Williams 644 County Road 439 644 County Road 439 Alice, Texas 78332-7418 Alice, Texas 78332-7418 STATE OF TEXAS COUNTY OF \_\_\_\_\_ Before me, the undersigned authority, on this day personally appeared Loretta Williams, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration herein stated. Given under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_ 20 \_\_ Notary Public, State of Texas STATE OF TEXAS § COUNTY OF Jim Wells Before me, the undersigned authority, on this day personally appeared Daniel E. Prukop, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration herein stated. Given under my hand and seal of office, this the 3rd day of November 2021 CYNTHIA GARCIA BAZAN

ID# 1207249-1 Notary Public STATE OF TEXAS My Comm. Exp. 11-05-2024

RUBEN JAMES DE JESUS

I, Loretta Williams & Daniel E. Prukop, hereby authorize Mario A. Reyna, P.E. (Vice-President of Melden & Hunt, Inc.), to sign all subdivision application(s) and related paperwork for a property being two tracts out of Lot 308, John H. Shary Subdivision, the W2AC of the W4AC of the N5Ac and the N2.5 AC of the S5AC of the N10AC, as recorded in Volume Q. Pages 177, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.

Loretta Williams

P.O. Box 10

Sundown, Texas 79372

Daniel E. Prukop 644 County Road 439 Alice, Texas 78332-7418

STATE OF TEXAS §

COUNTY OF HOCKLEY §

Before me, the undersigned authority, on this day personally appeared Loretta Williams, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 3rd day of November , 2021.

Notary Public, State of Texas

CARRIE CANCINO lotary Public, State of Texas Comm. Expires 12-04-2023 Notary ID 13042240-7

I, Loretta Williams & Daniel E. Prukop, hereby authorize Mario A. Reyna, P.E. (Vice-President of Melden & Hunt, Inc.), to sign all subdivision application(s) and related paperwork for a property being two tracts out of Lot 308, John H. Shary Subdivision, the W2AC of the W4AC of the N5Ac and the N2.5 AC of the S5AC of the N10AC, as recorded in Volume Q, Pages 177, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.

Loretta Williams

P.O. Box 10

Sundown, Texas 79372

Willia

Daniel E. Prukop 644 County Road 439 Alice, Texas 78332-7418

STATE OF TEXAS §

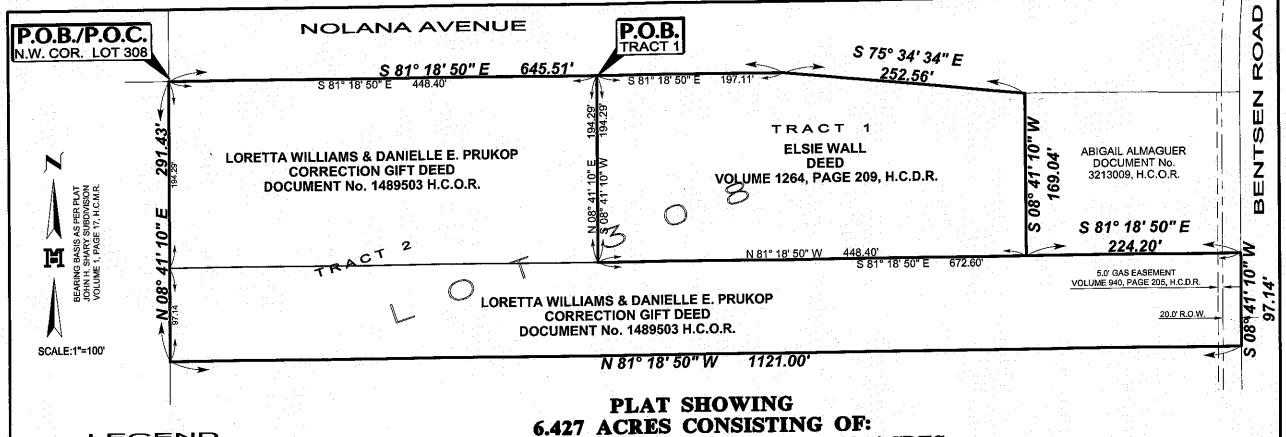
COUNTY OF HOCKLEY §

Before me, the undersigned authority, on this day personally appeared Loretta Williams, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 3rd day of November , 2021.

Notary Public, State of Texas

CARRIE CANCINO Notary Public, State of Texas omm. Expires 12-04-2023 Notary ID 13042240-7



## LEGEND

H.C.M.R. - HIDALGO COUNTY MAP RECORDS

N.W. COR. - NORTHWEST CORNER P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCING

H.C.D.R. - HIDALGO COUNTY DEED RECORDS H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS TRACT 1: 1.927 AND TRACT 2: 4.500 ACRES BEING OUT OF LOT 308 JOHN H. SHARY SUBDIVISION VOLUME 1, PAGE 17, H.C.M.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

**EXHIBIT "B"** 

- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
- 2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- 4. SURVEY PREPARED FOR CHANGE OF ZONE PROCESS FOR THE CITY OF McALLEN, HIDALGO COUNTY TEXAS.



I, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE IN OFFICE UNDER MY DIRECTION AND SUPERVISION

RUBEN JAMES DE JESUS, RPLS No. 6813

3.2021

DATE:



ENTERED

BOOK: T-1140, PG.1 DATE: 11/03/2021 JOB No. 21210 **FILE NAME: 21210** 

DRAWN BY: Y.B.

NOVE MENTYRE EDINBURG, TX 78541 PH (956) 381-0981 Initial: \FAX: (956) 381-1839 ESTABLISHED 1947 www.meldenandhunt.com

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## **Planning Department**

## Memo

**TO:** Planning and Zoning Commission

FROM: Planning Staff

**DATE:** December 2, 2021

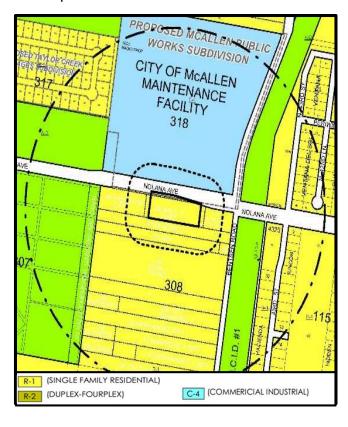
SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A

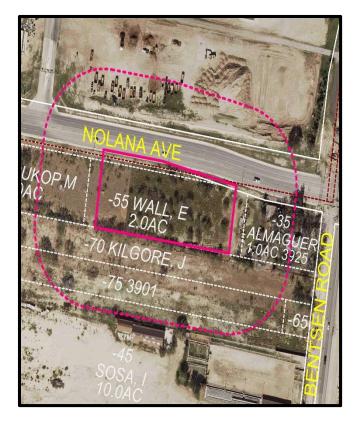
(MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 1.927 ACRES OUT OF LOT 308, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY,

**TEXAS; 4501 NOLANA AVENUE. (REZ2021-0073)** 

**LOCATION:** The tract is located on the south side of Nolana Avenue. The subject property has 449.67 feet of frontage along Nolana Avenue. The tract has a maximum depth of 194.29 feet at its deepest point with a maximum width of 449.67feet for a tract size of 1.927 Acres.

**PROPOSAL**: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District. The proposed rezoning is part of a larger future multifamily apartment development.





**ADJACENT ZONING:** The adjacent zoning is C-4 (commercial industrial) District to north, A-O (agricultural open-space) District to east and west, and R-1 (single-family residential) District to south.

**LAND USE:** The subject properties are currently vacant. Surrounding land uses include McAllen Public Work Facilities, single family residences on rural tracts, vacant land, and Valley Memorial Gardens Cemetery.

**COMPREHENSIVE PLAN:** Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Commercial.

**DEVELOPMENT TRENDS:** The development trend for the area has remained stable since annexation. Currently there is a proposed commercial subdivision under the name of McAllen Public Works to the North.

**HISTORY:** The current zoning does not conform to the Auto Urban Commercial use designation as indicated on the Foresight McAllen Comprehensive Plan.

The intensity of the proposed zone would be less as compared to the Foresight McAllen Comprehensive Plan designation of Auto Urban Commercial.

The future development will have access to a principle arterial Nolana Avenue, and a minor arterial North Bentsen Road.

The request provides opportunity for residential development of the vacant land.

The planning department has not received any subdivision plat or feasibility plan on the property at this time. A recorded subdivision plat and approved site plan are required prior to issuing building permits.

Must comply with subdivision requirements and inner city department requirements, including but not limited to Building & Inspections Department, Utility Department, Engineering Department, and Fire Department maneuvering and code requirements.

**PUBLIC COMMENT:** Staff has not received any calls or letters of opposition to this request.

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District.

1004,2021 RUBEN JAMES DE JESUS,

I, Elise Wall, hereby authorize Mario A. Reyna, P.E. (Vice-President of Melden & Hunt, Inc.), to sign all subdivision application(s) and related paperwork for a property being the E2 AC of the W4 AC of the N5 AC out of Lot 308, John H. Shary Subdivision of Porciones 58, 59, and 60 in Hidalgo County Deed Records.

2934 Metcalf Street

Houston, Texas 77017-1621

STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Elise Wall, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 31 day of November 2021.

Ugina Lym Melancon
Notary Public, State of Texas

VIRGINIA LYNN MELANCON My Notary ID # 2812781 Expires April 12, 2024

ENTERED

I, Elise Wall, hereby authorize Mario A. Reyna, P.E. (Vice-President of Melden & Hunt, Inc.), to sign all subdivision application(s) and related paperwork for a property being the E2 AC of the W4 AC of the N5 AC out of Lot 308, John H. Shary Subdivision of Porciones 58, 59, and 60 in Hidalgo County Deed Records.

Elise Wall

2934 Metcalf Street

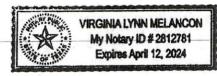
Houston, Texas 77017-1621

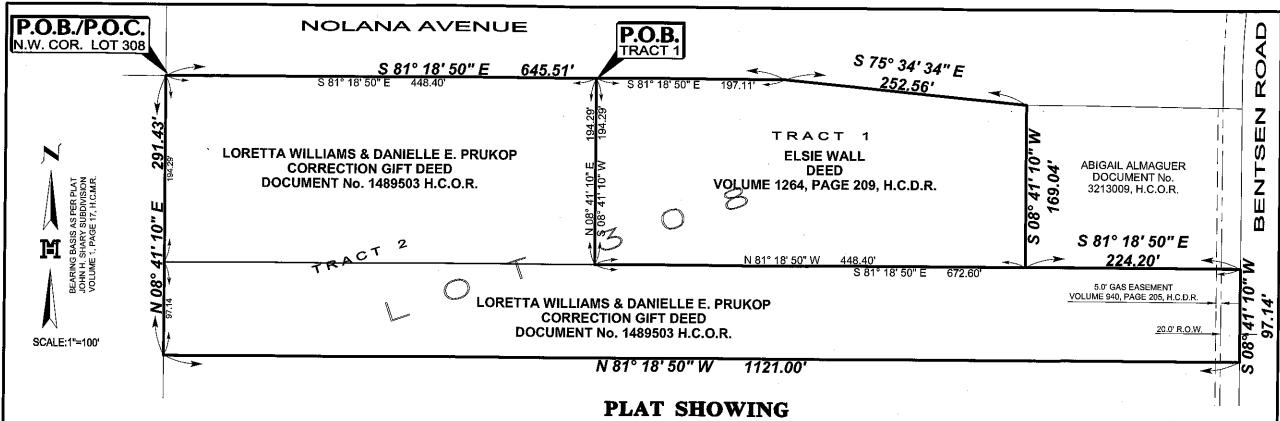
STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Elise Wall, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 31 day of Movember day of Mov





## \_LEGEND

H.C.M.R. - HIDALGO COUNTY MAP RECORDS

N.W. COR. - NORTHWEST CORNER P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCING

H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS

- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
- SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- SURVEY PREPARED FOR CHANGE OF ZONE PROCESS FOR THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS.

PLAT SHOWING
6.427 ACRES CONSISTING OF:
TRACT 1: 1.927 AND TRACT 2: 4.500 ACRES
BEING OUT OF LOT 308
JOHN H. SHARY SUBDIVISION
VOLUME 1, PAGE 17, H.C.M.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS



I, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE IN OFFICE UNDER MY DIRECTION AND SUPERVISION?

RUBEN JAMES DE JESUS, RPLS No. 6813

11.3.2021

DATE:

EXHIBIT "B"



MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

ENTERED

BOOK: <u>T-1140, PG.1</u> DATE: 11/03/2021 JOB No. 21210 FILE NAME: 21210 DRAWN BY: Y.B. 115 W. McINTYRE EDINBARG, TX 78541 HH: (956) 381-0981 FAX: (956) 381-1839 Initial Www.meldenandhunt.com

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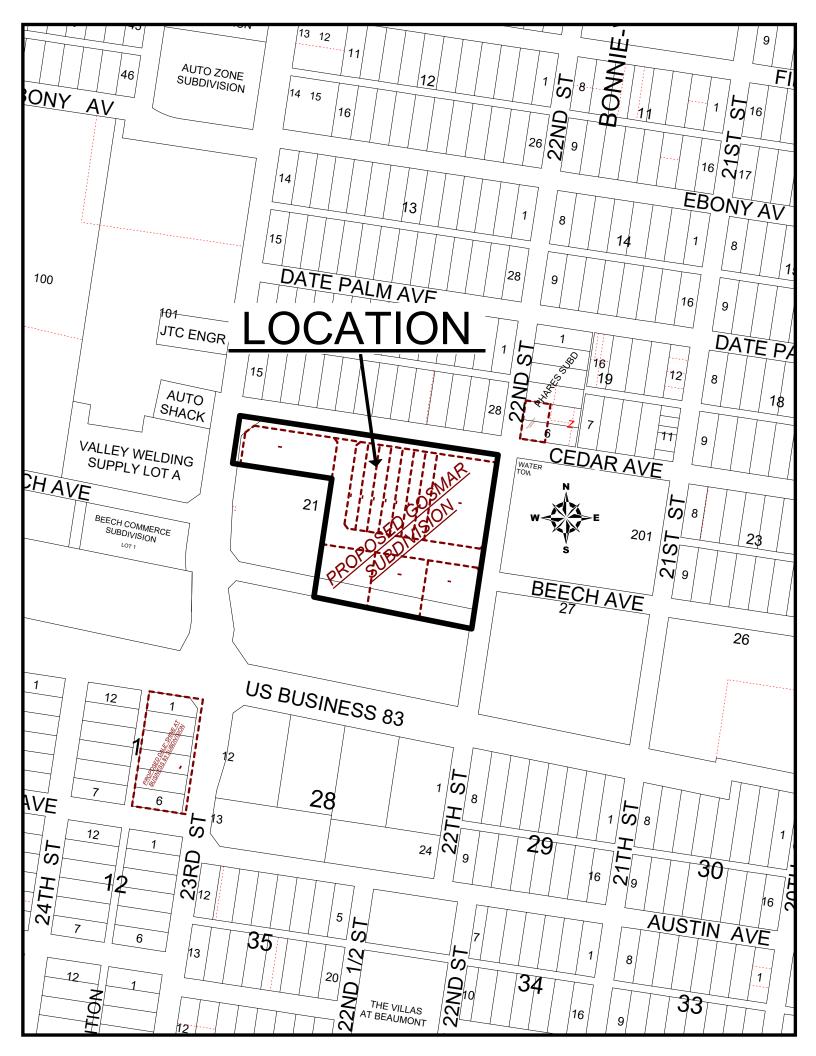
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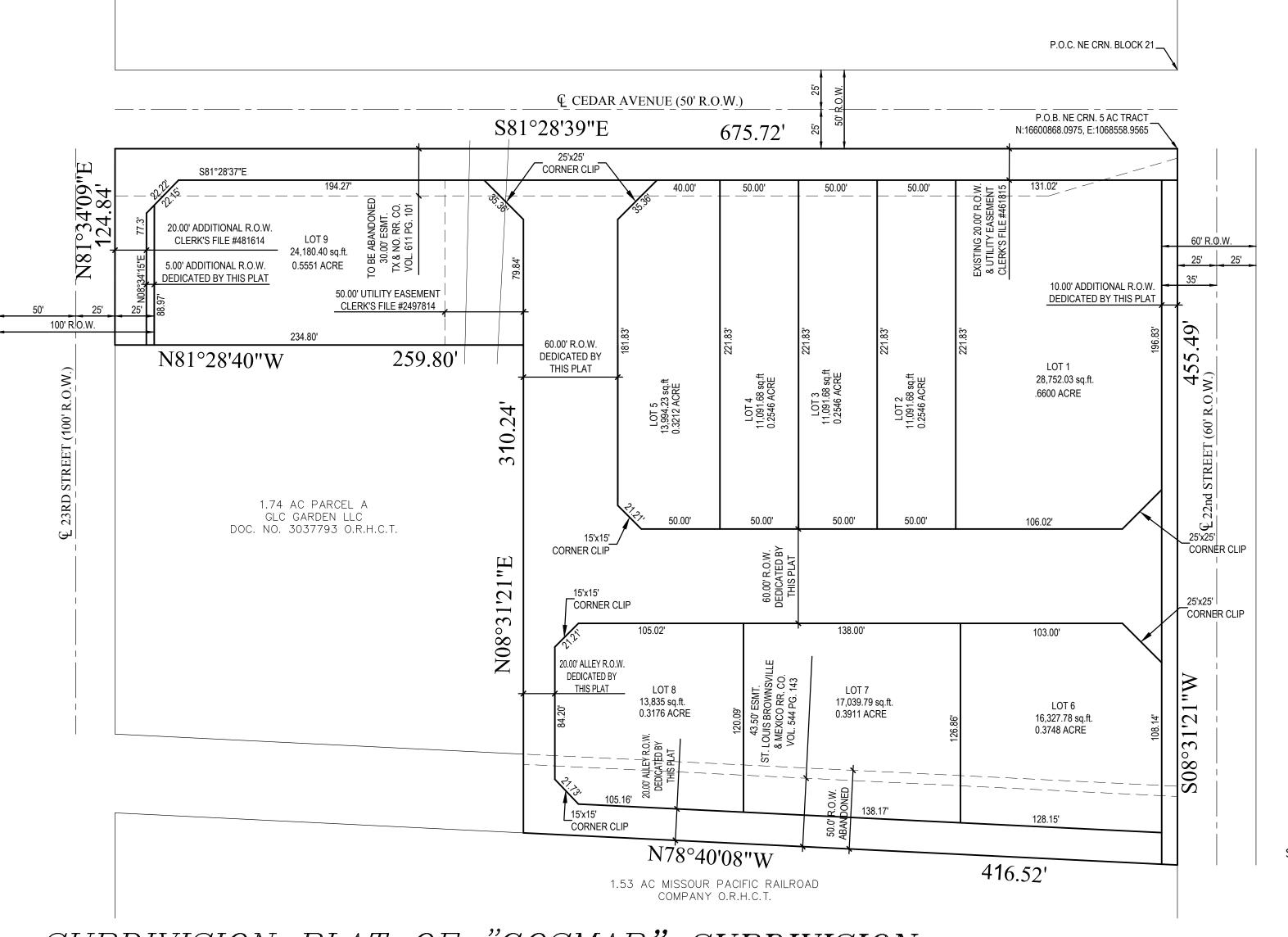
# City of McAllen Planning Department APPLICATION FOR SUPPLICATION PLAT DEV

311 North 15<sup>th</sup> Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name Gosman Subdivision  Location Southwest corner of Cedar And 27nd H.  City Address or Block Number 201 N. 22ND 37  Number of lots 12 Gross acres 4.99 Net acres  Existing Zoning C3 Proposed C3 Rezoning Applied For Yes No Date  Existing Land Use Vac Proposed Land Use Brands Irrigation District # 1  Residential Replat Yes No Commercial Replat Yes No D ETJ Yes No D  Agricultural Tax Exempt Yes No D Estimated Rollback tax due O  Parcel No. Tax Dept. Review  Legal Description A 499 care tract of land Being 3.84 acres out of Sacro, out of Block 21, Hammands Addition, Cityef Michigan, Upl 17 p.187-188
Owner	Name Gosmar, LLC Gorzalez Phone 956.994.8334  Address 201 N. 10th St.  City McAllen State TX Zip 78501  E-mail gosmarllc@hotmail.com
Developer	Name J Peña Construction Phone 956.771-8705  Address 5808 V. 23rd 5rt.  City MCAllen State X Zip 78504  Contact Person Jese Pena  E-mail Jose P. D. Pena Construction & Com
Engineer	Name CIH Engineering, Inc. Phone 956.2225423  Address 701 5.15th Street  City MCAllen State TX Zip 78501  Contact Person Cloromiro Linojosa Jr.  E-mail Chinojosa Q clhengineeringinc.com
Surveyor	Name Ivan Garcia Phone 956 380.5152  Address 910 5. 10th Ave. Jul 30202  City Edinburg State TX Zip 78539 NM





# SUBDIVISION PLAT OF "GOSMAR" SUBDIVISION

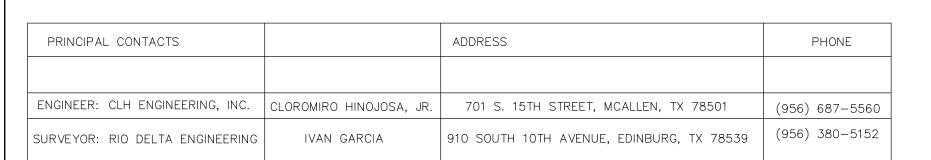
BEING A 4.99-ACRE TRACT OF LAND, MORE OR LESS, BEING 3.84 ACRES OUT OF A 5.00-ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 21, HAMMOND'S ADDITION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 187-188, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND A PORTION OF ABANDONED 50 FOOT STREET RIGHT-OF-WAY ADJACENT TO THE SOUTH OF SAID BLOCK

## GENERAL NOTES:

- 1. FINISHED FLOOR ELEVATION TO BE 18" INCHES ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
- 2. THIS PROPERTY IS LOCATED IN: FLOOD ZONE "C"
- AREAS BETWEEN LIMITS OF THE 100-YR & 500-YR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL No. 480343 0005 C, MAP REVISED NOVEMBER 2 1982.
- 3. A 5FT WIDE MINIMUM SIDEWALK REQUIRED ON 23RD STREET, AND 4 FT WIDE MINIMUM SIDEWALK REEQUIRED ALONG CEDAR AVE, 22ND STREET, AND BOTH SIDES OF ALL INTERIOR STREETS.
- 4. MIN. BUILDING SETBACK LINES SHALL BE AS FOLLOWS: FRONT: 20 FT
  - SIDES: IN ACCORDANCE WITH THE ZONING ORDINACE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

## 5. BENCHMARK:

- 6. MAINTENANCE OF ALL LANDSCAPE AND DETENTION AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
- 7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. 8. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
- 9. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN, UTILITY EASEMENTS, GAS EASEMENTS, OR IRRIGATION EASEMENTS AND LOT LINES.
- 10. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 11. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS AS FOLLOWS: CF (0 AC-FT)
- 12. NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
- 13. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ACCESS EASEMENTS.
- 14. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES
- 15. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 16. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
- 17. COMMON AREAS, PRIVATE SERVICE DRIVE EASEMENT MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 19. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134–168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREET.
- 20. MINIMUM 25 FT x 25 FT SIGHT OBSTRUCTION EASEMENT AT ALL STREET INTERSECTIONS.
- 21. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG 23RD STREET





FILE FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

ON:	AT	_ AM/PM
INSTRUMENT NUMBER		
OF THE MAP RECORDS	OF HIDALGO COUNTY, TEXAS	
BY:		DEPUTY

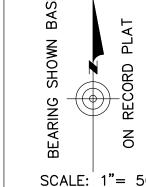
## METES & BOUNDS:

BEING A 4.99-ACRE TRACT OF LAND, MORE OR LESS, BEING 3.84 ACRES OUT OF A 5.00-ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 21, HAMMOND'S ADDITION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 187-188, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND A PORTION OF ABANDONED 50 FOOT STREET RIGHT-OF-WAY ADJACENT TO THE SOUTH OF SAID BLOCK; SAID TRACT CONVEYED TO ICE HOUSE RANCH, LLC, IN SPECIAL WARRANTY DEED DOCUMENTS NUMBER 2611174, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS; SAID 5.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK NAIL SET AT THE NORTHEAST CORNER OF SAID BLOCK 21, THENCE, SOUTH 08 DEGREES 31 MINUTES 21 SECONDS WEST, WITH THE EAST LINE OF SAID BLOCK 21 AND THE WEST RIGHT-OF-WAY LINE OF NORTH 22nd STREET, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT (N:16600868.0975, E:1068558.9565), FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 31 MINUTES 21 SECONDS WEST, WITH THE EAST LINE OF SAID BLOCK 21, AND THE WEST RIGHT-OF-WAY LINE OF SAID NORTH 22nd STREET, AT 20.00 FEET PASSED THE SOUTH RIGHT-OF-WAY LINE OF CEDAR AVENUE, CONTINUING A TOTAL DISTANCE OF 455.49 FEET TO A PK NAIL FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF AN ABANDON 50.00 FOOT ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 78 DEGREES 40 MINUTES 08 SECONDS WEST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ABANDON 50.00 FOOT ROAD, A DISTANCE OF 416.52 FEET TO A HALF 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A 1.74 ACRE TRACT OF LAND



STATE OF TEXAS COUNTY OF HIDALG

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "GOSMAR" SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER MCALLEN TX	DATE
MCALLEN, TEXAS 78504	
STATE OF TEXAS COUNTY OF HIDALG	
	DAY PERSONALLY APPEARED IE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS	DAY OF, 20
NOTARY PUBLIC	
HIDALGO COUNTY, TEXAS	
NOTARY PUBLIC	
IN THE ABOVE DESCRIBED PROPERTY, BEING THE LA  OF THE CITY OF MCA  PROPERTY AS PROVIDED FOR UNDER THE PLAT AND	HORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST ND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE DO HEREBY PROVIDE THAT ANY FORCLOSURE RELATING TO THE PERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY
SECURITY INTEREST HOLDER:	DATE
STATE OF TEXAS COUNTY OF HIDALGO	
	DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN RIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO SES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS	THE, 20

NOTARY PUBLIC IN AND FOR THE

STATE OF TEXAS

MY COMMISSION EXPIRES



LOCATION MAP SCALE: 1:500

CERTIFICATION OF	THE MAYOR OF THE CITY OF MCALLEN, THE UNDERSIGNED, MAYOR OF THE	
CITY OF MCALLEN,	TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL	
REQUIREMENTS OF	THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQ	UIRED.

				_		
MAYOR,	CITY	OF	MCALLEN	-	DATE:	

\_\_ DAY OF \_\_

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED

CHAIRMAN, PLANNING	AND ZONING	DA
COMMISSION, CITY OF	MCALLEN	27.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1,

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS. WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT	SECRETARY

## APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIÁTE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO	COUNTY	DRAINAGE	DISTRICT	NO.	1

RAUL E. SESIN, P.E., C.F.M.	DATE
GENERAL MANAGER	

## STATE OF TEXAS COUNTY OF HIDALGO

I, (SURVEYOR), REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN, TEXAS.

DATED	THIS	THE	 DAY	OF	20	

REGISTERED PROFESSIONAL SURVEYOR (SEAL) IVAN GARCIA REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 6496 921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539

No.	 STATE	OF	TEXAS.

### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER (SEAL) CLOROMIRO HINOJOSA, JR. CLH ENGINEERING, INC. 701 S. 15TH STREET, MCALLEN, TX 78501 (TEL)956-687-5560 (FAX)956-687-5561

No. \_\_\_\_\_ STATE OF TEXAS.



DATE OF PREPARATION: OCTOBER 4, 2021

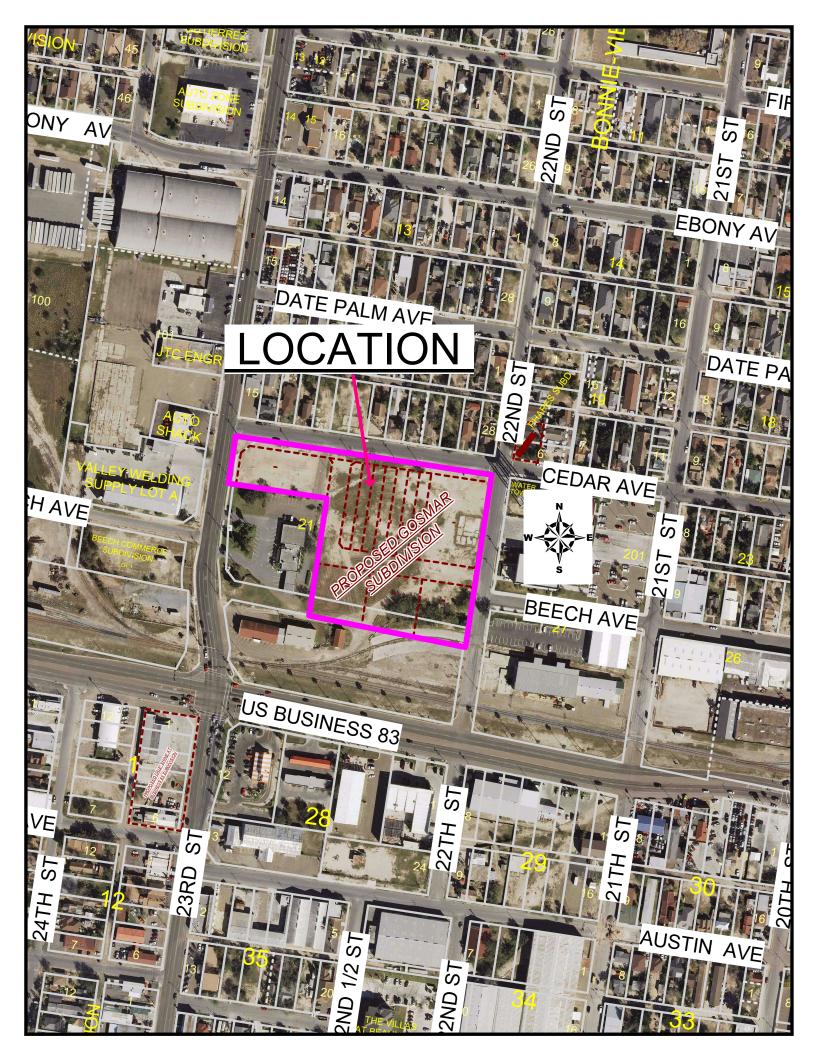


Reviewed On: 10/22/2021

SUBDIVISION NAME: GOSMAR SUBDIVISION REQUIREMENTS	
N. 23rd Street (FM 1926): 25 ft. of additional ROW dedication required for 50 ft. from centerline for 100 ft. total ROW Paving: by the state Curb & gutter: by the state  *****City of McAllen Thoroughfare Plan	Applied
N. 22nd Street: 10 ft. ROW required for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides **City of McAllen Thoroughfare Plan	Applied
Cedar Avenue: min. 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides  **Revised plat shows "20 ft. ROW and Utility Easement" to complete 70 ft. of existing ROW. Label total ROW after accounting for the 20 ft. ROW dedicated ROW through separate document.  *** "30 ft. easement Vol. 611 PG. 101" must show abandonment document number prior to recording.  ***City of McAllen Thoroughfare Plan	Required
Interior streets: 50 ft. ROW proposed Paving: 40 ft. Curb & gutter: both sides  **Sidewalk easements along both side of internal streets will be required to be shown on plat as proposed by the engineer in lieu of 60 ft. ROW prior to recording.  **City of McAllen Thoroughfare Plan	Required
* 800 ft. Block Length *Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  ***Service drive will be required/reviewed at time of site plan for Lots 1-5 and Lot 9 since an alley is not being proposed for those lots. A plat note will be required on plat prior to recording.  **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: In accordance with Zoning Ordinance, greater for easements, approved site plan, or in line with existing structures.  **Zoning Ordinance: Section 138-356	Required
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan.  ***Zoning Ordinance: Section 138-356	Required
* Sides: In accordance with the zoning ordinance or greater for approved site plan or easement  **Zoning Ordinance: Section 138-356	Applied
* Corner side: 10 ft. or greater for easements, or approved site plan, whichever is greater **Zoning Ordinance: Section 138-356	Required
* Garage:  ***Zoning Ordinance: Section 138-356	NA

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on N. 23rd Street, and a 4 ft. wide minimum sidewalk required along Cedar Avenue, N. 22nd Street, and both sides of interior streets **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses *Additional buffer as may be required, prior to final **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North 23rd Street (proposed) **City of McAllen Thoroughfare Plan	Applied
* Site plan must be approved by the Planning and other Development Departments prior to final. Common site plan for parking, landscaping, etc. will be required at time of site plan.	Required
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Common Areas, private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  *Section 110-72 if public	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.  ****Subdivision Ordinance: Section 110-72	N/A
OT REQUIREMENTS	
* Minimum lot width and lot area **Zoning Ordinance: 138-1	Applied
* Lots fronting public streets **Zoning Ordinance: Section. 138-356	Compliance
ONING/CUP	
* Existing: C-3 Proposed: C-3  **As per Engineer, rezoning will not be proposed as proposed uses comply with C-3 Zoning District requirements.	Applied
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee	NA

* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Park Fees do not apply to commercial developments.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation approved; TIA not required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	N/A
COMMENTS	
Comments:  *Must comply with City's Access Management Policy  **Label any ROW being dedicated as being dedicated by plat (if applicable)  ***Include document numbers of any easements or ROW that will be abandoned prior to recording.  ****Corner clips will be reviewed prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



SUB2021-0068

## City of McAllen Planning Department APPLICATION FOR

311 North 15<sup>th</sup> Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

#### SUBDIVISION PLAT REVIEW

	Subdivision Name Avanti Legacy Violet Parc
	Location 4601 N. McColl St., McAllen, TX 78504
ou	City Address or Block Number Lot 2, Block 7, Steele & Pershing Subdivision
Project Description	Number of lots 2 Gross acres 5 Net acres 4.62  Approved
Ë	Existing Zoning R-3A; C-3Proposed R-3A; C-3 Rezoning Applied For Yes No Date
es	Existing Land Use Commercia Proposed Land Use Commercial Irrigation District # 2
Ŏ	Residential Replat Yes   No  Commercial Replat Yes  No  ETJ Yes  No
ect	Agricultural Tax Exempt Yes □ No 🛪 Estimated Rollback tax due N/A
òj.	Parcel No. 290056; 450911 Tax Dept. Review
Ā	Legal Description STEELE & PERSHING 1.00AC-E660'-S330'-N660' LOT 2 BLK 7; STEELE &
	PERSHING E660'-S330'-N660' EXC 1.00AC LOT 2 BLK 7 4.00AC
	Name Roberto & Aura Salazar Phone 956-451-0449
Ţ.	
Owner	Address 4601 N. McColl Rd.
ò	City McAllen State TX Zip 78504
	E-mailrobert@robertsalazar.com
	Name Avanti Legacy Violet Parc, LP/Madhouse Phone 512-982-1389
Developer	Development, Inc. Address 8500 Shoal Creek Blvd., Bldg. 4, Ste. 208
0	City Austin State TX Zip 78757
976	Contact Person Enrique Flores
ŏ	E-mail henry@madhousedevelopment.net
<u> </u>	Name Carney Engineering, PLLC Phone 469-443-0861
neel	Address 5700 Granite Pkwy., Ste. 200
Engin	City Plano State TX Zip 75024
ᇤ	Contact Person Craig Carney
	E-mail Craig@Eng-Firm.com
Surveyor	Name _ Canada Bass Phone _ 361-881-8044
LVe L	Address 710 Buffalo St., #700
Su	City Corpus Christi State TX Zip 78401
	1 1 1 1 7 7 7 2020

#### **Proposed Plat Submittal**

- x \$225 Preliminary Review Fee and \$75 Final Approval Fee
- X Title Report
- X 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies
- X 2 Location Maps
- x 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- x 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (Identifying owner on application)
- X Autocad 2005 DWG file and PDF of plat
- x Letter of Authorization from the owner, if applicable
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

#### PLAT TO SHOW:

- ✓ Metes and bounds
- ✓ Lots numbered with dimensions and area of irregular lots noted
- ✓ Surrounding platted lots and/or lot lines for uplatted tracts
- ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- ✓ North arrow, scale and vicinity map
- ✓ Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Date 6/15

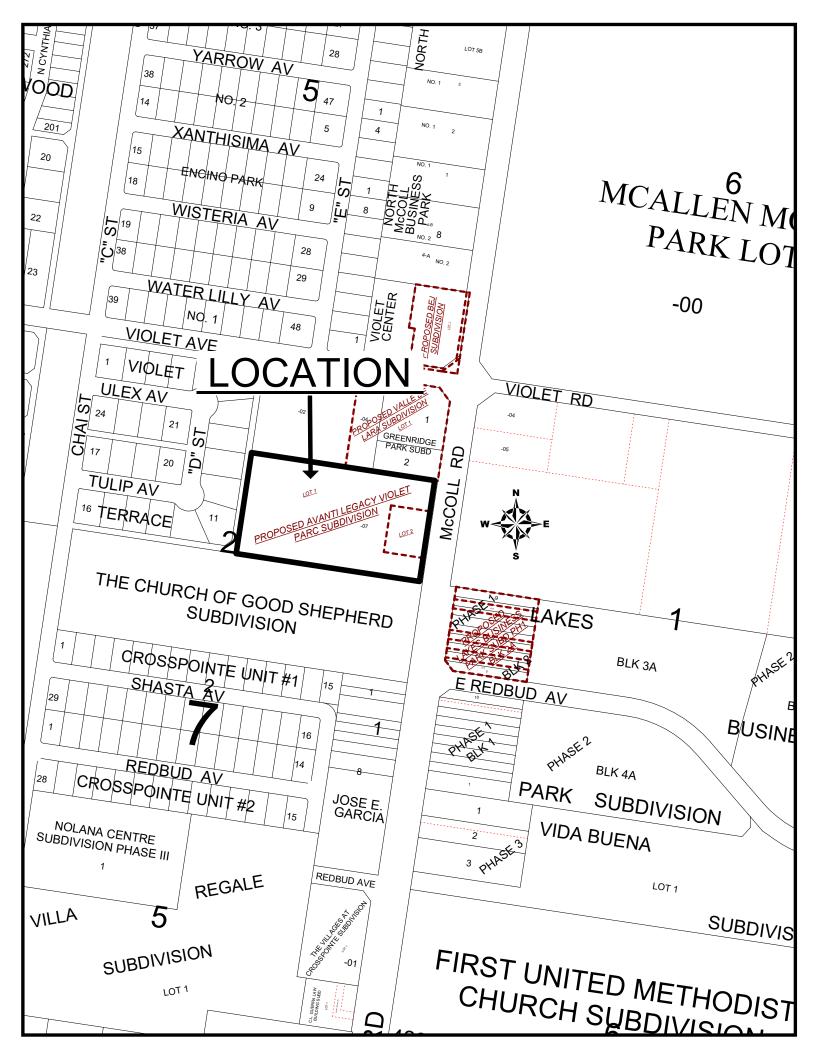
Print Name Enrique Flores, Madhouse Development, Inc.

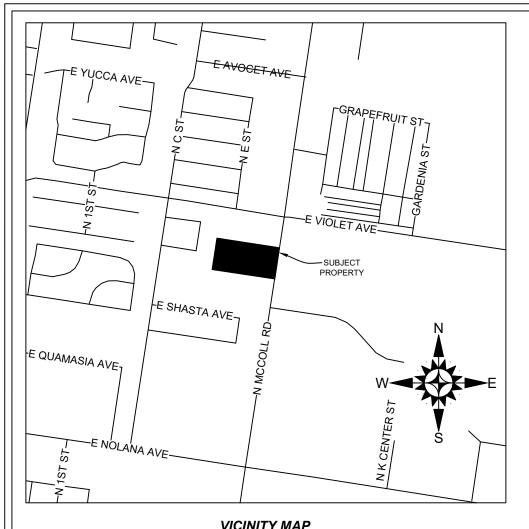
Owner 

Authorized Agent 

M

10/19





#### (1" = 1000')

- SET 5/8" IRON ROD WITH CAP STAMPED "FRONTIER 10082900"
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)

#### METES AND BOUNDS DESCRIPTION:

**BEING** a 5.000 acre tract of land situated in the Domingo Fonseca Survey, Abstract No. 33, Hidalgo County, Texas, being a portion of Lot 2, Block 7, Steele and Pershing Subdivision, as recorded in Volume 8, Page 115, of the Deed Records of Hidalgo County, Texas, being all that certain called 5 acre tract of land described in deed to Roberto Salazar and wife, Aura M. Salazar, as recorded in Volume 2877, Page 712, of the Official Records of Hidalgo County (O.R.H.C.T.), Texas, and being more particularly described by metes and bounds as follows:

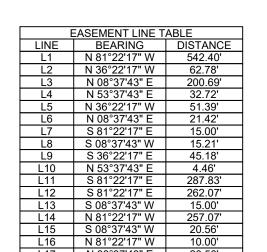
**BEGINNING** at a point (Y = 16,613,976.16', X = 1,080,745.45') at the northeast corner of said called 5 acre tract, being in the centerline of N. McColl Road (an 80-foot wide right-of-way) and being on the east line of said Lot 2 from which the northeast corner of said Lot 2 bears North 08°37'43" East, a distance of 330.00 feet;

**THENCE** South 08°37'43" West, along said centerline, a distance of 300.00 feet to the southeast corner of said called 5 acre tract;

**THENCE** North 81°22'17" West, passing at a distance of 50.00 feet a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the northeast corner of Lot 1, Block 1, The Church of the Good Shepherd Subdivision, as recorded in Volume 21, Page 125, of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), and continuing along the common line of said called 5 acre tract and said Lot 1 a total distance of 660.00 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking common south corner of said called 5 acre tract and a 20-foot wide alley according to the plat of Violet Terrace Subdivision, as recorded in Volume 22,

**THENCE** North 08°37'43" East, along the common line of said called 5 acre tract and said 20-foot wide alley, a distance of 330.00 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the common west corner of said called 5 acre tract and that certain called 2.33 acre tract of land described in deed to L. Reyes Family, LP, as recorded in Document No. 2730490, O.R.H.C.T.;

**THENCE** South 81°22'17" East, along the north line of said called 5 acre tract, passing at a listance of 307.00 feet a 5/8-inch iron rod found marking the common south corner of said called 2.33 acre tract and that certain tract of land described in deed to Manrique Properties, LTD., as recorded in Document No. 1383504, O.R.H.C.T., passing at a distance of 396.00 feet a 5/8-inch iron rod found marking the southeast corner of Manrique Properties, LTD. tract, and continuing a total distance of 660.00 feet to the POINT OF BEGINNING and containing 5.000 acres (217,800 square feet) of land.



	EASEMENT LINE TABLE				
LINE	BEARING	DISTANCE			
L18	N 81°22'17" W	267.15'			
L19	S 08°37'43" W	24.66'			
L20	N 81°22'17" W	10.00'			
L21	N 08°37'43" E	24.13'			
L22	S 53°37'43" W	38.99'			
L23	S 08°37'43" W	174.13'			
L24	S 81°22'17" E	16.47'			
L25	S 08°37'43" W	15.00'			
L26	N 81°22'17" W	15.60'			
L27	S 36°22'17" E	54.81'			
L28	S 81°22'17" E	271.81'			
L29	N 08°37'43" E	28.74'			
L30	S 81°22'17" E	10.00'			
L31	S 08°37'43" W	28.74'			
L32	S 81°22'17" E	250.35'			
L33	S 08°37'43" W	10.98'			

#### 1. Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid). Elevations are based on NAVD88 (GEOID 18). Contour interval equals 0.5

2. Title Commitment issued by Old Republic National Title Insurance, G.F. No. 2100138-COM, effective date February 22, 2021, 8:00 am.

3. The subject property has a Zone "B" Rating (shaded) according to the Federal Emergency Management Agency Map No. 4803340425C, dated November 16, 1982. Zone "B" (shaded) is defined as "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood".

4. No structure shall be permitted over any easement.

5. All common areas, private drives/access easements and detention areas will be maintained by the lot owners, not the City of McAllen.

6. Erosion and sedimentation control during construction shall be in accordance with current Texas Pollution Discharge Elimination System (T.P.D.E.S.) guidelines.

7. Minimum finish floor shall be 18" above top of curb or Base Flood Elevation, whichever is greater.

9. All fire protection shall be installed by a licensed fire protection company. Building setbacks:

Front: 40-feet or greater for easements or approved site plan Sides: In accordance with Zoning Ordinance, or greater for easements or approves site plan Rears: In accordance with Zoning Ordinance, or greater for easements or approves site plan Garage: 18-feet except where greater setback is required, greater setback applies

11. A six (6) foot opaque buffer is required from adjacent/between multi-family residential and commercial, and industrial zones/uses.

8. Additional fire protection may be required during the plan review phase in order to provide any addition fire protection requirements.

12. An eight (8) foot masonry wall is required between single family residential and commercial, industrial, or multi-family zones/uses.

13. 5 ft. wide minimum sidewalk required on North McColl Road.

14. A 25 ft. by 25 ft. sight obstruction easement is required at all street intersections

15. Storm water detention of \_\_\_\_\_ cubic-feet (\_\_\_\_\_ acre-feet) is required for this subdivision.

#### OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION:

The undersigned owner(s) of the land shown on this plat and designated herein as the Avanti Legacy Valor Heights to the City of McAllen, Texas, and whose name(s) are subscribed hereto, hereby dedicate to the use of the public all streets, alleys, parks, watercourses, drains, easements, water lines, sewer lines, storm sewers, fire hydrants and public places which are installed or which we will cause to be installed thereon, shown or not shown, if required otherwise to be installed or dedicated under the subdivision approval process of the City of McAllen, all the same for the purposes therein expressed, either on the plat hereof or on the official minutes of the applicable authorities of the City of McAllen.

State of Texas State of Texas County of Hidalgo County of Hidalgo Owner: Roberto Salazar Owner: Aura M. Salazar State of Texas State of Texas County of Hidalgo County of Hidalgo Before me, the undersigned authority, on this day personally appeared Roberto Salazar Before me, the undersigned authority, on this day personally appeared <u>Aura M. Salazar</u> known to me to be the person(s) whose names are subscribed to the foregoing instrument, and known to me to be the person(s) whose names are subscribed to the foregoing instrument, and acknowledged to me that he/she (they) executed the same for purposes and considerations therein acknowledged to me that he/she (they) executed the same for purposes and considerations therein Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_ Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_

### NORTHEAST CORNER OF LOT 2, BLOCK 7 STEELE AND PERSHING SUBDIVISION PORTION OF LOT 2, BLOCK 7 STEELE AND PERSHING SUBDIVISION VOL. 8, PG. 115 CALLED 2.33 ACRES L. REYES FAMILY, LF DOC. NO. 2730490 PORTION OF LOT 2, BLOCK 7 STEELE AND PERSHING VOL. 8, PG. 115 MANRIQUE PROPERTIES, LTD. LOT 1 VALLE DE LARA SUBDIVISION DOC. NO. 1383504 DOC. NO. 3156107 VIOLET TERRACE SUBDIVISION CENTRAL POWER AND -CENTRAL POWER AND PER PLAT) (20,584 SQ. FT.) PUBLIC UTILITY EASEMENT (BY THIS PLAT) Y = 16,613,976.16' X = 1,080,745.45' LOT 10 10' PRIVATE UTILITY EASEMENT (BY THIS PLAT) 10' UTILITY EASEMENT (BY THIS PLAT) LOT 1 4.096 ACRES (178,415 SQ. FT.) 0.450 ACRES (19,585 SQ. FT.) **ENGINEER'S CERTIFICATION** I, the undersigned, a registered professional engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat. LOT 1, BLOCK 1 THE CHURCH OF THE GOOD SHEPHERD SUBDIVISION VOL. 21, PG. 125 M.R.H.C.T. \_\_\_day of \_\_\_\_

SCALE: 1" = 40°

#### HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

State of Texas County of Hidalgo

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Texas Water Code 49.211(C). The District has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the Developer and his Engineer to make these determinations.

Hidalgo County Drainage District No. 1

Raul E. Sesin, P.E., C.F.M. General Manager

#### HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATION

State of Texas County of Hidalgo		
This Plat is hereby approved by the Hidalgo County Irrigation of 20	n District No. 2 on this, the	_ day
No improvements of any kind (including without limitation, tre placed upon Hidalgo County Irrigation District No. 2 rights of		
President	Secretary	_

#### PLANNING AND ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairman of the Planning & Zoning Commission of the City of McAllen, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required.

Approved this the \_\_\_\_ day of \_\_

Chairman, Planning and Zoning Commission

City of McAllen

I, the undersigned, Mayor of the City of McAllen, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this City wherein my approval is required.

	Mayor City of McAllen	Date	
ATTEST:	Clerk	Date	

### Subdivision For **AVANTI LEGACY VIOLET PARC**

2 Lots, 1 Block

Being a 5.000 acre tract of land situated in the Domingo Fonseca Survey, Abstract No. 33, Hidalgo County, Texas, being a portion of Lot 2, Block 7, Steele and Pershing Subdivision, as recorded in Volume 8, Page 115, of the Deed Records of Hidalgo County, Texas, being all certain called 5 acre tract of land described in deed to Roberto Salazar and wife, Aura M. Salazar, as recorded in Volume 2877, Page 712, of the Official Records of Hidalgo County, Texas

:	At:	AM / PM
trument Number the Map Records of Hidalgo County, T	exas	
Deputy		

T. Craig Carney Registered Professional Engineer No. 55714

Roberto and Aura Salazar

T. Craig Carney, Carney Engineering, PLLO

**SURVEYOR'S CERTIFICATION** 

I, Allen W. Kerley, a Registered Professional Land Surveyor of the State

of Texas for Frontier Surveying Company, hereby certify that this plat is

true and correctly made and is prepared from an actual survey on the

property made under my supervision on the ground.

Surveyor Allen W. Kerley, Frontier Surveying Company, TBPLS Firm No. 10082900 <u> 0 Buffalo St, Suite 700, Corpus Christi, TX 7840</u>

State of Texas

County of \_\_\_\_

PH: (361) 881-8044 PH: (469) 443-0861

DATE OF PREPARATION: 09/01/2021

12/02/2021 Page 1 of 3 SUB2021-0110



Reviewed On: 12/2/2021

SUBDIVISION NAME: AVANTI LEGACY VIOLET PARC	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North McColl Road: 60 ft. dedication for 60 ft. from centerline for 120 ft. total ROW. Paving: By the state Curb & gutter: By the state  **Please label clearly amount (feet) of ROW being dedicated prior to recording. COM Thoroughfare Plan	Required
Paving Curb & gutter	Applied
* 800 ft. Block Length.  **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	Applied
SETBACKS	
* Front: In accordance with Zoning Ordinance or greater for easements or approved site plan or in line with existing structures.  **Engineer is proposing: 40 ft. or greater for easements or approved site plan.  **Zoning Ordinance: Section 138-356	Required
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.  **Zoning Ordinance: Section 138-356	Applied
* Corner: **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies.  **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on North McColl Road. ***5 ft. sidewalk requirements as per Engineering Department. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

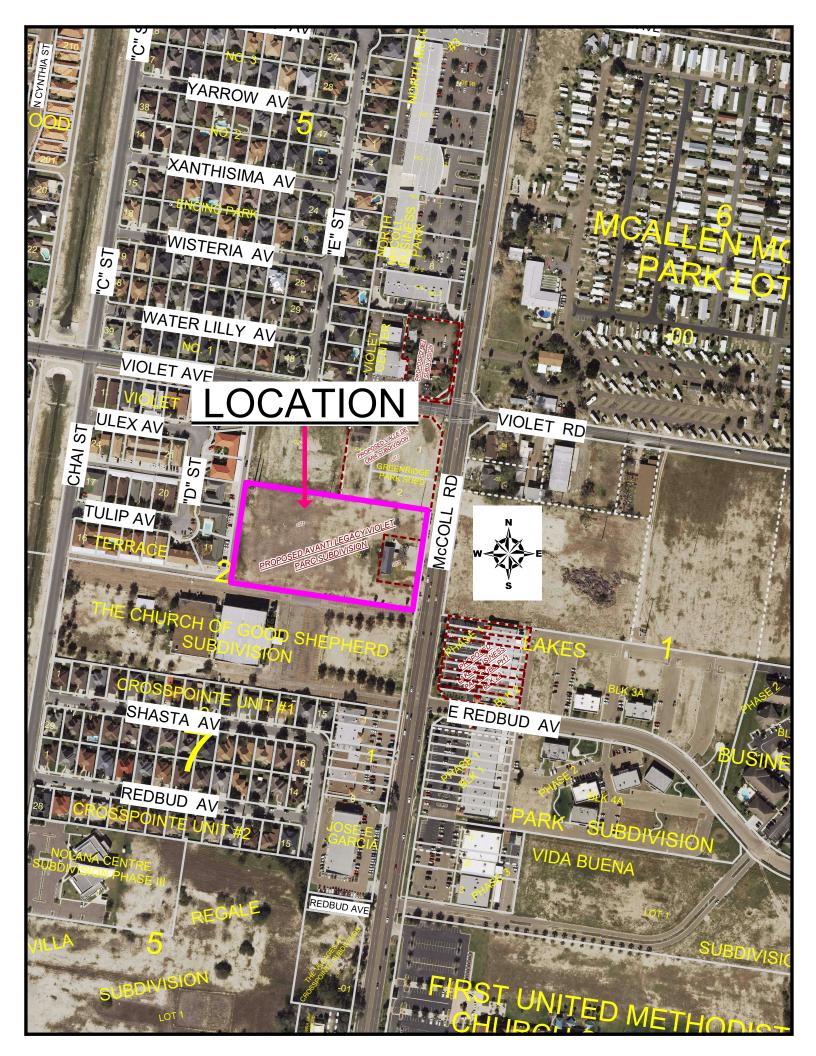
12/02/2021 Page 2 of 3 SUB2021-0110

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.  ***City's Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for both lots.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  **Section 110-72 applies if private subdivision is proposed.  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.  **Subdivision Ordinance: Section 110-72	Applied
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance
ZONING/CUP	
* Existing: R-3A & C-3 Proposed: R-3A & C-3 **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	Required
* Variance request of fees in lieu of land was approved by the Parkland Dedication Advisory Board on Oct. 12, 2021.	Completed

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

12/02/2021 Page 3 of 3 SUB2021-0110

TRAFFIC	
* As per Traffic Department, Trip Generation approved; no TIA required.	Completed
* As per Traffic Department, Trip Generation approved; no TIA required.	Compliance
COMMENTS	
Comments: Must comply with City's Access Management Policy  ****Please submit any gate details if applicable prior to final.  *****For Lot 2 (existing law office), parking spaces might have to be relocated to not be within the proposed ROW dedication. If any license agreements are requested, they will have to be reviewed by TX-Dot and must be finalized prior to final plat review.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied



SuB2021-0092

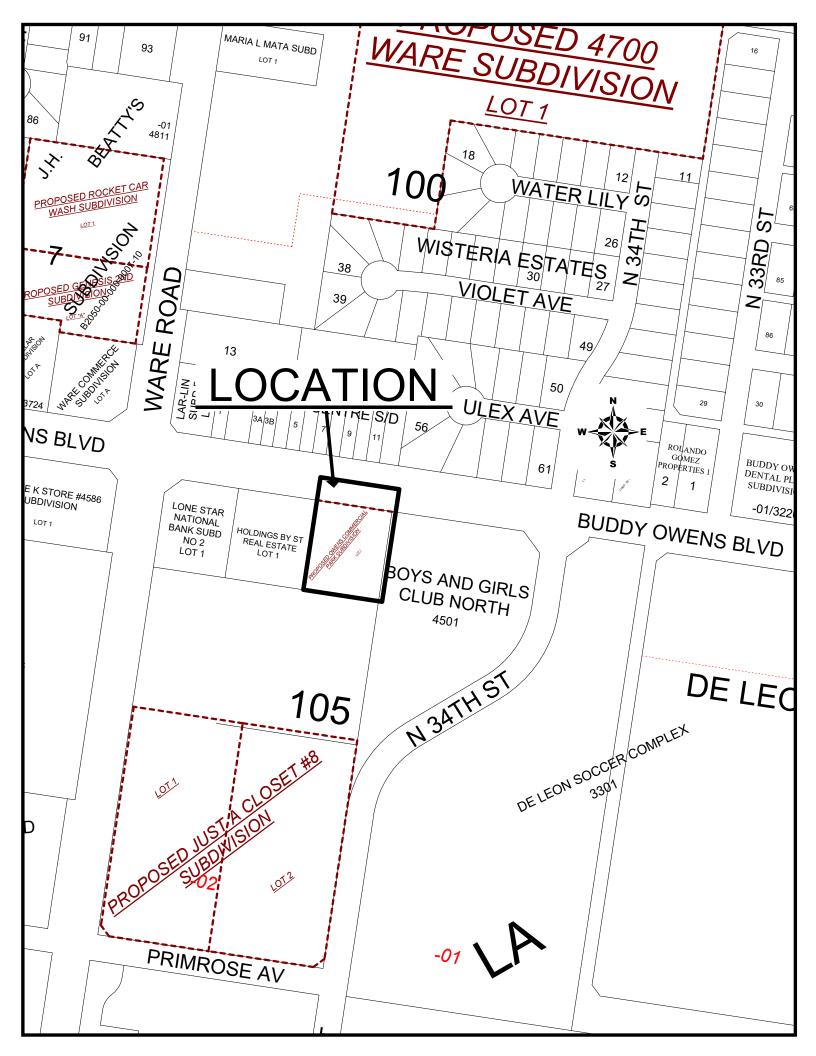
## City of McAllen Planning Department APPLICATION FOR

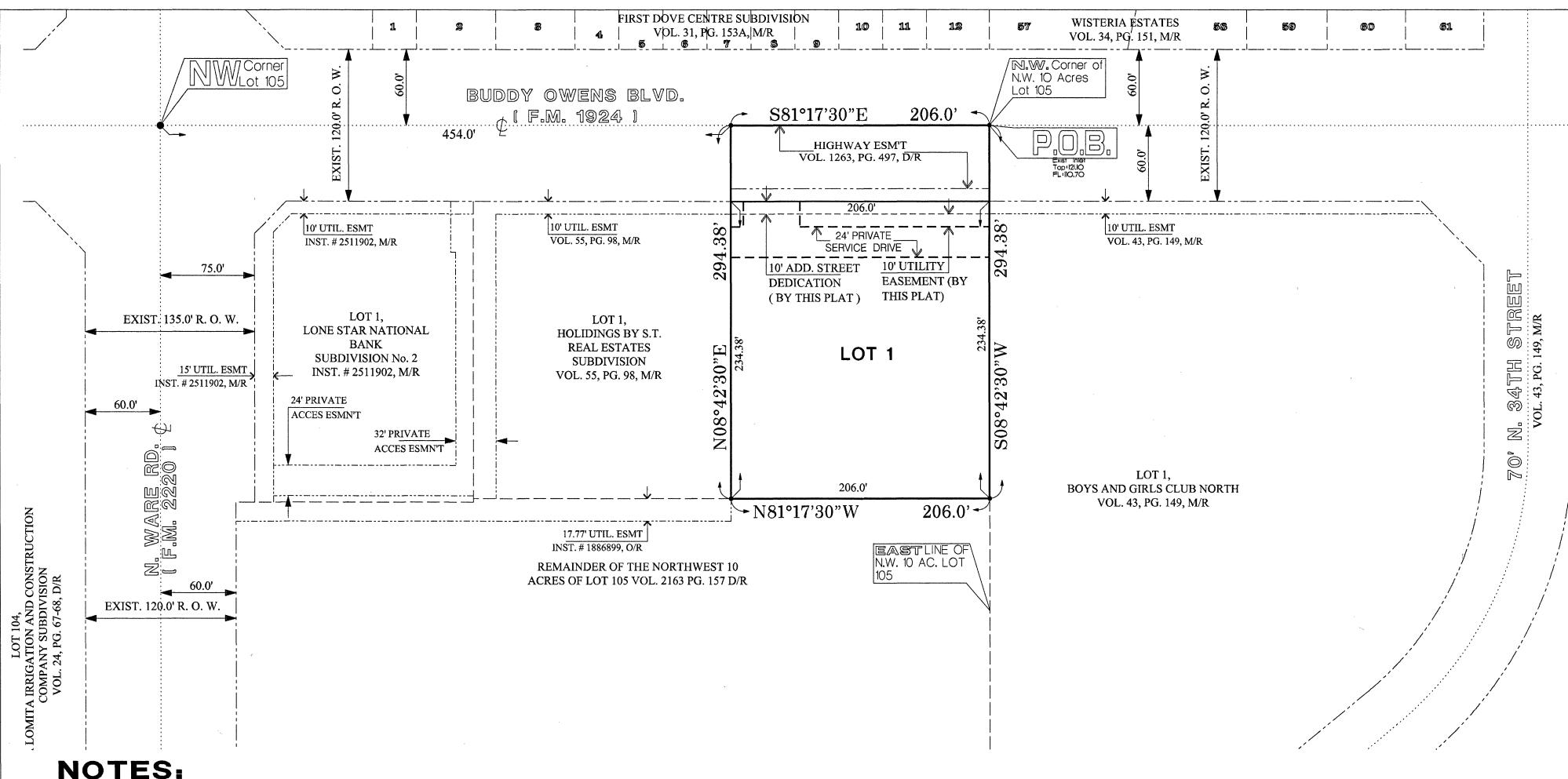
311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

Initial: NM

<b>SUBDIV</b>	TOTON	DIAT	DEL	TTTTTT
SUBDIT		PLA	KEV	I II VV

Project Description	Subdivision Name Owens Commercial Park  Location The south side of Buddy Owens Blvd., approximately 500 feet west of Ware Road.  City Address or Block Number 3501 Buddy Owens Boulevard  Number of lots
Owner	Name Oscar Sotelo, M.D. Phone 956-682-1591  Address 7012 N. 10th Street Suite 40  City McAllen State Texas Zip 78503  E-mail oscar@sotelodermatology.com
Developer	Name _ Same as Owner         Phone
Engineer	Name Spoor Engineering Consultants, Inc. Phone 956-683-1000  Address 202 S. 4th Street  City McAllen State Texas Zip 78501  Contact Person Steve Spoor  E-mail sec@spooreng.com
Surveyor	Name         Pena Engineering         Phone         956-682-8812           Address         P.O. Box 4320           City         McAllen         State         Texas         Zip         78501         ENTERED





METES & BOUNDS

A 1.39 ACRE TRACT OF LAND OUT OF THE NORTHWEST 10 ACRES OF LOT 105, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION OF PORCIONES 61, 62, AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

corner of the following described tract of land, said point being in Buddy Owens Blvd. (F.M. # 1924), and located South 81 Deg. 17 Min. 30 Sec. East, 660.0 feet from the northwest corner of Lot 105; THENCE, with the East line of the Northwest 10 acres of Lot 105, South 08 Deg. 42 Min. 30 Sec. West, at 50.0 feet pass the South line of Buddy Owens Blvd., at 60.0 feet pass the northwest corner of Lot 1. Boys and Girls Club North, City of McAllen, recorded in Volume 43, Page 149, Map Records, and at 294.38 feet a point for the Southeast corner hereof;

THENCE, with the East line of said Lot 1, North 08 Deg. 42 Min. 10 Sec. East, at 234.38 feet pass the northeast corner of Lot 1, at 244.38 feet pass the South line of Buddy Owens Blvd., and at 294,38 feet, a point on the North line of the Northwest 10 acres of Lot 105, for the northwest corner

more or less, of which the North 50.0 feet comprising 0.24 acre lies in Buddy Owens Blvd.

LOCATED AT THE SOUTHEAST CORNER OF WARE RD. & MILE 3 RD.

DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT. 8.) STORM WATER DETENTION OF 0.24 AC-FT (10,440 C.F.) IS REQUIRED FOR

9.) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED. AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS

1.) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

B.- OTHERS - IN ACCORDANCE WITH ZONING ORDINANCE

2.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES

OR GREATER FOR EASEMENT OR APPROVED SITE PLAN

ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982.

THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR

4.) A 6.0' BUFFER OPAQUE IS REQUIRED FROM ADJACENT / BETWEEN

MULTI-FAMILIY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL

ZONES / USES, AN 8' MASONARY WALL IS REQUIRED BETWEEN

6.) BENCHMARK.- STATION NAME: MC# 58 SET BY ARANDA & ASSOC.

7.) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER

DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING

MULTI-FAMILY RESIDENTIAL ZONES / USES.

5.) A 4.0' SIDEWLAK REQUIRED ALONG BUDDY OWENS BLVD.

SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR

ZONE B IS DESCIRBED AS "AREA OF MODERATE FLOOD HAZARD, USUALLY

100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS

FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS

OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM

OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE

3.) THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE

A.- BUDDY OWENS BLVD. - 50.0 FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

OR EASEMENTS.

Elev.- 119.91

SUBDIVISION.

THIS SUBDIVISION.

10.) COMMON AREA MAINTENANCE BY OWNER AND NOT THE CITY OF MCALLEN.

OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN

HIDALGO COUNTY DRAINAGE DISTRICT NO. I HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49,211(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. I

BY: RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER

BEGINNING at the northeast corner of the Northwest 10 acres of Lot 105, for the northeast

THENCE, parallel to the South line of the Northwest 10 Acres of Lot 105, North 81 Deg. 17 Min. 30 Sec West, 206.0 feet to point for the Southwest corner hereof; said point being the Southeast corner of Lot 1, Holdings by S.T. Real Estates Subdivision, City of McAllen, recorded in Volume 55, Page 98, Map Records,

hereof;

THENCE, with the North line of the Northwest 10 acres of Lot 105, in Buddy Owens Blvd., South 81 Deg. 17 Min. 30 Sec. East, 206.0 feet to the POINT OF BEGINNING; containing 1.39 acres of land,

I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN. HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS

TO THIS PLAT.

TBPELS FIRM # 10119600 STATE OF TEXAS:

COUNTY OF HIDALGO: I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN

STEPHEN SPOOR ERED PROFESSIONAL ENGINEER REGISTRATION No. 56752

/			
		/	
	••	/	

STATE OF TEXAS:

COUNTY OF HIDALGO OSCAR SOTELO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2022.

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE\_

SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATWER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND

PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE

MAP

OWENS COMMERCIAL

PARK

BEING A SUBDIVISION OF A 1.39 ACRE TRACT OF LAND OUT OF THE NORTHWEST

10 ACRES OF LOT 105, LA LOMITA IRRIGATION & CONSTRUCTION Co. SUBDIVISION OF

PORCIONES 61, 62 AND 63,

HIDALGO COUNTY, TEXAS; according to plat recorded in

vol. 24, page 68, Deed Records

Hidalgo County, Texas.

Moduleno

STATE OF TEXAS:

COUNTY OF HIDALGO

Tesas

NOTARY PUBLIC

LA CANTERA FAMILY

L1300-00-000-0104-01

PRIMROSE AVE.

CLUB CLUB CLUB

78501

MATTOMAL ST. SEAL BANK BETATE

Prepared by:

Spoor Engineering Consultants, Inc.

FIRM # F-6003
Consulting Engineers - Civil Land Planning
202 South 4th. Street

McALLEN, TEXAS

spooreng@sbcglobal.net

TEL. (956) 683-1000 FAX (956) 683-1002

By: Oscar Sotelo MD,

6900 N. IO ST STE 4 McAllen, Texas, 78504

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

> DATE CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS: COUNTY OF HIDALGO:

I, THE UNDERSIGNED, CARLOS VASQUEZ A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS

> CARLOS VASQUEZ, RPLS # 4608 CVQ LAND SURVEYORS 517 BEAUMONT ST. McALLEN, TEXAS 78501

DATE

12/02/2021 Page 1 of 3 SUB2021-0140



Reviewed On: 12/2/2021

SUBDIVISION NAME: OWENS COMMERCIAL PARK	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Buddy Owens Boulevard (FM 1924): 10 ft. ROW dedication for 60 ft. from centerline for 120 ft. total ROW Paving: min. 65 ft. Curb & gutter: both sides *City of McAllen Thoroughfare Plan **Escrow monies as may be applicable if improvements are not built prior to recording	Compliance
Paving Curb & gutter	Applied
* 800 ft. Block Length *Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft.  *24 ft. Service Drive will require 20 ft. of paving  *Alley/service drive easement required for commercial properties  **Service Drive design to west side will be finalized prior to final  **Reciprocal Agreement between adjacent properties as shown on the plat may be required prior to final  **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front/Buddy Owens Blvd.: 60 ft. or greater for approved site plan or easements  **Please revise plat note as shown above prior to final as average setback for block is 60 ft.  ***Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance or greater for approved site plan or easements *Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for approved site plan or easements *Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

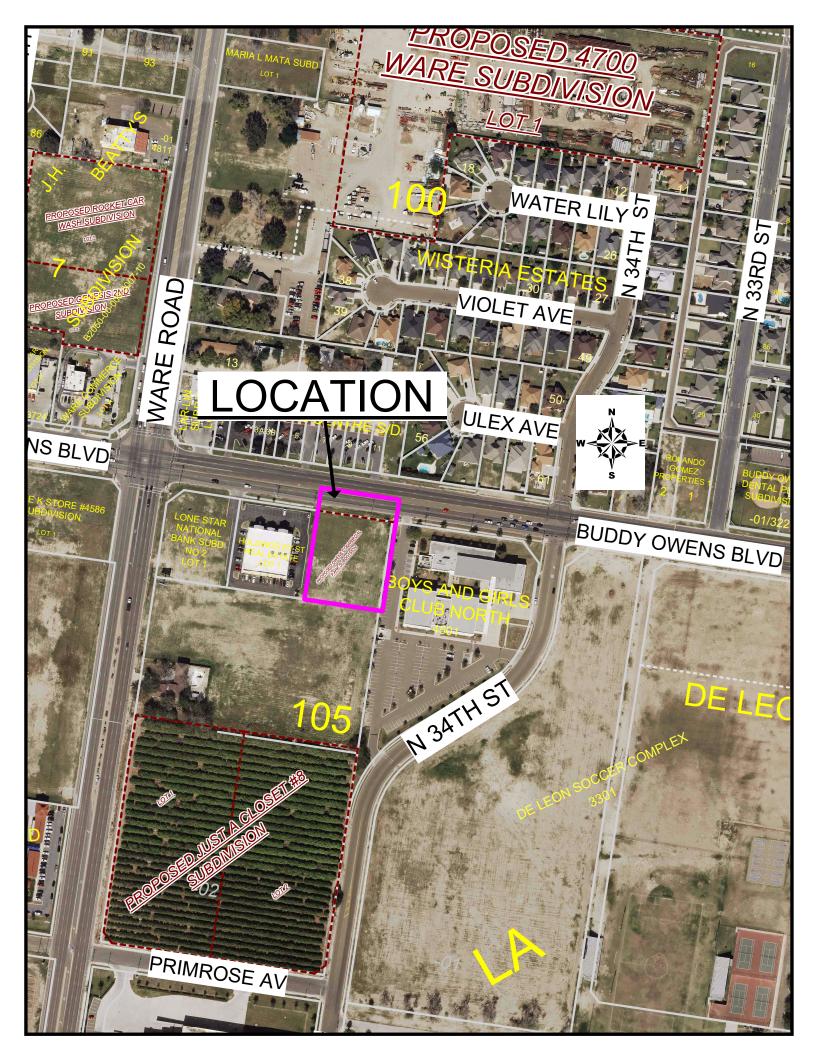
12/02/2021 Page 2 of 3 SUB2021-0140

DEWALKS	
* 4 ft. wide minimum sidewalk required on Buddy Owens Boulevard (FM 1924) **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
FFERS	•
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses *Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
TES	
* No curb cut, access, or lot frontage permitted along *City's Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/service drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  *Section 110-72 if public	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
T REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Section. 138-356	Compliance
* Minimum lot width and lot area **Zoning Ordinance: 138-1	Applied
NING/CUP	
* Existing: C-3L Proposed: C-3 *Rezoning approved by City Commission on October 11, 2021.	Completed
* *Rezoning from C-3L to C-3 approved by City Commission on October 11, 2021. *Zoning Ordinance: Article V	Completed
RKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

12/02/2021 Page 3 of 3 SUB2021-0140

TRAFFIC	
* Trip Generation has been approved per Traffic Department, no TIA required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments:  *Must comply with City's Access Management Policy  **Clarify use prior to final approval to establish any applicable requirements	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied



Subada1-0017

### City of McAllen Planning Department APPLICATION FOR

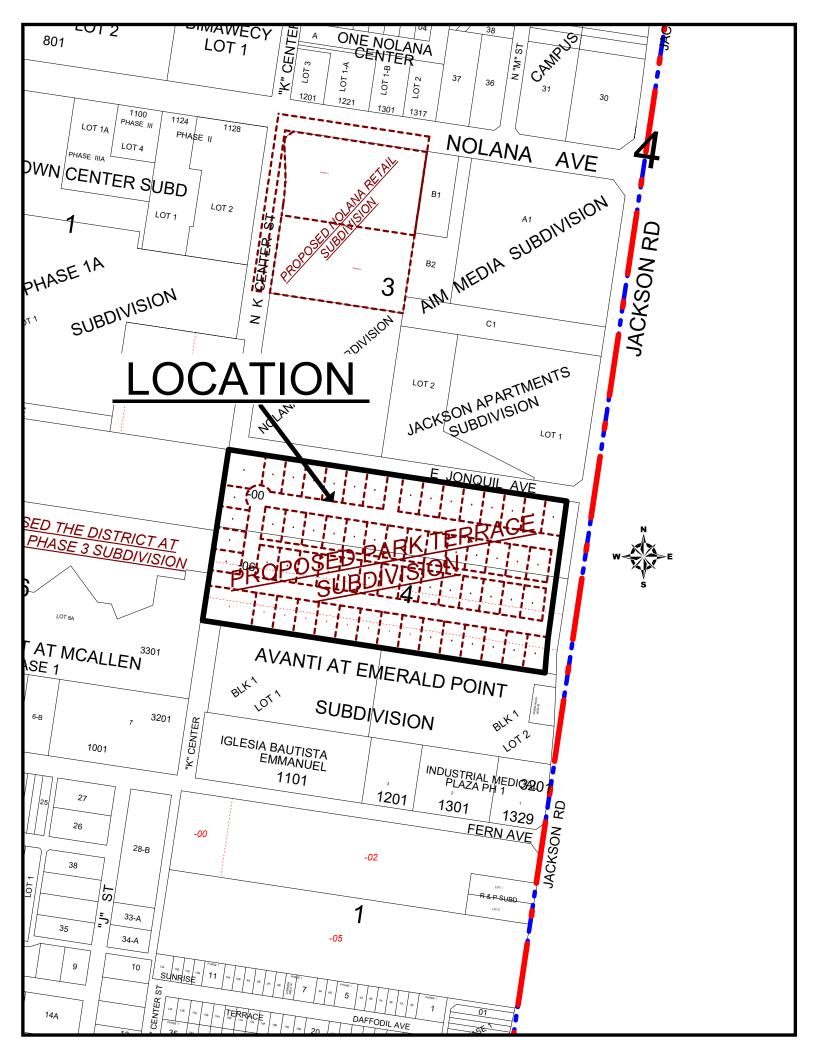
311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

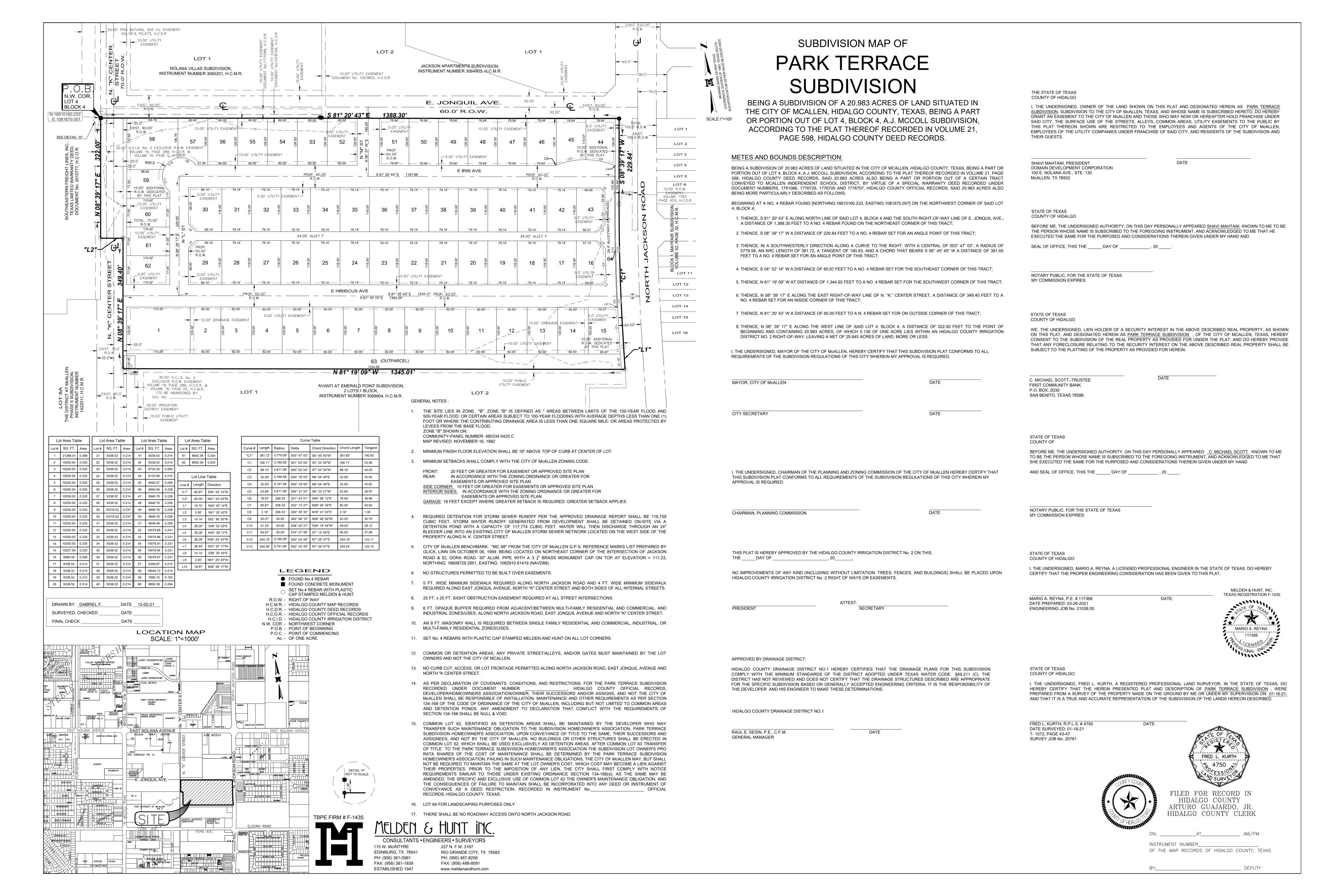
SUBDIVISION PLAT REVIEW

	SUBDIVISION I DAT REVIEW	
Project Description	Subdivision Name PARK TERRACL  Location SWC N. JACKSM KA & E. JONAUL AVE  City Address or Block Number NONC A+ HIS TIME.  Number of lots Gross acres 20.983 Net acres  Existing Zoning A-O Proposed R-2 Rezoning Applied For Pres No Date 2/12/2  Existing Land Use VIIII Proposed Land Use VIII Proposed	102
Owner	Name Domain Ouvelopment Corp. Phone (956) 661-8888  Address 100 E. Nolana Ave, Ste. 130  City McAllen stateTX zip78502  E-mail@Navi@aurielinnestments.com	
Developer	Name Domain Development Com. Phone 956 (0101-8886)  Address 100 E. Molana Ave., Se 136  City McAllen state Tx zip 78502  Contact Person Shavi Mantani, President  E-mail Shavi a Meldenandhunt, com	
Engineer	Name Melden & Hunt, In (Phone 98) 381-0981  Address 115 W. M. Intare St.  City Fain Mario A. Reuna, 7.E.  E-mail Mario Meldenava hunt. Com	
Surveyor	Name Meldens Hunt, TM. Phone 986) 381-0981  Address 115 W. McIntyre St.  City Folin Durg state TX zip 78 SPECETVED  FEB 15 2021	
	BY: CW	

#### **Proposed Plat Submittal** \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report Submitted with Application 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies ✓ 2 Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat ✓ 2 Warranty Deeds (Identifying owner on application) Autocad 2005 DWG file and PDF of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable Requirements PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted tracts. ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines ✓ North arrow, scale and vicinity map ✓ Name & dimension of adjoining street ROWs (total width & width) from centerline) Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 1/2" by 11" copies/legible copy of the plat, affected by changes. I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Print Name

10/19







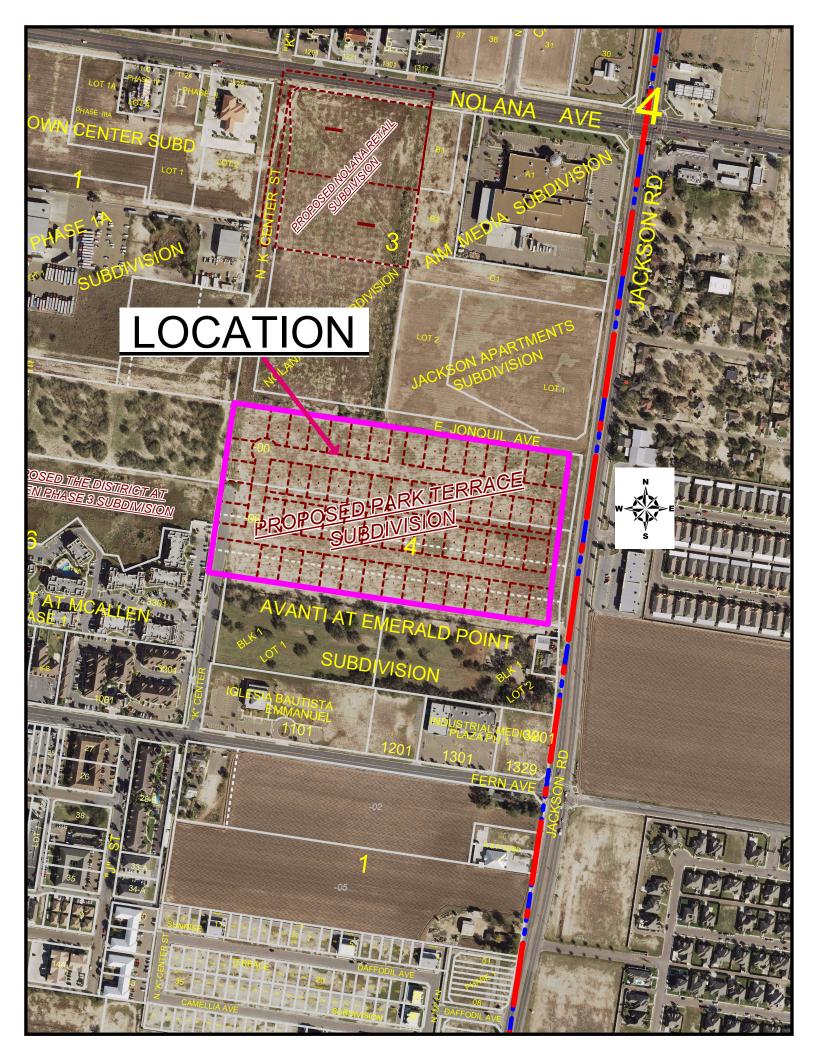
Reviewed On: 11/12/2021

SUBDIVISION NAME: PARK TERRACE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Jackson Road: Min. 10 ft. dedication for min. 60 ft. from centerline for 120 ft. ROW Paving: min. 65 ft. Curb & gutter: both sides  ***Must escrow monies as needed if not constructed prior to recording.  ****Access on North Jackson Road between Lots 15 and 16 will be used for emergency exit only for City Departments and it will be shown on the plat as such prior to recording.  *****Previously proposed exit access will not be required. No accesses proposed on North Jackson Road.  **City of McAllen Thoroughfare Plan	Required
North "K" Center Street: Dedication required for 80 ft. total ROW Paving: 44 ft. Curb & gutter: both sides  **Must escrow monies as needed if not constructed prior to recording.  ***Show ROW from centerline to new property line and total ROW after accounting for ROW dedication prior to recording.  ****Verify that ROW is align with properties to the north and south.  ****Please provide copy of document "30 ft. HCID No. 2 exclusive ROW easement Volume 19, Page 289 & Volume 16, Page 5" prior to final for staff to review. Abandonment number just be included on plat prior to recording.  **Subdivision Ordinance: Section 134-105	Required
East Jonquil Avenue: 30 ft. from centerline for 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides  **Must escrow monies if improvements are not built prior to recording.  ***Provide copies of documents "15 ft. Utility Easements Doc. 1771099" and "10 ft. Utility Easements Doc. 1018794" prior to final for staff to review prior to recording.  **Subdivision Ordinance: Section 134-105	Required
Internal Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides  **Must escrow monies if improvements are not built prior to recording.  ****Submit revised gate details prior to recording for staff to approve. Gate details might increase ROW requirements. If any changes to ROWs are proposed, subdivision will have to be presented for revised consideration.  *****Street names will be established prior to recording.  ******If any islands are proposed, drives on both sides will have to be at least 20 ft. paving wide.  *******As per Engineer, Street C will be 50 ft. ROW with 40 ft. paving and sidewalk easements on both sides of the street.  ********** If any ROW or paving variances are required, they must be finalized prior to final plat.  **Subdivision Ordinance: Section 134-105	Required
Paving Curb & gutter	Applied
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
* 800 ft. Block Length requirements.  **Variance application submitted by the engineer on June 10, 2021 and revised layout submitted on August 11, 2021.  *** Variance approved at P&Z meeting of September 7, 2021 and by City Commission on September 27, 2021  **Subdivision Ordinance: Section 134-118	Compliance

ALLEYS	
ALLETS	
ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties.  ***20 ft. by 20 ft. ROW clip required at all alley intersections.  ****Alleys are only allowed in private residential developments, and all streets and alleys need to be shown as "private".  ****Paving requirements must meet minimum City Standards and maneuverability requirements.  **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: 20 ft. or greater for easements or approved site plan.  ***Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan.	Applied
***Zoning Ordinance: Section 138-356  * Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan.  ***Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements or approved site plan.  **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies.  **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along North Jackson Road and 4 ft. wide minimum sidewalk required along East Jonquil Avenue, North "K" Center Street and both sides of all internal streets.  *** 5 ft. sidewalks required along North Jackson Road as per Engineering Department.  ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along North Jackson Road, East Jonquil Avenue and North "K" Center Street.  **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North Jackson Road (only emergency exit for City Services between Lots 15-16), East Jonquil Avenue and North "K" Center Street.  **City's Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.  **Site plan review might be required depending on the amount of units proposed per lot prior to building permit issuance.	Applied

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common or Detention Areas, any private streets/alleys, and/or gates must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  **Section 110-72 applies if subdivision is proposed to be public.  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.  **HOA will be recorded simultaneously with plat.  **Subdivision Ordinance: Section 110-72	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: A-O Proposed: R-3A  **Rezoning approved by Planning and Zoning Board on March 16, 2021 and City Commission on April 12, 2021.  **Zoning Ordinance: Article V	Completed
* Rezoning Needed Before Final Approval  **Rezoning approved by Planning and Zoning Board on March 16, 2021 and City Commission on April 12, 2021.  **Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee.	N/A
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Variance approved to pay 50% of required park fees prior to subdivision being recorded and the other 50% to be paid at the time of building permit. A plat note will be included on the plat prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Board approved variance on October 12, 2021.	Complete
TRAFFIC	
* As per Traffic Department, Trip Generation approved; TIA not required.	Complete
* As per Traffic Department, Trip Generation approved; TIA not required.	N/A
COMMENTS	
Comments: Must comply with City's Access Management Policy.  **Subdivision is proposed to be private and it will meet requirements for private subdivisions such as "private" references, signature blocks, plat notes, HOA, etc. prior to recording.  ***Abandonment of "30 ft. HCID No. 2 exclusive ROW easement" along North "K" Center Street will be done by a separate instrument and must be recorded prior to recording.  ****Access to North Jackson Road between Lots 15-16 will only be used for City Services as	Applied

an emergency exit gate.  *****Previously proposed exit access will not be required. No accesses proposed on South Jackson Road.  ******Any gate details revisions must be addressed prior to recording of plat.  ******Lot 44 and 64 might have to be combined to assure compliance with minimum lot size requirements prior to recording.	
*********Subdivision previously approved in Final form at the P&Z meeting of November 16, 2021. Revised Final review required due to emergency exit on North Jackson Road removed.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED, AND GATE DETAILS REVISIONS.	Applied



Sub2021-0131

### City of McAllen Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name A.J. McColl Subdivision of Porcion 68  Location
ıer	Legal Description 7.28 ACRE (317,283 SQ.FT.) TRACT OF LAND, OUT OF A 10.02 ACRE TRACT SAME BEING OUT OF LOT 2, BLOCK 8  Name Isosceles, Inc., a Texas Corporation Phone (972)701-5551
Owner	Address         917 E. Esperanza Ave.         E-mail
Developer	Name RISE Residential Construction, L.P. Phone (972)701-5551  Address 16800 Dallas Parkway E-mail szell@rise-residential.com  City Dallas State TX Zip  Contact Person Scott Zell
Engineer	Name Guzman & Munoz Engineering and Surveying, Inc. Phone (956) 565-4637  Address 2020 East Expressway 83 E-mail jmunoz@gmes.biz or orodriguez@gmes.biz Zip 78570  City Mercedes State TX Zip 78570  Contact Person Jose L. Munoz, P.E. or Omar Rodriguez, P.E.
Surveyor	Name         Carlos C. Aguilar         Phone         (956) 565-4637           Address         2020 East Expressway 83         E-mail           City         Mercedes         State         TX         Zip         78570         TE         TE
	NUV 0 8 2021

#### **Proposed Plat Submittal**

- \$225 Preliminary Review Fee and \$75 Final Approval Fee
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner, if applicable
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

#### PLAT TO SHOW:

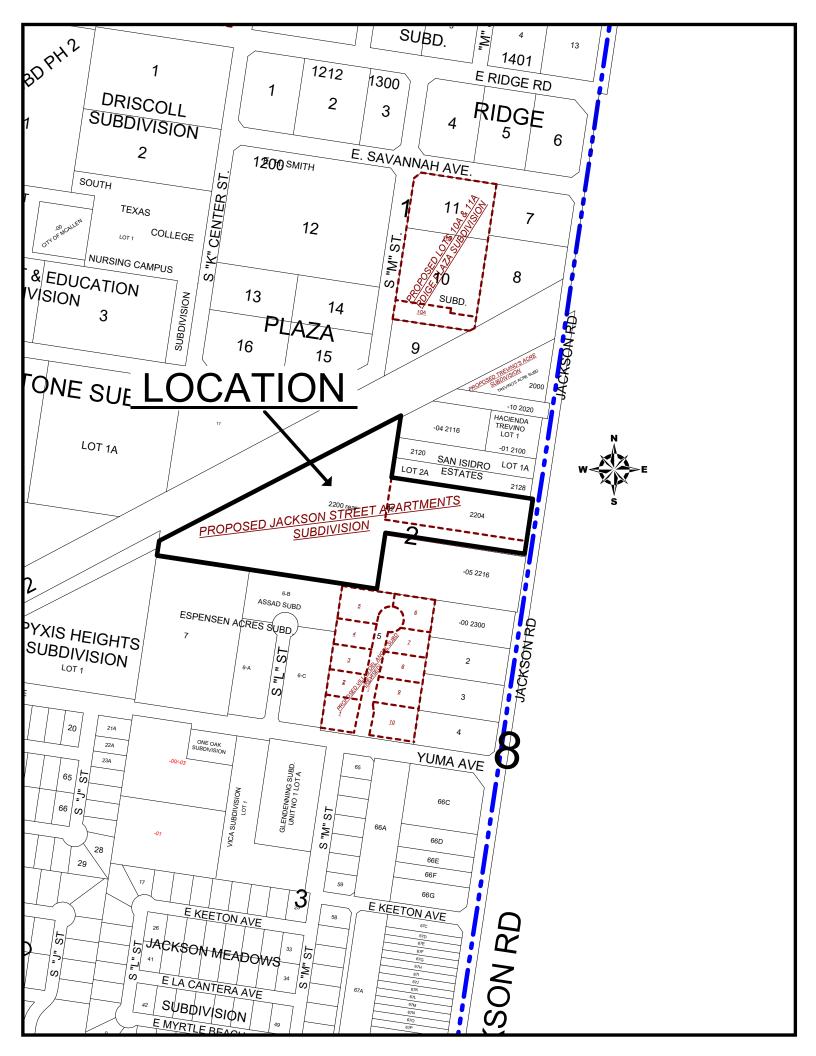
- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

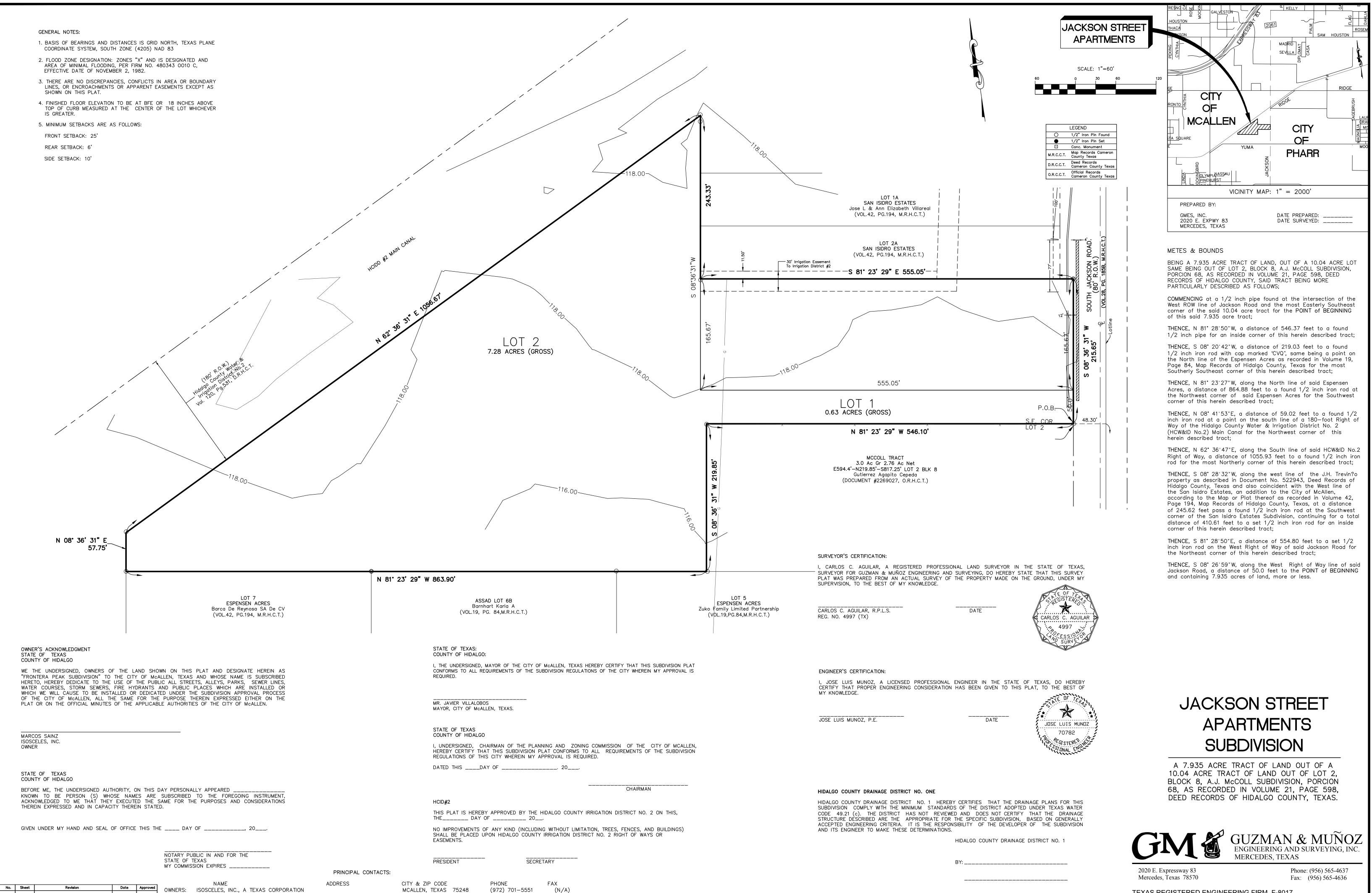
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

Owners Signature

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Arcisto	on Hingian	_ Date_	11/5/21	
Print Name _ Christo	opher Hinojosa, E.I.T.			_
Owner □	Authorized Agent	t 🖾		





(956) 565-4637 (956) 565-4636

(956) 565-4637 (956) 565-4636

ENGINEER: JOSE LUIS MUÑOZ, P.E.

SURVEYOR: CARLOS AGUILAR, R.P.L.S.

2020 E. EXPRESSWAY 83

2020 E. EXPRESSWAY 83

MERCEDES, TEXAS 78570

MERCEDES, TEXAS 78570

JOB NO. P-930

TEXAS REGISTERED ENGINEERING FIRM F-8017

TBPLS FIRM REGISTRATION NO. 10087700

11/29/2021 Page 1 of 3 SUB2021-0131



Reviewed On: 11/29/2021

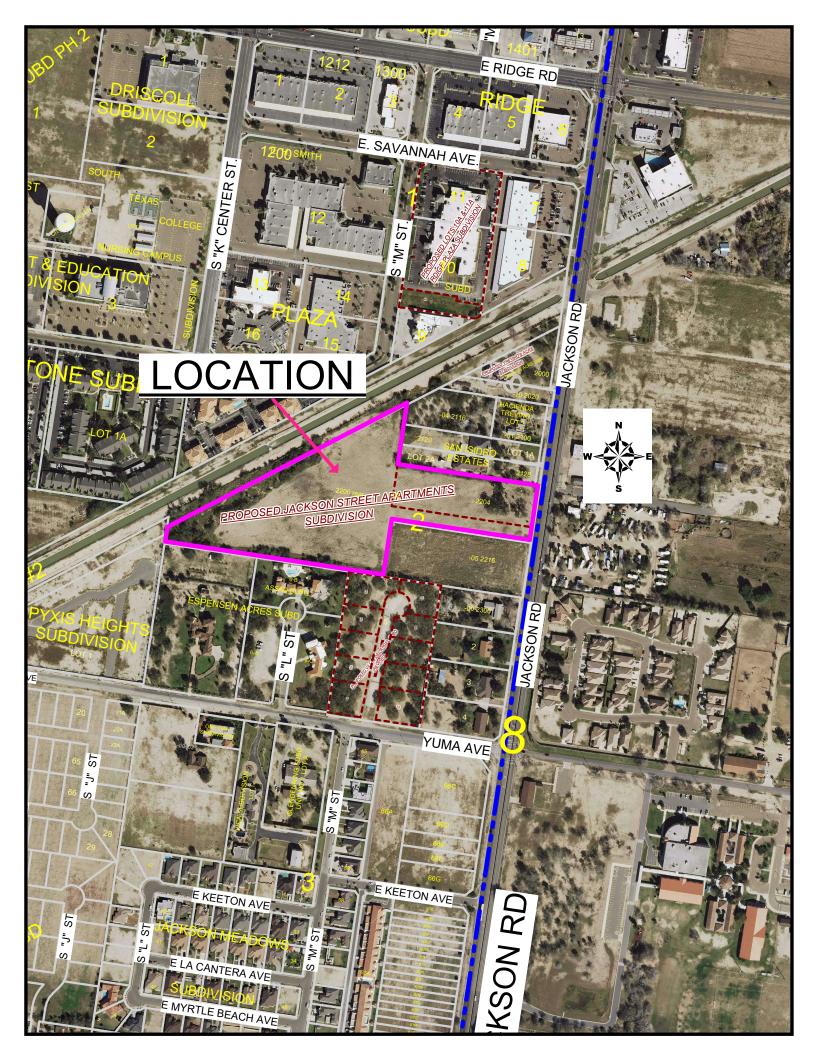
SUBDIVISION NAME: JACKSON STREET APARTMENTS SUBDIVISION		
REQUIREMENTS		
STREETS AND RIGHT-OF-WAYS		
S. Jackson Road: Required: 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state  ****Show existing ROW on both sides of centerline to finalize dedication prior to final (show centerline on plat).  ****Show total ROW after accounting for any ROW dedication including both sides of centerline  ****Monies must be escrowed if improvements are not built prior to recording.  **Subdivision Ordinance: Section 134-118  **COM Thoroughfare Plan	Non-compliance	
Paving Curb & gutter  **Subdivision Ordinance: Section 134-118  **COM Thoroughfare Plan	Applied	
* 800 ft. Block Length.  **Subdivision Ordinance: Section 134-118	NA	
* 600 ft. Maximum Cul-de-Sac.  **Subdivision Ordinance: Section 134-105	NA	
ALLEYS		
ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  **Alley/service/drive easement is not shown on plat, please revise plat accordingly prior to final.  **Subdivision Ordinance: Section 134-105	Non-compliance	
SETBACKS		
* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies.  **Please revise plat note as shown above prior to final.  **Zoning Ordinance: Section 138-356	Non-compliance	
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan.  **Please revise plat note as shown above prior to final.  **Zoning Ordinance: Section 138-356	Non-compliance	
* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.  **Please revise plat note as shown above prior to final.  **Zoning Ordinance: Section 138-356	Non-compliance	
* Corner **Zoning Ordinance: Section 138-356	NA	

11/29/2021 Page 2 of 3 SUB2021-0131

* Garage: 18 ft. except where greater setback is required; greater setback applies.  **Please add plat note as shown above prior to final.  **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on S. Jackson Road  **Please add plat note as shown above prior to final.  **5ft. sidewalk required as per Tx-dot and Engineering department  **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Please add plat note as shown above prior to final.  **Landscaping Ordinance: Section 134-120	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Please add plat note as shown above prior to final.  **Landscaping Ordinance: Section 134-120	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.  **Verify compliance with City Access Management Policy prior to final	TBD
* Site plan must be approved by the Planning and Development Department prior to building permit issuance.  **Site Plan will be reviewed internally by staff prior to building permit issuance.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  *Section 110-72 applies for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets.  **Zoning Ordinance: Section. 138-1	Compliance
* Minimum lot width and lot area.  **Zoning Ordinance: Section. 138-356	Compliance

11/29/2021 Page 3 of 3 SUB2021-0131

ZONING/CUP	
* Existing: C-3 & R3-A Proposed: C-3 & R3-A  **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	Compliance
PARKS	
* Land dedication in lieu of fee. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments:  *Must comply with City's Access Management Policy  **Site plan will be reviewed internally by staff prior to building permit issuance.  **Please revise Lot 1 reference on plat, location is incorrect  **Please revise scale on plat to 1 ft. = 100 ft.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

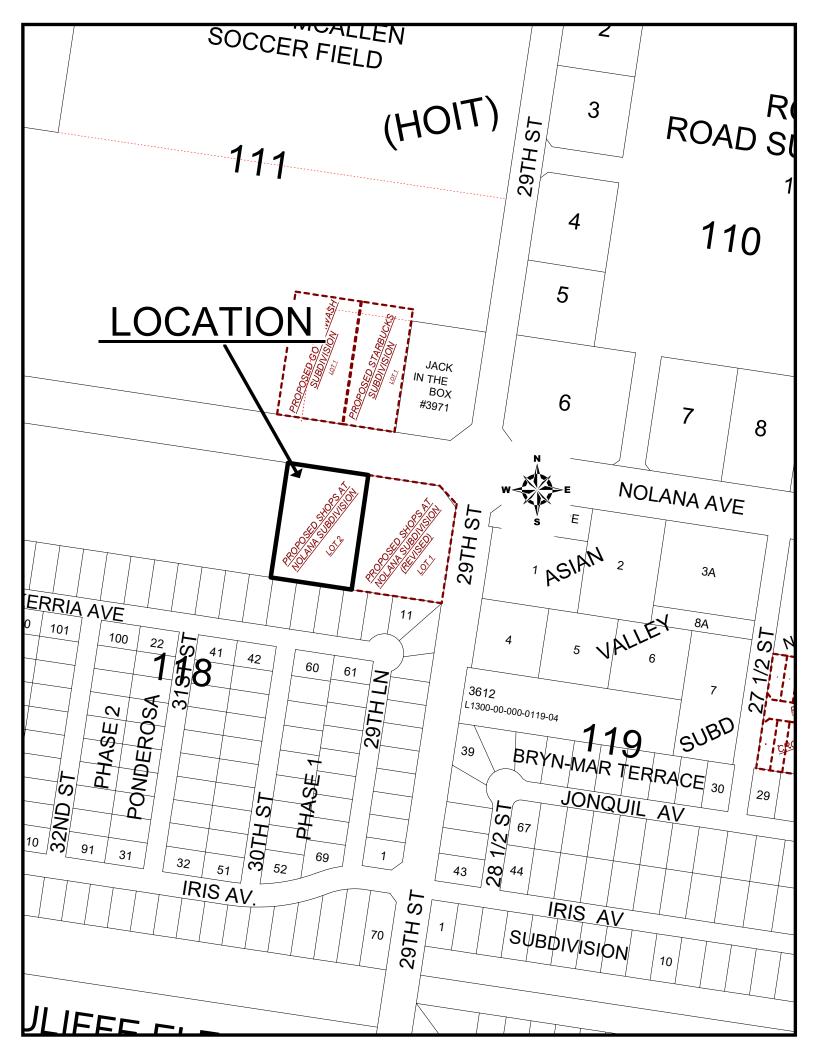


# City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

	Subdivision Name Shops at Nolana - Lot 2
Project Description	Location Southwest corner of the intersection between N 29th St and W Nolana Ave  City Address or Block Number 2909 Nolana AVE
	Number of lots $1$ Gross acres $1,459$ Net acres $1,459$
	Existing Zoning C-3 Proposed C-3 Rezoning Applied For Yes No Date
	Existing Land Use Undev. Proposed Land Use General Bus Irrigation District #_1_
	Residential Replat Yes   No   Commercial Replat Yes   No   ETJ Yes   No
	Agricultural Tax Exempt Yes   No   Estimated Rollback tax due
ro	Parcel No. L13000000011715 Tax Dept. Review
ш	Legal Description Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 68, Deed Records Hidalgo County, Texas, (D.R.H.C.T.), same being out of that certain called 13.987 acre tract conveyed to Ponderosa Retail, LTD, as described in Document No. 2009-1959277 of the Official Records Hidalgo County, Texas (Q.R.H.C.T);
	Name Ponderosa Investors, Ltd. Phone 210-630-0480
ler	Address 900 E. Lakeview Dr
Owner	City McAllen State TX Zip 78501
O	E-mail_jwcollins@rioco.com
r	Name Merit Commercial Real Estate Phone 210-541-2005
Developer	Address 4040 Broadway, Ste 508
	City         San Antonio         State         TX         Zip         78209
ev	Contact Person Will Collins
$\sim$	
Δ	E-mail will@merit-cre.com
	Name Halff Associates Inc Phone 956-445-5262
er	Name Halff Associates Inc Phone 956-445-5262  Address 5000 W Military Hwy Suite 100
er	Name Halff Associates Inc Phone 956-445-5262  Address 5000 W Military Hwy Suite 100  City McAllen State TX Zip 78503
	Name Halff Associates Inc Phone 956-445-5262  Address 5000 W Military Hwy Suite 100  City McAllen State TX Zip 78503  Contact Person Raul Garcia Jr., PE & Angelica Neira
Engineer	Name Halff Associates Inc Phone 956-445-5262  Address 5000 W Military Hwy Suite 100  City McAllen State TX Zip 78503  Contact Person Raul Garcia Jr., PE & Angelica Neira  E-mail rgarcia@halff.com, aneira@halff.com
Engineer	Name Halff Associates Inc Phone 956-445-5262  Address 5000 W Military Hwy Suite 100  City McAllen State TX Zip 78503  Contact Person Raul Garcia Jr., PE & Angelica Neira  E-mail rgarcia@halff.com, aneira@halff.com  Name Same as Engineer Phone
er	Name Halff Associates Inc Phone 956-445-5262  Address 5000 W Military Hwy Suite 100  City McAllen State TX Zip 78503  Contact Person Raul Garcia Jr., PE & Angelica Neira  E-mail rgarcia@halff.com, aneira@halff.com

Initial: NM

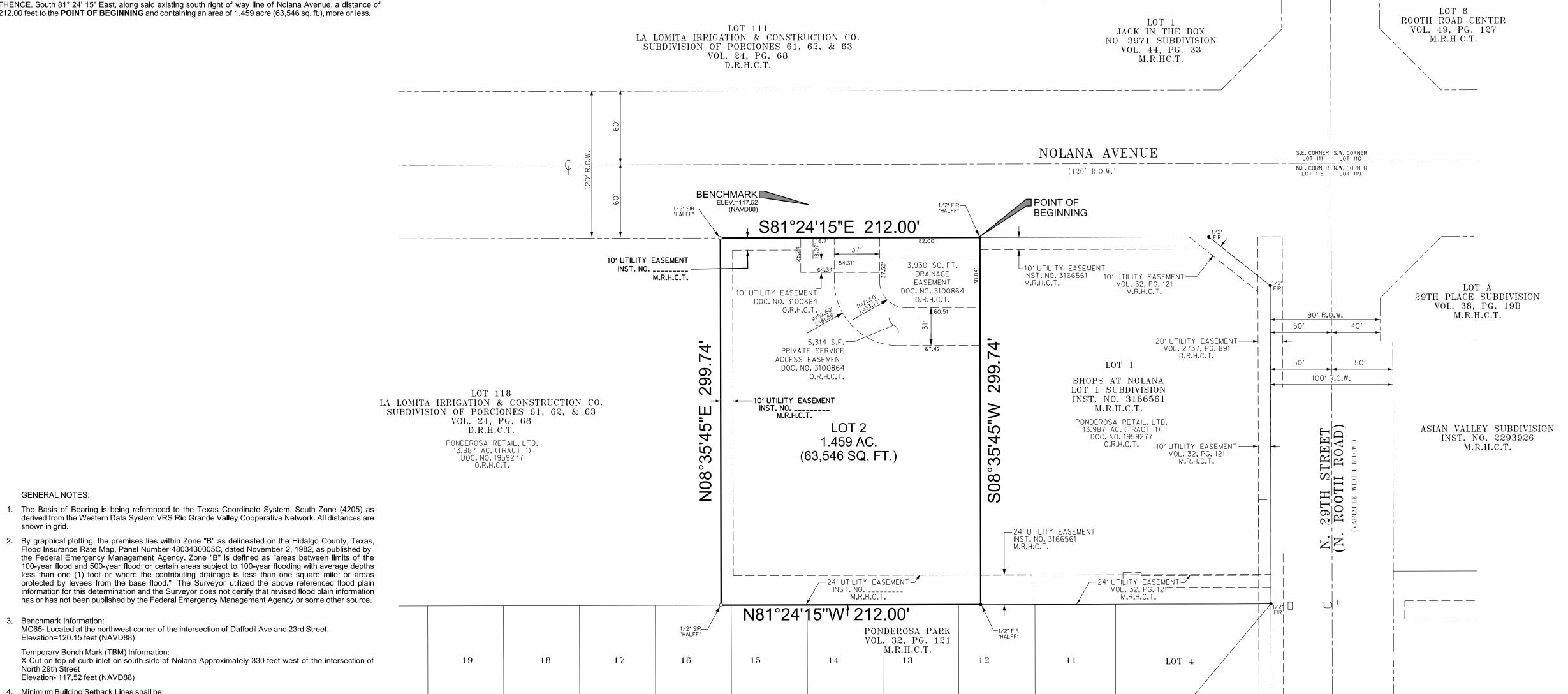


METES AND BOUNDS DESCRIPTION: BEING a 1.459 acre (63,546 sq. ft.) tract out of Lot 118, of LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 68, Deed Records Hidalgo County, Texas, (D.R.H.C.T.), same being out of that certain called 13.987 acre tract conveyed to Ponderosa Retail, LTD, as described in Document No. 2009-1959277 of the Official Records, Hidalgo County, Texas (O.R.H.C.T); said 1.459 acre tract being more particularly described as follows: BEGINNING at 1/2-inch iron rod with cap stamped "Halff" found at the northwest corner of the SHOPS AT NOLANA LOT 1 SUBDIVISION, as recorded in Instrument No. 3166561 of the Map Records Hidalgo County, Texas (M.R.H.C.T.), same being in the existing south right of way line of Nolana Avenue (120.0' right of way), for the northeast corner of the herein described; THENCE, South 08° 35' 45" West, leaving said south right of way line and along the west line of said **SHOPS** AT NOLANA LOT 1 SUBDIVISION, a distance of 299.74 feet to a 1/2-inch iron rod with stamped "Halff" found in the north line of PONDEROSA PARK SUBDIVISION as recorded in Volume 32, Page 121 M.R.H.C.T., for the southeast corner of the herein described tract;

THENCE, North 81° 24' 15" West, along said north line, a distance of 212.00 feet to a 1/2-inch iron rod with stamped "Halff" set, for the southwest corner of the herein described tract;

THENCE, North 08° 35' 45" East, over and across aforementioned 13.987 acre tract, a distance of 299.74 feet to 1/2-inch iron rod with cap stamped "Halff" set in the aforementioned existing south right of way line of Nolana Avenue, for the northwest corner of the herein described tract;

THENCE, South 81° 24' 15" East, along said existing south right of way line of Nolana Avenue, a distance of 212.00 feet to the **POINT OF BEGINNING** and containing an area of 1.459 acre (63,546 sq. ft.), more or less.



4. Minimum Building Setback Lines shall be:

Temporary Bench Mark (TBM) Information:

Elevation=120.15 feet (NAVD88)

Elevation- 117.52 feet (NAVD88)

3. Benchmark Information:

North 29th Street

Front: Nolana Avenue - 60 ft. or greater for easements or approved site plan.

Rear: in accordance with the zoning ordinance, or greater for easements or site plan.

Sides: In accordance with the zoning ordinance or greater for easements or site plan...

MC65- Located at the northwest corner of the intersection of Daffodil Ave and 23rd Street.

All setbacks are subject to increase for easements or approved site plan. 5. Minimum finish floor elevation: 18" above top of curb whichever is greater.

- 6. Storm water detention required for this development is 0.35 ac-ft to be detained within the regional
- detention system. Detention areas shall be maintained by the lot owners and not the City of McAllen.
- 7. An engineered drainage detention plan, approved by The City of McAllen Engineering Department, shall be required prior to issuance of building permit.
- 8. No building allowed over any easement.
- 9. 6 feet opaque buffer is required from adjacent/between multi-family residential and commercial, or industrial, zones/uses. An 8 foot masonry wall is required between single family residential and commercial, industrial, or multi-family residential zones/uses.
- 10. 4 ft. wide minimum sidewalk required on Nolana Avenue.
- 11. All corners, angle points and points of curvature or tangency delineating the boundary of the land shown herein as being platted have been marked with a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" or left as found those monuments that represent or reference the boundary.
- 12. The developer shall be responsible for detaining and accommodating more than the detained volume shown on this plat if it is determined, at the permit stage, that the detention requirements are greater than stated on this plat, due to the impervious area being greater than the plat engineer considered in the hydraulic calculations for this subdivision.
- 13. Common Areas and service drives must be maintained by the lot owners and not the City of McAllen.

STATE OF TEXAS: COUNTY OF HIDALGO:

I, Juan M. Castillo, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey of the property made under my supervision on the ground.

Juan M. Castillo Registered Professional Land Surveyor State of Texas No. 6146

> **PRELIMINARY** This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Release date:

STATE OF TEXAS: COUNTY OF HIDALGO:

I, Raul Garcia, Jr., a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Raul Garcia, Jr. Licensed Professional Engineer P.E. Registration No. 94855

> PRELIMINARY This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Release date:

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATION

- This plat approved by Hidalgo County Irrigation District No. 1
- on this \_\_\_\_\_, 20\_\_\_\_.

Hidalgo County Irrigation District No. One will not be responsible for drainage or delivery of water to any lot in this subdivision. Also there will not be any permanent structures on the district right-of-ways

LEGEND

VOL. - VOLUME

S.F. - SQUARE FEET

R.O.W. - RIGHT-OF-WAY

U.E. - UTILITY EASEMENT

(C.M.) - CONTROL MONUMENT

POB - POINT OF BEGINNING

T.B.M. - TEMPORARY BENCHMARK

- CENTER LINE OF ROAD

( ) - RECORD INFORMATION

PG. - PAGE

- 1/2-INCH FOUND IRON ROD OR AS NOTED

- 1/2-INCH FOUND IRON PIPE

M.B.S.B.L. - MINIMUM BUILDING SETBACK LINE

MRHCT - MAP RECORDS HIDALGO COUNTY TEXAS

D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS

O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS

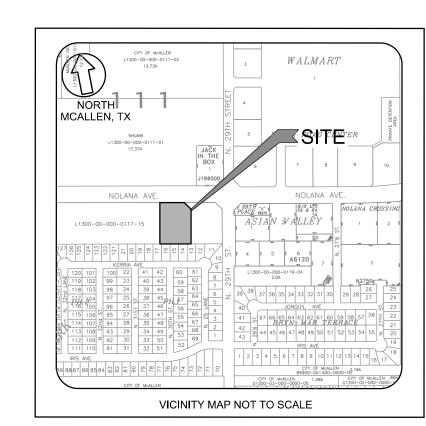
△ - CALCULATED POINT

- 1/2-INCH SET IRON ROD WITH CAP STAMPED "HALFF"

No improvements of any kind shall be placed upon the HCID#1 rights of ways or easements without the expressed written permission of HCID#1

Secretary

SCALE IN FEET: 1"=50"



STATE OF TEXAS: COUNTY OF HIDALGO:

> I, the undersigned owner of the land shown on this plat and designated herein as SHOPS AT NOLANA LOT 2 SUBDIVISION to the City of McAllen, Texas and whose name is subscribed hereto, hereby dedicated to the use of the public all streets, alleys, parks, water courses, drains, easements, waterlines, sanitary sewer lines, storm sewers, fire hydrants and public places which are installed or which I will cause to be installed thereon shown or not shown and required otherwise to be installed or dedicated under the subdivision approval process of the process of the City of McAllen all the same for the purposes therein expressed, either on the plat herein or on the official minutes of the applicable authorities of the City of McAllen.

James W. Collins Chairman Ponderosa Retail, LTD. 900 E. Lakeview Dr. McAllen, Texas 78501

STATE OF TEXAS: COUNTY OF HIDALGO:

Before me, the undersigned authority on this day personally appeared James W. Collins and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated. Given under my hand and seal of office.

STATE OF TEXAS

COUNTY OF HIDALGO

I, the undersigned Chairman of the Planning and Zoning Commission of the City of McAllen, do hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this city wherein my approval is required.

Given under my hand and seal of office, this the \_\_\_\_\_day of \_\_\_\_

Chairman, Planning and Zoning Commission

STATE OF TEXAS:

COUNTY OF HIDALGO: I, the undersigned Mayor of the City of McAllen, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this City wherein my approval is required.

Attested: Secretary, City of McAllen Mayor, City of McAllen

Given under my hand and seal of office, this the \_\_\_\_\_day of \_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Tex. Water Code 49.211(c). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the developer of the subdivision and its engineer to make these determinations.

DATE

Raul E. Sesin, P.E., C.F.M. General Manager Hidalgo County Drainage District No. 1



FILE FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR HIDALGO COUNTY CLERK

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

SHOPS AT NOLANA

A SUBDIVISION OF 1.459 ACRES SITUATED IN THE CITY OF MCALLEN HIDALGO COUNTY, TEXAS OUT OF LOT 118

LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION OF PORCIONES 61, 62 & 63 AVO: 046152.001 DATE OF PREPARATION: 11/11/2021



PRINCIPAL CONTACTS OWNER: PONDEROSA RETAIL, LTD. ENGINEER: HALFF ASSOCIATES SURVEYOR: HALFF ASSOCIATES

900 E. LAKEVIEW DR. 5000 W. MILITARY STE. 100 5000 W. MILITARY STE. 100

MCALLEN, TX 78503

MCALLEN, TX 78501 MCALLEN, TX 78503

PH: (210) 541-2005 PH: (956) 664-0286 PH: (956) 664-0286 TBPÍ S NO. 10194444

11/29/2021 Page 1 of 3 SUB2021-0135



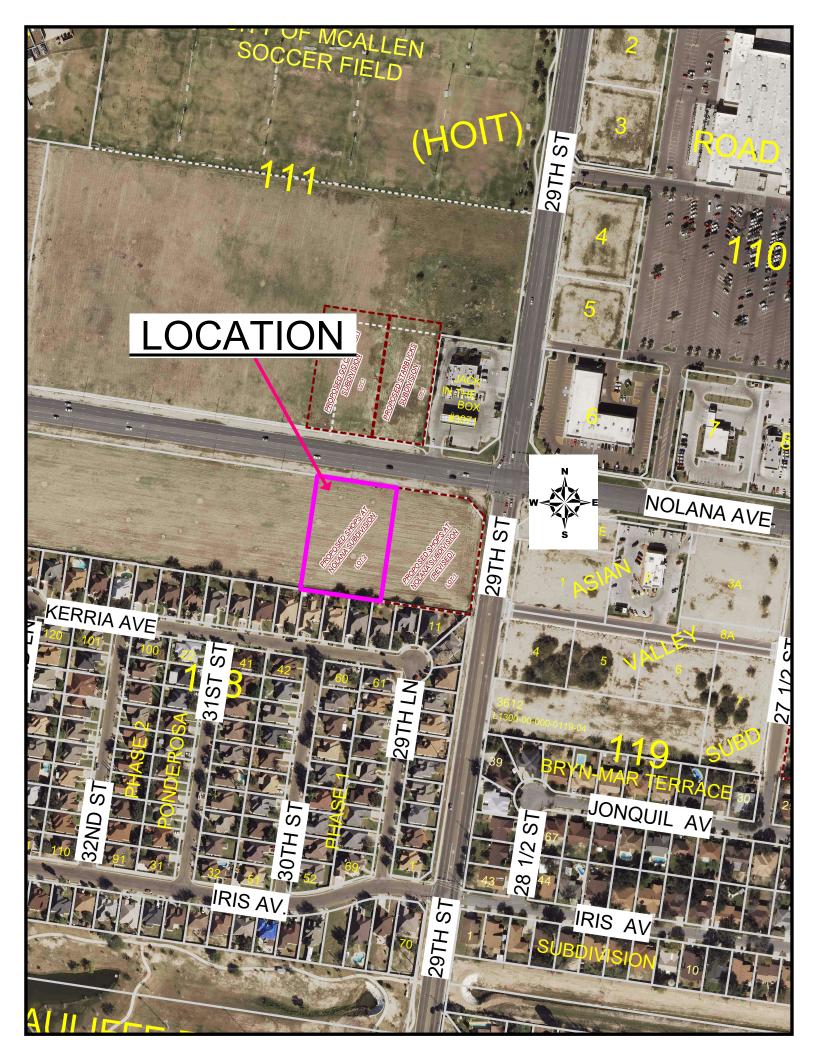
Reviewed On: 11/19/2021

SUBDIVISION NAME: SHOPS AT NOLANA LOT 2	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Nolana Avenue: Existing 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides  **Subdivision Ordinance: Section 134-118  **COM Thoroughfare Plan  **Must escrow monies if improvements are not done prior to recording.	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length.  **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  **Subdivision Ordinance: Section 134-105  **Alley/service drive easement is not shown on plat. Service drive will be required to be extended from the adjacent property to the east through the property and to the adjacent property to the west. Alley requirement must be resolved prior to final.	Non-compliance
SETBACKS	
* Front: Nolana Avenue - Proposing: 60 ft. or greater for easements or approved site plan **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with zoning ordinance, or greater for easements or approved site plan. **Zoning Ordinance: Section 135-356	Applied
* Sides: In accordance with zoning ordinance, or greater for easements or approved site plan. **Zoning Ordinance: Section: 138-356	Applied
* Corner: **Zoning Ordinance: Section 138-356	NA
* Garage: **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Nolana Avenue  **May increase to 5 ft. as per Engineering Department  **Plat note #10 may need to be revised prior to final to reflect sidewalk requirement.  **Subdivision Ordinance: 134-120	Applied

11/29/2021 Page 2 of 3 SUB2021-0135

* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Landscaping Ordinance: Section 110-46  **Plat note #9 reflects buffer requirement	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Landscaping Ordinance: Section 110-46  **Plat note #9 reflects buffer requirement	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.	NA
* Site plan must be approved by the Planning Department and other Development Departments prior to building permit issuance.	Applied
* Common Areas and service drive must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  **Section 110-72 applies if private subdivision is proposed  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.  **Section 110-72 applies if private subdivision is proposed  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-1	Compliance
* Lots fronting public streets.  **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* ExistingC-3 ProposedC-3 ***Zoning Ordinance: Section 138-1	Complete
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Section 138-356	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$ to be paid prior to recording	NA

* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy  **Plat notes to also comply with City's Standards prior to final.  **Reciprocal access easement agreement and drainage & utility easement agreement recorded under DOC#3100864, as shown on plat. Any changes to reciprocal agreement must be resolved prior to final	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



Suba021-0136

# City of McAllen Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION

	Subdivision Name QQ 10th & JAY SUBDIVISION				
	Location SW Corner of North 10th Street and Jay Avenue				
u.	City Address or Block Number 6101 N 10th ST				
	Number of Lots 2 Gross Acres 0.970 Net Acres ETJ Yes No				
Project Information	Existing Zoning RI&C3 Proposed Zoning C-3	Existing Zoning R1 & C3 Proposed Zoning C-3 Rezoning Applied for ☑Yes ☐No Date 10.05.2021			
ıforn	Existing Land Use Vacant Proposed Land Use Residential Irrigation District # 1				
ect Ir	Replat ⊡Yes □No Commercial <u>×</u> Reside	Replat ©Yes □No Commercial × Residential			
roje	Agricultural Exemption □Yes ⊡No Estim	nated F	Rollback Tax Due _n/a		
ш.	Parcel # 189795 Tax Dept. Review				
	Water CCN ⊡MPU □Sharyland Water SC Other				
	Legal Description 3.388 acres out of Lot 11, Section 12, Hidalg	o Canal Co	ompany, Volume "Q", Page 177, H.C.D.R., City of McAllen,		
	Hidalgo County, Texas.				
ı.	Name QQRGV Investments, LLC		Phone (801) 718-5993		
Owner	Address 2208 West 700 South		E-mail_larvin@elevateng.com		
	City Springville State	Utah	_ Zip _84663		
ı.	Name QQRGV Investments, LLC		Phone (801) 718-5993		
Developer	Address 2208 West 700 South		E-mail_larvin@elevateng.com		
eve	City Springville State Utah		Zip 84663		
۵	Contact Person Larvin Pollock, P.E.				
$\vdash$	N		Disc. 2. 2. (252) 204 2024		
eer	Name Melden & Hunt, Inc.		Phone (956) 381-0981  E-mail mario@meldenandhunt.com / drobles@meldenandhunt.com		
Engineer	Address 115 West McIntyre Street  City Edinburg State	Texas			
ū	Contact Person Mario A. Reyna, P.E.	Texas			
	Name Melden & Hunt, Inc.		Phone (956) 381-0981		
eyor	Address 115 West McIntyre Street		E-mail fkurth@meldenandhunt.com		
Surveyor	City Edinburg State	Texas	Zip 78541		
0			NOV 1 2 2021		

Initial: M

# **Proposed Plat Submittal**

- \* \$225 Preliminary Review Fee and \$75 Final Approval Fee
- Title Report
- → 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 6 Folded blueline prints of the proposed plat
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner, if applicable
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

### PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

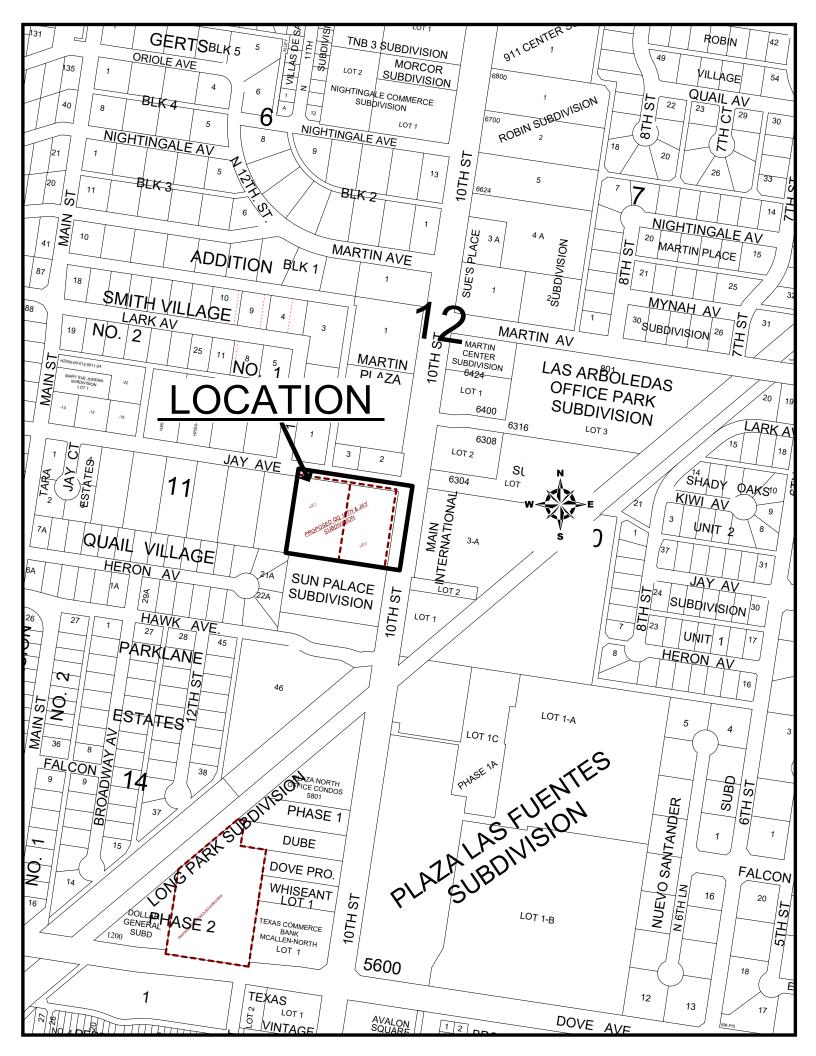
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

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I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature	/	Date_11.12.2021	
Print Name Mario A	Reyna, P.E.		
Owner □	Authorized A	aent 🗹	



115 W. McINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com QQ 10th & JAY SUBDIVISION

BEING 3.388 ACRES OUT OF LOT 11, SECTION 12 HIDALGO CANAL COMPANY'S SUBDIVISION VOLUME Q, PAGE 177 H.C.D.R. HIDALGO COUNTY, TEXAS

> A TRACT OF LAND CONTAINING 3.388 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 12, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q. PAGE 177, HIDALGO COUNTY DEED RECORDS. WHICH SAID 3.388-ACRE TRACT WAS CONVEYED TO QQRGV INVESTMENTS, LLC A UTAH LIMITED LIABILITY COMPANY, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3235776, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.388 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A NAIL SET ON THE NORTHEAST CORNER OF SUN PALACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50, PAGE 1, HIDALGO COUNTY MAP RECORDS AND WITHIN THE RIGHT-OF-WAY OF 10TH STREET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, N 81° 20' 30" W ALONG THE NORTH LINE OF SAID SUN PALACE SUBDIVISION AND THE NORTH LINE OF LOTS 1A THROUGH 29A QUAIL VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 7, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR FOUND [NORTHING: 16619299.242. EASTING: 1075740.6691 ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET. AT A DISTANCE OF 435.00 FEET PASS THE NORTHWEST CORNER OF SAID SUN PALACE SUBDIVISION AND THE NORTHEAST CORNER OF SAID LOTS 1A THROUGH 29A QUAIL VILLAGE, CONTINUING A TOTAL DISTANCE OF 447.20 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- 2. THENCE, N 08° 39' 30" E AT A DISTANCE OF 300.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 308.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF JAY AVENUE, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NAIL SET INORTHING: 16619685.277. EASTING: 1075397.675] WITHIN THE RIGHT-OF-WAY OF JAY AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT;
- 3. THENCE, S 81° 20' 30" E WITHIN THE RIGHT-OF-WAY OF JAY AVENUE, A DISTANCE OF 447.20 FEET TO A NAIL
- 4. THENCE, S 08° 39' 30" W WITHIN THE RIGHT-OF-WAY OF 10TH STREET, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.388 ACRES, OF WHICH 0.379 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET AND 0.201 OF ONE ACRE LIES WITHIN THE EXISTING

I. THE UNDERSIGNED. MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

THE STATE OF UTAH COUNTY OF UTAH

I (WE), THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE QQ 10th & JAY SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

QQRGV INVESTMENTS, LLC. A UTAH LIMITED LIABILITY COMPANY 2208 WEST 700 SOUTH SPRINGVILLE, UTAH 84663

THE STATE OF UTAH COUNTY OF UTAH

> BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED <u>DALLAS HAKES</u> KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20 \_\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

> MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

MARIO A. REYNA, P.E. # 117368 DATE PREPARED: 10-08-2021 ENGINEERING JOB No. 21132.00



STATE OF TEXAS COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750 STATE OF TEXAS

DATE SURVEYED: 10-01-18 T-1067, T-1065, PG. 2 SURVEYING JOB No. 18953.08



THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

ON THIS THE \_\_\_\_\_, DAY OF \_\_\_\_

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3 RIGHT-OF-WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

OTHAL BRAND JR. PRESIDENT

MARK FREELAND, SECRETARY



INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

11/30/2021 Page 1 of 3 SUB2021-0136



Reviewed On: 11/29/2021

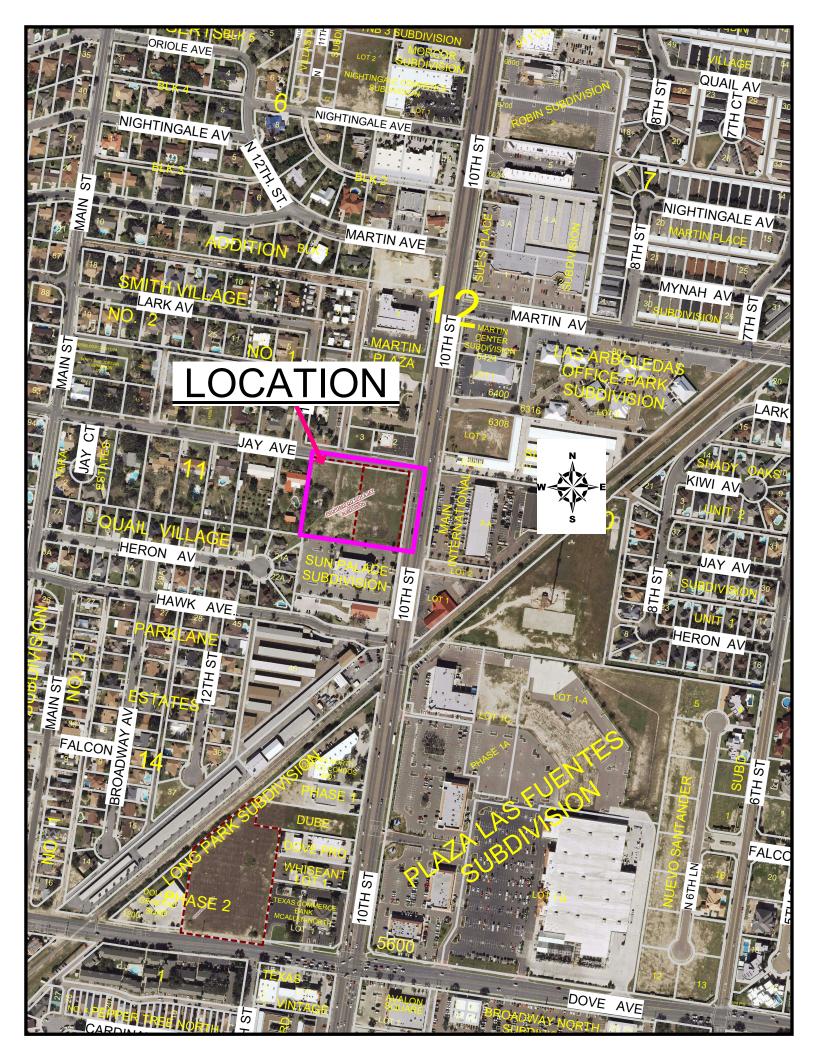
SUBDIVISION NAME: QQ 10TH & JAY SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 10th Street: 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by state  **Subdivision Ordinance: Section 134-118  **COM Thoroughfare Plan	Applied
Jay Avenue: min. 8 ft. dedication for 30 ft. from centerline for 60 ft. ROW Paving: 40 ft Curb & gutter: both sides **Subdivision Ordinance: Section 138-118 **COM Thoroughfare Plan **Must escrow monies if improvements are not done prior to recording.	Non-compliance
Doving Curb 9 guttor	Applied
Paving Curb & gutter * 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac.  **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  **Subdivision Ordinance: Section 134-105  **Alley/service drive easement is not shown on plat, revise plat accordingly prior to final. Alley requirement must be resolved prior to final.	Non-compliance
SETBACKS	
* N. 10th Street: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies.  **Please revise plat note as shown above prior to final  ***Setback required for North10th Street and Jay Avenue will be reviewed prior to final  **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements.  **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements.  **Zoning Ordinance: Section 138-356	Applied
* Corner: In accordance with the Zoning Ordinance or greater for approved site plan or easements.  **Plat note must be revised as shown above prior to final.  ***Setback required for North10th Street and Jay Avenue will be reviewed prior to final  **Zoning Ordinance: Section 138-356	Non-compliance

11/30/2021 Page 2 of 3 SUB2021-0136

* Garage.  **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE	Applied
PLAN	
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 10th Street and Jay Avenue  **5 ft. sidewalk might be required prior to final as per Engineering Department  **Plat note #8 will need to be revised once sidewalk requirement is determined prior to final  **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Please remove reference of subdivision improvement on plat note #9  **Landscaping Ordinance: Section 134-120	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Please remove reference of subdivision improvement on plat note #100  **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.  **Verify compliance with Access Management Policy prior to final	TBD
<ul> <li>* Site plan must be approved by the Planning and Development Department prior to building permit issuance.</li> <li>**Remove plat note #7</li> <li>**Site Plan will be reviewed internally by staff prior to building permit issuance.</li> </ul>	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen **Please provide plat note as shown above	Non-compliance
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  *Section 110-72 applies for public subdivisions	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Zoning Ordinance: Section. 138-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance

11/30/2021 Page 3 of 3 SUB2021-0136

ZONING/CUP	
* Existing: C-3 & R-1 Proposed: C-3  **Rezoning Case is being presented at CC on 11/22/2021  **Zoning Ordinance: Article V	TBD
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments:  *Must comply with City's Access Management Policy  **Site plan will be reviewed internally by staff prior to building permit issuance.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



SUB 2021-0132

# City of McAllen Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION

	Subdivision Name The District Subdivision Phas	el		
Project Information	Location Southwest corner of North 10th Street and Auburn Avenue			
	City Address or Block Number 7901 N. 10th ST			
	Number of Lots 6 Gross Acres 20.647 Net Acres ETJ □Yes ⊌No			
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for □Yes ☑No Date			
	Existing Land Use Vacant Proposed Land Use commercial Irrigation District # 2			
ect	Replat ⊮Yes □No Commercial _X Residential			
Proj	Agricultural Exemption ⊌Yes □No Estin	mated Rollback Tax Due		
_	Parcel # 2 189898 8 Tax Dept. Review			
	Water CCN			
	Legal Description A tract of land containing 20.647 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 11, Section 1:			
	Hidalgo Canal Company Subdivision, according to the plat thereof recorde	d in Volume "Q", Page 177, Hidalgo County Deed Records.		
ır	Name View attached owner sheet	Phone <u>c/o (956) 381-0981</u>		
Owner	Address	E-mail_c/o mario@meldenandhunt.com		
	City State	e Zip		
r		Phone (956) 661-8888		
Developer	Address 100 East Nolana Avenue, Suite 130	E-mailshavi@aurielinvestments.com		
evel	City McAllen State Texa	Zip <u>78504</u>		
۵	Contact Person Shavi Mahtani			
er	Name Melden & Hunt, Inc.	Phone (956) 381-0981		
Engineer	Address 115 West McIntyre Street	E-mail <u>(956)</u> 381-1839		
Enç	City Edinburg Stat	e <u>Texas</u> Zip <u>78541</u>		
	Contact Person Mario A. Reyna, P.E.			
or	Name Melden & Hunt, Inc.	Phone <u>(956)</u> 381-0981		
ey	Address 115 Mest Melature Charact	E-mail (956) 381-1839		
>	Address 115 West McIntyre Street	E-IIIaII_(950) 561-1659		
Surveyor	City Edinburg Stat			

NOV 1 2 2021

Initial: DM

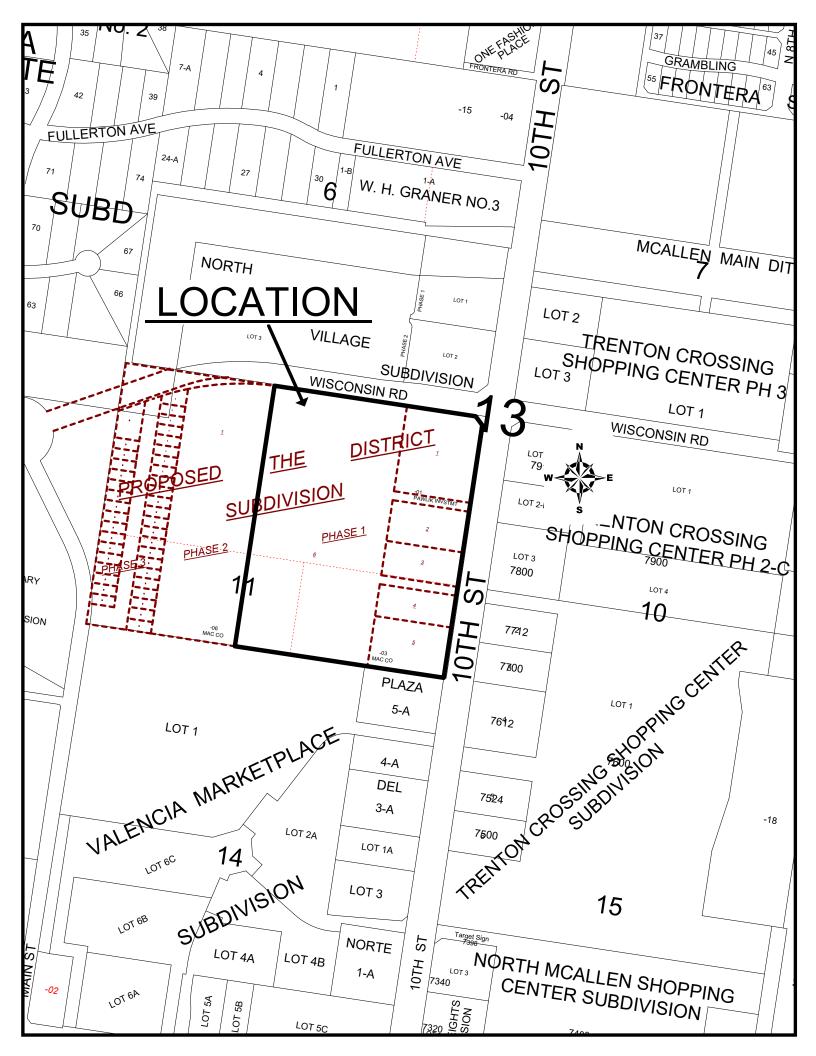
### **Proposed Plat Submittal**

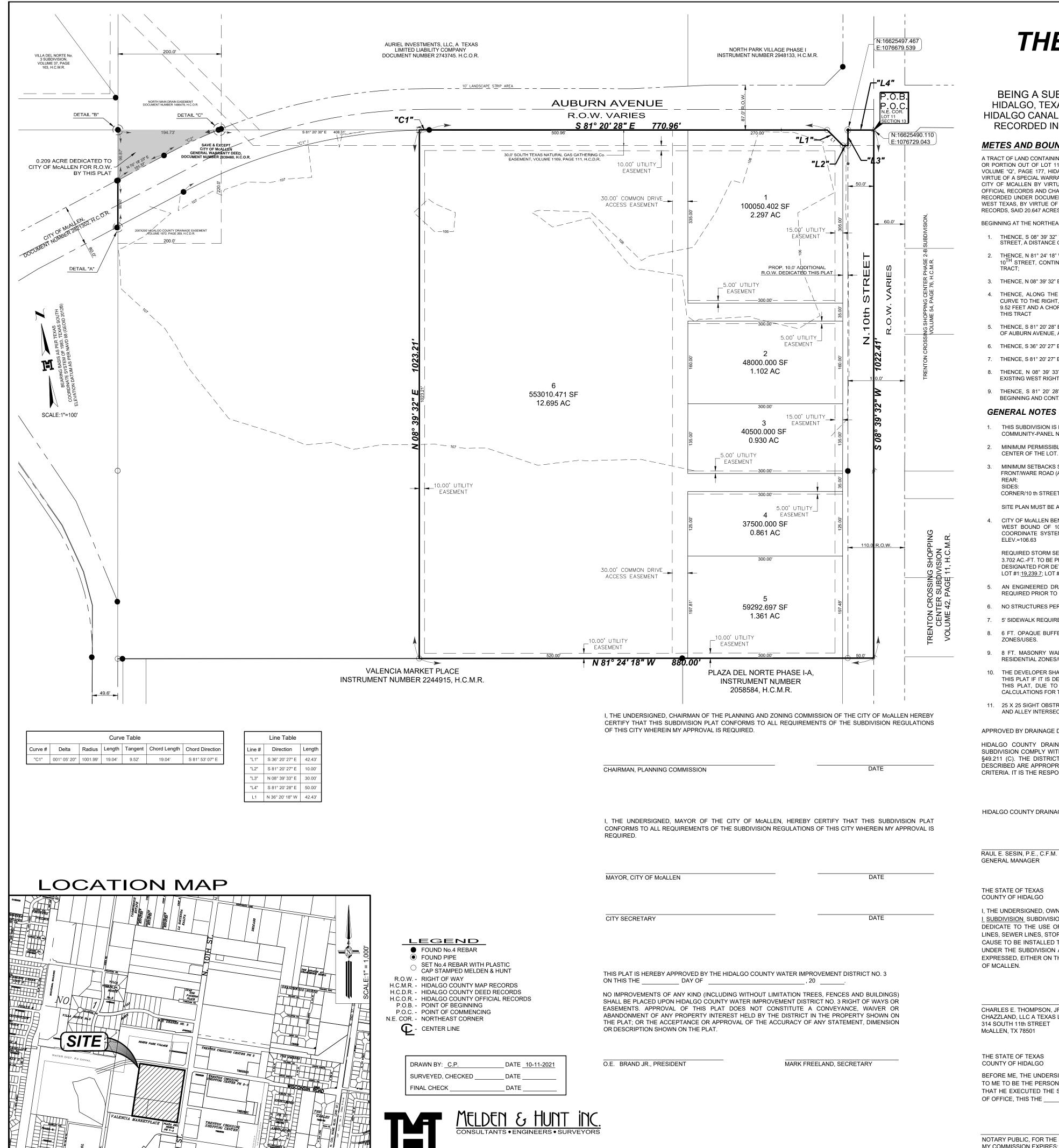
- \* \$225 Preliminary Review Fee and \$75 Final Approval Fee
- Title Report
- → 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- ~ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner, if applicable
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

#### PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.





115 W. McINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839

ESTABLISHED 1947 - www.meldenandhunt.com

SUBDIVISION MAP OF

# THE DISTRICT PHASE I SUBDIVISION

BEING A SUBDIVISION OF 20.647 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS

### **METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND CONTAINING A TRACT OF LAND CONTAINING 20 647 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PAR OR PORTION OUT OF LOT 11. SECTION 13. HIDALGO CANAL COMPANY SUBDIVISION. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "O" PAGE 177 HIDALGO COUNTY DEED RECORDS SAID 20 647 ACRES WERE CONVEYED TO PAWLIK FAMILY PROPERTIES BY VIRTUE OF A SPECIAL WARRANTY DEED. RECORDED UNDER DOCUMENT NUMBER 2858940. HIDALGO COUNTY OFFICIAL RECORDS AND THE CITY OF MCALLEN BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2839460 HIDALGO COUNTY OFFICIAL RECORDS AND CHAZZLAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN. RECORDED UNDER DOCUMENT NUMBER 2372498, HIDALGO COUNTY OFFICIAL RECORDS, AND THE EPISCOPAL CHURCH FOUNDATION IN WEST TEXAS, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1600772, HIDALGO COUNTY OFFICIA RECORDS, SAID 20.647 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11, SECTION 13 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 39' 32" W ALONG THE EAST LINE OF SAID LOT 11, SECTION 13, AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 10<sup>11</sup> STREET, A DISTANCE OF 1,022.41 FEET TO THE SOUTHEAST CORNER OF THIS TRACT
- THENCE, N 81° 24' 18" W AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. 10<sup>TH</sup> STREET, CONTINUING A TOTAL DISTANCE OF 880.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS
- 3. THENCE, N 08° 39' 32" E A DISTANCE OF 1,023.21 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- 4. THENCE, ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 01° 05' 20", A RADIUS OF 1,001.99 FEET, AN ARC LENGTH OF 19.04, A TANGENT OF 9.52 FEET AND A CHORD THAT BEARS S 81° 53' 07" E A DISTANCE OF 19.04 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF
- 5. THENCE, S 81° 20' 28" E ALONG THE NORTH LINE OF SAID LOT 11, SECTION 13 AND ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, A DISTANCE OF 770.96 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT
- 6. THENCE, S 36° 20' 27" E A DISTANCE OF 42.43 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 7. THENCE, S 81° 20' 27" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 8. THENCE, N 08° 39' 33" E A DISTANCE OF 30.00 FEET TO A PIPE FOUND [NORTHING: 16625497.467, EASTING:1076679.539] ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. 10TH STREET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 9. THENCE, S 81° 20' 28" E ALONG THE NORTH LINE OF SAID LOT 11, SECTION 13, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.647 ACRES, ACRES OF LAND, MORE OR LESS.

# **GENERAL NOTES:**

- THIS SUBDIVISION IS IN FLOOD ZONE "C" AREAS OF MINIMAL FLOODING.
- COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
- 2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE: FRONT/WARE ROAD (AUBURN AVE.): 60 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS. IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.

SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE

CITY OF McALLEN BENCHMARK: NUMBER MC 50, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE WEST BOUND OF 10TH st. IN BETWEEN TRENTON ROAD & FULLERTON AVE. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16626258.4143, E=1076796.43038,

75 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 161,252 C.F. -3.702 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS. DETENTION FOR LOTS 6 WILL BE PROVIDED ON LOT 7 DESIGNATED FOR DETENTION. ALL OTHER LOTS WILL BE REQUIRED TO DETAIN ON SITE AS SHOWN: LOT #1:<u>19,239.7</u>; LOT #2: <u>9,230.4</u>; LOT #3: <u>7,788.2</u>; LOT #4: <u>7,211.3</u>; LOT 5#: <u>11,401.8</u>; & LOT 6: <u>106,380.6</u> CUBIC FEET
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- 6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 7. 5' SIDEWALK REQUIRED ALONG AUBURN AVENUE AND N. 10th STREET
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL
- 9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL. INDUSTRIAL. OR MULTI-FAMILY
- 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC
- 11. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET

# APPROVED BY DRAINAGE DISTRICT:

CALCULATIONS FOR THIS SUBDIVISION.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 849 211 (C) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

THE STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE THE DISTRICT PHASE L SUBDIVISION SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

CHARLES E. THOMPSON, JR. - MANAGING MEMBER CHAZZLAND, LLC A TEXAS LIMITED LIABILITY COMPANY 314 SOUTH 11th STREET McALLEN, TX 78501

THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES E. THOMPSON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_

NOTARY PUBLIC, FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

THE STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE THE DISTRICT PHASE I SUBDIVISION SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

JAMES LOUIS PAWLIK - GOVERNING PERSON OF PAWLICK FAMILY PROPERTIES, LLC 2725 PALMER DRIVE

THE STATE OF TEXAS COUNTY OF HIDALGO

PHARR TX 78577-6923

BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES LOUIS PAWLIK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_

NOTARY PUBLIC, FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

THE STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE THE DISTRICT PHASE L SUBDIVISION SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WIL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

DAN E. BUTT - EXECUTIVE DIRECTOR FOR THE EPISCOPAL CHURCH FOUNDATION IN WEST TEXAS P O BOX 6885 SAN ANTONIO. TX 78209-6889

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAN W. BUTT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF

NOTARY PUBLIC, FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_DAY OF \_\_\_\_\_\_20\_\_\_\_.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368

DATE PREPARED: 08/31/2021 ENGINEERING JOB # 21143.00

STATE OF TEXAS

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

STATE OF TEXAS **COUNTY OF HIDALGO** 

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT. AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750 STATE OF TEXAS

DATE SURVEYED: 07/30/2021 T-1127 PG. 58 SURVEY JOB # 21726.08

DATED THIS THE \_\_\_\_\_ DAY OF \_



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR.

HIDALGO COUNTY CLERK

AM/PM INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

DEPUTY

11/26/2021 Page 1 of 3 SUB2021-0132



Reviewed On: 11/22/2021

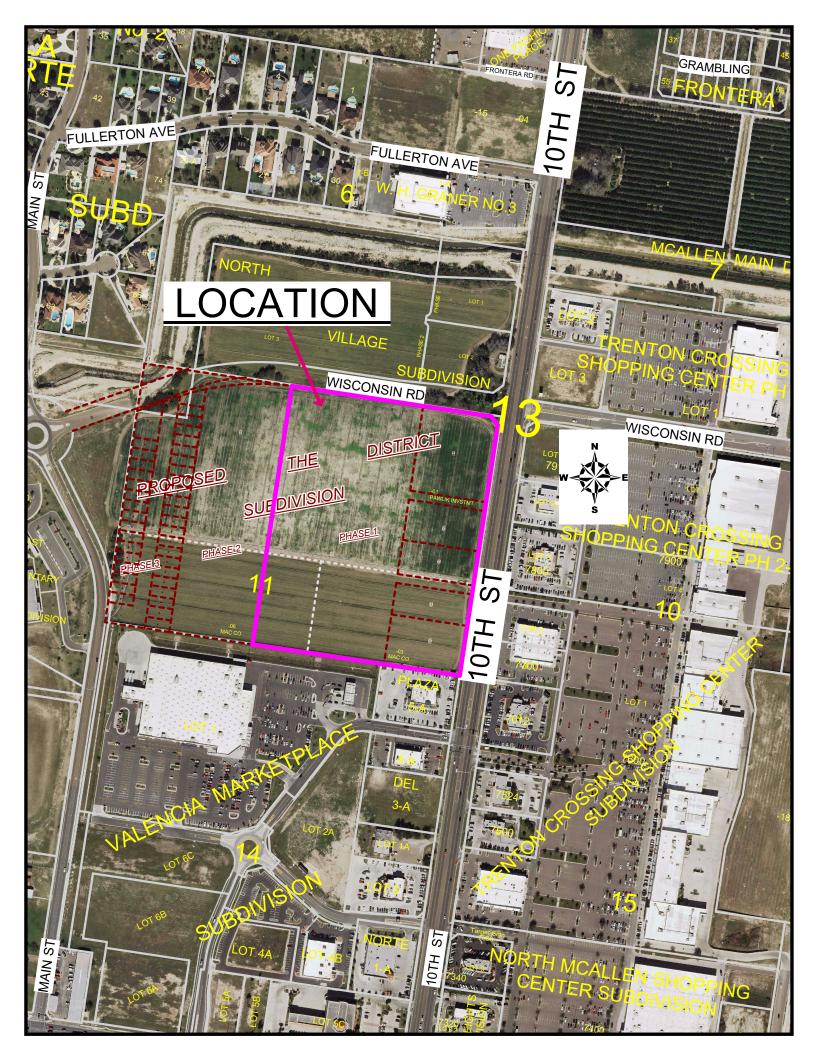
SUBDIVISION NAME: THE DISTRICT SUBDIVISION PHASE 1	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North 10th Street: 10 ft. dedication for 60 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides  **Monies must be escrowed if improvements are not built prior to recording.  *** Label CL, ROW on both sides of CL, and total ROW after accounting for ROW dedication prior to final.  ****COM Thoroughfare Plan	Non-compliance
Wisconsin Road: 80-87 ft. ROW Paving: 52-65 ft. Curb & gutter: Both sides  **Monies must be escrowed if any improvements are required prior to recording.  ***Provide existing paving layout to verify compliance with paving requirements prior to final.  ****Replace street name to "Wisconsin Road"  *****Include document number where ROWS where dedicated and provide copy to staff prior to final.  *****COM Thoroughfare Plan	Non-compliance
Paving Curb & gutter	Applied
* 800 ft. Block Length.  **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac.  **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  **Proposed 30 ft. Common Service Drive cannot be dead-ended. Maneuverability requirements will be reviewed prior to final.  ***Minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided.  **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures.  **Plat note must be revised as shown above prior to final.  ***Setback required for North 10th Street and Wisconsin Road will be reviewed prior to final  **Zoning Ordinance: Section 138-356	TBD
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements.  **Plat note must be revised as shown above prior to final.  **Zoning Ordinance: Section 138-356	Non-compliance

11/26/2021 Page 2 of 3 SUB2021-0132

* Interior Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements.  **Plat note must be revised as shown above prior to final.	Non-compliance
**Zoning Ordinance: Section 138-356	
* Corner: In accordance with the Zoning Ordinance or greater for approved site plan or easements.	TBD
**Plat note must be revised as shown above prior to final.  ***Setback required for North 10th Street and Wisconsin Road will be reviewed prior to final  **Zoning Ordinance: Section 138-356	
* Garage. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on North 10th Street and 4 ft. wide sidewalk required	Non-compliance
on Wisconsin Road.  **Plat note to be revised prior to final as shown above.  ***5 ft. sidewalk as might be required by Engineering Department on North 10th Street prior to	
final. ****Subdivision Ordinance: Section 134-120	
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.  **Verify compliance with Access Management Policy prior to final.	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  *Section 110-72 applies for public subdivisions	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA

11/26/2021 Page 3 of 3 SUB2021-0132

LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3 **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
COMMENTS	
Comments:  *Must comply with City's Access Management Policy  **Site will be reviewed internally by staff prior to building permit issuance.  ***Replace all references of "Auburn Avenue" with "Wisconsin Road" prior to final.  ****Include signature blocks for all property owners prior to recording. You may include a second page prior to recording for signatures.  *****Submit paving layout to verify compliance with minimum paving widths requirements prior to final. 20 ft. face-to-face required on both sides of islands  *****Subdivision name might have to be revised prior to final since there is an existing recorded subdivision under the name of "The District at McAllen"	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



Subara1-0133

# City of McAllen Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION

	Subdivision Name The District Subdivision Phase II	WISCOUSIN RD		
	Location 880 feet west of the corner of North 10th Street and Auburn Avenue			
	City Address or Block Number 1201 WISCONSIN RD			
_	Number of Lots 1 Gross Acres 7.589 Net Acres ETJ □Yes ⊌No			
Project Information	Existing Zoning R-3A Proposed Zoning R-3A Rezoning Applied for   ■Yes □No Date 10.22.2021			
form	Existing Land Use Vacant Proposed Land Use Apartment Irrigation District #_ 2			
it III	Replat			
ojec		Agricultural Exemption    Yes □No  Estimated Rollback Tax Due  1 189867 TAXES DUE \$57.59 2 18988999 NO TAXES DUE 3 792230 NO TAXES DUE 3 792230 NO TAXES DUE		
<u>P</u>	Parcel # 3 792230 Tax Dept. Review			
	Water CCN ☑MPU □Sharyland Water SC Other			
	Legal Description A tract of land containing 7.589 acres situated in the C	County of Hidalgo, Texas, being a part or portion out of Lot 11, Section 13,		
	Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Volume "Q", Page 177, Hidalgo County Deed Records.			
er	Name <u>View attached owners sheet</u>	Phone <u>c/o (956) 381-0981</u>		
Owner	Address	E-mail c/o mario@meldenandhunt.com		
	City State	Zip		
_	Name Auriel Investments			
obe	Address 100 East Nolana Avenue, Suite 130	E-mailshavi@aurielinvestments.com		
Developer	City McAllen State Texas	Zip <u>78504</u>		
Δ	Contact Person Shavi Mahtani			
	Name Melden & Hunt, Inc.	Phone (956) 381-0981		
ıeer	Address 115 West McIntyre Street			
Engine	City Edinburg State Tex			
ш	Contact Person Mario A. Reyna, P.E.			
_	Name Melden & Hunt, Inc.	Phone (956) 381-0981		
yo				
0	Address 115 West McIntyre Street	E-mail (956) 381-1839		
Surveyor	City Edinburg State Tex			

Initial: OW

# **Proposed Plat Submittal**

- \* \$225 Preliminary Review Fee and \$75 Final Approval Fee
- Title Report
- → 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- ~ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner, if applicable
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

### PLAT TO SHOW:

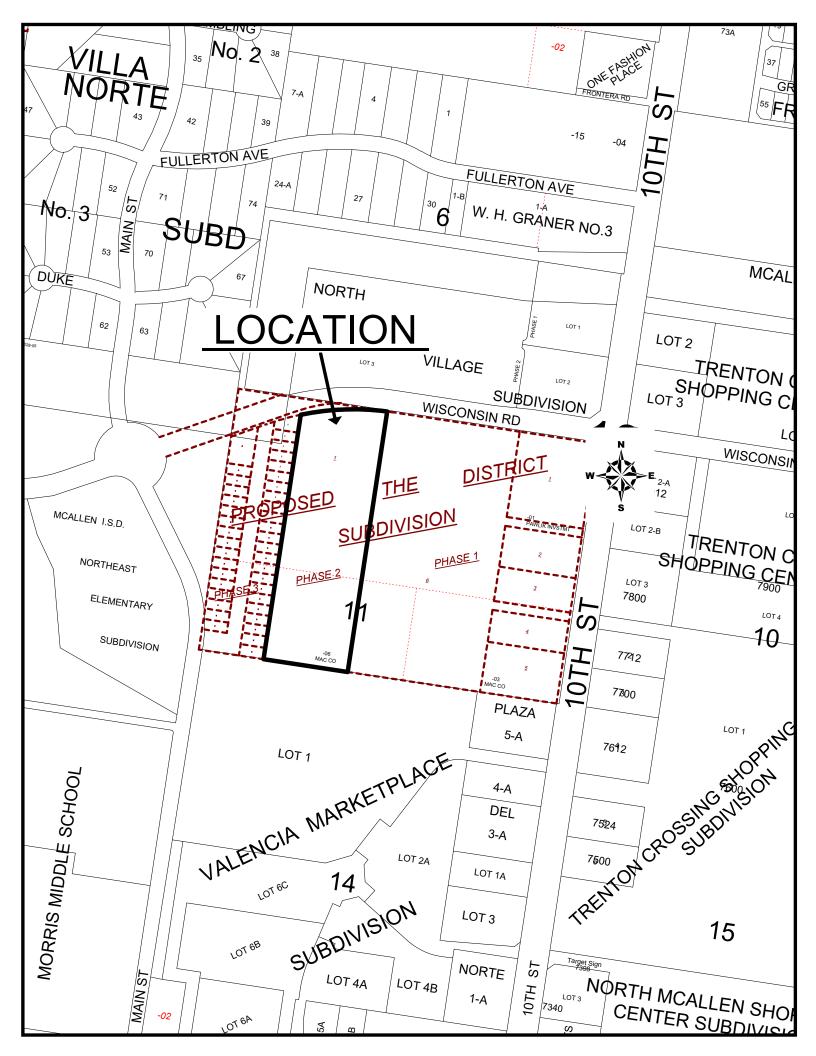
- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

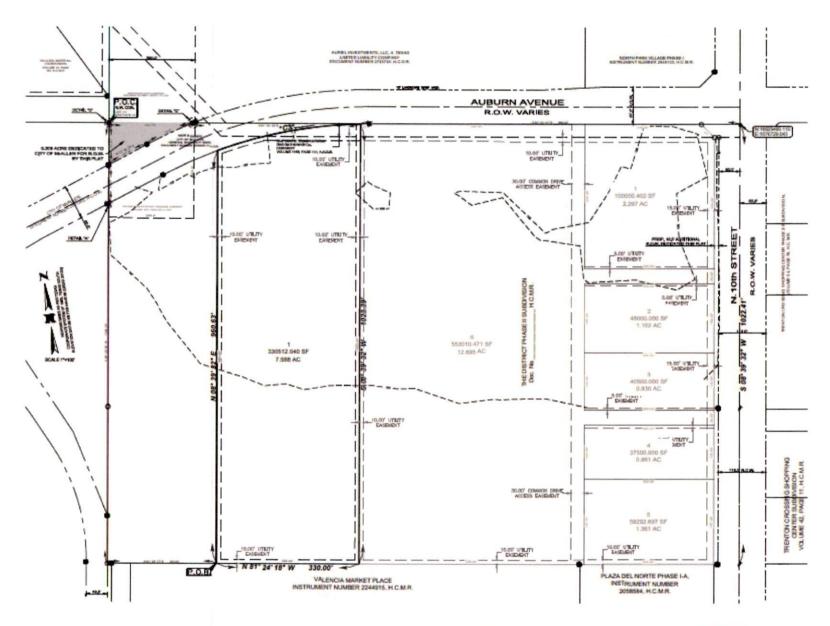
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. It is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

Owners Signature

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature //	L. M	Date October 21, 2021
Print Name Mario	A. Reyna, P.E.	
Owner □	Authorized Agent	$\square$





THE DISTRICT PHASE II
SUBDIVISION

ENTERED

NOV 1 1 2021

Initial:

11/26/2021 Page 1 of 3 SUB2021-0133



Reviewed On: 11/22/2021

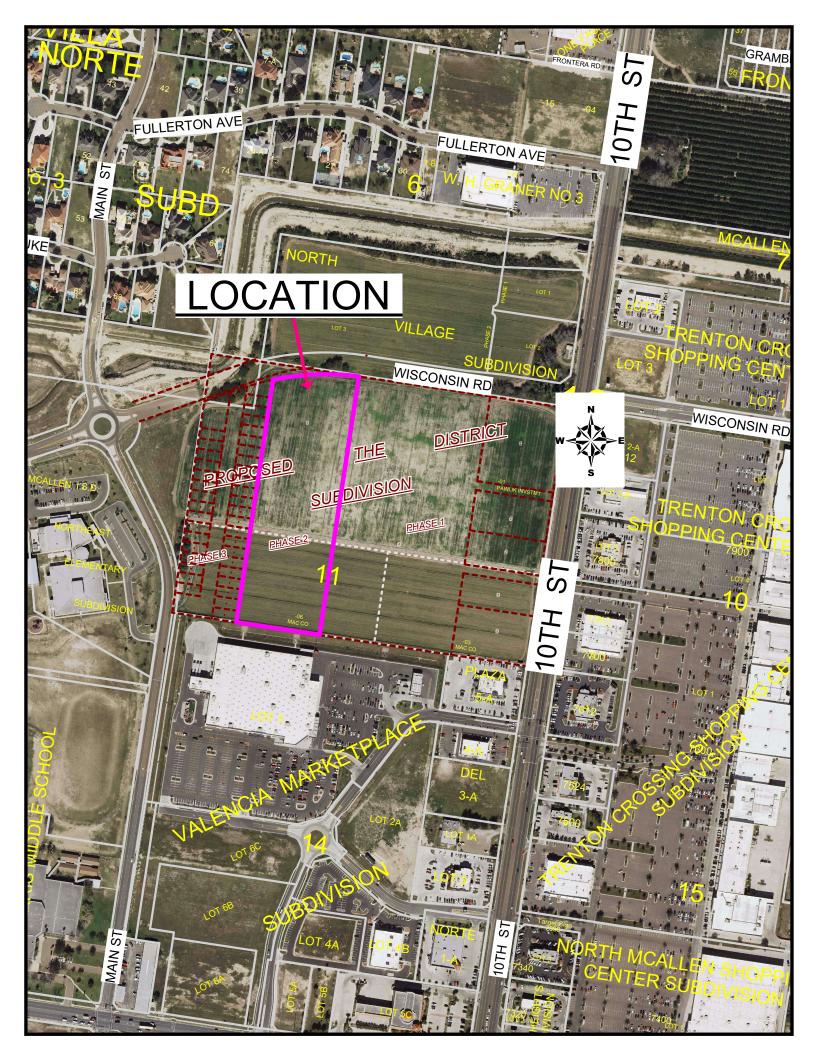
REQUIREMENTS	
TREETS AND RIGHT-OF-WAYS	
Wisconsin Road: 80-87 ft. ROW Paving: 52-57 ft. Curb & gutter: Both sides  **Monies must be escrowed if any improvements are required prior to recording.  ***Provide existing paving layout to verify compliance with paving requirements prior to final.  ****Replace street name to "Wisconsin Road"  *****Include document number where ROW was dedicated and provide copy to staff prior to final.	Non-compliance
******COM Thoroughfare Plan  Paving Curb & gutter  * 800 ft. Block Length.  **Subdivision Ordinance: Section 134-105	Applied NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
LLEYS	
ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  ***If a service drive is proposed, minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided.  **Subdivision Ordinance: Section 134-106	Applied
ETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures.  **Plat note must be revised as shown above prior to final.  **Zoning Ordinance: Section 138-356	Non-compliance
<ul> <li>* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements.</li> <li>**Plat note must be revised as shown above prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
* Interior sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements.  **Plat note must be revised as shown above prior to final.  **Zoning Ordinance: Section 138-356	Non-compliance
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies.  **Add plat note as shown above prior to final.  ***Zoning Ordinance: 138-356	Non-compliance

11/26/2021 Page 2 of 3 SUB2021-0133

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide sidewalk required on Wisconsin Road.  **Plat note to be revised prior to final as shown above.  ***5 ft. sidewalk as might be required by Engineering Department on North 10th Street prior to final.  ****Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
UFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
IOTES	
* No curb cut, access, or lot frontage permitted along.  **Verify compliance with Access Management Policy prior to final.	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.  **Plat note not needed for this requirement. Please remove plat note between plat note #3 and #4.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 applies for public subdivisions	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.  **Subdivision Ordinance: 134-168	NA
OT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: R-3A and C-3 Proposed: R-3A  **Rezoning to R-3A for south portion required prior to final.  ***Zoning Ordinance: Article V	Non-compliance

11/26/2021 Page 3 of 3 SUB2021-0133

* Rezoning Needed Before Final Approval	Non-compliance
**Rezoning Needed Belore Final Approval  **Rezoning to R-3A for south portion required prior to final.  ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
<ul> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Non-compliance
COMMENTS	
Comments:  *Must comply with City's Access Management Policy  **Site plan will be reviewed internally by staff prior to building permit issuance.  ***Replace all references of "Auburn Avenue" with "Wisconsin Road" prior to final.  ****Include signature blocks for all property owners prior to recording. You may include a second page prior to recording for signatures.  *****Submit paving layout to verify compliance with minimum paving widths requirements prior to final. 20 ft. face-to-face required on both sides of islands  *****Subdivision name might have to be revised prior to final since there is an existing recorded subdivision under the name of "The District at McAllen"	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



Suba001-0134

# City of McAllen Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION

	Subdivision Name The District Subdivision Phase I	III	
	Location 1,210 feet west of the corner of North 10th Street and Auburn Avenue		
	City Address or Block Number 1301 Wisconson RD		
Project Information	Number of Lots 39 Gross Acres 5.258 Net Acres ETJ □Yes ☑No		
	Existing Zoning C-3 Proposed Zoning R-3T	_ Rezoning Applied for	
nfor	Existing Land Use Vacant Proposed Lan	d Use Townhomes Irrigation District # 2	
ect I	Replat		
Proj	Agricultural Exemption	ated Rollback Tax Due 3.792230 NO TAXES DUE	
_	Parcel # 2.188869 & Tax Dept. Review		
	Water CCN	Other	
	Legal Description A tract of land containing 5.258 acres situated in	n the County of Hidalgo, Texas, being a part or portion out of Lot 11, Section 13,	
	Hidalgo Canal Company Subdivision, according to the plat thereof recorded in	Volume "Q", Page 177, Hidalgo County Deed Records.	
ır	Name View attached owner sheet	Phone <u>c/o (956) 381-0981</u>	
Owner	Address	E-mail_c/o mario@meldenandhunt.com	
	CityState _	Zip	
Ţ.	Name Auriel Investments	Phone (956) 661-8888	
Developer	Address 100 East Nolana Avenue, Suite 130	E-mailshavi@aurielinvestments.com	
eve	City McAllen State Texas	Zip <u>78504</u>	
٥	Contact Person Shavi Mahtani		
eer	Name Melden & Hunt, Inc.	Phone (956) 381-0981	
gine	Address 115 West McIntyre Street		
Engine	City Edinburg State	<u>Texas</u> Zip <u>78541</u>	
	Contact Person Mario A. Reyna, P.E.		
or	Name Melden & Hunt, Inc.		
Surveyor	Address 115 West McIntyre Street		
Su	City Edinburg State	Zip 78541  ENTERED	
		PIN E ED EN ELDE	

# **Proposed Plat Submittal**

- \* \$225 Preliminary Review Fee and \$75 Final Approval Fee
- Title Report
- ✓ 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 6 Folded blueline prints of the proposed plat
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner, if applicable
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

### **PLAT TO SHOW:**

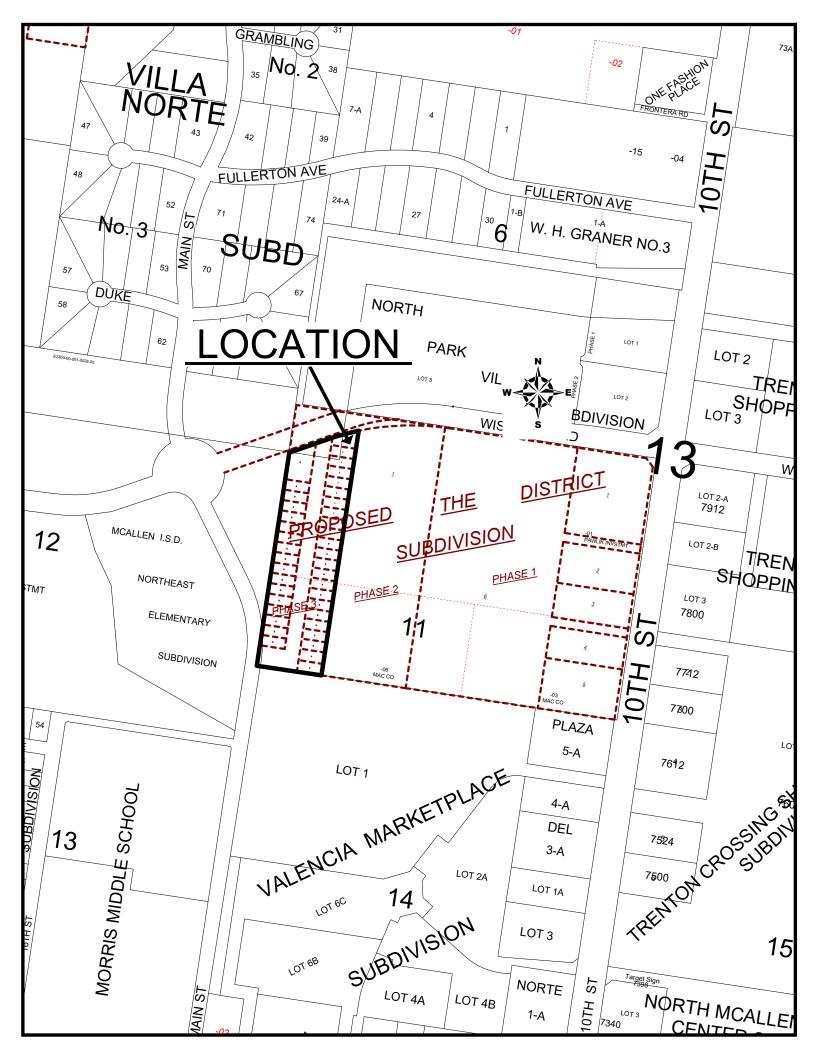
- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

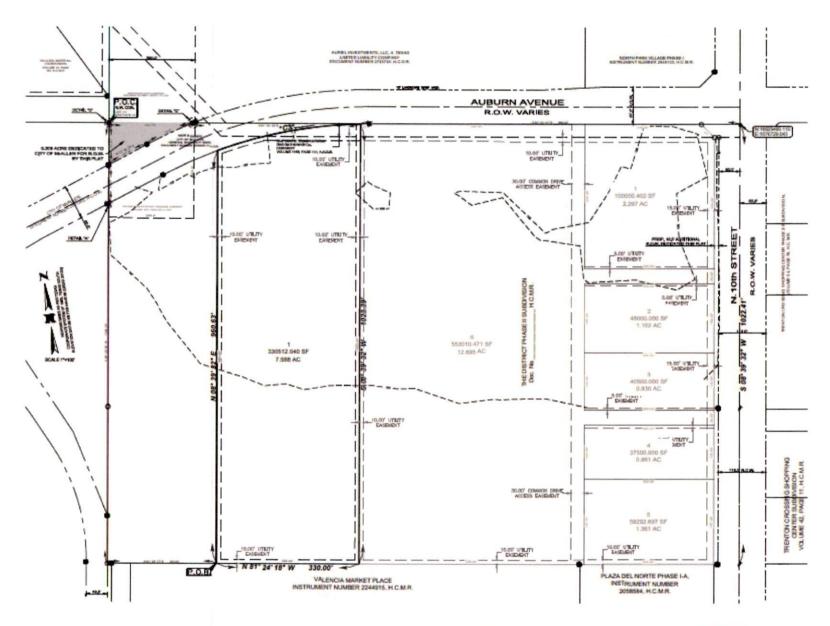
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

Owners Signature

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature	1.17	Date October 21, 2021
Print Name Mario	A. Reyna, P.E.	
Owner 🗆	Authorized Ac	nent 🗸





THE DISTRICT PHASE II
SUBDIVISION

ENTERED

NOV 1 1 2021

Initial:

11/26/2021 Page 1 of 3 SUB2021-0134



Reviewed On: 11/23/2021

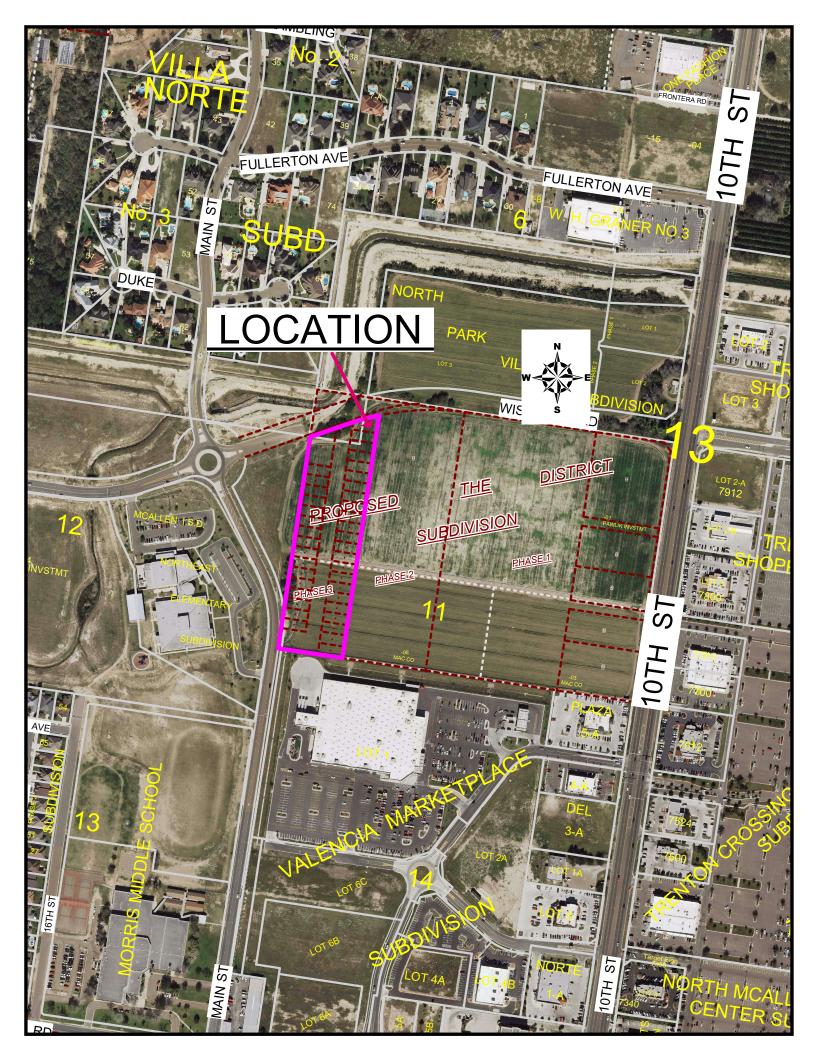
SUBDIVISION NAME: THE DISTRICT PHASE III	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Wisconsin Road: 80-87 ft. ROW Paving: 52-57 ft. Curb & gutter: Both sides  **Monies must be escrowed if any improvements are required prior to recording.  ***Provide existing paving layout to verify compliance with paving requirements prior to final.  ****Replace street name to "Wisconsin Road"  *****Include document number where ROW was dedicated and provide copy to staff prior to final.  ******COM Thoroughfare Plan	Non-compliance
Internal ROW: 60- 80 ft. proposed Paving: 40 ft. Curb & gutter: Both sides  **Monies must be escrowed if improvements are not built prior to recording.  ***Gate details must be submitted for staff to review prior to final if applicable. ROW at entrances might be required to be increased based on proposed gate details.  ****Street name will be assigned prior to final.  *****Subdivision Ordinance: Section 134-105	Non-compliance
* 800 ft. Block Length: Internal block length appears to be over 800 ft. in length. Please revise layout to comply with requirement or submit a variance prior to final.  **Subdivision Ordinance: Section 134-105	Non-compliance
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16ft.  *Alley/service drive easement required for commercial properties  **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 10 ft. or greater for easements.  **Plat note #3 to be revised prior to final as shown above.  ***Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review.  *****Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements.  **Plat note #3 to be revised prior to final as shown above.  ***Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review.  ******Zoning Ordinance: Section 138-356	Non-compliance
* Interior Sides: In accordance with the Zoning Ordinance or greater for easements.  ***Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review.  ******Zoning Ordinance: Section 138-356	Applied

11/26/2021 Page 2 of 3 SUB2021-0134

* Corner: 10 ft. or greater for easements  **Plat note #3 to be revised prior to final as shown above.  ***Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review.  *****Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies.  **Plat note must be added as shown above prior to final.  ***Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review.  ******Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Wisconsin Road and both sides of all interior streets.  **Plat note #7 to be revised as shown above prior to final.  ***5 ft. sidewalk as might be required by the Engineering Department prior to final.  **********Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **City's Access Management Policy	TBD
* Site plan must be approved by the Planning and development Departments prior to building permit issuance.  **Site plan review is not required for townhomes.	TBD
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  *Section 110-72 applies for public subdivisions	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.  **Subdivision Ordinance: 134-168	Required

11/26/2021 Page 3 of 3 SUB2021-0134

LOT REQUIREMENTS	I
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: R-3T  ***Rezoning to R-3T must be finalized prior to final plat review.  ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval  ***Rezoning to R-3T must be finalized prior to final plat review.  ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park fees are applicable for this development and total amount of park fees are subject to change depending on the amount of proposed lots.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
<ul> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	TBD
COMMENTS	
Comments:  *Must com ply with City's Access Management Policy  **Staff will review the proposed ROW dedication of the "0.209 acre tract" along the north side of Wisconsin Road prior to final.  ***Rezoning to R-3T must be finalized prior to final plat review.  ***Replace all references of "Auburn Avenue" with "Wisconsin Road" prior to final.  ****Include signature blocks for all property owners prior to recording. You may include a second page prior to recording for signatures.  *****Submit paving layout to verify compliance with minimum paving widths requirements prior to final. 20 ft. face-to-face required on both sides of islands  ******Subdivision name might have to be revised prior to final since there is an existing recorded subdivision under the name of "The District at McAllen"	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied



Subabal-0138

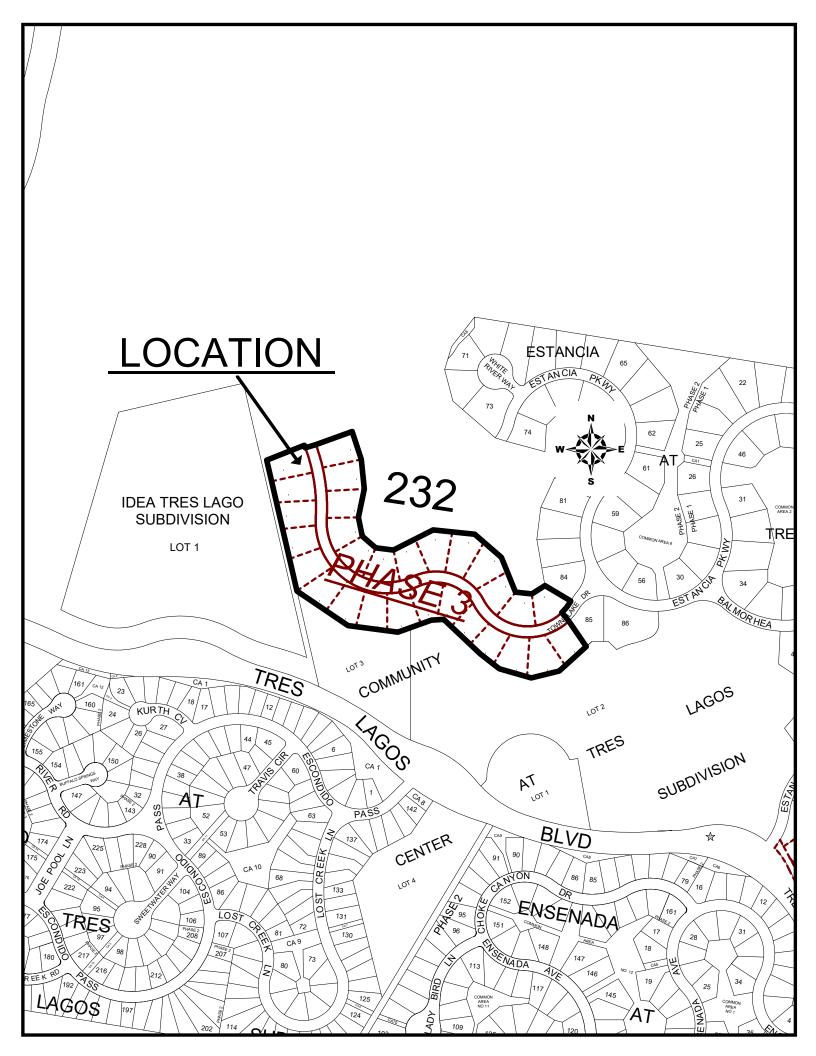
Initial:

## City of McAllen Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION

	Subdivision Name ESTANCIA AT TRES LAGOS PHASE III SUBDIVISION (PRIVATE)						
	Location ADJOINING ESTANCIA AT TRES LAGOS II - TO THE WEST						
	City Address or Block Number NONE AT THIS TIME						
no	Number of Lots <u>33</u> Gross Acres <u>15.279</u> Net Acres <u>15.729</u> ETJ □Yes ⊡No						
mati	Existing Zoning R1 Proposed Zoning R1 Rezoning Applied for □Yes □No Date						
Project Information	Existing Land Use <u>VACANT</u> Proposed Land Us	sengial Irrigation District #_U.I.D					
ect I		Replat ©Yes □No Commercial N/A Residential X					
roje	Agricultural Exemption	Rollback Tax Due					
-	Parcel # 1075073 Tax Dept. Review						
	Water CCN □MPU ⊡Sharyland Water SC Othe	er					
	Legal Description 15.279 ACRES OUT OF SECTION 2						
	/ <u></u>						
ŗ	Name RHODES DEVELOPMENT INC.	Phone 956-287-2800					
Owner	Address 200 S. 10TH ST., STE. 1700	E-mail NICK@RHODESENTERPRISES.COM					
Ü	City MCALLEN State TX	Zip <u>78502</u>					
ŗ	Name RHODES DEVELOPMENT,INC.	Phone 956.287-2800					
obe	Address 200 S. 10TH ST., STE. 1700	E-mail NICK@RHODESENTERPRISE.COM					
Developer	City MCALLEN State TX	Zip <u>78502</u>					
^	Contact Person NICK RHODES						
	Name MELDEN & HUNT, INC.	Phone 956.381.0981					
neer	Name MELDEN & HUNT, INC.  Address 115 W. MCTYRE ST EDINBURG, TX 78541						
ngineer	Address 115 W. MCTYRE ST EDINBURG, TX 78541						
Engineer	Address 115 W. MCTYRE ST EDINBURG, TX 78541	E-mail_MARIO@MELDENANDHUNT.COM					
Engin	Address 115 W. MCTYRE ST EDINBURG, TX 78541  City EDINBURG State TEX	E-mail MARIO@MELDENANDHUNT.COM					
Engin	Address 115 W. MCTYRE ST EDINBURG, TX 78541  City EDINBURG State TEX  Contact Person MARIO A. REYNA	E-mail MARIO@MELDENANDHUNT.COM  XAS Zip 78541  Phone 956.381.0981  E-mail FKURTH@MELDENANDHUNT.C					
Surveyor Engineer	Address 115 W. MCTYRE ST EDINBURG, TX 78541  City EDINBURG State TEX  Contact Person MARIO A. REYNA  Name MELDEN & HUNT,INC.	E-mail_MARIO@MELDENANDHUNT.COM  KAS Zip 78541  Phone 956.381.0981  E-mail_FKURTH@MELDENANDHUNT.C					

	Proposed Plat Submittal
Minimum Developer's Requirements Submitted with Application	\$225 Preliminary Review Fee and \$75 Final Approval Fee  Title Report * VI & & MAI \  8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3  blueline copies 2 Location Maps - VI & & MAI \  2 8 ½" by 11" copies/legible copies of plat with name & north arrow - VI & & MAI \  6 Folded blueline prints of the proposed plat VI & & MAI \  2 Warranty Deeds (identifying owner on application) - VI & & MAI \  AutoCAD 2005 DWG file and PDF of plat - VI & & MAI \  Letter of Authorization from the owner, if applicable  Proof of authority of person signing application on behalf of -VI & & MAI \  partnership/corporation, if applicable
	<ul> <li>✓ PLAT TO SHOW:</li> <li>✓ Metes and bounds</li> <li>— Lots numbered with dimensions and area of irregular lots noted Surrounding</li> <li>✓ platted lots and/or lot lines for unsubdivided tracts</li> <li>— Name and address of owner, lienholder, developer, engineer and surveyor</li> <li>✓ shown along with signature lines</li> <li>✓ North arrow, scale and vicinity map</li> <li>— Name &amp; dimension of adjoining street ROWs (total width &amp; width from centerline)</li> </ul>
Minimum Devel	Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.
Owners Signature	I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.  Signature





11/26/2021 Page 1 of 3 SUB2021-0138



Reviewed On: 11/26/2021

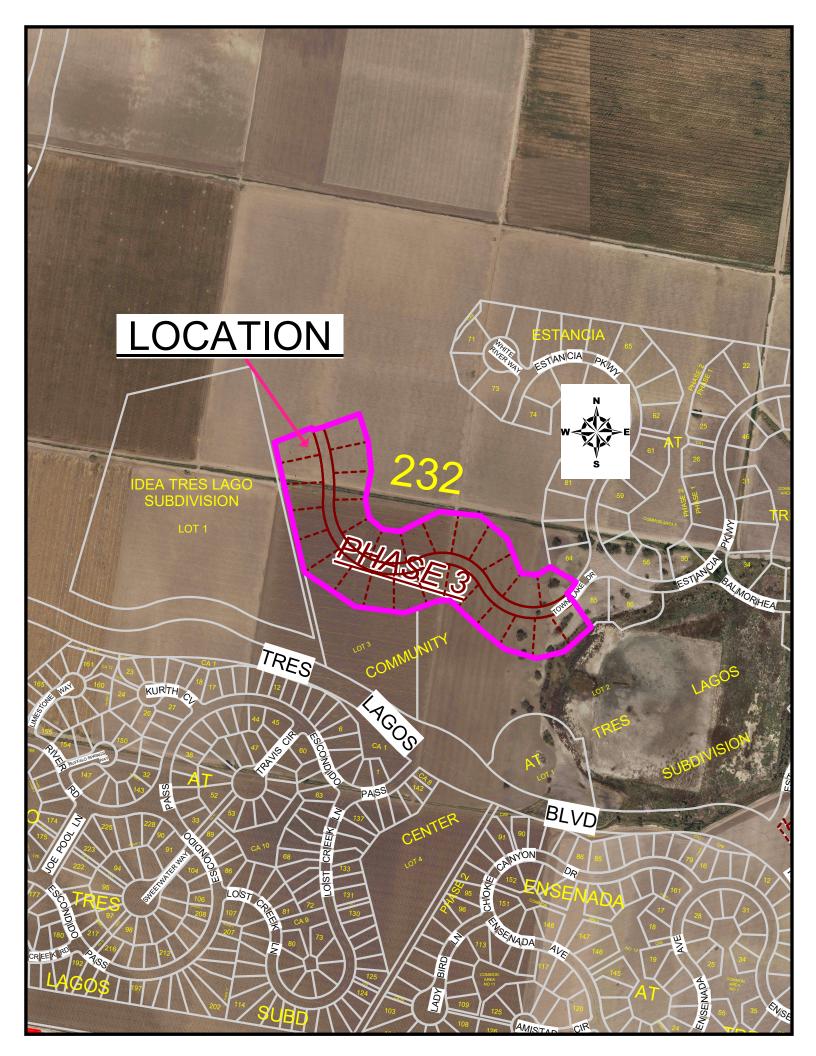
REVIEWED ON: 11/26/2021	
SUBDIVISION NAME: ESTANCIA AT TRES LAGOS PHASE III REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Town Lake Drive: 50 ft. ROW Paving: 32 ft. minimum Curb & gutter: Both sides  **Monies must be escrowed if improvements are not built prior to final.  ***Temporary turnaround and any barricades required at the west end of this street will have to be provided prior to recording.  ***Subdivision Ordinance: 134-105	Required
Paving Curb & gutter	Applied
* 800 ft. Block Length.  Per agreement - Common areas and access walks/drives provided.  **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac. Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement.  **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 20 ft. minimum or as shown in "Front Setback Table" (sheet 1 of 2).  **Must comply with PID requirements.  **Zoning Ordinance: Section 138-356	Applied
* Rear: 11 ft. or greater for easemenets 16 ft. or greater for easements for Lots 16-31  **Plat note to be revised prior to final since lots 16-31 are included within this phase.  **Must comply with PID requirements.  **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements  **Must comply with PID requirements.  **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: 5 ft. or greater for easements per agreement.  **Must comply with PID requirements.  **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies.  **Must comply with PID requirements.  **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

11/26/2021 Page 2 of 3 SUB2021-0138

DEWALKS	
* 4 ft. wide minimum sidewalk required on interior streets, as per approved sidewalk plan filed with the City at building permit stage.  ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
IFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
TES	
* No curb cut, access, or lot frontage permitted along. **City's Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  *Section 110-72 applies for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.  **HOA Document will be recorded simultaneously with plat.  *Section 110-72 applies for public subdivisions	Applied
T REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Applied
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
NING/CUP	
* Existing: R-1 and C-4 Proposed: R-1  **Rezoning must be completed prior to final plat review.  ***Zoning Ordinance: Article V	Required
* Rezoning Needed Before Final Approval  **Rezoning must be completed prior to final plat review.  ***Zoning Ordinance: Article V	Non-compliar

11/26/2021 Page 3 of 3 SUB2021-0138

PARKS				
* Land dedication in lieu of fee. As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6 Page 24	NA			
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6 Page 24				
* Pending review by the Parkland Dedication Advisory Board and CC. Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6 Page 24				
RAFFIC				
* As per Traffic Department, Master TIA approved.	Completed			
* Traffic Impact Analysis (TIA) required prior to final plat.  * As per Traffic Department, Master TIA approved.				
COMMENTS				
Comments: Must comply with City's Access Management Policy  **Label strip land located outside west subdivision boundary line.  ***Rezoning must be finalized prior to final plat review.  ****Assure compliance with PID requirements.  **Must comply with the Agreement and Public Improvement District (PID) conditions.  ***Per Traffic, must comply with City's Access Management Policy.	Applied			
RECOMMENDATION				
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied			



SUB2021-0137

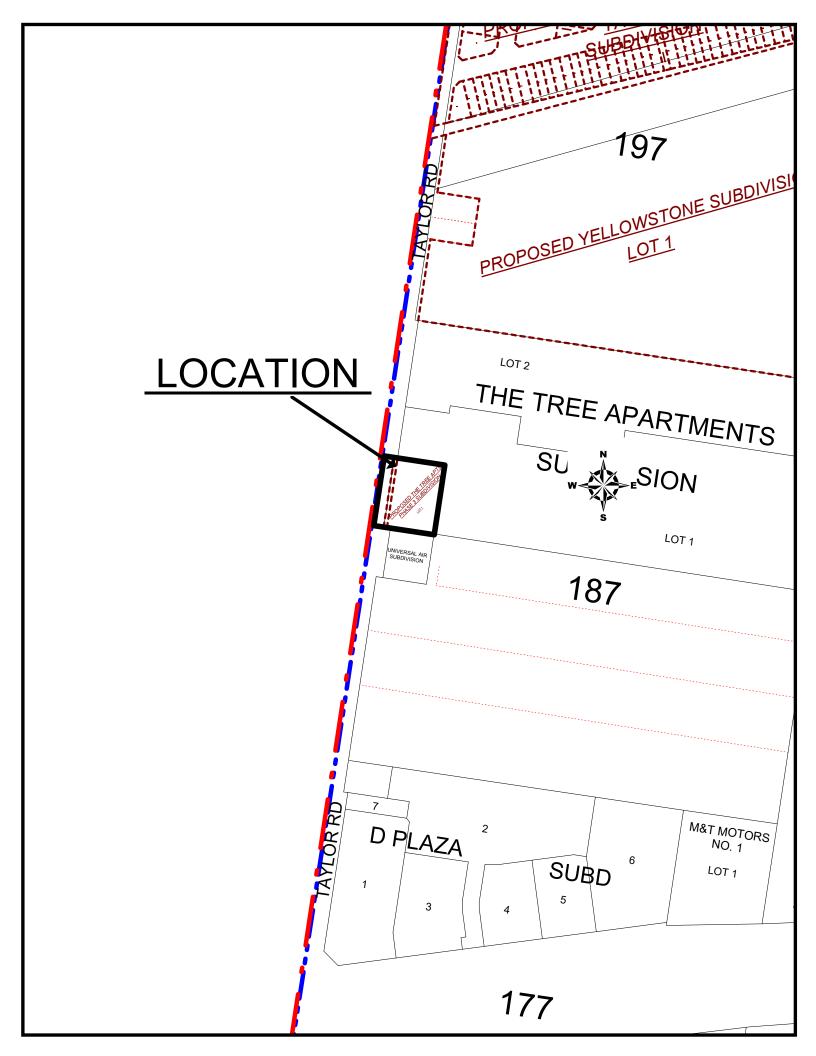
# City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

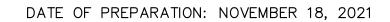
311 North 15<sup>th</sup> Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

Project Description	Subdivision Name
Owner	Name MAJIMA III, LLC - MIGUEL RAMIREZ Phone Address 1001 S. TAYLOR ROAD  City MCALLEN State TEXAS Zip 78501  E-mail
Developer	Name MAJIMA III, LLC Phone Address 1001 S. TAYLOR ROAD  City MCALLEN State TEXAS Zip 78501  Contact Person MIGUEL RAMIREZ  E-mail
Engineer	Name RIO DELTA ENGINEERING Phone (956)-380-5152  Address 921 S. 10TH AVE  City EDINBURG State TEXAS Zip 78539  Contact Person IVAN GARCIA, P.E., R.P.L.S.  E-mail RIODELTA2004@YAHOO.COM
Surveyor	Name         IVAN GARCIA, P.E., R.P.L.S.         Phone         (956)-380-5152           Address         921 S. 10TH AVE.           City         EDINBURG         State         TEXAS         Zip         78539         ENTERE           NOV 1 9 2021

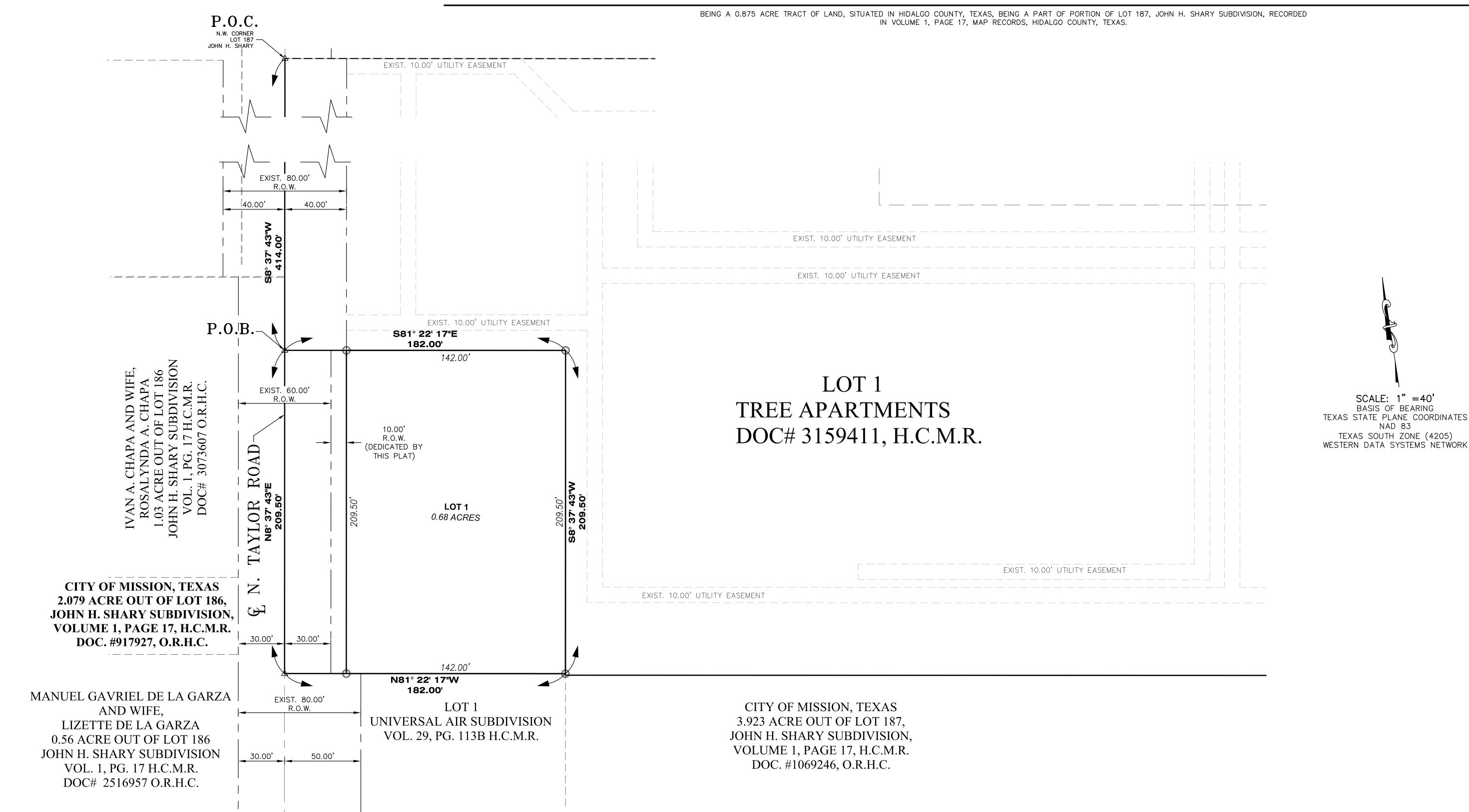
beto "/19

Initial: NM





## THE TREE APARTMENTS PHASE III SUBDIVISION



11/26/2021 Page 1 of 3 SUB2021-0137



Reviewed On: 11/26/2021

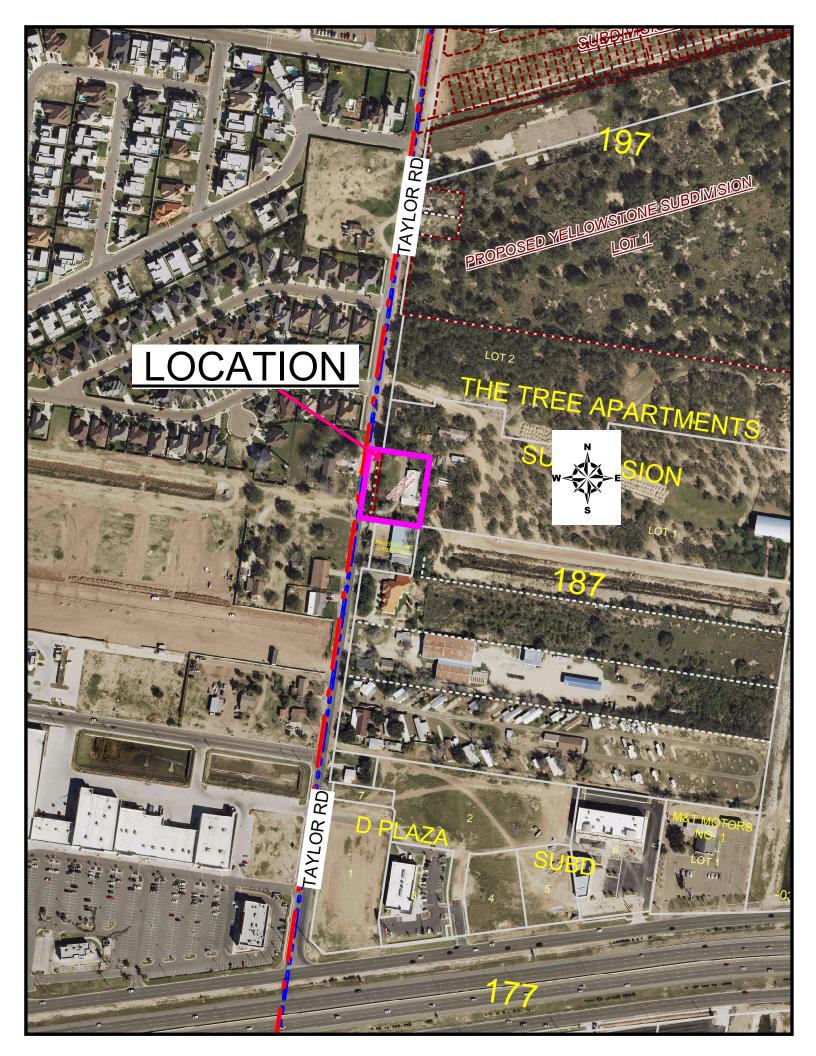
SUBDIVISION NAME: THE TREE APARTMENTS PHASE III	
STREETS AND RIGHT-OF-WAYS	
STREETS AND RIGHT-OF-WATS	
South Taylor Road: 10 ft. dedication for 40 ft. from CL for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both sides  **Monies must be escrowed if improvements are not built prior to recording.  ***COM Thoroughfare Plan	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length.  *****Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or in line with existing structures.  **Plat note must be revised as shown above prior to final.  **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan.  **Plat note must be revised as shown above prior to final.  **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan.  **Plat note must be revised as shown above prior to final.  **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South Taylor Road.  **Plat note must be revised as shown above prior to final.  ****Subdivision Ordinance: Section 134-120	Non-compliance

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* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South Taylor Road **Plat note to be revised prior to final as shown above. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
IOTES	
<ul> <li>* No curb cut, access, or lot frontage permitted along South Taylor Road.</li> <li>**Plat note to be revised as shown above prior to final.</li> <li>**City's Access Management Policy</li> </ul>	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  *Section 110-72 applies for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
OT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ONING/CUP	
* Existing: R-3A Proposed: R-3A **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per Parks Department, park fees at a \$700 per unit rate will apply to the new amount of units proposed.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, park fees at a \$700 per unit rate will apply to the new amount of units proposed.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA

11/26/2021 Page 3 of 3 SUB2021-0137

TRAFFIC	
* As per Traffic Department, a Trip Generation is required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.  * As per Traffic Department, a Trip Generation is required to determine if TIA is required, prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy  **Clarify "20 ft. conditional easement Doc. #1069247" and "30 ft. drain easement Doc. #  1069247" shown on "The Tree Apartments" recorded plat. Clarify prior to final. If any abandonments are required, abandonment document number must be shown on plat prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



## City of McAllen Planning Department

Planning Department
311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

	Subdivision Name_FALCON'S COVE						
u	Location SW Corner of Freddy Gonzalez Avenue and North 23rd Street						
	04 All 92 PM 1 9901 1/ 22 PM 0-						
	Number of Lots 144 Gross Acres 51.809 Net Acres ETJ Yes No						
Project Information	Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Rezoning Applied for □Yes ⊡No Date						
nfoı	Existing Land Use Vacant Proposed Land Use Residential Irrigation District #_1						
ect I	Replat □Yes ⊡No Commercial Residential						
roje	Agricultural Exemption □Yes ⊡No Estimated Rollback Tax Due <u>n/a</u>						
	Parcel# Tax Dept. Review						
	Water CCN						
	Legal Description						
	Name						
Owner	Address P.O. Box 1139 E-mail						
0	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78540</u>						
_	Name Domain Development Corporation Phone (956) 661-8888						
obe	Address 100 East Nolana, Suite 130 E-mail shavi@aurielinvestments.com						
Developer	City McAllen State Texas Zip 78501						
Ŏ	Contact Person Shavi Mahtani, President						
e	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>						
Engineer	Address 115 West McIntyre Street E-mail mario@meldenandhunt.com						
Enç	City Edinburg State Texas Zip 78541						
	Contact Person Mario A. Reyna, P.E.						
o	Name Melden & Hunt, Inc. Phone (956) 381-0981						
Surveyor	Address 115 West McIntyre Street E-mail fkurth@meldenandhunt.com						
Sui	City Edinburg State Texas Zip 78541						
	ENTERF						

SEP 1 0 2021

Minitial: NM

#### **Proposed Plat Submittal**

- \* \$225 Preliminary Review Fee and \$75 Final Approval Fee
- Title Report
- ✓ 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner, if applicable
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

#### PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature

Date 09.08.2021

Print Name Mario A. Reyna, P.E.

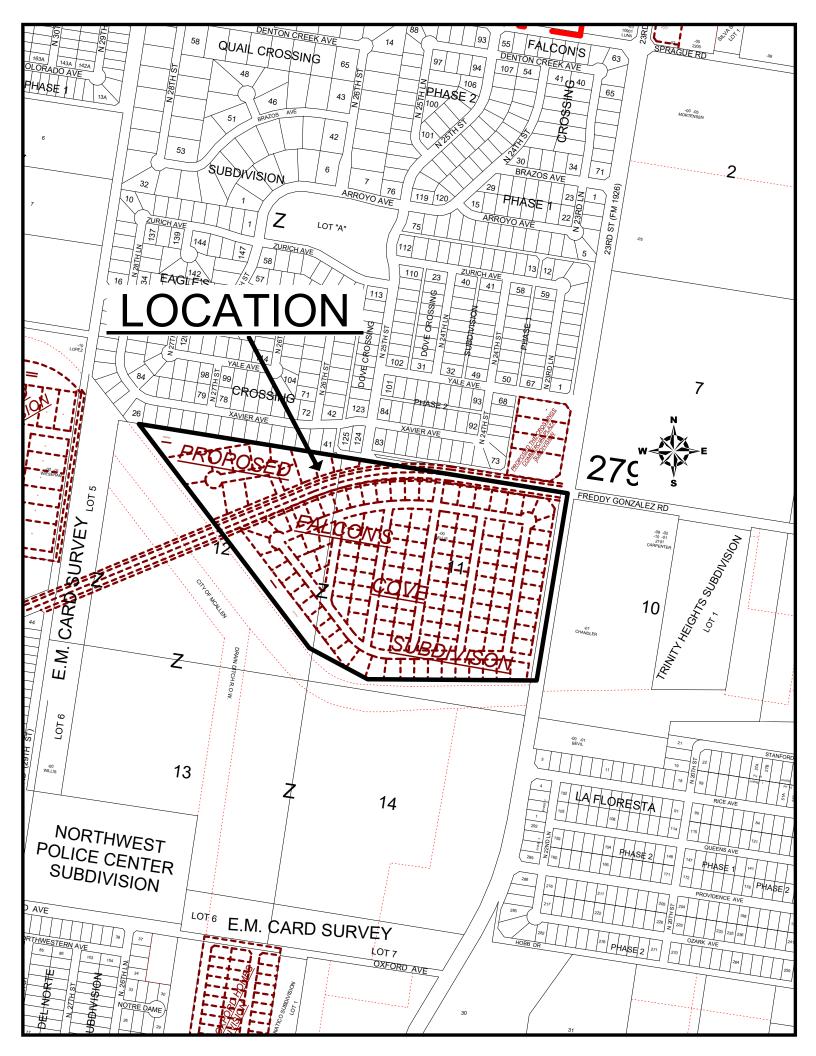
Marie Marie 7. Reyna, 1 .E.

Owner □ Authorized Agent ☑

ENTERED

Owners Signature

Minimum Developer's Requirements Submitted with Application





C28	83.32'	325.00'	014° 41' 21"	S78° 13' 23"E'	83.09'	41.89'
C29	22.76'	325.00'	004° 00' 47"	S87° 34' 27"E'	22.76'	11.39'
C30	43.26'	275.00'	009° 00' 44"	N85° 04' 29"W'	43.21'	21.67'
C31	41.79'	275.00'	008° 42' 25"	S4° 46' 22"W'	41.75'	20.94'
C32	49.09'	325.00'	008° 39' 13"	S4° 44' 45"W'	49.04'	24.59'
C33	24.22'	1,280.00'	001° 05' 03"	N81° 22' 38"W'	24.22'	12.11'
C34	41.79'	275.00'	008° 42' 25"	S4° 46' 22"W'	41.75'	20.94'
C35	49.39'	325.00'	008° 42' 25"	S4° 46' 22"W'	49.34'	24.74'
C36	2.88'	265.00'	000° 37' 18"	S89° 16' 12"E'	2.88'	1.44'
C37	110.59'	1,280.00'	004° 57' 01"	N86° 38' 03"W'	110.56'	55.33'
C38	118.78'	1,280.00'	005° 19' 00"	S88° 13' 56"W'	118.73'	59.43'
C39	45.87'	325.00'	008° 05' 09"	N2° 10' 26"W'	45.83'	22.97'
C40	41.16'	325.00'	007° 15' 25"	N5° 29' 51"E'	41.14'	20.61'
C41	74.52'	275.00'	015° 31' 37"	N16° 53' 23"E'	74.30'	37.49'
C42	56.23'	275.00'	011° 42' 53"	N30° 30' 38"E'	56.13'	28.21'

C43 | 111.07' | 265.00' | 024° 00' 52" | S76° 57' 07"E'

C44 | 12.59' | 265.00' | 002° 43' 20" | S38° 38' 44"E' | 12.59'

C45 94.52' 225.00' 024° 04' 09" N21° 09' 39"E' 93.83'

C46 73.64' 275.00' 015° 20' 35" N1° 27' 17"E' 73.42'

46.99'

43.68'

40.01'

40.01'

43.75'

43.78'

38.32'

47.05'

25.63'

23.55'

19.99'

37.13'

C8 87.34' 1,450.00' 003° 27' 04" N88° 40' 05"W' 87.33'

C9 | 80.00' | 1,330.00' | 003° 26' 47" | N89° 12' 18"W' | 79.99'

C10 | 80.00' | 1,330.00' | 003° 26' 47" | S87° 20' 55"W' | 79.99'

C12 87.44' 1,450.00' 003° 27' 18" S84° 25' 33"W' 87.42'

C14 | 80.00' | 1,330.00' | 003° 26' 47" | S80° 27' 21"W' | 79.99'

C15 | 87.48' | 1,450.00' | 003° 27' 25" | S80° 58' 12"W' | 87.47'

C16 87.53' 1,450.00' 003° 27' 31" S77° 30' 44"W' 87.52'

C18 | 76.62' | 1,330.00' | 003° 18' 02" | S73° 38' 10"W' | 76.61'

C19 | 94.07' | 1,450.00' | 003° 43' 02" | S73° 55' 27"W' | 94.05'

C20 51.25' 1,450.00' 002° 01' 31" S68° 40' 39"W' 51.25'

C21 | 47.09' | 1,330.00' | 002° 01' 43" | S68° 22' 56"W' | 47.08'

C22 | 38.03' | 50.00' | 043° 34' 27" | N74° 25' 09"W' | 37.12'

C23 | 63.88' | 50.00' | 073° 11' 46" | \$47° 11' 44"W' | 59.62'

1,330.00' | 003° 26' 47" | S77° 00' 35"W' | 79.99'

THE FEORESTA PH 2

 $\dashv$  CITRUS  $\mid$  GROVES

JOHN R MILLIS

28

SADDLE CREEK PROVIDENCE AVE.

OZARK AVE. \$001702

UNIT 25 PRINCETON AVE.

C47	70.64'	1,280.00'	003° 09' 44"	S79° 57' 50"W'	70.63'	35.33'
C48	143.90'	1,280.00'	006° 26' 29"	S75° 09' 44"W'	143.83'	72.03'
C49	46.53'	150.00'	017° 46' 24"	N12° 59' 25"W'	46.34'	23.45'
C50	34.64'	150.00'	013° 13' 47"	N2° 30' 41"E'	34.56'	17.39'
C51	41.24'	150.00'	015° 45' 04"	N17° 00' 06"E'	41.11'	20.75'
C52	72.88'	150.00'	027° 50' 17"	N38° 47' 47"E'	72.17'	37.17'
C53	76.08'	100.00'	043° 35' 21"	N30° 55' 15"E'	74.26'	39.99'
C54	52.09'	1,280.00'	002° 19' 54"	S68° 32' 02"W'	52.09'	26.05'
C55	55.43'	100.00'	031° 45' 29"	N6° 45' 10"W'	54.72'	28.45'
C56	100.00'	1,550.00'	003° 41' 47"	S72° 25' 11"W'	99.98'	50.02'
C57	78.63'	1,550.00'	002° 54' 24"	S69° 07' 06"W'	78.62'	39.32'
C58	29.14'	50.00'	033° 23' 34"	N14° 05' 56"E'	28.73'	15.00'
C59	78.49'	50.00'	089° 56' 36"	N47° 34' 09"W'	70.68'	49.95'
C60	58.32'	50.00'	066° 50' 04"	S54° 02' 31"W'	55.07'	32.99'
C61	68.46'	60.00'	065° 22' 32"	N66° 41' 15"W'	64.81'	38.50'
C62	25.79'	60.00'	024° 37' 28"	S68° 18' 45"W'	25.59'	13.10'
C63	68.46'	60.00'	065° 22' 32"	S23° 18' 45"W'	64.81'	38.50'
C64	142.62'	60.00'	136° 11' 38"	S77° 28' 20"E'	111.34'	149.23'
C65	20.09'	60.00'	019° 10' 54"	N24° 50' 23"E'	19.99'	10.14'
C66	147.10'	1,550.00'	005° 26' 16"	S76° 59' 13"W'	147.05'	73.61'

OZIVIZIVE OOKVZ IIVBEZO							
	Curve Table						
Curve #	Length	Radius	Delta	Chord Length	Tangent		
"C67"	35.63'	1,500.00'	001° 21' 39"	S81° 30' 56"E'	35.62'	17.81'	
"C68"	708.01'	1,500.00'	027° 02' 38"	S84° 16' 55"W'	701.45'	360.73'	
"C69"	81.03'	1,500.00'	003° 05' 42"	S69° 12' 45"W'	81.02'	40.52'	
"C70"	23.69'	305.00'	004° 27' 00"	N82° 47' 37"W'	23.68'	11.85'	
"C71"	24.29'	305.00'	004° 33' 44"	N87° 17' 59"W'	24.28'	12.15'	
"C72"	199.53'	295.00'	038° 45' 12"	S70° 12' 15"E'	195.75'	103.75'	
"C73"	69.73'	295.00'	013° 32' 34"	S44° 03' 21"E'	69.57'	35.03'	
"C74"	77.12'	1,305.00'	003° 23' 10"	S69° 03' 40"W'	77.11'	38.57'	
"C75"	296.76'	1,305.00'	0' 013° 01' 45" S77° 16' 0		296.12'	149.02'	
"C76"	301.10'	1,305.00'	013° 13' 10"	N89° 36' 25"W'	300.43'	151.22'	
"C77"	49.24'	1,305.00'	002° 09' 43"	N81° 54' 58"W'	49.24'	24.62'	
"C78"	45.59'	300.00'	008° 42' 25"	S4° 46' 22"W'	45.55'	22.84'	
"C79"	45.59'	300.00'	008° 42' 25"	S4° 46' 22"W'	45.55'	22.84'	
"C80"	131.10'	250.00'	030° 02' 47"	N24° 08' 58"E'	129.61'	67.10'	
"C81"	80.34'	300.00'	015° 20' 35"	N1° 27' 17"E'	80.10'	40.41'	
"C82"	95.10'	125.00'	043° 35' 21"	N30° 55' 15"E'	92.82'	49.98'	
"C83"	69.29'	125.00'	031° 45' 30"	N6° 45' 10"W'	68.40'	35.56'	

DRAWN BY: <u>R.D.J.</u> DATE <u>11-15-21</u> SURVEYED, CHECKED \_ FINAL CHECK \_

#### LOTLINE TARLES

Line Table		
#	Direction	Length
1	N 37° 17' 04" W	2.25'
2	S 61° 42' 37" E	16.95'
3	S 80° 34' 07" E	6.57'
4	S 00° 25' 09" W	14.02'
5	S 00° 25' 09" W	14.02'
6	S 00° 25' 09" W	14.02'
7	S 00° 25' 09" W	14.02'
8	N 09° 07' 34" E	6.11'
9	S 39° 30' 38" W	20.94'
10	N 06° 13' 00" W	21.18'
11	N 09° 07' 34" E	5.38'
2	N 09° 58' 27" W	20.12'

### CENTERLINE TABLES

Line Table				
ine #	Direction	Length		
L25"	S 00° 25' 09" W	44.02'		
L26"	N 00° 25' 09" E	44.02'		
L27"	N 39° 10' 22" E	32.72'		
L28"	N 06° 13' 00" W	61.42'		
L29"	S 52° 42' 56" W	39.28'		
L30"	N 22° 37' 55" W	24.82'		

115 W. McINTYRE PH: (956) 381-0981 EDINBURG, TX 78541 FAX: (956) 381-1839

www.meldenandhunt.com

ESTABLISHED 1947

SUBDIVISION MAP OF

SUBDIVISION

COUNTY DEED RECORDS.

9796.78 0.225

9305.96 0.214

7487.62 0.172

10743.71 0.247

LOT - AREAS

Lot Area Table

Lot # SQ, FT, Area

97 8690.00 0.199

98 8690.00 0.199

99 | 12343.98 | 0.283

100 11397.17 0.262

101 8725.57 102 8690.00

103 9238.90

104 8141.10

105 8690.00

111 8690.00

112 8690.00

114 8690.00

8690.00

115 8690.00 0.199

116 | 10474.24 | 0.240

117 | 10336.18 | 0.237

118 9245.26 0.21

119 8735.31 0.20

123 | 10659.20 | 0.245

125 5765.67 0.132

126 9143.47 0.210

127 9405.19 0.216

128 | 9550.13 | 0.219

129 | 9549.65 | 0.219

130 9231.50 0.212

131 | 13345.32 | 0.306

132 18830.23 0.432

133 | 12992.29 | 0.298

134 | 14093.94 | 0.324

135 | 15018.36 | 0.345

136 | 16791.37 | 0.385

137 16120.43 0.370

138 31679.94 0.727

139 29450.88 0.676

140 21807.00 0.501

141 21281.47 0.489

120 8690.00

121 8690.00

122 8765.87

106 8690.00 0.199

107 8690.00 0.199

108 8934.45 0.205

Lot Area Table

Lot # SQ, FT, Area

49 9600.00 0.220

50 9526.00 0.219

51 10816.53 0.248

52 9899.56 0.227

53 8800.00 0.202

54 8800.01 0.202

55 8800.00 0.202

56 8800.00 0.202

57 8800.00 0.202

58 8800.00 0.202

59 8800.00 0.202

60 10625.85 0.244

61 | 10625.85 | 0.244

62 8800.00 0.202

63 | 8800.00 | 0.202

64 8800.00 0.202

65 8800.00 0.202

66 | 8800.00 | 0.202

67 8800.00 0.202

68 8800.00 0.202

69 11654.99 0.268

70 8062.63 0.185

71 8690.00 0.199

72 | 8690.00 | 0.199

73 8690.00 0.199

74 | 8690.00 | 0.199

75 | 8690.00 | 0.199

76 8690.00 0.199

77 8690.00 0.199

78 8690.00 0.199

79 9240.00 0.212

80 9238.15 0.212

81 | 8690.00 | 0.199

82 8690.00 0.199

83 8690.00 0.199

84 | 8690.00 | 0.199

85 8690.00 0.199

86 8690.00 0.199

87 8690.00 0.199

88 8690.00 0.199

89 9688.69 0.222

90 8763.87 0.201

91 8690.00 0.199

92 8690.00 0.199

93 | 8690.00 | 0.199

94 | 8690.00 | 0.199

95 8141.10 0.187

96 9238.90 0.212

SHEET 1 OF 2

12/03/2021 Page 1 of 4 SUB2021-0099



Reviewed On: 12/3/2021

SUBDIVISION NAME: FALCON'S COVE			
REQUIREMENTS			
STREETS AND RIGHT-OF-WAYS			
North 23rd Street: 20 ft. dedication for 60 ft. from centerline for 120 total ROW. Paving: By the state Curb & gutter: By the state  **Please provide copy of document where 40 ft. existing ROW was dedicated prior to final.  ***COM Thoroughfare Plan	Applied		
Freddy Gonzalez Road: 30 ft. ROW dedication for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides  **Monies must be escrowed if improvements are not built prior to recording.  ***Show ROW dedication ranges throughout the curved section of road prior to final to verify compliance with dedication requirements.  ****Verify road alignment prior to final with staff.  ****Show document number where existing ROW was dedicated prior to final.  ****Subdivision Ordinance: Section 134-105	Non-compliance		
North 25th Street (1/4 Mile Collector): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides  **Monies must be escrowed if improvements are not built prior to recording.  *****Subdivision Ordinance: Section 134-105	NA		
E/W Residential Collector along south boundary: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides  **Monies must be escrowed if improvements are not built prior to recording.  ***Subdivision Ordinance: Section 134-105	Applied		
Internal Streets: 50 ft. Paving: 32 ft. Curb & gutter: Both sides  **Monies must be escrowed if improvements are not built prior to recording.  ***Gate details required prior to final to review for all entrances. Please clarify if subdivision will be proposed to be public or private prior to final.  ******Street names will be assigned prior to final.  ******Subdivision Ordinance: Section 134-105	Non-compliance		
* 800 ft. Block Length requirements exceeded.  ** Block for Lots 1-11 is approximately 850 ft. in length.  ****Engineer submitted an application requesting a variance to exceed the maximum 800 ft. block length allowed for the block stated above.  *****Subdivision Ordinance: Section 134-118	Non-compliance		
* 600 ft. Maximum Cul-de-Sac.  **As per Fire Department, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around cul-de-sac.  ***Subdivision Ordinance: Section 134-105	Applied		
ALLEYS			
ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  **Subdivision Ordinance: Section 134-106	NA		

12/03/2021 Page 2 of 4 SUB2021-0099

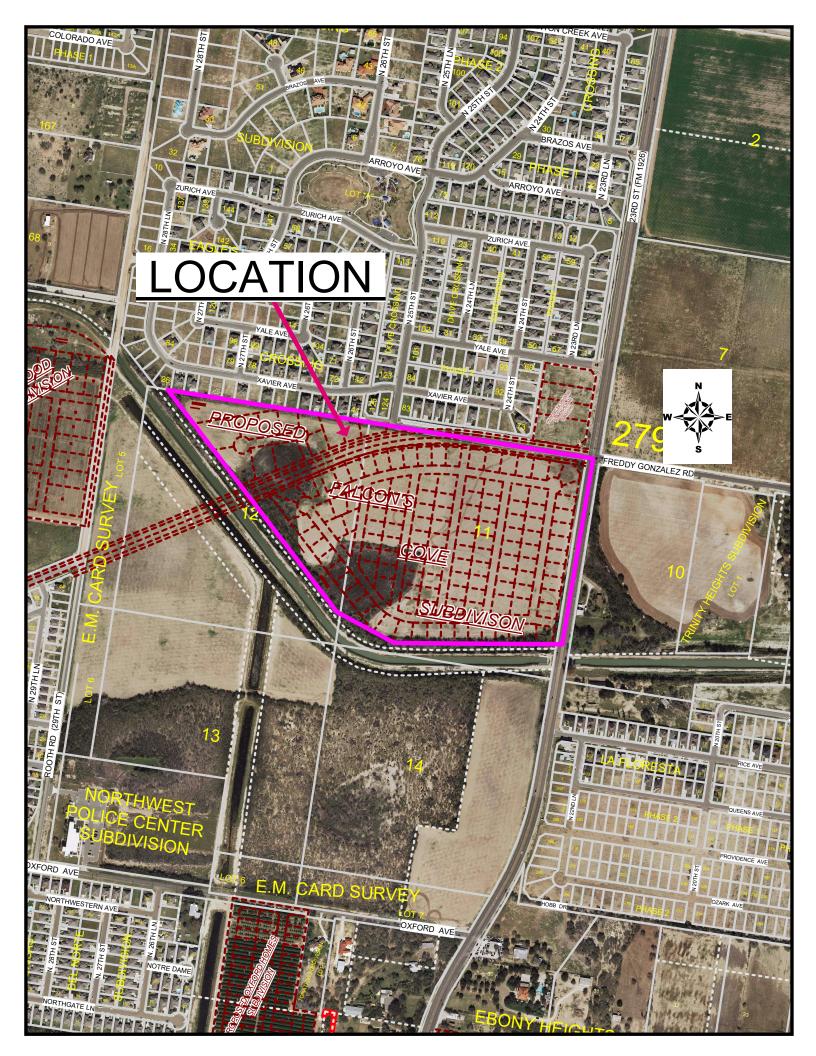
SETBACKS	
* Front: 25 ft. or greater for easements except 45 ft. or greater for easements for Lots 131, 132, 142.  ** Plat note must be revised as shown above.  ******Submit mail center layout (Lot 142) for staff to review requirements prior to final.  ******Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. except 25 ft. for double fronting lots, or greater for easements.  ******Zoning Ordinance: Section 138-356	Applied
* Interior Sides: 6 ft. or greater for easements.  ******Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements.  **** Plat note must be revised as shown above.  ******Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies.  ******Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along North 23rd Street (FM 1926). 4 ft. wide minimum sidewalk required on Freddy Gonzalez, and both sides of all interior streets.  **Sidewalk requirements might increase prior to final subject to Engineering Department requirements.  ***Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along North 23rd Street (FM 1926) and Freddy Gonzalez Road.  **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North 23rd Street (FM 1926) and Freddy Gonzalez Road.	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common and/or Detention Areas, any private streets/drives, mail center (Lot 142) etc. must be maintained by the lot owners and not the City of McAllen.  **Mail Center (Lot 142) will be private and maintained by the HOA/property owners and not the City of McAllen.  ***Provide Mail Center layout prior to final to verify compliance with requirements.  ****Landscaping Ordinance: Section 110-72  *****Subdivision Ordinance: Section 134-168	Required

12/03/2021 Page 3 of 4 SUB2021-0099

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  **Section 110-72 applies if private subdivision is proposed.  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
Minimum lot width and lot area.  ***Street layout is being reviewed by staff to verify compliance with maneuverability at street intersections. Lots layout might have to be revised prior to final to comply with requirements.  ***Zoning Ordinance: 138-1	TBD
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	TBD
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Parkland Dedication Advisory Board review will be required prior to final to determine if land dedication or park fees will be required prior to recording.	Non-compliance
TRAFFIC	
* As per Traffic Department, Trip Generation approved; TIA under review.	Complete
* As per Traffic Department, Trip Generation approved; TIA under review.	Non-compliance
COMMENTS	
Comments: Must comply with City's Access Management Policy ******Street layout is being reviewed by staff to verify compliance with maneuverability at street intersections. Lots layout, like Lot 125, 142, etc., might have to be revised prior to final to comply with requirements.  **Mail Center (Lot 142) will be private and maintained by the HOA/property owners and not the City of McAllen.  ***Provide Mail Center layout prior to final to verify compliance with requirements.  ***********************************	

12/03/2021 Page 4 of 4 SUB2021-0099

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVSION REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS, AND CLARIFICATION ON REQUESTED VARIANCE.	Applied





FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

November 08, 2021

Mr. Edgar Garcia, Planning Director CITY OF MCALLEN PLANNING DEPARTMENT 311 N. 15TH Street McAllen, TX 78501

Re: Falcon's Cove Subdivision - Variance Request

Dear Mr. Garcia:

On behalf of the developer, DOMAIN DEVELOPMENT CORPORATION, we respectfully request a variance to the following items:

- 1. Chap. 134. Art. III Dev. 2 Sect. 134-118 Blocks
- 2. Chapter 134 Art. III Dev. 2 Section 134-105 Street Requirements (C) Projection of Streets.

The developer is respectfully requesting an exception from the City of McAllen's block length so that the flow of traffic is not interrupted within the subdivision. What is proposed are five interior streets running north and south with a 50-foot R.O.W. The five streets traverse on the north side with a 50-foot R.O.W running the entire length of the subdivision and a 60-foot R.O.W. on the south side that exits out to North 23rd Street (F.M. 1926). The developer feels that an additional street running east and west is not warranted since the longest block length is approximately 872 feet in length.

The developer is also requesting an exception to the request to extend North 25th Street through the proposed subdivision to exit on the south side of the development. Currently. there is a Hidalgo County Irrigation Ditch running along the entire southern border of the subdivision and extending 25th Street would lead straight into an existing solar farm located just south of the canal. The arrangement of the streets as proposed for Falcon's Cove would allow future traffic flow to use Freddy Gonzalez as a means of travel and allow commuters to have access to North 23rd Street which is a principal arterial that runs north and south.

Please consider on this matter is greatly appreciated at you next Planning and Zoning Meeting. If you have any questions or comments, please contact our office. Thank you.

Sincerely,

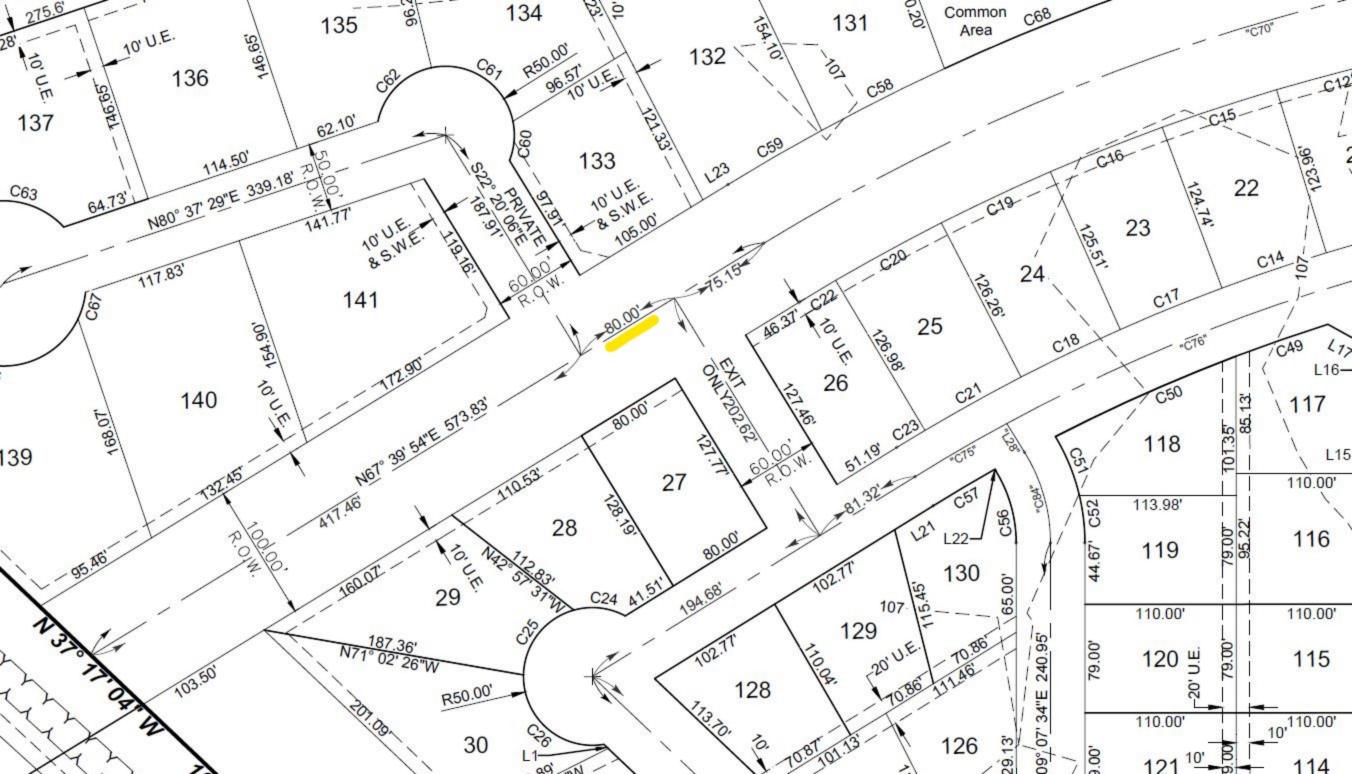
MELDEN & HUNT, INC.

Mario A. Reyna, P.E.

Vice-President

ENTERED

Initial:

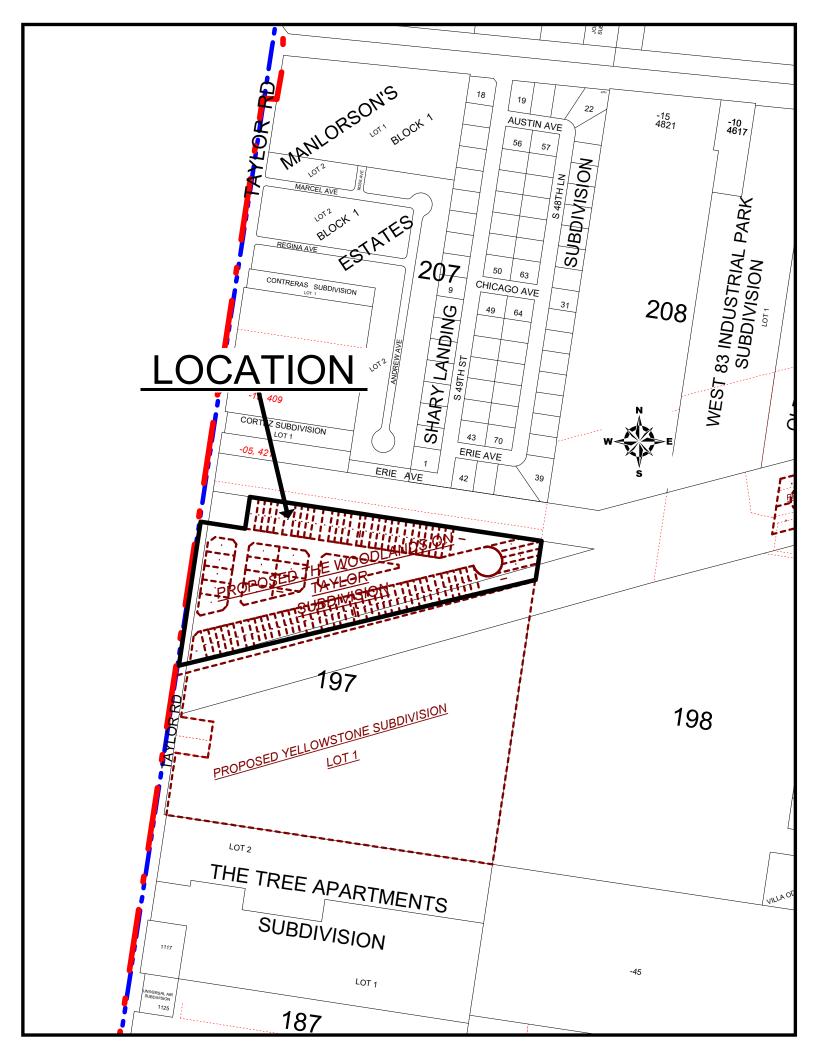


## Planning Department APPLICATION FOR

1300 Houston Avenue McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name FROM THE INTERSECTION OF TAYLOR RD.  Location AND E. 4TH ST. ON THE EAST SIDE OF TAYLOR RD.  City Address or Block Number 70/ St TAYLOR RD.  Number of lots \$\frac{1}{2} \text{2} \text{2} \text{3} \text{5} \text{ Gross acres } \frac{12.90}{12.90} \text{ Net acres } \frac{12.49 ACRES}{12.49 ACRES}  Existing Zoning R3-A Proposed Rezoning Applied For Yes No Date  LOT 1 - COMMERCIAL Irrigation District #RRIGATION AND 3 - MULTIFAMILY  Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Date  Agricultural Tax Exemption Yes No Estimated Rollback tax due 0.00  Legal Description Being a 12.90 acre tract of land out of and being a part or portion of that part of lot 197 lying north and west of abandoned canal right-of-way, John H. Shary Subdivision recorded in volume 1, page 17, Map Records of Hidalgo County, Texas.
Owner	Name         MADIAM L.P. (TOMAS GUTIRREZ JR.)         Phone (956) 445-7631           Address         7825 S. 23RD 2           City         McALLEN         State _TX         Zip _78501           E-mail         TGUTIERREZ@MOONRISETRADING.COM
Developer	Name MADIAM L.P. (TOMAS GUTIRREZ JR.) Phone (956) 445-7631  Address
Engineer	Name IVAN GARCIA, PE., R.P.L.S. Phone (956) 380-5152  Address 921 S. 10TH AVE.  City EDINBURG State TX Zip 78539  Contact Person IVAN GARCIA, P.E., R.P.L.S.  E-mail RIODELTA2004@YAHOO.COM
Surveyor	Name _ IVAN GARCIA, PE., R.P.L.S.         Phone _ (956) 380-5152           Address _ 921 S. 10TH AVE.         RECEIVED           City _ EDINBURG         State _ TX _ Zip _ 78539 AUG _ 3 1 2018           E-mail _ RIODELTA2004@YAHOO.COM         BY:



### METES AND BOUNDS DESCRIPTION

NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

BEING A 12.27 ACRES TRACT OF LAND OUT OF AND BEING A PART OR PORTION OF THAT PART OF LOT 197 LYING NORTH AND WEST OF ABANDONED CANAL RIGHT-OF-WAY, JOHN H. SHARY SUBDIVISION RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 12.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A COTTON-PICKER-SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID LOT 197, SAME POINT BEING NORTHEAST CORNER OF LOT 196 OF THE SAID JOHN H. SHARY SUBDIVISION, SAME BEING A POINT ON THE CENTERLINE OF TAYLOR ROAD, AND SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 125.0 FEET BY 175.0 FEET TRACT DESCRIBED IN A WARRANTY DEED FROM LA VANDA M. BEST TO LORIN E. BEST AND WIFE, MARY M. BEST, DATED MAY 21, 1979, RECORDED IN VOLUME 1624, PAGE 629, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE S 81"23"31" E ALONG NORTH LINE OF THE SAID LOT 197, A DISTANCE OF 175.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE NORTHEAST CORNER OF THE SAID BEST TRACT, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING; THENCE S 81'23'31" E ALONG NORTH LINE OF THE SAID LOT 197, A DISTANCE OF 1145.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE SOUTHEAST CORNER OF A CALLED 4.506 ACRES TRACT DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO LONGVIEW ASSOCIATE PARTNER, LP, DATED JUNE 5, 2013, RECORDED IN DOCUMENT # 2427285, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 0.65 ACRE TRACT DESCRIBED IN A RIGHT-OF-WAY EASEMENT DOCUMENT FROM LAVANDA M. BEST TO HIDALGO COUNTY DRAINAGE DISTRICT No. 1, DATED JUNE 15, 1985

RECORDED IN VOLUME 2772, PAGE 92, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE

THENCE S 8'36'29" W ACROSS THE SAID LOT 197, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 0.65 ACRE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, A DISTANCE OF 153.22 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE NORTHEAST CORNER OF A CALLED 0.66 ACRE TRACT FROM CHRISTIAN RASMUSSEN TO HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, DATED APRIL 22, 1927, RECORDED IN VOLUME 249, PAGE 323, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 76°29'30" W ACROSS THE SAID LOT 197, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.66 ACRE NEW HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, PASSING AT 1,381.66 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,424.84 FEET TO A COTTON—PICKER—SPINDLE SET ON THE WEST LINE OF THE SAID LOT 197, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID 0.66 ACRE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, AND SAME BEING A POINT ON THE CENTERLINE OF TAYLOR ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8'36'29" E ALONG THE WEST LINE OF THE SAID LOT 197, SAME BEING ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF 564.65 FEET TO A COTTON-PICKER-SPINDLE SET, THE SOUTHWEST CORNER OF THE SAID BEST TRACT, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN

THENCE S 81"23"31" E ACROSS THE SAID LOT 197, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID BEST TRACT, A DISTANCE OF 175.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE SOUTHEAST CORNER OF THE SAID BEST TRACT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT; THENCE N 8'36'29" E ACROSS THE SAID LOT 197, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID BEST TRACT. A DISTANCE OF 125.00 FEET TO THE POINT AND PLACE OF BEGINNING. SAID TRACT

CONTAINING 12.27 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.38 ACRES LIES WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD.

FILED FOR RECORD IN FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

TEXAS STATE PLANE COORDINATES NAD 83 TEXAS SOUTH ZONE (4205) WESTERN DATA SYSTEMS NETWORK LEGEND O - SET 1/2 INCH IRON ROD

 FOUND 1/2 INCH IRON ROD ▲ - FOUND COTTON PICKER SPINDLE  $\Delta$  - SET COTTON PICKER SPINDLE XXXX — NATURAL GROUND — CAPPED IRON ROD SET ABBREVIATION LEGEND

SCALE: 1" = 60'BASIS OF BEARING

PROJECT SITE

= 200

POINT OF BEGINNING POINT OF COMMENCING SOUTHWEST CORNER FARM TRACT FARM-TO-MARKET UTILITY EASEMENT CENTER LINE

THIS DOCUMENT IS

RELEASED FOR THE

REVIEW UNDER THE

AUTHORITY OF IVAN GARCIA.

P.E. 115662 ON NOVEMBER 1, 2021

IT IS NOT TO BE

SED FOR CONSTRUCTION BIDDING OR PERMIT

PURPOSES.

PURPOSE OF INTERIM

**PRELIMINARY** 

 $\square$ 

H

H

H

/AN GARCIA P.E. R.P.L.S

/AN GARCIA P.E. R.P.L.S

/AN GARCIA P.E. R.P.L.S

EDWIN P. / HOMERO GZZ

1"=60'

GENERAL PLAT NOTES: 1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT

2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS: 25 FT. OR GREATER FOR EASEMENTS.

OF THE LOT.

IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS. INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.

10 FT. OR GREATER FOR EASEMENTS.

18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

- 3. THE SUBDIVISION IS IN ZONE "C" (NO-SHADING), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982.
- 4. A DRAINAGE DETENTION OF \_\_\_\_\_ CF OR \_\_\_\_ ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN DITCH CROSS SECTION. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
- 5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE

6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW,

- 7. THE CITY OF MCALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
- 8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. TAYLOR ROAD AND BOTH SIDES OF ALL INTERIOR STREETS.
- 9. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. TAYLOR ROAD
- 10. CITY OF McALLEN BENCHMARK (MC75)=133.46 , LOCATED AT THE N.E. CORNER OF N. TAYLOR RD. & U.S. BUSINESS 83 APPROX. 1.840 FEET NORTH OF THIS SITE
- 11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG S. TAYLOR ROAD.
- 12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY
- RESIDENTIAL ZONES/USES.
- 13. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- 14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL
- 15. THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED DATED SEPTEMBER 22, 1920, RECORDED IN DOCUMENT# 1140166, OFFICIAL RECORDS OF HIDALGO
- 16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

17. NO PERMANENT STRUCTURE UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE

DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT

CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION

- 18. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 19. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE WOODLANDS ON TAYLOR SUBDIVISION, \_\_\_\_HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S RECORDED AS DOCUMENT NUMBER \_\_\_ ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

#### TOMAS GUTIERREZ (OWNER) MDM LAND COMPANY LLC 2515 COLORADO ST. SUITE 6 MISSION, TEXAS 78572

AUTHORITIES OF THE CITY OF MCALLEN.

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

### STATE OF TEXAS

COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS GUTIERREZ (OWNER) KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

THE THE WOODLANDS ON TAYLOR SUBDIVISION, TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS,

AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON,

THERIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE

WATERCOURSES. DRAINS. EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS,

SHOWN OR NOT SHOWN. IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE

SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES \_\_\_\_\_

#### STATE OF TEXAS COUNTY OF HIDALGO PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

STATE OF TEXAS

STATE OF TEXAS

CITY MAYOR

COUNTY OF HIDALGO

MAYOR'S CERTIFICATE

PLANNING AND ZONING CHAIR

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT

UNITED IRRIGATION DISTRICT

ON THIS THE \_\_\_\_\_DAY OF \_\_\_\_\_, 2021.

DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

I, THE UNDERSIGNED, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND

BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR

SECRETARY

EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS

SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS

IVAN GARCIA P.E., R.P.L.S. REG. PROFESSIONAL LAND SURVEYOR No. 6469

SURVEY FIRM No. 10194027

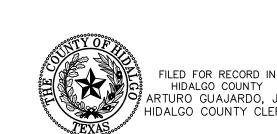


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IVAN GARCIA

115662

Oxx. </CENSEV



NOVEMBER 1, 2021

SUB 18 019  $\mathbf{OF}$ 

## PRINCIPAL CONTACTS:

**ADDRESS** PHONE FAX OWNER: MDM LAND COMPANY LLC 2515 COLORADO STREET SUITE 6 MISSION, TX 78572 (956) 445-7631 ENGINEER: IVAN GARCIA, P.E., R.P.L.S. 921 SOUTH 10th AVE. EDINBURG, TX 78539 (956) 380-5152 (956) 380-5083 FDINBURG TX 78539 (956) 380-5152 (956) 380-5083 SURVEYOR: IVAN GARCIA, P.E., R.P.L.S. 921 SOUTH 10th AVE.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

TO MAKE THESE DETERMINATIONS. HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.

## STATE OF TEXAS - COUNTY OF HIDALGO

GENERAL MANAGER

TO THIS PLAT.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN

IVAN GARCIA P.E., R.P.L.

## REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS - COUNTY OF HIDALGO I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT. AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE

PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION

REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.

12/03/2021 Page 1 of 3 SUB2020-0087

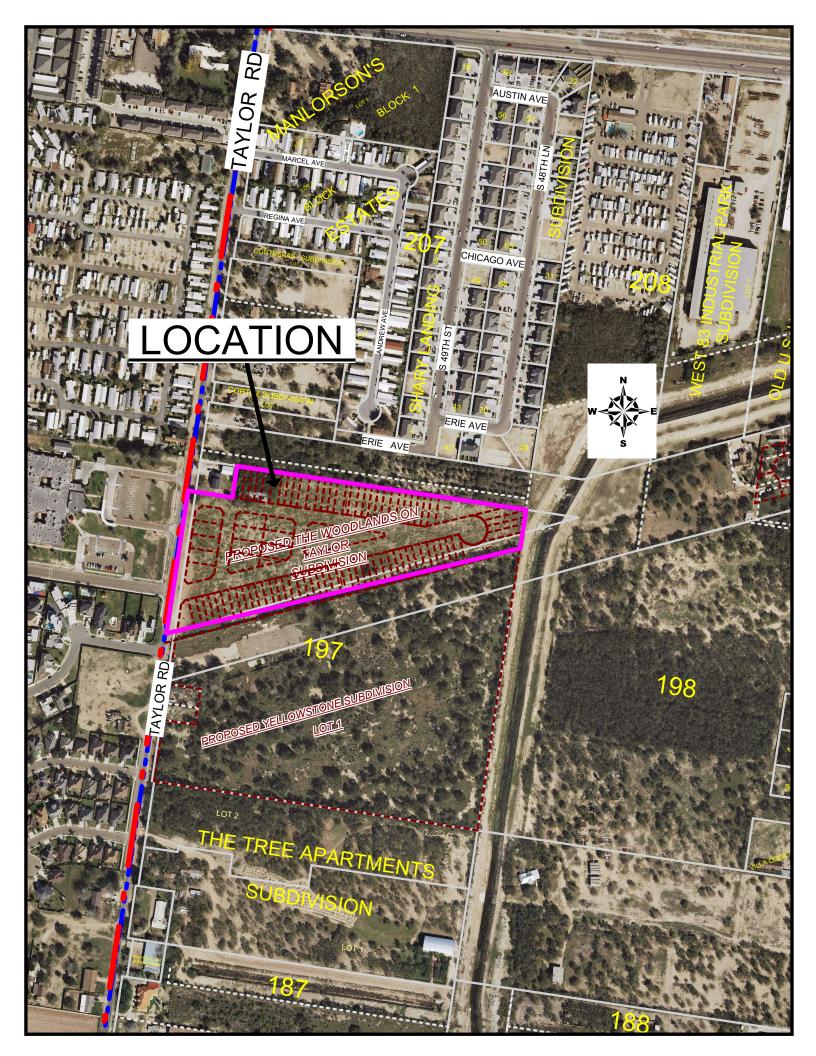


Reviewed On: 9/15/2021

SUBDIVISION NAME: THE WOODLANDS ON TAYLOR SUBDIVISION				
REQUIREMENTS				
STREETS AND RIGHT-OF-WAYS				
S. Taylor Road: 10 ft. dedicated for 40 ft. from centerline for an 80 ft. ROW Paving: 52 ft 65 ft. Curb & gutter: both sides *Owner must escrow monies for improvements not built prior to plat recording.	Compliance			
Street A and B: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides  **ROWs to be increased to 60 ft. for Street B prior to final.  ***Islands proposed on Street A will require a License Agreement prior to final.	Non-Compliance			
Street C and D: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides ***Streets used for single-family residential section of development.	Applied			
* 800 ft. Block Length  ** The E/W block for Lots 1-42 is approximately 1,400 ft. in length, the E/W block Lots 45-73 is 1,145 ft. in length.  ***Engineer submitted an application requesting a variance to allow the block lengths stated above instead of the maximum required of 800 ft.	Non-compliance			
* 600 ft. Maximum Cul-de-Sac  **96 ft. paving face-to-face with 10 ft. of ROW back-of-curb required as per Fire Department.	Applied			
ALLEYS				
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	Applied			
SETBACKS				
* Front: 25 ft. or greater for easements single-family lots. 10 ft. or greater for easements for townhomes lots.	Required			
* Rear: In accordance with the zoning ordinance, or greater for easements.	Required			
* Sides: In accordance with the zoning ordinance, or greater for easements.	Required			
* Corner: 10 ft. or greater for easements.	Required			
* Garage: 18 ft. except where greater setback is required, greater setback applies.	Required			
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied			
SIDEWALKS				
* 4 ft. wide minimum sidewalk required on S. Taylor Rd. and both sides of all interior streets.	Applied			
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required			

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along S. Taylor Rd.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, private drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  **Section 110-72 applies for public subdivisions.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
LOT REQUIREMENTS	
* Lots fronting public streets  **Show existing dimensions, per Traffic Department 200 ft. spacing required on Taylor Rd.	Non-compliance
* Minimum lot width and lot area	Applied
ZONING/CUP	
* Existing: R-3A Proposed: R-1 and R-3T  **Rezoning applications from R-3A to R-1 and R-3T approved at the P&Z meeting of December 16, 2020.	Completed
* Rezoning Needed Before Final Approval	Completed
PARKS	
* Land dedication in lieu of fee	TBD
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC.	Non-Compliance
TRAFFIC	
* As per Traffic Department, TG approved. No TIA required.	Completed
* As per Traffic Department, RG approved; No TIA required.	N/A
COMMENTS	
Comments: Must comply with City's Access Management Policy ***Subdivision was formerly known as Taylor Grove Subdivision	Applied
Subdivision approved in revised preliminary form at the P&Z Board meeting of September 21,	

2021 **License agreement for islands proposed is required prior to final.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, CLARIFICATION ON REQUESTED VARIANCE	Applied





## City of McAllen

## Planning Department VARIANCE TO SUBDIVISION **PROCESS APPLICATION**

311 North 15th Street McAllen, TX 78501 P. O. Box 220

McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

		BEING A 12.27 ACR	ES TRACT OF LAND	OUT OF AND BEING	A PART OR PORTION OF THAT		
Project	Legal Description	PART OF LOT 197 L	YING NORTH AND V	VEST OF ABANDON	ED CANAL RIGHT-OF-WAY, JOHN H.		
			N RECORDED IN VO	DLUME 1, PAGE 17, I	MAP RECORDS OF HIDALGO COUNTY,		
		TEXAS.	2				
je	Street Address	701 S. TAYLOR RD	4ropostd	The wood	laids on Taylon dol		
<u> </u>	1	Number of lots	82	Gross acres	12.27		
٩	Existing Zoning R-1	& R-3T					
	J						
				1			
	☐ Current Survey a a lot) is required	nd Metes and B	ounas (it the le	egai description	n of the tract is a portion of		
¥	Name_IVAN GARCI	A P.E., R.P.L.S RIO E	ELTA ENGINEERIN	<sup>G</sup> _Phone <sup>(956</sup>	) 380-5152		
Applicant							
ildo	Address 921 S. 10	JIHAVE		E-mail			
Ą	CityEDINBURG	<del> </del>	State <sup>TX</sup>	Zip _7	8539		
-e	Name_TOMAS GUT				9) 445-7631		
Ž	Address 2515 Co	DLORADO ST, SUITE 6		E-mail <sup>TG</sup>	UTIERREZ@MOONRISETRADING.COM		
Owner					78572		
	Oity		0.0.0				
	To the best of ve	our knowledge a	re there any d	eed restriction	s. restrictive covenants.		
_	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?						
<u>.</u>	☐ Yes						
at	I certify that I am the actual owner of the property described above and this						
Ĭ.	application is being submitted with my consent (include corporate name if applicable)  OR I am authorized by the actual owner to submit this application and have						
norization	attached written				auon anu nave		
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Aut	Signature	<del>\</del>		Date	1/2/		
	Print Name	alva Gabo	. E L	Owner	☐ Authorized Agent		
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	APPLICATION FILING		00	_	171		
Office	Accepted by	Dayma	ent received by	, C.C.	Date 10/1/2021		
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	Rev 06/21			Di	EC 01 2021		
	1104 00121			BY:	CW L.G.		
					La company ( )		

## City of McAllen Planning Department REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)

\*\*Information provided here by the applicant does not guarantee that the Commission will grant a variance.

\*\*\*Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

X	
1.	Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
2.	Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
	Subdivision Ordinance: Section 134-118 Blocks
	The development was planned as a stand alone and self contained development to allow for
	safe internal traffic circulation. There are 2 internal cross-streets that break the blocks into less than 800 ft,
	and we have 2 blocks int he middle/center area of the subdivision that will also service all perimeter lots.
	The site plan complies with all other City of McAllen development requirements.
3.	Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.
	here are not any existing or future interconnecting streets to the north or south of the property.
	he south side of the property is bounded by an abandoned Hidalgo County Irrigation District #1 right-of-way ar
	ne east side is bounded by an existing drainage ditch.
	The legal rights of the neighboring property owners will not be impacted nor will impede the enjoyment of their
	property as they all have access from Taylor Road.
4.	Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.
	All the neighboring property owners have direct and uninterrupted access from Taylor Road.
	3. Ti

City Commission Meeting Actions will be posted on Monday 12/6/2021



#### **PLANNING DEPARTMENT**



311 N 15th Street McAllen, TX 78501 Phone: 956-681-1250 Fax: 956-681-1279

### **2021 CALENDAR**

			Meetings:							Deadlines:									
C	City Commis	ssion	Plan	ining & Zo	ning Boar	d	D- Zor	ning/CUP A	Application		N - Public	c Notificati	on						
<u></u> Α	ublic Utility I	Board	Zonii	ng Board of	f Adjustmer	nt													
HPC - His	storic Preservati						* Holid	<b>lay</b> - Office											
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					HOLIDAY			A- 2/16 & 2/17		N- 2/16 & 2/17 D- 3/2 & 3/3									
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	A-2/2 & 2/3		D-2/16 & 2/17							•									
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			D-4/20 & 4/21																
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23	24	25	26 HPC	27	28	29	27	28	29	30									
30	HOLIDAY 31				A-6/16 & 6/17														
Deadline	es and Meetin	g Dates are	subject to cha	nge at any ti	me. Please o	contact th	e Plannin	g Department	at (956) 681	-1250 if you h	ave any que	stions.							



#### **PLANNING DEPARTMENT**



311 N 15th Street McAllen, TX 78501 Phone: 956-681-1250 Fax: 956-681-1279

### **2021 CALENDAR**

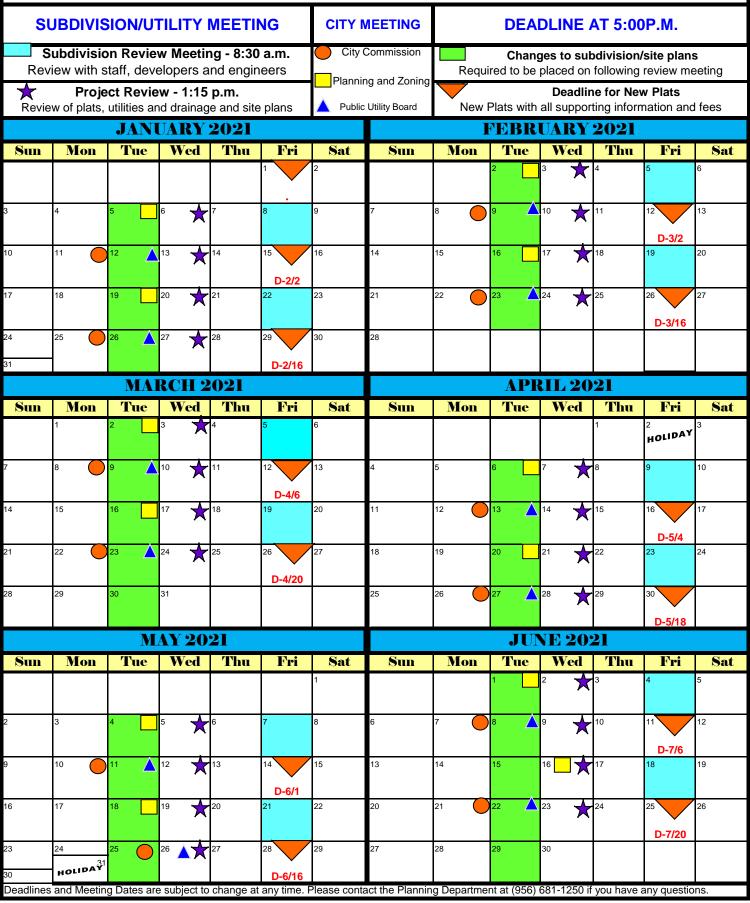
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## PLANNING DEPARTMENT 2021 Calendar



#### **SUBDIVISION AND UTILITY REVIEW CALENDAR**





## PLANNING DEPARTMENT 2020 Calendar



#### **SUBDIVISION AND UTILITY REVIEW CALENDAR** SUBDIVISION/UTILITY MEETING **CITY MEETING DEADLINE AT 5:00P.M.** City Commission Subdivision Review Meeting - 8:30 a.m. Changes to subdivision/site plans Review with staff, developers and engineers Required to be placed on following review meeting Planning and Zoning Project Review - 1:15 p.m. **Deadline for New Plats** Review of plats, utilities and drainage and site plans Public Utility Board New Plats with all supporting information and fees **JULY 2021** AUGUST 2021 Sun Mon Tue Wed Thu Fri Sat Sun Mon Tue Wed Thu Fri Sat D-8/3 10 12 HOLIDAY D-9/7 12 17 15 16 D-8/17 18 24 22 23 D-9/21 30 28 31 29 30 OCTOBER 2021 SEPTEMBER 2021 Wed Mon Tue Wed Thu Fri Mon Tue Fri Sun Sat Sun Sat HOLIDAY D-10/5 D-11/2 12 15 18 16 19 20 22 D-10/19 D-11/16 26 NOVEMBER 2021 **DECEMBER 2021** Mon Tue Wed Thu Mon Tue Wed Thu Fri Sun Fri Sat Sun Sat 10 13 D-1/4 12 14 15 17 20 13 D-12/21 20 HOLIDAY H OLIDAY HOLIDAY 29 29 Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS																							
	01/05/21	01/19/21	02/02/21	02/16/21	03/02/21	03/16/21	04/06/21	04/20/21	05/04/21	05/18/21	06/03/21	06/16/21	07/08/21	07/20/21	08/03/21	08/17/21	09/07/21	09/21/21	10/05/21	10/21/21	11/02/21	11/16/21	12/07/21
Pepe Cabeza de Vaca	Р	Р	Р	Р	Р	Р	Р	Р	Α	Р	Р												
Daniel Santos	Α	Α	Р	Р	Р	Α	Р	Р	Р	Р	Р	Р	Α	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Mike Hovar	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Α	Р	Р	Р	Α	Р	Р	
Rogelio Cervantes	Р	Α	Α	Α	Α	Α	Α																
Gabriel Kamel	Р	Р	Р	Р	Р	Р	Р	Р	Α	Α	Р	Р	Р	Р	Р	Р	Р	Α	Р	Р	Р	Р	
Michael Fallek	Р	Р	Ρ	Р	Р	Р	Р	Ρ	Ρ	Ρ	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Jose B. Saldana	Р	Α	A	Р	Α	Р	Р	Α	Ρ	A	Α	Р	Α	Р	Α	Р	Α	Ρ	Α	Р	Α	Р	
Marco Suarez								Р	Ρ	Ρ	Р	Α	Р	Α	Р	Р	Α	Α	Р	Р	Р	Α	
Emilio Santos Jr.														Р	Α	Р	Р	Р	Р	Р	Р	Р	
2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS																							
Pepe Cabeza de Vaca																							
Daniel Santos																							
Mike Hovar																							
Rogelio Cervantes																							
Gabriel Kamel																							
Michael Fallek																							
Jose B. Saldana																							

Marco Suarez