

## **AGENDA**

### **PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 4, 2022 - 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 September 20, 2022

#### **2) PUBLIC HEARING**

##### **a) CONDITIONAL USE PERMITS:**

1. Request of Rudy Tijerina on behalf of Tierra Santa Worship Center, for a Conditional Use Permit, for one year, for an institutional use (church) at the south half of Lot 7 and all of Lot 8, Block 50, North McAllen Subdivision, Hidalgo County, Texas, 116 North 12th Street. **(CUP2022-0137)**
2. Request of Yolanda A. Flores, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at the west 143.14 feet of the east 777.64 feet of the south 845.28 feet at 2.77 acres out of Lot 11, La Lomita (Hoit) Subdivision, Hidalgo County, Texas, 3501 State Highway 107. **(CUP2022-0139)**
3. Request of Jorge E. Guajardo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 7 and 8, Citrus Grove Plaza Subdivision, Hidalgo County, Texas, 4037 Expressway 83, Suites 100, 105, and 110. **(CUP2022-0141)**
4. Request of RGV Padel Club LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for padel courts with beer and wine sales at Lot N-1, Lot N-1, Beck Industrial Area Subdivision, Hidalgo County, Texas, 1920 North 23rd Street. **(CUP2022-0142)**
5. Request of Jeanette Gutierrez, for a Conditional Use Permit, for one year, for a Home Occupation (Home Office) at 0.82 acres out of Lot 4, J. P. King Subdivision, and a 25 ft. street easement, Hidalgo County, Texas, 329 South McColl Road. **(CUP2022-0131)**

6. Request of City of McAllen for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Morris Park Improvements) at 8.50 acres out of Lot 1, McAllen Independent School District #6 (Middle School) Subdivision, Hidalgo County, Texas; 1400 Trenton Road. **(CUP2022-0136)**
7. Request of Caltia Construction LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development, at the South 10 acres of the North 15 acres of Lot 52, La Lomita Irrigation & Construction Company's Subdivision (Proposed Andara Apartments at Ware Subdivision), Hidalgo County, Texas, 8200 North Ware Road. **(CUP2022-0086)TABLED ON 9/20/2022**

**b) REZONING:**

1. Initial zoning to R-3A (multifamily residential apartment) District: 8.92 acres out of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7000 Mile 6 Road. **(REZ2022-0035)**
2. Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lots 7 and 8, save and except the North 15 feet of Lot 8, Block 1, Renken's Addition Subdivision, Hidalgo County, Texas; 601 North 9th Street. **(REZ2022-0032)**

**c) SUBDIVISION:**

1. Retiree Haven Unit 2 Subdivision, Lot 82A and Lot 97A, 6204 South 12th Street, Edgar Trigos Rosas**(SUB2022-0095)(FINAL)BDE**

**3) CONSENT:**

- a) Ware Plaza Subdivision, 4713 North Ware Road, Carl B. Rowland **(SUB2022-0113)(FINAL)JHE**
- b) STEC Tres Lagos Subdivision, 6801 7 Mile Line, Michael A. Hernandez**(SUB2022-0074)(REVISED FINAL)M&H**

**4) SUBDIVISIONS:**

- a) Saltillo Plaza Phase III Subdivision, 5001 Pecan Boulevard, Juan Gaytan Jr. **(SUB2021-0123)(REVISED FINAL)M&H**
- b) Northwest Creek Subdivision, 3420 Mile 6 ½ Road, Andres L. Kalifa Jr and Sr. and Fernando Valle **(SUB2022-0037)(REVISED PRELIMINARY)M&H**
- c) Sharyland Business Park No. 11 Subdivision, 7201 South Shary Road, Cascade Real Estates Operating, L.P.**(SUB2022-0091)(REVISED PRELIMINARY)ME**
- d) San Jose Tres Cabezas Subdivision, 11001 North La Homa Road, Valentin Olmedo Vargas **(SUB2022-0111)(PRELIMINARY)SE**



## **5) INFORMATION ONLY:**

**a)** City Commission Actions: September 26, 2022

### **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.

**NOTICE OF REGULAR MEETING TO BE HELD BY  
THE MCALLEN PLANNING & ZONING COMMISSION**

**DATE:** Tuesday, October 4, 2022

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> Floor  
McAllen, Texas 78501

***SUBJECT MATTERS: SEE FOREGOING AGENDA***

**C E R T I F I C A T I O N**

I, the undersigned authority, do hereby certify that the above agenda for the Meeting of the McAllen Planning & Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 30<sup>th</sup> day of September 2022 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Dated this the 30<sup>th</sup> day of September 2022,

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Jessica Cavazos, Administrative Supervisor

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, September 20, 2022, at 3:30p.m. in the McAllen City Hall, 3<sup>rd</sup> Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

<b>Present:</b>	<b>Gabriel Kamel</b> <b>Emilio Santos Jr.</b> <b>Jose Saldana</b> <b>Marco Suarez</b> <b>Erica De La Garza-Lopez</b>	<b>Vice-Chairperson</b> <b>Member</b> <b>Member</b> <b>Member</b> <b>Member</b>
<b>Absent:</b>	<b>Michael Fallek</b> <b>Rudy Elizondo</b>	<b>Chairperson</b> <b>Member</b>
<b>Staff Present:</b>	<b>Evaristo Garcia</b> <b>Michelle Rivera</b> <b>Edgar Garcia</b> <b>Beto De la Garza</b> <b>Luis Mora</b> <b>Omar Sotelo</b> <b>Rodrigo Sanchez</b> <b>Liliana Garza</b> <b>Mario Escamilla</b> <b>Kaveh Forghanparast</b> <b>Marco Rivera</b> <b>Porfirio Hernandez</b> <b>Jacob Salazar</b> <b>Magda Ramirez</b>	<b>Assistant City Attorney III</b> <b>Assistant City Manager</b> <b>Planning Director</b> <b>Development Coordinator</b> <b>Deputy Director</b> <b>Senior Planner</b> <b>Senior Planner</b> <b>Planner III</b> <b>Planner III</b> <b>Planner II</b> <b>Planner I</b> <b>Planner Technician I</b> <b>Planner Technician I</b> <b>Administrative Assistant</b>

**CALL TO ORDER** – Vice Chairperson Mr. Gabriel Kamel

**PLEDGE OF ALLEGIANCE**

**INVOCATION**- Mr. Emilio Santos Jr.

**1) MINUTES:**

- a) Minutes for the meeting held on September 7, 2022.

The minutes for the regular meeting held in September 7, 2022 was approved as submitted by Mr. Emilio Santos Jr. Seconding the motion was Mr. Jose Saldana. which carried unanimously with 4 members present and voting.

**2) PUBLIC HEARING:**

**a) CONDITIONAL USE PERMITS:**

- 1) Request of Sara C. Lopez for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park, at Lot 1, Lopez-Torres Subdivision, Hidalgo County, Texas; 4300 South Ware Road. **(CUP2022-0123)**.

Mr. Marco Rivera stated that the subject property is located along the west side of South Ware Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north and west, C-3L (light commercial) District to the north and south, and R-1 (single-family residential) District to the east across South Ware Road. A food truck park is permitted in a C-3 District, subject to compliance with Conditional Use Permit requirements.

The applicant is proposing to continue operating a food truck park on the subject property. This is the initial application for such use at this location. The existing vendors are part of the proposed food truck park. Based on the submitted site plan, the food truck park consist of four existing food trucks and two spaces available. A total of 24 parking spaces are required, 36 parking spaces are provided on the subject property.

The food truck park's proposed days and hours of operation would be 11:00 AM to 2:00 AM, Monday through Sunday.

The Fire and Health Departments are pending inspections.

The food truck park and its vendors must comply with the requirements set forth in Section 138-118 of the Zoning Ordinance and 54-52 of the Health and Sanitation Ordinance for mobile food vendors and the following Conditional Use Permit specific requirements:

- 1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property;
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court;
- 3) Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM;
- 4) Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated;
- 5) Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor;
- 6) Mobile food vendors may not be placed or parking on unimproved surfaces;
- 7) Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court;

- 8) Mobile food vendor courts shall provide on-premise parking areas sufficient to accommodate staffing needs and seating areas.

The Planning Department has not received any phone calls, emails, or letters in opposition to the Conditional Use Permit request.

Staff recommends approval of the Conditional Use Permit request subject to compliance with the above mentioned requirements.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Jose Saldana moved to approve. Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

**\*\* Mr. Marco Suarez entered the meeting at 3:33pm. Started his votes on Item 2a2.**

- 2) Request of Sharon Castro, for a Conditional Use Permit, for one year, for a Home Occupation (speech therapy), at Lot 9 and the west 1.00 foot of Lot 10, save and except the west 1.00 foot of lot 9, Amended Map of Parkland Estates Subdivision, Hidalgo County, Texas; 125 East Harvey Drive. **(CUP2022-0124).**

Mr. Marco Rivera stated that the subject property is located along the north side of East Harvey Drive. The property is zoned R-1 (single-family residential) District and the adjacent zoning is R-1 (single-family residential) District in all directions. The surrounding land use is single-family residential. A home occupation is permitted in the R-1 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a speech therapy business in a 100 square feet office area and a 121 square feet therapy room inside the existing residence 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 and by appointment only.

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 may not be operational until issuance of the certificate. The Fire Department conducted an inspection of the establishment and items are pending for compliance. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use.
- 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. No signage proposed;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration of the building nor exterior display;

- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises; The applicant lives at the residence.
- 5) There shall be no outside storage of materials or products. The applicant proposes 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.
- 7) No retail sales (items can be delivered).
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes 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 is 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 recommends approval of the request for one year, subject to compliance with Section 138-118(a)(1) of the Zoning Ordinance and Fire Department requirements.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Jose Saldana moved to approve. Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting and one member disapproving, Mr. Marco Suarez.

- 3) Request of Julian R. Aguilar for a Conditional Use Permit, for one year, and adoption of an ordinance for a Bar and a vape shop at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite D. (CUP2022-0125).**

Mr. Marco Rivera state that the property is located along the north side of Nolana Avenue between North 4th and North 6th Streets, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 District to the east, south and west. There is also R-1 (single family residential) District to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

This is the initial request by the applicant for a Conditional Use Permit for a bar and a vape shop at this location.

The applicant is proposing to operate a bar/vape shop (The Hotbox) from the existing 2,398.5 sq.

ft. lease space within the retail center. The proposed hours of operation are from 12:00 p.m. to 12:00 a.m (midnight), Monday thru Sunday.

The Fire Department conducted an inspection of the establishment and items are pending for compliance. The Health Department is pending its inspection. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot 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 ft. of residential zones and uses, and a water tower;
- b) 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 property has direct access to Nolana Avenue. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;
- c) 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. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 2,398.5 sq. ft. bar/vape shop hall requires 25 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 1 accessible parking space is required and are provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;
- d) 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;
- e) 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;
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) 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 Inspection

Department as part of the building permit review process. Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Jose Saldana moved to disapprove with favorable recommendation. Mr. Marco Suarez seconded the motion, which was disapproved with five members present and voting.

- 4) Request of Manuel Tiscareno on behalf of Tiscareno Studio, for a Conditional Use Permit, for one year, for a Home Occupation (Bridal Studio) at Lot 1 and the North one-half of Lot 2, Block 6, North McAllen, Hidalgo County, Texas, 721 North 15th Street. **(CUP2022-0127)**.

**\*\* ITEM WAS WITHDRAWN BY APPLICANT.**

- 5) Request of Antonio Baldemar Alvarez, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a single family dwelling at Lot 13, Block 30, Hammond's Addition, Hidalgo County, Texas, 2014 Austin Avenue. **(CUP2022-0129)**

Mr. Kaveh Forghanparast stated that the subject property is located on the north side of Austin Avenue, between South 20th and South 21st Street. It has 50 ft. of frontage along Austin Avenue with a depth of 140 ft. for a lot size of 7,000 sq. ft. according to Hidalgo County Appraisal District records. The applicant is requesting a conditional use permit for a single-family dwelling for the subject property in order to build a new house.

The property is zoned C-4 (commercial-industrial) District and is currently vacant. The adjacent zoning is C-4 District on all directions. Surrounding land uses include single-family residences, apartments, and auto services. A single-family dwelling is allowed in C-4 District with a conditional use permit and in compliance with requirements.

The applicant is proposing to construct a new single-family residence with the total area of approximately 2,280 sq. ft. The preliminary floor plan depicts that the proposed house will include three bedrooms, a bathroom, a kitchen, a living room, a dining room, and a garage. The applicant stated that the floor plan and site plan layouts are subject to change due to the budget. A building permit application for the proposed house has not been submitted. A CUP application for a single-family dwelling for the subject property was submitted on August 17, 2022.

The proposed residence must comply with the following requirements:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) 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; and



3) In a C-4 District, a single family dwelling shall be located on a minimum lot size of 5,000 sq. ft. and in compliance with setbacks of the respective zoning district. The subject property is 7,000 sq. ft.

Staff recommends approval of the request, for life of the use, subject to compliance with Sections 138-118 and 138-238 of the Zoning Ordinance, Fire Department, and building permit requirements.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Ms Erica De la Garza moved to approve. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

- 6) Request of Caltia Construction LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development, at the South 10 acres of the North 15 acres of Lot 52, La Lomita Irrigation & Construction Company's Subdivision (Proposed Andara Apartments at Ware Subdivision), Hidalgo County, Texas, 8200 North Ware Road. **(CUP2022-0086)**

Staff recommended tabling the request since additional information is required.

Being no discussion, Mr. Marco Suarez moved to table item. Ms. Erica De la Garza seconded the motion, which the item is Tabled with five members present and voting.

**b) REZONING:**

- 1) Initial zoning to R-1 (single-family residential) District: 9.394 acres out of Lot 396, John H. Shary Subdivision, Hidalgo County, Texas; 7201 North Taylor Road. **(REZ2022-0034)**

Mr. Kaveh Forghanparast stated that the property is located on the North side of Thunderbird Avenue, between North Taylor Road and North 56th Street. The tract is a double fronting lot with 310 ft. of frontage along North Taylor Road and North 56th Street and a depth of 9.394 acres.

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. A proposed 40-lot subdivision under the name of Tercer Milenium Taylor Subdivision was approved in preliminary form by the Planning and Zoning Commission on July 26, 2022.

The adjacent zoning is R-1 (single-family residential) District to the north and west, A-O (agricultural and open space) District to the east, and R-3A (multifamily residential apartment) District to the southwest. The properties on the south side of the subject property are outside the City limits.

The property is currently vacant. Surrounding land uses include single-family residences, fourplexes, agricultural, and vacant land.

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.

The development trend for this area along North Taylor Road is single-family residential.

The tract has been in the City's Extra-Territorial Jurisdiction (ETJ) since September 19, 1977. An annexation and initial zoning request to R-1 District for the subject property was submitted on August 18, 2022.

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 in the surrounding 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.

The R-1 District designation allows continuation of the subdivision process for a residential subdivision.

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

Staff recommends approval of the initial zoning request to R-1 (single-family residential) District.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed subdivision. There was none.

Being no discussion, Mr. Marco Suarez moved to approve and Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

#### **c) SUBDIVISIONS:**

- 1) Virginia Terrace No. 1, 2, 3, & 4, Lots 2A and 2B, No. 3, 806 South "G" Street, Best Assets. LLC (SUB2022-0036)(FINAL)MGE**

Mr. Mario Escamilla stated that South "G" Street: 25 ft. from centerline for 50 ft. total R.O.W. Paving: Existing Approximate 30 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording, as needed. COM Thoroughfare Plan Paving, curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: Existing conditions proposed to remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 40 ft. or greater for easements. Finalize prior to final. Zoning Ordinance: Section 138-356. Rear: Proposing 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks are required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Owner submitted variance to the sidewalk requirement along South "G" Street on August 8, 2022 and on August 25, 2022 request was withdrawn, with the acknowledgement that the cost would be escrowed. Sidewalk requirements might increase to 5 ft.

prior to recording subject to Engineering Department requirements. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single Family Residential). Proposed: R-1 (Single Family Residential). Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department park fees amount to \$1,400 and payable prior to recording. (Based on \$700 X 2 lot/dwelling units) If the number of lots/dwelling units change, park fee will be adjusted accordingly. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As Per Traffic Department, trip generation will be waived for 2 lots single family homes. Must comply with City's Access Management Policy. Please revise subdivision name were applicable prior to recording as shown: Virginia Terrace No.'s 1,2,3,&4, Lots 2A and 2B, No.3. (Originally submitted as Merican Subdivision.) Label lots 2A & 2B, comment has been addressed based on plat submitted on April 18,2022. Public Hearing with notices will be required for the resubdivision. The subdivision was approved in Preliminary form at the Planning and Zoning meeting of April 19,2022.

Staff recommends approval of the subdivision in final form subject to conditions noted.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed subdivision. There was none.

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

**2) Alaniz Subdivision Lots 25A, 25B, 25C, 25D, and 26A, 201 North 28th Street, Habitat Developers, LLC (SUB2022-0009)(FINAL)SEC**

Ms. Liliانا Garza stated North 28th Street: 25 ft. from centerline for 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides. Please verify existing ROW on east side of CL prior to recording to finalized ROW dedication requirements. Original "Alaniz Subdivision" plat shows 25 ft. on each side of centerline. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. 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: 20 ft. or greater for easements. Please revise plat note as shown above prior to recording. If keeping the front setback line on the plat, please add the "20 ft." dimension on it, or please remove front setback line from the plat. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Sec.138-356. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 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, gate areas, etc. 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 if private subdivision is proposed. 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. Section 110-72 applies if private subdivision is proposed. 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. Subdivision Ordinance: Section 134-1. Existing: R-3A Proposed: R-3T. Rezoning approved at the P&Z meeting of 11/06/21 and City Commission on 12/13/21. Zoning Ordinance: Article V. Rezoning approved at the P&Z meeting of 11/06/21 and City Commission on 12/13/21. 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. Must comply with City's Access Management Policy. Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat. Existing plat notes remain as now exist.

Staff recommends approval of the subdivision in final form subject to conditions noted.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed subdivision. There was none.

Being no discussion, Mr. Emilio Santos Jr. moved to approve subdivision and Ms. Erica De la Garza seconded the motion, which was approved with five members present and voting.

### **3) SITE PLAN:**

- a) Site plan approval for Lots 2 &3, Jackson Crossing Center Subdivision; 1317 & 1417 East Jackson Avenue. (SPR2022-0033)**

Mr. Kaveh Forghanparast stated that the property consists of two interior lots, located on the north side of East Jackson Avenue, west of South Jackson Road, and east of Expressway 83. The property does not have a street frontage, but has access to East Jackson Avenue and South Jackson Road via an existing 40 ft. access easement running along south side of the subject property. Lot 2 is 2.173 acres and Lot 3 is 1.654 acres according to the recorded subdivision plat. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District on all directions.

The applicant is proposing to construct a self-storage facility for household items with the total square footage of 54,787.46 sq. ft. in two stories.

Based on 664 sq. ft. of office space, 4 parking spaces are required; 5 parking spaces are provided. One of the proposed parking spaces must be accessible, which must also be van accessible with an 8 ft. wide aisle. Access to the site is from East Jackson Avenue and South Jackson Road via an existing 40 ft. access easement depicted on the subdivision plat. Required landscaping for the lot is 16,668 sq. ft., 54,435 sq. ft. is provided. The tree requirement is as follows: 35 – 2 ½” caliper trees, or 18 – 4” caliper trees, or 9 – 6” caliper trees, or 14 palm trees and 28 – 2 ½” caliper trees. Credit will be given to existing trees that remain onsite. A minimum 10 ft. wide landscaped strip is required inside the property line along the access easement on the south side. Fifty percent of the landscaping must be visible from the access easement, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on January 27, 2009, with front setback of 30 ft. or greater for approved site plan or easements.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

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

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

#### **4) CONSENT:**

- a) Casa Paraiso Subdivision, 5521 Mile 6 Road, Nancy Cindy Rodriguez **(SUB2022-0107)(FINAL)SAMES**
- b) The District Phase I Subdivision Phase I, 7801 North 10th Street, Pawlik Family Properties, LLC. on behalf of all property owners **(SUB2022-0110)(FINAL)M&H**

Being no discussion, Mr. Emilio Santos Jr. moved to approve final items #4a-b and Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

#### **5) SUBDIVISIONS:**

- a) Hacienda Los Cantu Subdivision, 2000 South Jackson Road, Blanca Cantu **(SUB2022-0105)(PRELIMINARY)SEA**

Ms. Liliana Garza stated S. Jackson Road: 8.35 ft. - 20 ft. ROW dedication required for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Paving, Curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Proposing: Front: 60 ft. or greater for easements, or approved site plan. Current recorded plat has: Front: 40 ft. Please clarify setback prior to final. Vacating plat

applicable if any restrictions, etc. are proposed to be removed from existing recorded plat prior to final. Please revise plat note to Front: 60 ft. or in line with existing structures, or greater for easements, or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Proposing: Rear: In accordance with the zoning ordinance or greater for easements or approved site plan. Current recorded plat has: Side yard along Western Property line 10 ft. Please clarify setback prior to final. Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat prior to final. Zoning Ordinance: Section 138-356. Proposing: Sides: In accordance with the zoning ordinance or greater for easements or approved site plan. Current recorded plat has: Sideyard along South Property line 6 ft. Please clarify setback prior to final. Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat 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 S. Jackson Road. Please revise plat note #4 as shown above prior to final. 5 ft. sidewalk might be required on S. Jackson Rd. by 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. 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. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Please remove plat note #9 as it is not required to be shown on plat. Must comply with site plan requirements/conditions for the Conditional Use Permit for Event. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V At the Planning and Zoning Commission meeting of July 6, 2022, no one appeared in opposition of the Conditional Use Permit request for an Event Center. The Board unanimously voted to disapprove with a favorable recommendation. There were six members present and voting. At the City Commission meeting of July 25, 2022, after discussion the Board voted to approve the Conditional Use Permit for an Event Center for a year. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. At the Planning and Zoning Commission meeting of July 6, 2022, no one appeared in opposition of the Conditional Use Permit request for an Even Center. The Board unanimously voted to disapprove with a favorable recommendation. There were six members present and voting. At the City Commission meeting of July 25, 2022, after discussion the Board voted to approve the Conditional Use Permit for an Event Center for a year. 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. Must comply with City's Access Management Policy. Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat prior to final.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve subdivision in preliminary form and Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

b) Summit Park North Lots 11A & 13A Subdivision, 821 East Esperanza Avenue, Summit Park Properties, LLC and Jaime Gonzalez, Jr **(SUB2022-0108)(PRELIMINARY)SEC**

Ms. Liliana Garza stated E. Esperanza Ave.: 50 ft. Paving: 32 ft. Curb & gutter: both sides. Include document number on plat regarding how existing street was dedicated prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. E. Fern Ave.: Dedication as needed for 40 ft. from centerline for 80 ft. of total ROW Paving: 52 ft. Curb & gutter: Both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front/E. Esperanza Ave.: 1. Unenclosed Covered Walk: 104 ft. 2. Building: 110 ft. Remove reference to Lots 11 through 14 from plat note prior to final. Please revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear/ E. Fern Ave.: 20 ft. Remove reference to Lots 11 through 14 from plat note prior to final. Please revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, easements, or approved site plan, whichever requires the greater setback. Remove reference to Lots 11 through 14 from plat note prior to final. Please revise 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 E. Fern Ave. and north side of E. Esperanza Ave. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 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 110-46. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along E. Fern Ave. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning & Zoning Commission prior to issuance of building permit. Common area plan for commercial areas etc. this common area is for the benefit of all owners, egress & ingress and maintained by owner(s). Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. 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. Must comply with City's Access Management Policy. Existing plat notes remain as now exist. Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat.

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

Being no discussion, Mr. Jose Saldana moved to approve subdivision in preliminary form and Ms. Erica De la Garza seconded the motion, which was approved with five members present and

voting.

c) Belterra at Tres Lagos Phase I Subdivision, 14301 North Shary Road,  
Belterra at Tres Lagos, LLC. **(SUB2022-0104)(PRELIMINARY)M&H**

Ms. Liliana Garza stated N. Shary Road: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Label how existing R.O.W was dedicated. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Street names will be finalized prior to recording. Clarify/label width of entry street from N. Shary Road - ROW and paving. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan 1,200 ft. Block Length: Common areas and access walks/drives provide per agreement. Subdivision Ordinance: Section 134-118. 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. Please provide paving dimensions around all islands to determine compliance prior to final. Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. Subdivision Ordinance: Section 134-105. Proposing: Front: 20 ft. minimum or as shown in "Front Setback Table" sheet 2 of 2 (greater applies). Please clarify sheet 2 referencing "Front Setback Table," and values on plat. Zoning Ordinance: Section 138-356. Rear: 11 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Corner: 10 ft. 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: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. 4 ft. wide sidewalk required on N. Shary Road. Note regarding sidewalks needed, prior to final. 5 ft. sidewalk might be required on N. Shary Road by Engineering Department. Please provide sidewalk plan 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 and N. Shary Road. Please revise plat note #8 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. No curb cut, access, or lot frontage permitted along N. Shary Road. Please add note as shown above prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Public Improvement District (PID) or 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 public subdivision is proposed. 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. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets.



Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Lots 1-5, 10-12, 21-27, 33-38, 39-43, 45,46, 48-50, 56-59, 70, and 71 are not meeting the minimum 5,000 sq. ft. requirement. Please clarify/revise prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 (single-family residential) Proposed: R-1 (single-family residential). Rezoning to R-1 approved by Planning and Zoning Board at their P&Z meeting of August 16, 2022 and by City Commission on August 12, 2022. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Rezoning to R-1 approved by Planning and Zoning Board at their P&Z meeting of August 16, 2022 and by City Commission on August 12, 2022. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as pf 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as pf 10/30/2014, as per agreement. Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as pf 10/30/2014, as per agreement. 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. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Saldana moved to approve subdivision in preliminary form subject to conditions noted and Ms. Erica De la Garza seconded the motion, which was approved with five members present and voting.

d) Belterra at Tres Lagos Phase II Subdivision, 14401 North Shary Road,  
Belterra at Tres Lagos, LLC. **(SUB2022-0103)(PRELIMINARY)M&H**

Mr. Mario Escamilla stated Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Street names will be finalized prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior streets: Proposed Sasha Court 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Street names will be finalized prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length: Common areas and access walks/drives provide per agreement. Subdivision Ordinance: Section 134-118. 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. Please provide paving dimensions around all islands to determine compliance prior to final. Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. Subdivision Ordinance: Section 134-105. Proposing: Front: 20 ft. minimum or as shown in "Front Setback Table" sheet 2 of 2 (greater applies). Please clarify sheet 2 referencing "Front Setback Table," and values on plat prior to final. Zoning Ordinance: Section 138-356. Rear: 11 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement.

Zoning Ordinance: Section 138-356. Side corner: 10 ft. 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: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Please provide sidewalk plan 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. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please revise plat note #9 as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Public Improvement District (PID) or 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 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. 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. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: Access to subdivision from Proposed Belterra at Tres Lagos Phase I, which has access to N. Shary Road. The proposed subdivision complies with minimum access points, as per agreement. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Please include lot square footage table on plat to determine minimum lot area compliance, clarify/revise prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 (single-family residential) Proposed: R-1 (single-family residential). Rezoning to R-1 approved by Planning and Zoning Board at their P&Z meeting of August 16, 2022 and by City Commission on August 12, 2022. Zoning Ordinance: Article V Rezoning Needed Before Final Approval Rezoning to R-1 approved by Planning and Zoning Board at their P&Z meeting of August 16, 2022 and by City Commission on August 12, 2022. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Private detention area with document number located outside plat boundary, clarify prior to final as revisions may be required on plat as applicable. Submit ownership map with surrounding legal descriptions and document numbers, to ensure no landlocked properties exists or will be created. Provide legal description of adjacent property along southwestern boundary.

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

Being no discussion, Mr. Jose Saldana moved to approve subdivision in preliminary form subject to conditions noted and Ms. Erica De la Garza seconded the motion, which was approved with five members present and voting.

e) 4700 Ware Subdivision, 4900 North Ware Road, Rhodes Development Inc.  
**(SUB20210041)(REVISED PRELIMINARY)M&H**

Mr. Mario Escamilla stated North Ware Road: 75 ft. from centerline for 150 ft. of total ROW Paving: by the state Curb & gutter: by the state. Show document # on plat for the common access easement connecting to North Ware Road prior to recording. Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications. Label centerline. Label existing ROW dedications, from centerline, total, etc. ROW requirements such as dedication, sidewalks, etc. will not apply to this development. Requirements will apply once property abutting North Ware Road develops. COM Thoroughfare Plan. North 34th Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides. Planning and Zoning Board approved variance to not extend North 34th Street at their July 8, 2021 meeting. Subdivision variance approved by City Commission on August 9, 2021 to not extend North 34th Street subject to turnarounds and drives being provided at the north and south end of North 34th Street. Approved site plan will show connection of south and north end through a service drive for City Services. Gate areas will be reviewed as part of site plan. Monies must be escrowed if improvements are not built prior to recording. Subdivision Ordinance: Section 134-105. Paving, curb and gutter. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final. Finalize alley/service drive requirements prior to final. Subdivision Ordinance: Section 134-106. Front: In Accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above prior to final, please submit a variance request if proposing other setback. Proposing: 10 feet or greater for easement. Zoning Ordinance: Section 138-356. Rear: In Accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above prior to final, please submit a variance request if proposing other setback. Proposing: 0' with firewall or greater for easement. Zoning Ordinance: Section 138-356. Sides In Accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above prior to final, please submit a variance request if proposing other setback. Proposing: 0' with firewall or greater for easement. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Revise note as shown above, prior to final. Proposing: 18 feet or greater for easement. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 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. Add note 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. Must comply with City Access Management Policy. As per Traffic Department clarify if access will be proposed along Ware Rd. This access may need a variance due to Access Management spacing along Ware Rd being 425 ft. between accesses. Please provide variance for Access along Ware Rd. Plat Note 11:

No Curb Cut, Access or Lot Frontage Permitted along North Ware Road, clarify note prior to final. 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 Areas, private streets/drives, detention and common areas, etc. 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 134-168 applies if private subdivision is proposed. 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. Subdivision Ordinance: Section 110-72. Minimum lot width and lot area. Zoning Ordinance: 138-1. Lots fronting public streets. Show document # on plat for the common access easement connecting to North Ware Road prior to recording. Zoning Ordinance: Section. 138-356. Existing : R-3A(apartment residential) District Proposed: R-3A(apartment residential) District Rezoning to R-3A approved by Planning and Zoning Board at their P&Z meeting of November 3, 2020 and by City commission on November 9, 2020. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning to R-3A approved by Planning and Zoning Board at their P&Z meeting of November 3, 2020 and by City commission on November 9, 2020. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, proposed number of dwelling units (240), will trigger land dedication for the subdivision. In this case, 4700 Ware Subdivision is subject to review by City Manager's Office. Land dedication is calculated at 3.816 acres. A variance request must be submitted if requesting fee in lieu of Park Land Dedication. Park Fee of \$700 per dwelling unit to be paid prior to recording. As per Parks Department, proposed number of dwelling units(240), will trigger land dedication for the subdivision. In this case, 4700 Ware Subdivision is subject to review by City Manager's Office. Land dedication is calculated at 3.816 acres. A variance request must be submitted if requesting fee in lieu of Park Land Dedication. Pending review by City Manager's Office. As per Parks Department, proposed number of dwelling units(240), will trigger land dedication for the subdivision. In this case, 4700 Ware Subdivision is subject to review by City Manager's Office. Land dedication is calculated at 3.816 acres. A variance request must be submitted if requesting fee in lieu of Park Land Dedication. Trip Generation to determine if TIA is required, prior to final plat. As per Traffic Department, TG approved; TIA not required. Comments: Must comply with City's Access Management Policy Show document # on plat for the common access easement connecting to North Ware Road prior to recording. Subdivision approved in Preliminary form at the P&Z meeting of May 4, 2021. Subdivision scheduled for Revised Preliminary review at the P&Z meeting of June 16, 2021. Planning and Zoning Board approved variance to not extend North 34th Street at their July 8, 2021 meeting. Subdivision variance approved by City Commission on August 9, 2021 to not extend North 34th Street subject to turnarounds and drives being provided at the north and south end of North 34th Street. Please provide copy of Doc. 774569 (37.5 ft. easement) along the north property line prior to final for staff to review.

Staff recommends approval of the 6 month extension.

Being no discussion, Ms. Erica De la Garza moved to approve a six month extension and Mr. Jose Saldana seconded the motion, which the extension was approved with five members present and voting.

f) E. Fir Ave. Mobile Home Park, 901 East Fir Avenue, Auto Diagnostic Center  
**LLC(SUB2022-0106)(PRELIMINARY)PS**

Mr. Mario Escamilla stated E. FIR Avenue: Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both Sides. Label ROW being dedicated by this plat. Label existing ROW dedications, from centerline, total, etc. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Paving diameter must comply with ordinance requirements, submit site plan with dimensions to assure compliance, finalize prior to final. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: To be established prior to final, but not less than manufactured homes and recreational vehicles ordinance and or zoning ordinance as applicable. Zoning Ordinance: Section 138-356. Rear: To be established prior to final, but not less than manufactured homes and recreational vehicles ordinance and or zoning ordinance as applicable. Zoning Ordinance: Section 138-356. Sides: To be established prior to final, but not less than manufactured homes and recreational vehicles ordinance and or zoning ordinance as applicable. Zoning Ordinance: Section 138-356. Corner: To be established prior to final, but not less than manufactured homes and recreational vehicles ordinance and or zoning ordinance as applicable. 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 along E. Fir Avenue. Add note as shown above prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Please finalize plat note 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. Add note 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. Add note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy Applied Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Must submit site plan with dimensions to assure compliance with minimum space requirements, prior to final. Common Areas, any private streets/drives, gate areas, etc. 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 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. 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. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance:

Section 134-1. Minimum lot width and lot area. Parks require minimum 5 acres lot area, proposed plat only has 1.23 acres. Must submit site plan with dimensions to assure compliance with minimum space requirements, prior to final. Zoning Ordinance: Section 138-356. Existing: R-4(Mobile Home and Modular Home) District Proposed: R-4(Mobile Home and Modular Home) District. Rezoning to R-4 approved by Planning and Zoning Board at their P&Z meeting of May 04, 2021 and by City commission on May 24, 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Rezoning to R-4 approved by Planning and Zoning Board at their P&Z meeting of May 04, 2021 and by City commission on May 24, 2021. Zoning Ordinance: Article. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Pending review by the City Manager's Office. 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. Must comply with City's Access Management Policy. Notes required on plat prior to final addressing minimum mobile home space requirements, drives, cul-de-sacs, setbacks, re-subdivision requirements if lots are proposed to be sold, maximum numbers of spaces, and other notes as required. Finalize note requirements prior to final. Width of drives and cul-de-sacs to be established as part of site plan, but not less than ordinance requirements, finalize prior to final.

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

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

g) Re-plat of Lot 1, Balderas Ranch Subdivision, 18500 North Moorefield Road, Leandro Balderas **(SUB2022-0101)(PRELIMINARY) R.E.GA**

Mr. Mario Escamilla stated N. Moorefield Road (FM 681): 60 ft. from centerline existing for 120 ft. ROW Paving: by the state Curb & gutter: by the state. Please provide how existing ROW was dedicated on plat prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N/S Collector(eastern boundary): 60 ft. of total ROW Paving: 40 ft. Curb & gutter: both side Street alignment and ROW being reviewed and plat would need to be revised accordingly. Please provide ownership map to verify that no landlocked properties exist or will be created. Balderas ranch subdivision was approved in final form at the Planning and Zoning Commission meeting of October 17,2017 subject to plat note regarding future dedication of ROW along eastern boundary. Plat note provided states" The owner of Lot 1 shall dedicate/donate thirty feet (30.00') of Right-of Way along the east side of lot 1 should future collector roadway be required along the east side of this subdivision.', wording or revisions for note as needed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front :60.00 feet or easement, whichever is greater. Existing setback as per recorded plat. Zoning Ordinance: Section 138-356. Rear: 60.00 feet or easement, whichever is greater. Existing setback as per recorded plat. Zoning Ordinance: Section 138-356. Sides: 15.00 feet along the north side or

easement, whichever is greater. 60.00 feet along the south side or easement, whichever is greater. Existing setback as per recorded plat. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Existing setback as per recorded plat. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on N. Moorefield Road (FM 681). 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. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Plat line revisions needed original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line, revise prior to final. Zoning Ordinance: Section 138-356. Existing : ETJ (Extraterritorial jurisdiction) Proposed: ETJ (Extraterritorial jurisdiction). Proposed land use is single-family. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation for 2-Lot Single Family subdivision is waived. Must comply with City's Access Management Policy. Revise name as shown, on plat and all corresponding documents as applicable: Balderas Ranch Lots 1A and 1 B Subdivision. N/S Collector(eastern boundary) Street alignment and ROW being reviewed and plat would need to be revised accordingly. Please provide ownership map to verify that no landlocked properties exist or will be created. Existing contractual agreement regarding public improvements may have to be revised/amended, finalize prior to final. Plat line revisions needed original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line, revise prior to final.

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 subdivision in preliminary form subject to conditions noted and Ms. Erica De la Garza seconded the motion, which was approved with five members present and voting.

h) Turin Estates Phase I Subdivision, 5200 North Ware Road, Turin Ventures, LLC. **(SUB2022-109)(PRELIMINARY)QHA**

Mr. Mario Escamilla stated North Ware Road: Dedication as needed for 75 ft. from centerline for 150 total ROW. Paving: By the State Curb & gutter: By the State. Label centerline to determine ROW dedication requirements prior to final. Label existing ROW dedications, from centerline, total, etc. Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for North Ware Road. 40.00' ROW Easement and 60.00 ft. ROW measurement do not match ,clarify prior to final. Provide document for existing 40.00 ft. ROW Easement granted to Hidalgo County. Add "North" to all Ware Road references, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Zinnia Avenue: 60 ft. of total ROW dedication. Paving: 40 ft. Curb & gutter: Both Sides. Current subdivision layout proposes 55' of ROW dedication for Zinnia Avenue. Current subdivision layout does not comply with required ROW dedication requirements, please revise accordingly prior to final. If no changes please submit variance request for ROW

dedication for Zinnia Avenue. Provide centerline for proposed Zinnia Avenue and existing across North Ware Road to verify street alignment, Finalize ROW requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan North 34th Street: 60 ft. of total ROW dedication. Paving: 40 ft. Curb & gutter: Both Sides Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. Subdivision Ordinance: Section 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 and multi-family properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for easements. Revise note as shown above prior to final. Proposing 10.00 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the 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. 5 ft. wide minimum sidewalk required along North Ware Road and 4 ft. wide minimum sidewalk required on Zinnia Avenue and North 34th Street. Revise note#9 as shown above prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Please finalize plat note 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 and along North Ware Road. Add note 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. Add note 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 North Ware Road. Revise Note #11 as shown above prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. 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 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. 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. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Property on the East side of N.34th Street along plat boundary not included as part of subdivision layout, clarify development status prior to final. Subdivision Ordinance: Section 134-1. Minimum lot



width and lot area. Zoning Ordinance: Section 138-356. Existing : R3-T(townhouse residential) District Proposed : R3-T(townhouse residential) District. Rezoning to R3-T approved by Planning and Zoning Board at their P&Z meeting of November 16, 2021 and by City commission on December 13, 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning to R3-T approved by Planning and Zoning Board at their P&Z meeting of November 16, 2021 and by City commission on December 13, 2021. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Pending review by the City Manager's Office. 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. Must comply with City's Access Management Policy. Property on the East side of N.34th Street along plat boundary not included as part of subdivision layout, clarify development status prior to final. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. All setbacks are subject to increase for easements or approved site plan, once site plan has been submitted for staff review.

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

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

#### **ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Ms. Erica De la Garza adjourned the meeting at 4:00 p.m. and Mr. Marco Suarez seconded the motion, which carried unanimously with five members present and voting.

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Vice Chairperson Gabriel Kamel

ATTEST: \_\_\_\_\_  
Magda Ramirez, Administrative Assistant

## Memo

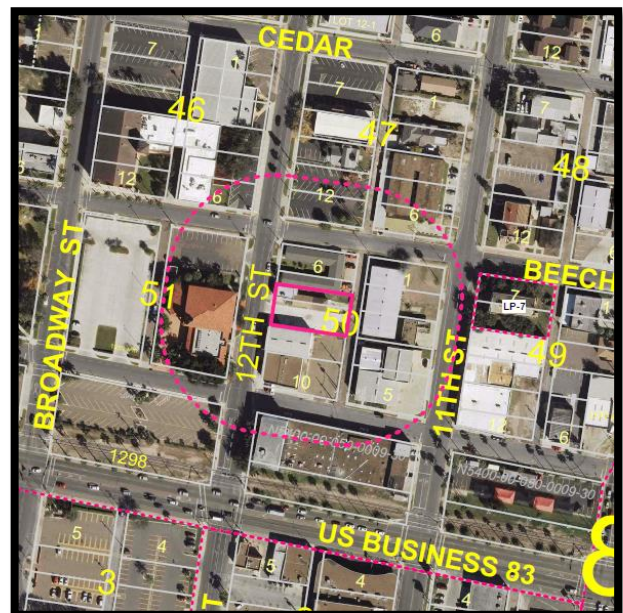
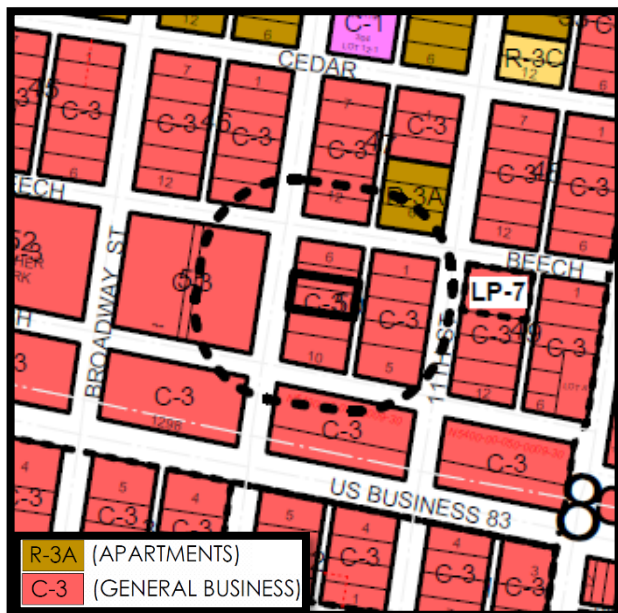
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** September 19, 2022

**SUBJECT:** REQUEST OF RUDY TIJERINA ON BEHALF OF TIERRA SANTA WORSHIP CENTER, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (CHURCH) AT THE SOUTH HALF OF LOT 7 AND ALL OF LOT 8, BLOCK 50, NORTH MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS, 116 NORTH 12TH STREET. (CUP2022-0137)

**BRIEF DESCRIPTION:** The property is located on the east side of 12<sup>th</sup> street, approximately 360 feet north of US Business 83. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 district in all directions. Surrounding land uses include McAllen Chamber of Commerce, First Baptist Church, and McAllen Food Park. A church is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** A Conditional Use Permit for an Institutional Use (church) was submitted on August 31, 2022. The Conditional Use Permit request is for one year.

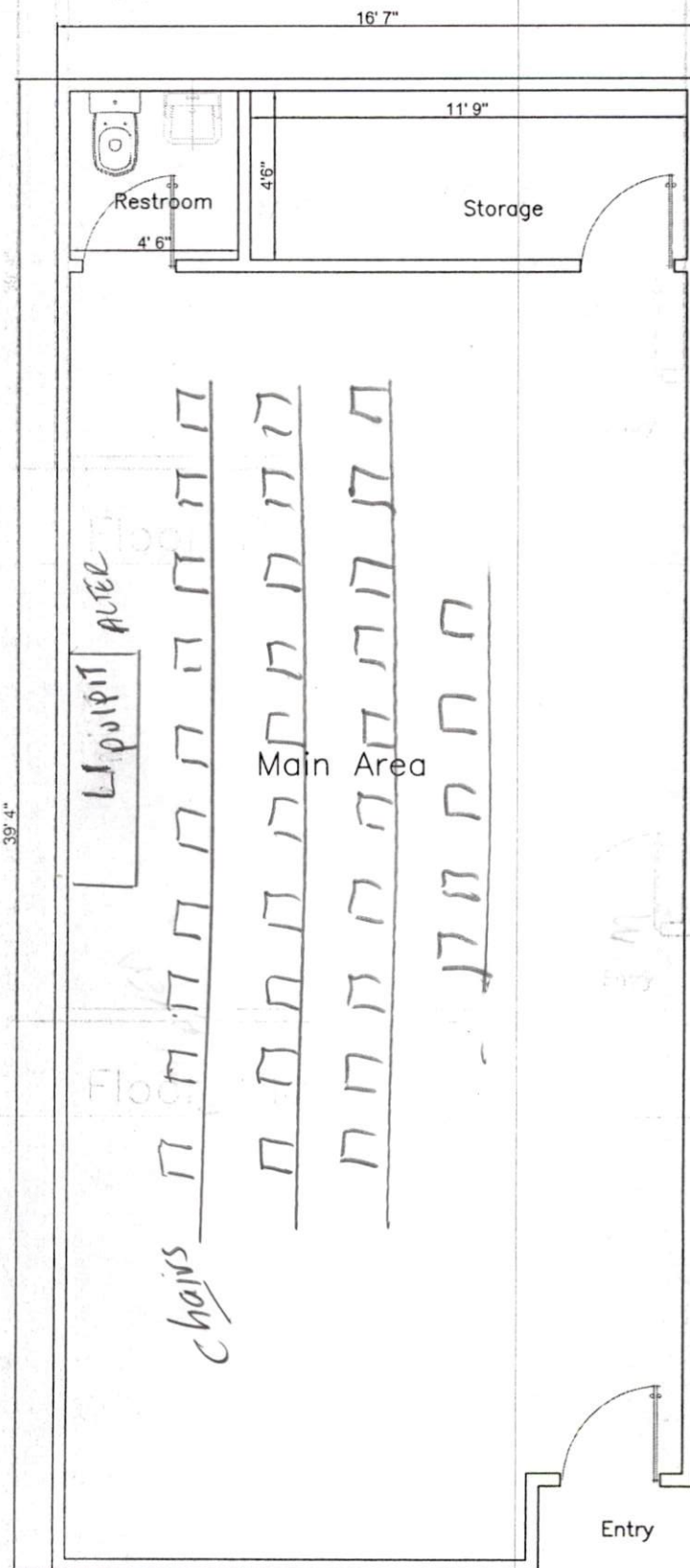
**REQUEST/ANALYSIS:** The applicant is proposing to operate Tierra Santa Worship Center from approximately 651.59 square feet of the existing building. The proposed hours of operation for the proposed church services are Wednesday's from 7 PM to 9 PM and Sunday's 10 AM to 12 PM. The establishment consists of one restroom, one storage room, and a main area (pulpit, altar, and seating). The main area has 4 rows of chairs for a proposed seating capacity of 35.

Based on the number of seats in the main area, 9 parking spaces are required, of which 1 parking space must be accessible with an 8-foot aisle. As per the submitted site plan, 10 parking spaces are provided, of which 1 parking space is reserved for disabled persons, meeting the parking lot requirement.

The Fire Department is pending to conduct the necessary inspection. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions noted of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) 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 fronts North 12<sup>th</sup> Street.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of parking along street, especially in residential areas. Based on the seating area of 35 seats in the main area, 9 parking spaces are required; 10 parking spaces are provided. The parking must be clear of potholes and be properly striped per city requirements.
- 3) 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;
- 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 main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence. A chain link fence is provided on the west and north side of the property.

**RECOMMENDATION:** Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118 and Section 138-400 of the Zoning Ordinance, and Building Permits and Fire Department requirements.

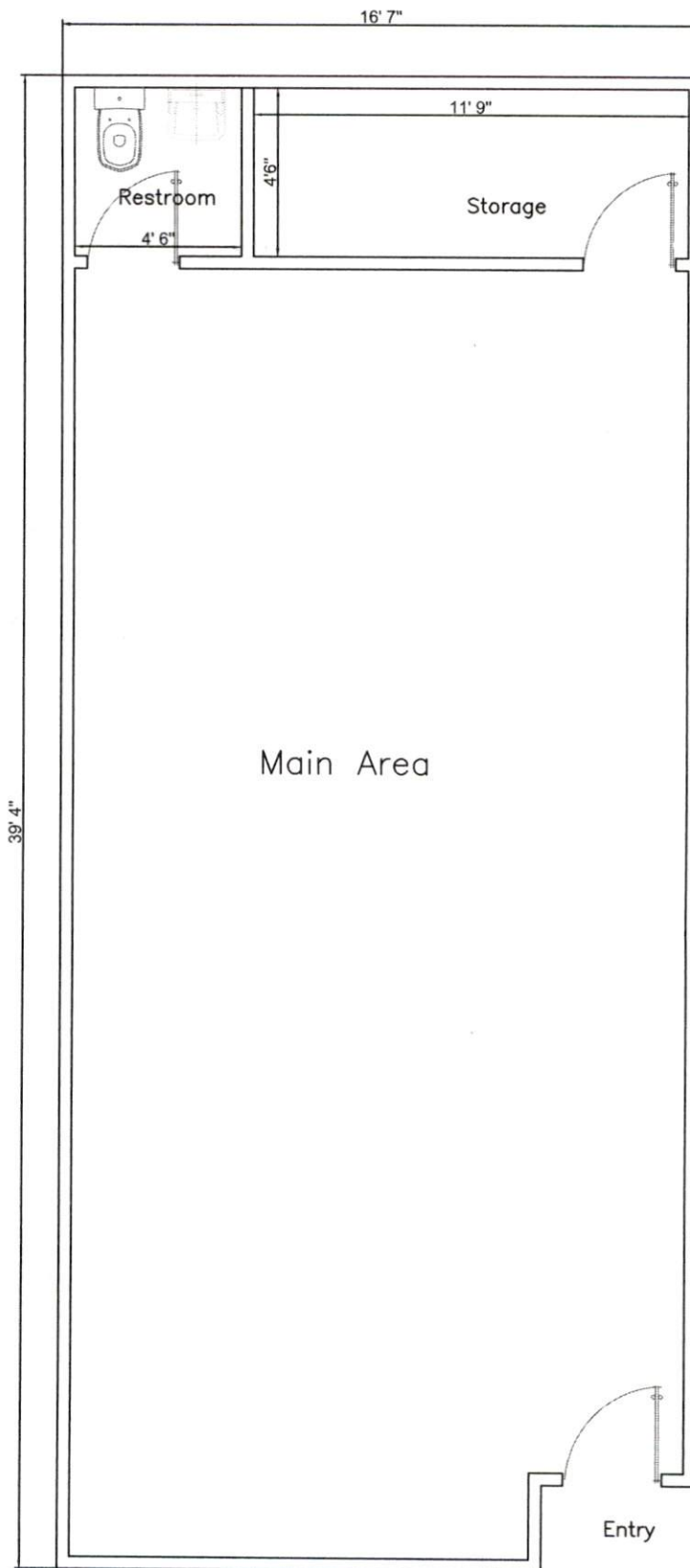


Floor Plan

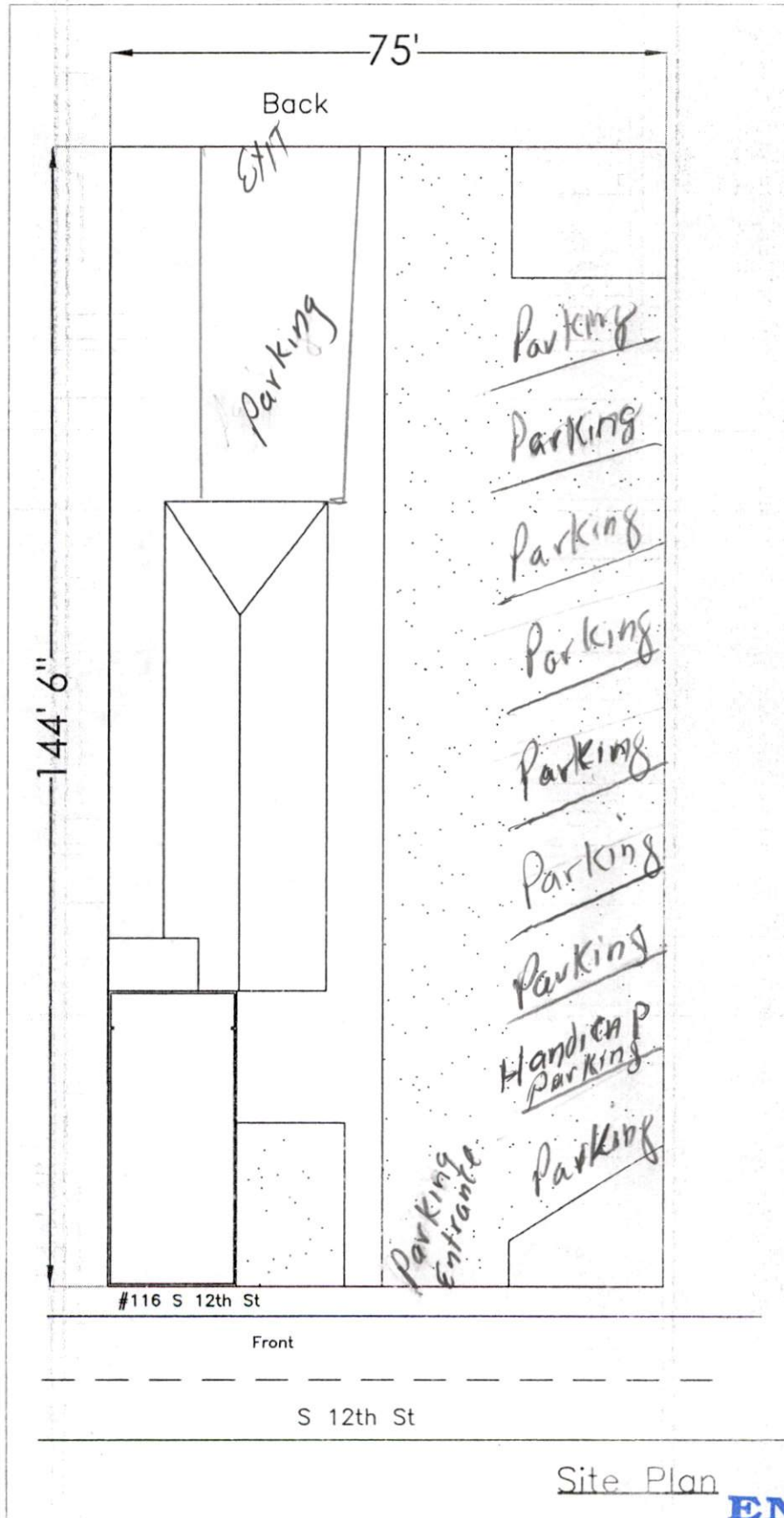
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AUG 31 2022

Initial: AM



Floor Plan



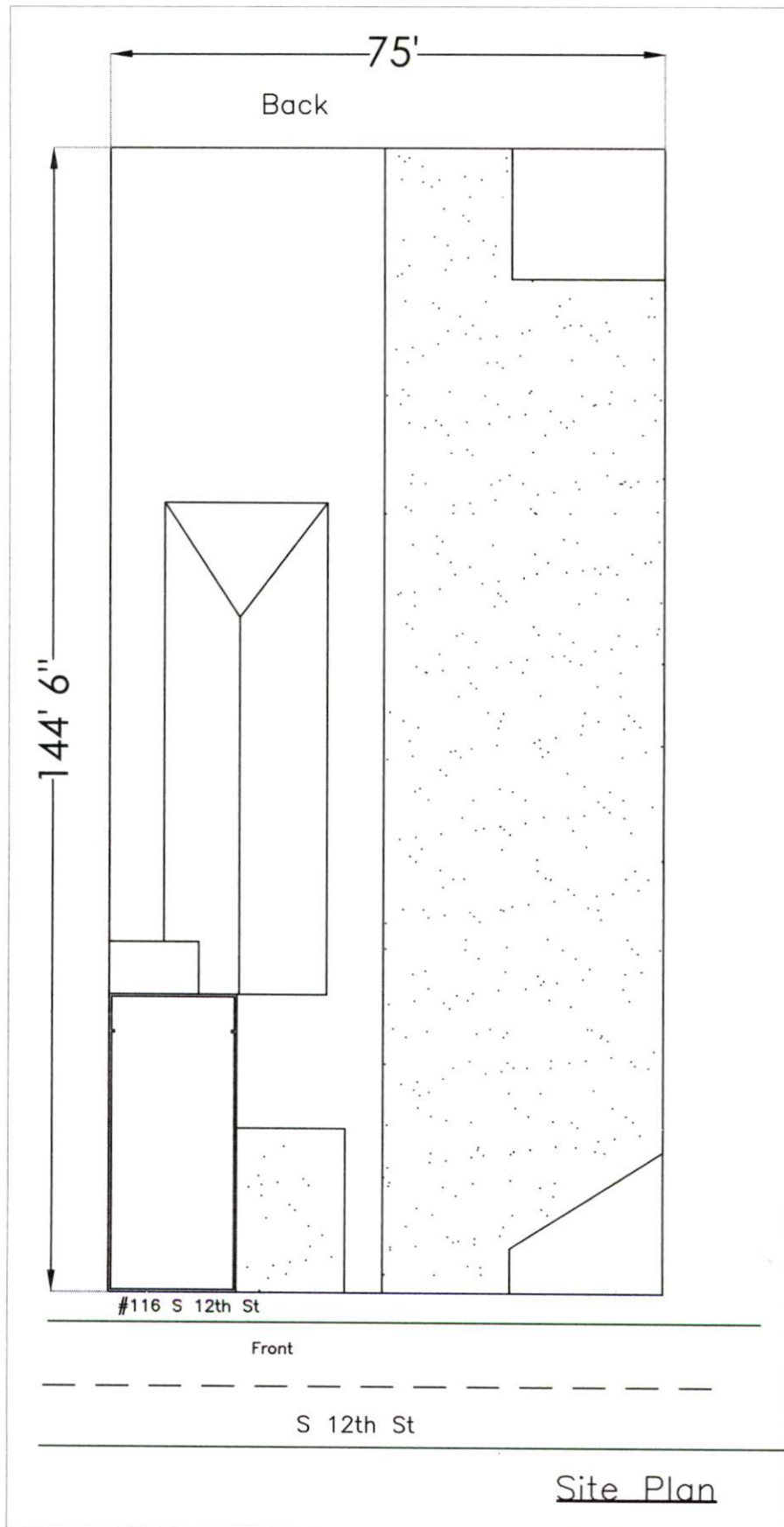
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AUG 31 2022

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## Memo

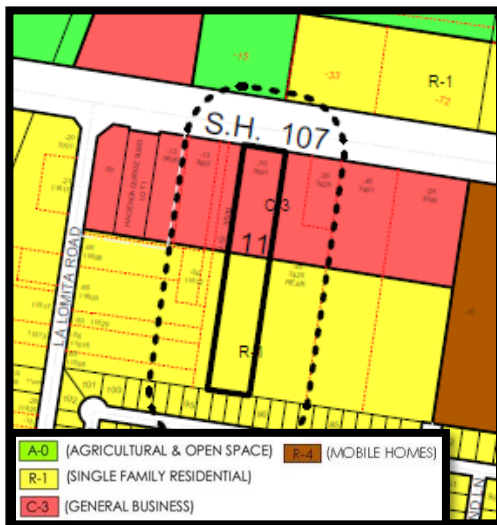
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** September 26, 2022

**SUBJECT: REQUEST OF YOLANDA A. FLORES, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER AT THE WEST 143.14 FEET OF THE EAST 777.64 FEET OF THE SOUTH 845.28 FEET AT 2.77 ACRES OUT OF LOT 11, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS, 3501 STATE HIGHWAY 107. (CUP2022-0139)**

**BRIEF DESCRIPTION:** The property is located on the south side of State Highway 107, approximately 530 feet east of La Lomita Road. The subject property is zoned R-1 (single-family residential) District and C-3 (general business) District. The zoning of the properties to the north are A-O (agricultural-open space) District and R-1 District. The contiguous properties to the east are zoned R-1 District and C-3 District. The adjacent properties to the south are zoned R-1 District. The adjacent properties to the west are zoned R-1 District and C-3 District. Surrounding land uses include Royal Piaget Academy, CXL Motors, and single family residences. An event center is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.



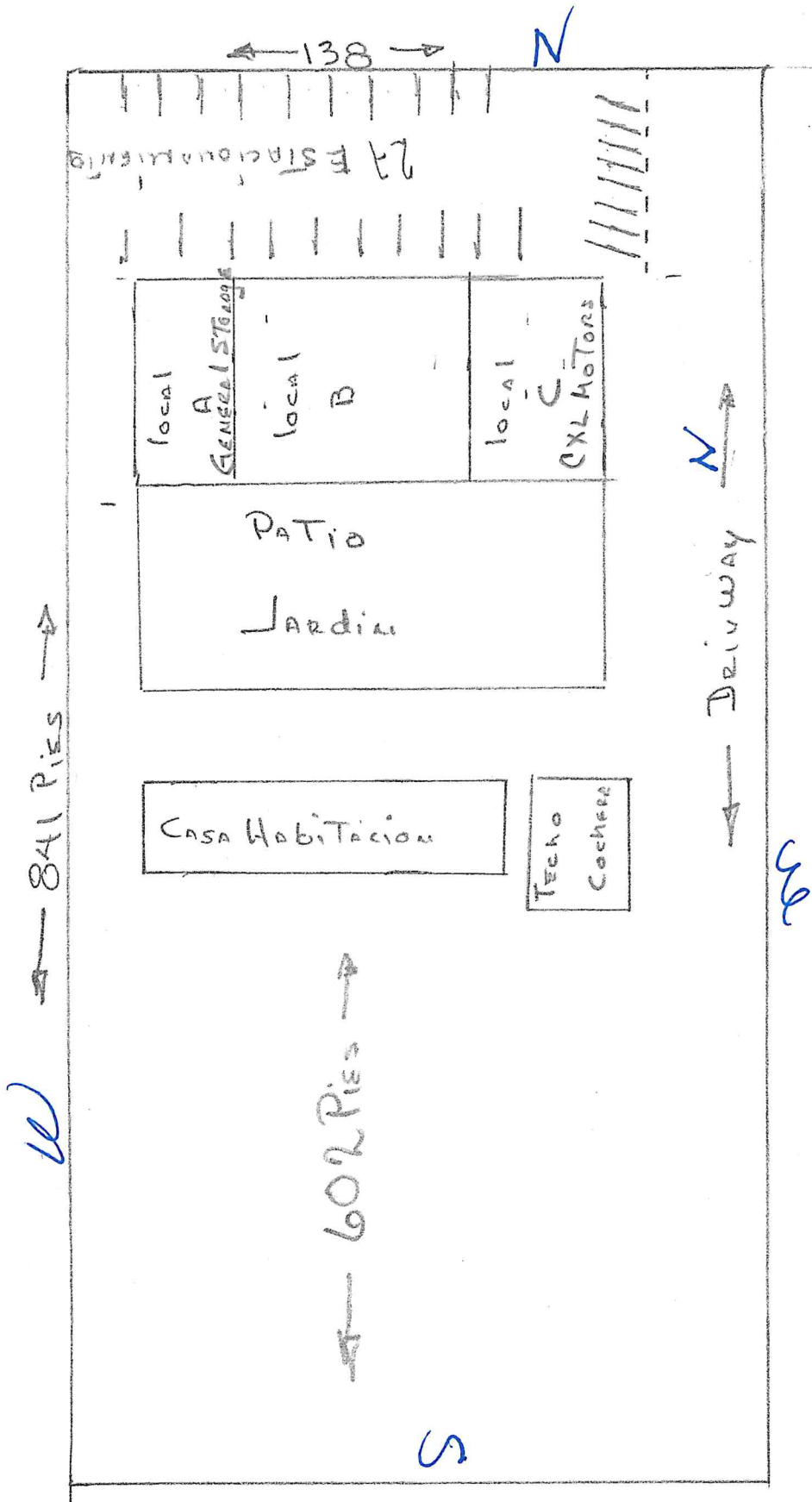
**HISTORY:** A Conditional Use Permit for an event center was approved by the Planning and Zoning Commission on July 02, 2019. A renewal was not applied for in the year 2020. A Conditional Use Permit for an event center was approved by City Commission on August 23, 2021. A Conditional Use Permit for an event center was submitted on September 02, 2022. The Conditional Use Permit request is for one year.

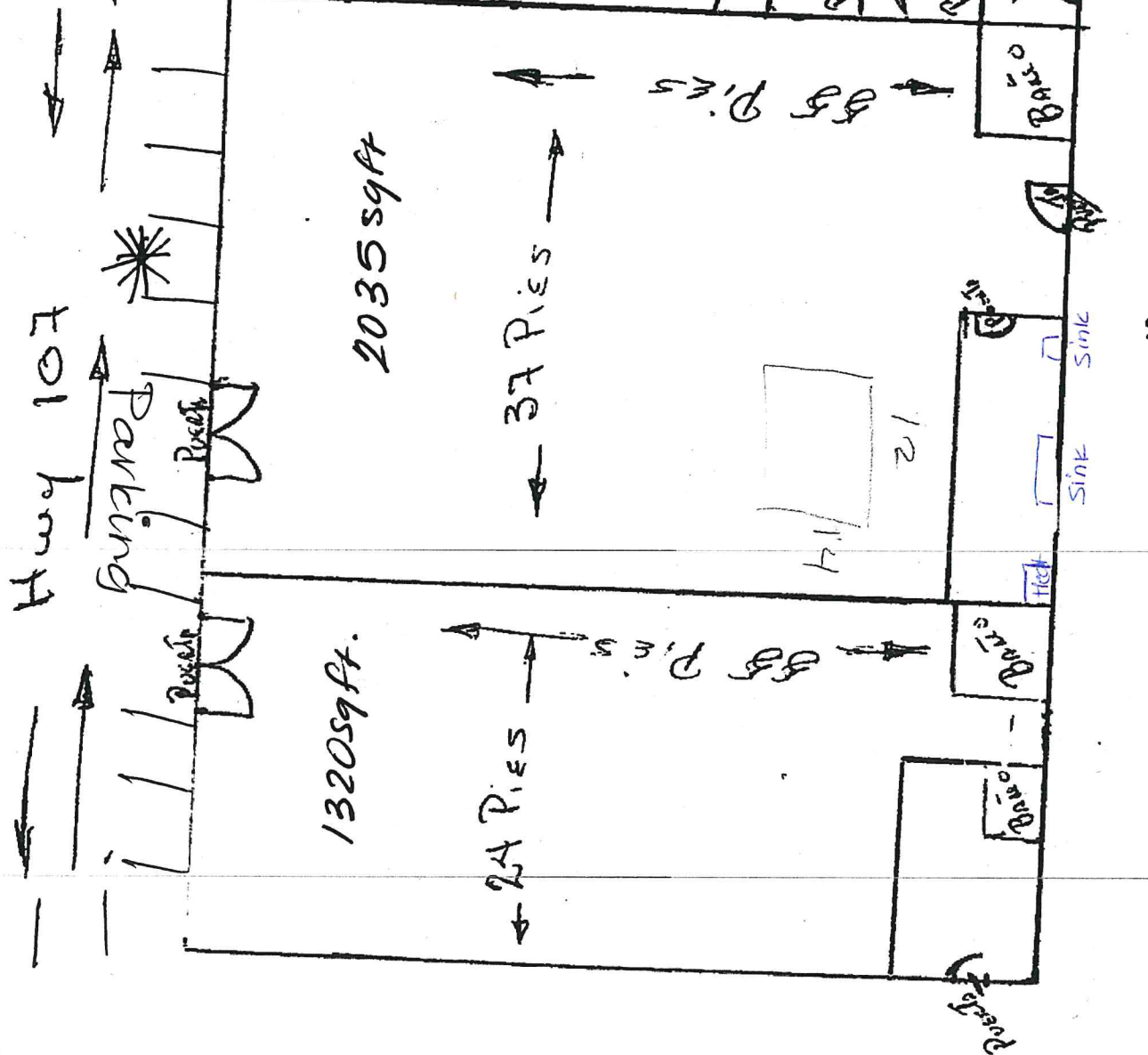
**REQUEST/ANALYSIS:** There is an approximately 3,967 square foot building on the property

with a car lot office, a vacant suite, and a proposed event center. The applicant is proposing to utilize 2,035 square foot suite for an event center. The hours of operation will be Tuesday through Sunday from 8:30 AM to 1:30 AM. Based on the 2,035 square foot suite where the event center is being proposed, 21 parking spaces are required. As per the submitted site plan, there are 27 parking spaces on site. Attached is the Police Activity Report for service calls from September 19, 2021 to September 19, 2022. The Fire Department have inspected the location, and the establishment is in compliance. The Health Department have inspected the location, and the establishment is in compliance. The Department did receive one phone call in opposition to the Conditional Use Permit request, the customer stated that an event center adjacent to State Highway 107 is potentially dangerous. 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 abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 400 ft. of residential zones or uses;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property fronts State Highway 107 and it does not generate traffic into residential areas;
- 3) The abovementioned businesses 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; Based on the 2,035 square foot suite where the event center is proposing to operate, 21 parking spaces are required; 27 parking spaces are provided on site. The proposed operation hours of the event center do not interfere with the operation hours of the car lot. For the whole building to operate at the same time, 35 parking spaces would be required.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses 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 of as much as possible of the site from a public street.;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses 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. This number cannot exceed the number provided for in existing city ordinances.

**RECOMMENDATION:** Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of the Zoning Ordinance.











## Memo

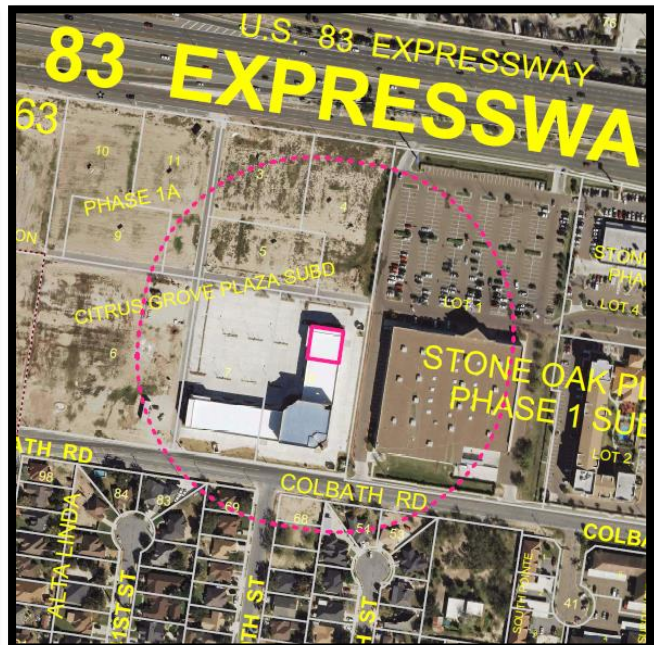
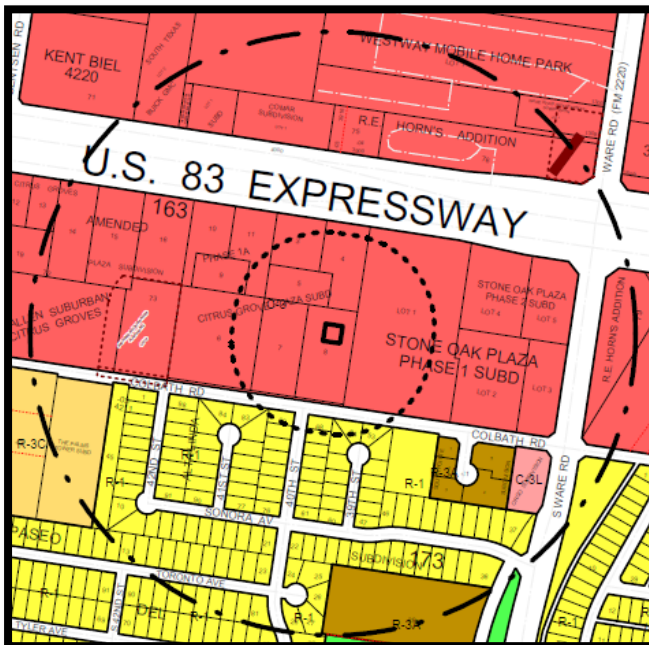
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** September 27, 2022

**SUBJECT:** Request of Jorge E. Guajardo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 7 and 8, Citrus Grove Plaza Subdivision, Hidalgo County, Texas, 4037 Expressway 83, Suites 100, 105, and 110. (CUP2022-0141)

**DESCRIPTION:** The property is located along the north side of Colbath Road, south of U.S. Expressway 83. The subject property is zoned C-3 (general business) District. The properties to the north, east, and west are zoned C-3 District. The properties to the south are zoned R-1 (single family residential) District. Surrounding land uses include Turbo Bicycles, Lucky 4, Express 83 Nails, Be Fit Nutrition, and True Fit Athletic Clubs. An event center is permitted in a C-3 District with a Conditional Use Permit.



**HISTORY:** The application for a Conditional Use Permit for an event center was submitted in September 2022. The applicant has operated a few establishments (bars) located in the Entertainment and Cultural Overlay District (ECOD), which have had code violations.

**ANALYSIS:** The applicant is proposing to operate an event center and concert hall. As per the applicant, the “venue will be non-licensed for alcohol sales, but guests would be allowed to bring adult beverages”. The proposed facility will be 5,647 square feet. The proposed establishment will consist of a mutli-purpose room, box office, one office, four restrooms, one lounge area, two concessions, two storage rooms. The proposed hours of operation for the office are to be from 9:00 AM to 5:00 PM Monday through Friday; proposed event hours are to be from 12 PM to 5 AM (by event booking). Based on the square footage of the proposed establishment, 57 parking spaces

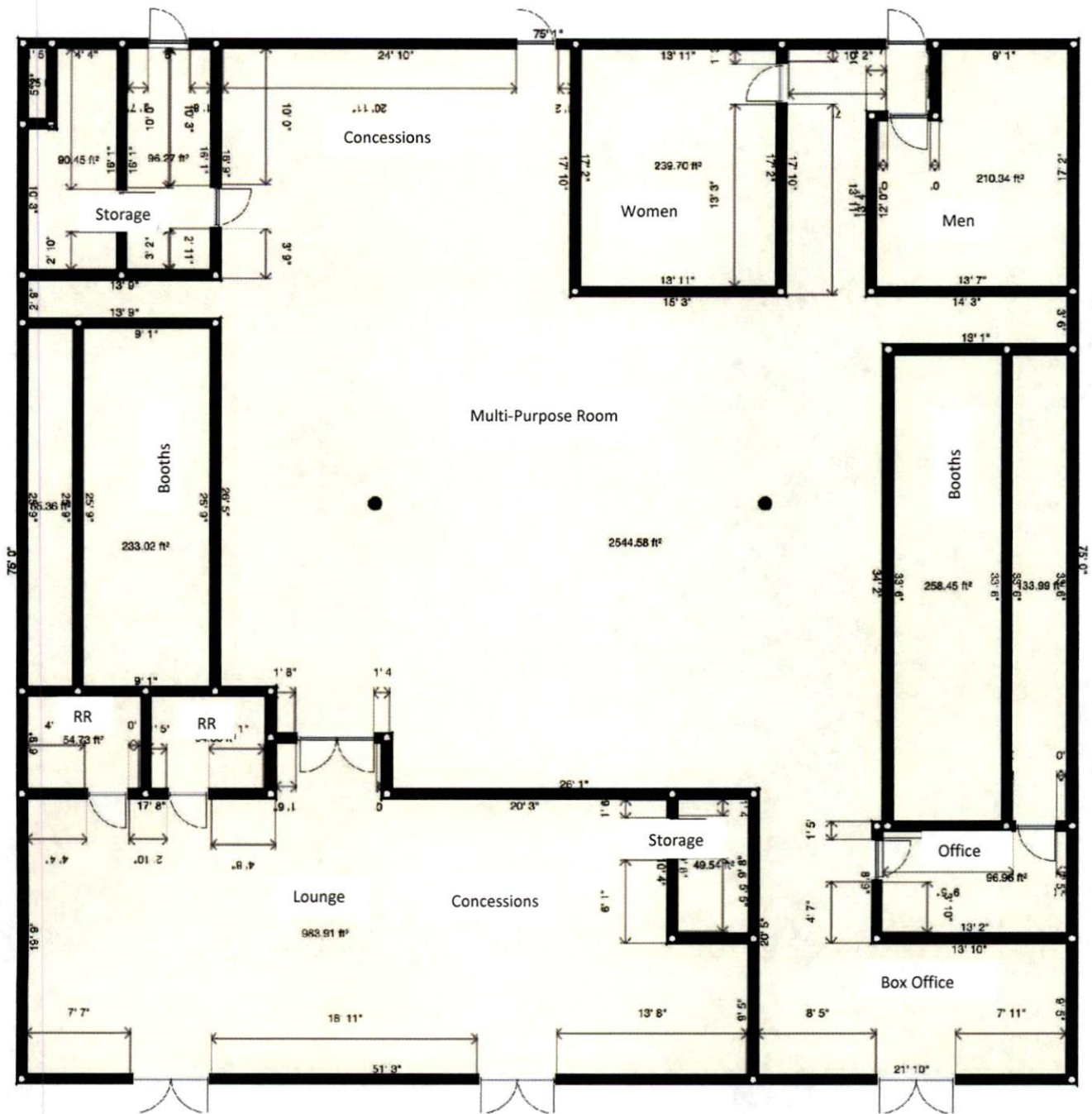
are required. As per the submitted site plan there are 254 parking spaces.

The Fire Department is pending to conduct the necessary inspection. The Health Department has approved the necessary inspection. The Planning Department has received no calls in opposition nor in support regarding the Conditional Use Permit request. 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 abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions 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 the 400 feet from the nearest residence or residentially zoned property.
- 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 establishment has access to U.S. Expressway 83 and Colbath Road.
- 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. Based on the area utilized, the proposed facility complies with parking.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business 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 of as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) 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. This number cannot exceed the number provided for in existing city ordinances.

**RECOMMENDATION:** Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance; further, the City is progressing towards reducing the amount of establishments operating after 2 AM.

Christian's Kaviar, LLC  
4037 W. Exp 83, Units #100, 105, 110  
McAllen, TX 78503  
Floor plan  
5,647 Sq. Ft.



Front Entry

2 ←

ENTERED

SEP 06 2022

Initial: Am





Christian's Kaviar, LLC  
4037 W. Exp 83, Units #100, 105, 110  
McAllen, TX 78503  
Site Map  
254 Parking Spaces



ENTERED

SEP 06 2022

Initial:





## **Memo**

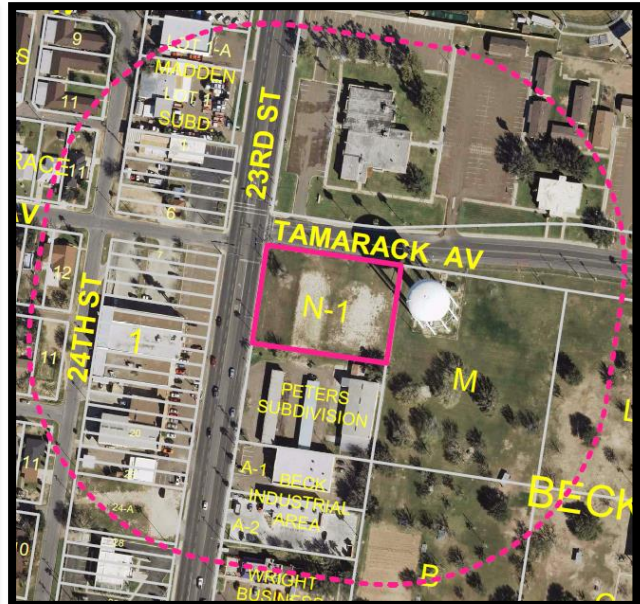
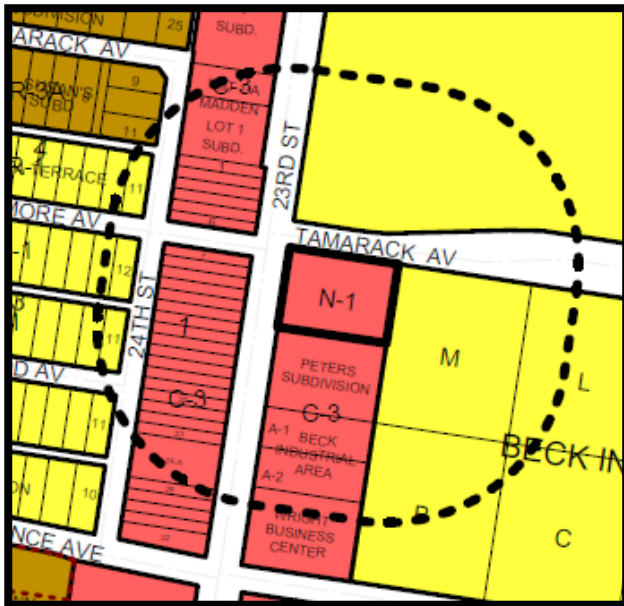
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** September 22, 2022

**SUBJECT:** Request of RGV Padel Club LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for padel courts with beer and wine sales at Lot N-1, Lot N-1, Beck Industrial Area Subdivision, Hidalgo County, Texas, 1920 North 23rd Street. (CUP2022-0142)

**DESCRIPTION:** The property is located along the east side of North 23<sup>rd</sup> Street, south of Tamarack Avenue. The subject property is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District to the north and east. The properties to the south and west are designated as C-3 District. Surrounding land uses include Young's Sno-Wiz, Curley's Towing Service, Tacos Al Barbon, and McAllen High School.



**HISTORY:** The applicant is proposing the sale of alcohol at the new establishment, which requires applying for a conditional use permit. The application for a Conditional Use Permit was submitted on September 06, 2022.

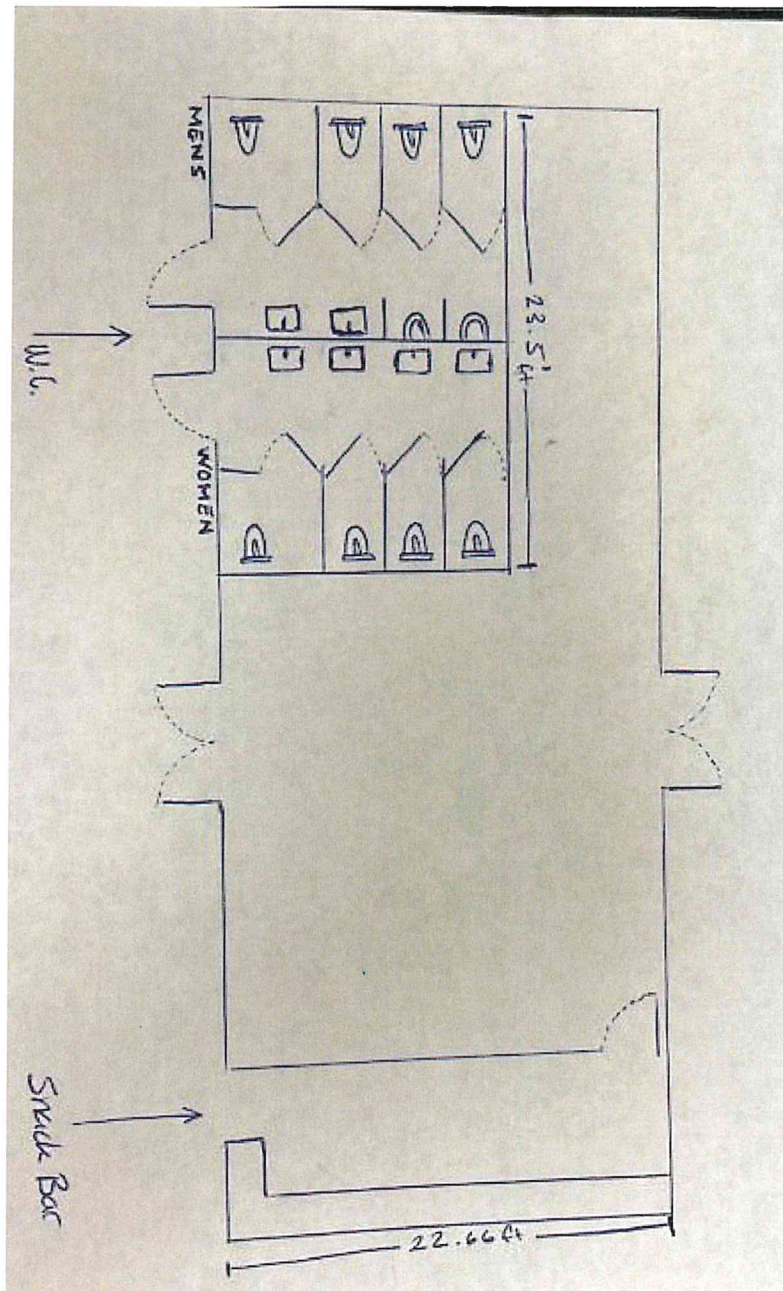
**ANALYSIS:** The applicant is proposing to operate padel courts with sale of wine and beer, known as RGV Padel Club LLC. The proposed facility will be 14,212 square feet. The facility will consist of 6 padel courts, one lobby, snack bar, pro shop, bathrooms, and one storage room. The hours of operation are proposed to be from 6:30 AM to 12:00 AM Monday through Sunday. Based on the 756.08 square feet of retail use, padel courts, and seating area, 25 parking spaces are required, the applicant is proposing to provide 30 parking spaces.



The Fire and Health Departments are pending inspection of the facility since it is under construction. The Planning Department has received no calls in opposition regarding the Conditional Use Permit request. 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 abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the above mentioned land uses, the subject property will require a TABC variance;
- 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 establishment has direct access to North 23<sup>rd</sup> Street and Tamarack Avenue.
- 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. Based on the area utilized, the proposed facility complies with parking.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business 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 of as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) 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. This number cannot exceed the number provided for in existing city ordinances.

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



Floor Plan 09-06-2022  
RR

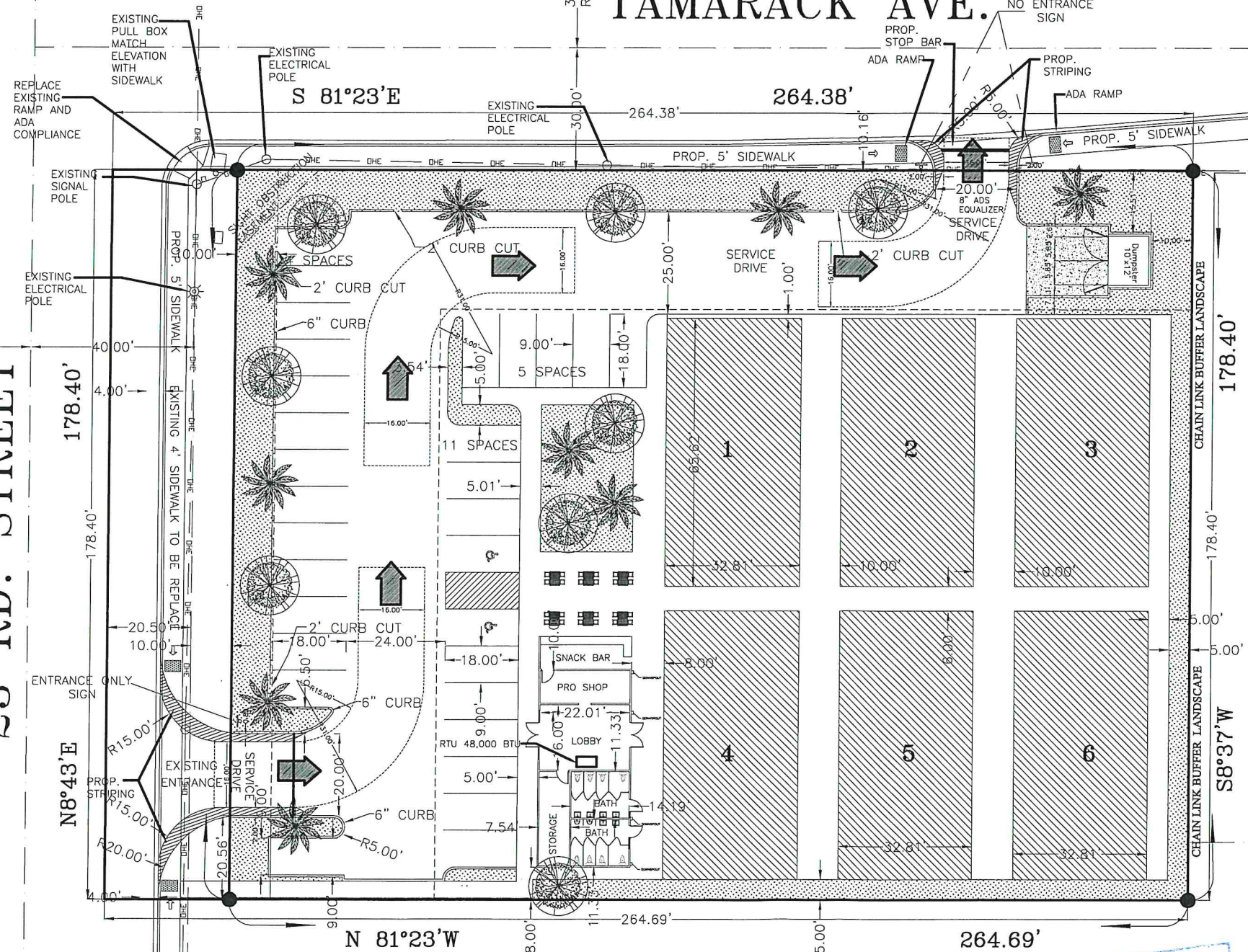






23 RD. STREET

TAMARACK AVE.



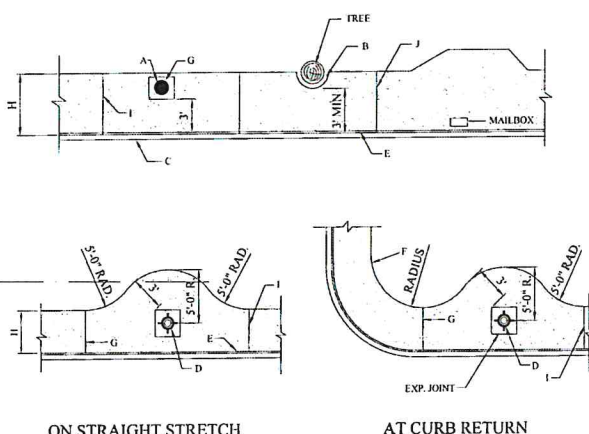
AREAS	
NAME	AREA (S.F.)
COURT 1	2,153.00
COURT 2	2,153.00
COURT 3	2,153.00
COURT 4	2,153.00
COURT 5	2,153.00
COURT 6	2,153.00
SNACK BAR	181.20
PRO SHOP	196.88
LOBBY	378.00
STORAGE	194.30
BATH	343.63
TOTAL	14,212.00

PARKING	
REQUIRED	25
PROVIDED	30

Standard Details

CONSTRUCTION NOTES:

- A. POWER POLE OR OTHER OBSTRUCTION.
- B. LEAVE 6" CLEARANCE AROUND TREE TRUNKS.
- C. TOP OF CURB.
- D. FIRE HYDRANT.
- E. BACK OF CURB.
- F. EXTERIOR EDGE OF SIDEWALK TO BE TANGENT TO ARCS.
- G. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL WHERE SIDEWALK ADJUTS POWER POLES, FIRE HYDRANTS, MAILBOXES OR OTHER IMMOVABLE OBJECTS.
- H. SIDEWALK WIDTH.
- I. CONTRACTION JOINT.
- J. EXPANSION JOINT.



TYPICAL SIDEWALK DETAILS  
OBSTRUCTIONS

SHEET 3 OF 3

DETAIL 220.3  
03/2009

PROJECT NAME: RGV PADEL CLUB  
ADDRESS: 23RD. ST. NAD. TAMARACK  
MCALLEN TX, 78501  
CLIENT INFORMATION: JOSE RONQUILLO

MAS ENGINEERING LLC  
CONSULTING ENGINEERING  
FIRM NO. F-15499

3911 N 10TH STREET, SUITE H  
MCALLEN, TEXAS, 78501  
PH. (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SHEET NAME: SITE PLAN		
REVISION: 1	BY: JB	APPROVED BY: MAS
DATE OF PREPARATION: 07-25-2022		
PROJECT No.	SHEET No. C-1	

RECEIVED  
SEP 05 2022  
By







## Memo

**TO:** Planning and Zoning Commission

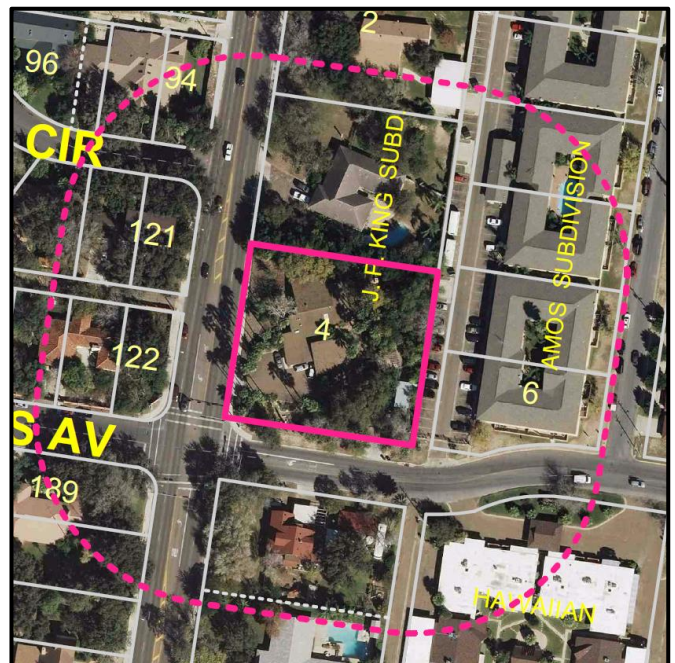
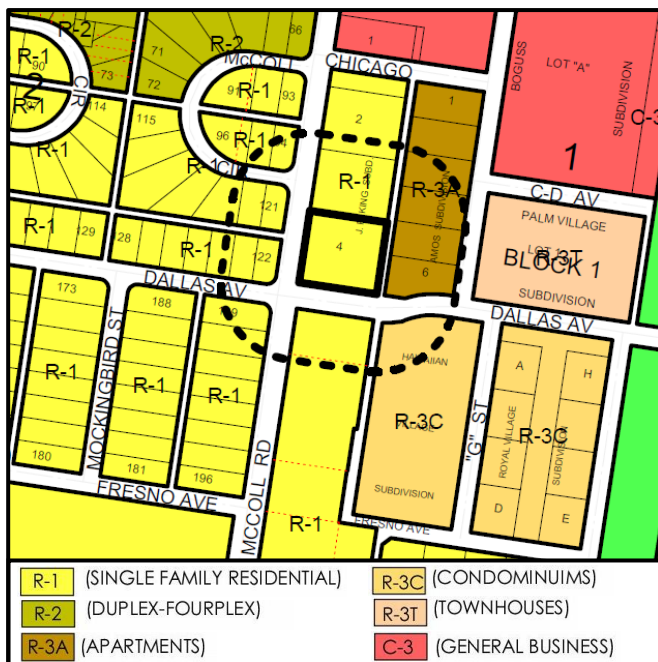
**FROM:** Planning Staff

**DATE:** September 29, 2022

**SUBJECT:** REQUEST OF JEANETTE GUTIERREZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (HOME OFFICE) AT 0.82 ACRES OUT OF LOT 4, J. P. KING SUBDIVISION, AND A 25 FT. STREET EASEMENT, HIDALGO COUNTY, TEXAS, 329 SOUTH MCCOLL ROAD. (CUP2022-0131)

**BRIEF DESCRIPTION:** The subject property is located on the northeast corner of South McColl Road and Dallas Avenue. The tract has 186 ft. of frontage along South McColl and a depth of 191.41 ft. for a lot size of 0.82 acres according to the submitted survey.

The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District to the north, east, and south, R-3A (multifamily residential apartment) District to the east, and R-3C (multifamily residential condominium) District to the southeast. Surrounding land uses include single-family residences and apartments. A home occupation is permitted in the R-1 (single-family residential) District with a Conditional Use Permit and in compliance with requirements.





**HISTORY:** Two stop work order notices for the subject property was issued on July 28, 2022, and August 1, 2022, for running a commercial business in a residential area and a new construction behind the house without a permit. The applicant stated that they were planning to build a garage but had not started yet. An application for a conditional use permit for a home occupation for the subject property was submitted on August 17, 2022.

**REQUEST/ANALYSIS:** The applicant stated that they are operating a real estate office from a 120 sq. ft. office space inside the existing house as per the submitted floor plan. The applicant stated that she moved into the house two to three months ago and started the home office since then. She added that she was unaware that a permit was required for a home occupation. The hours of operation are from 8:00 a.m. to 6:00 p.m. Monday through Friday. The applicant stated the customers visit the property by appointment only. However, they have a website under the name of “MDM Co. Development | Construction | Management”, which advertises the business as a “full service development and construction firm” with the subject property address as the contact information. During the site visit, staff noticed that a commercial sized parking lot has been built at the rear side of the property without a permit. The property seems to be used only as an office rather than a residential house. Photos of the subject property are included in the packet.

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 could not be operational until issuance of the certificate. The Fire Department has inspected the building and allowed the CUP process to continue. 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 stated that she lives at the residence since 2-3 month ago. The occupation does not seem to be a secondary use;
- 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. The name of the business is on the door and the property’s address is advertised on the internet;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. A commercial parking lot has been built and the door has sign of the business;
- 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 there is one employee only;
- 5) There shall be no outside storage of materials or products. The applicant proposes 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 does not propose retail sale;

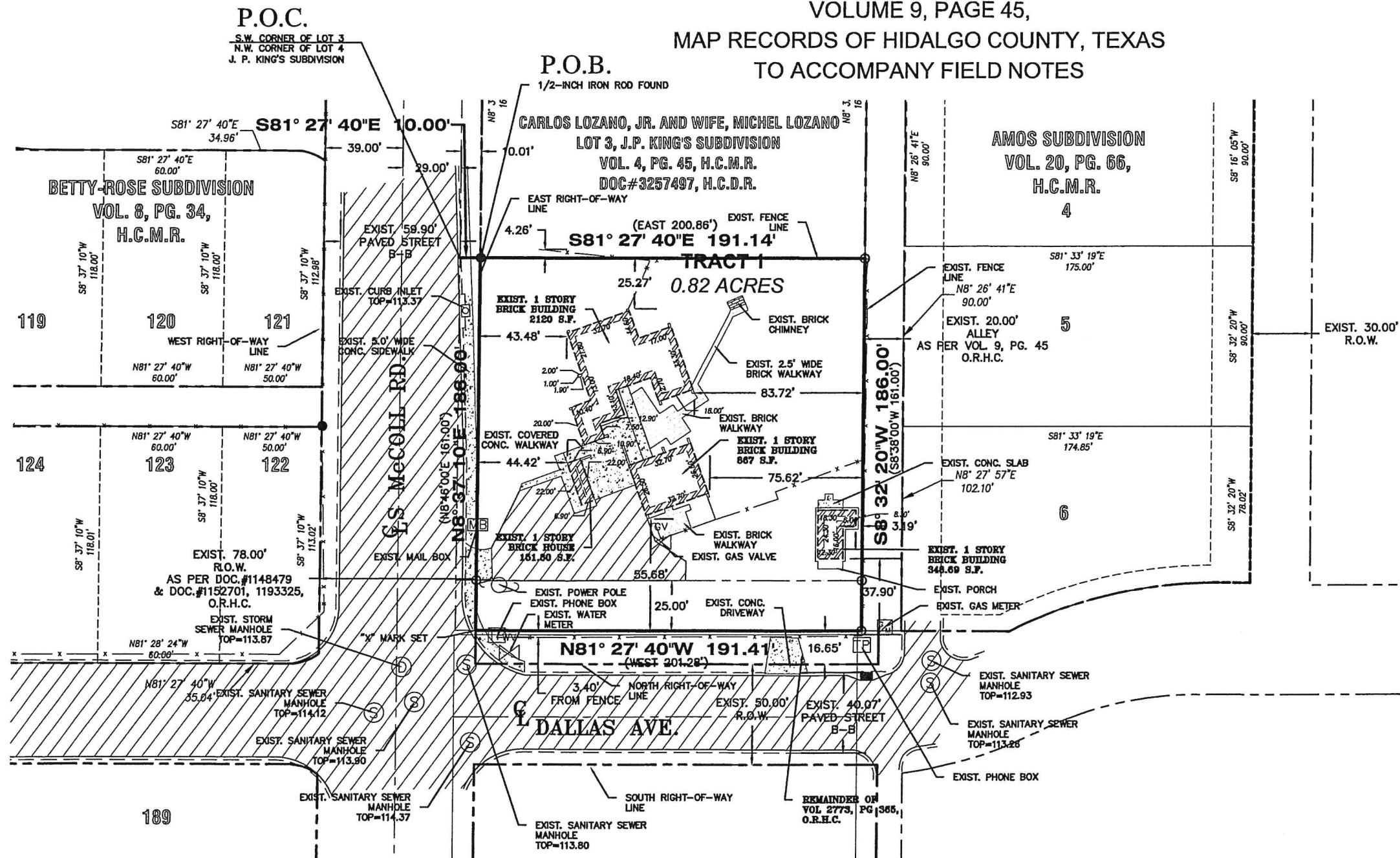
- 8) No additions to the residence or accessory building specifically to accommodate the business. A commercial parking lot has been built without a permit;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary structure; and
- 10) The activity must take place at the location of which the permit was issued.

Staff has received a phone call in opposition to the conditional use permit request. The opposition stated that nobody lives at the subject property and the property has been used solely as a business within a residential district, which is not allowed.

**RECOMMENDATION:**

Staff recommends disapproval of the request based on noncompliance with requirements #1 (main use), #2 (sign), #3 (alteration), #8 (addition) of Section 138-118(1) of the Zoning Ordinance.

EXHIBIT B  
EXISTING IMPROVEMENT SURVEY  
TRACT 1 - 0.82 ACRES  
OUT OF LOT 4 AND OUT OF A 25 FOOT STREET EASEMENT OUT OF  
J. P. KING'S SUBDIVISION,  
VOLUME 9, PAGE 45,  
MAP RECORDS OF HIDALGO COUNTY, TEXAS  
TO ACCOMPANY FIELD NOTES



SCALE: 1" = 60'  
BEARING BASIS  
TX STATE PLANE  
COORDINATES NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA  
SYSTEMS NETWORK

LEGEND	
○	CAPPED 1/2" IRON ROD SET
⊗	EXIST. FENCE CORNER
●	1/2" IRON ROD FOUND
●	3/8" IRON ROD FOUND
△	CALCULATED POINT
△	COTTON PICKER SPINDLE SET
XXXX	MEASURED
(XXXX)	J. P. KING'S SUBDIVISION (VOL. 9, PG. 45, H.C.M.R.)
P.O.B.	POINT OF BEGINNING
XXX	EXISTING FENCE
MB	EXIST. MAIL BOX
○	EXIST. POWER POLE
○	EXIST. SANITARY SEWER MANHOLE
○	EXIST. STORM SEWER MANHOLE
⊗	EXIST. GAS METER
⊗	EXIST. WATER VALVE
⊗	EXIST. GAS VALVE
TP	EXIST. TELEPHONE PEDESTAL

**SURVEYOR'S NOTES:**

1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.

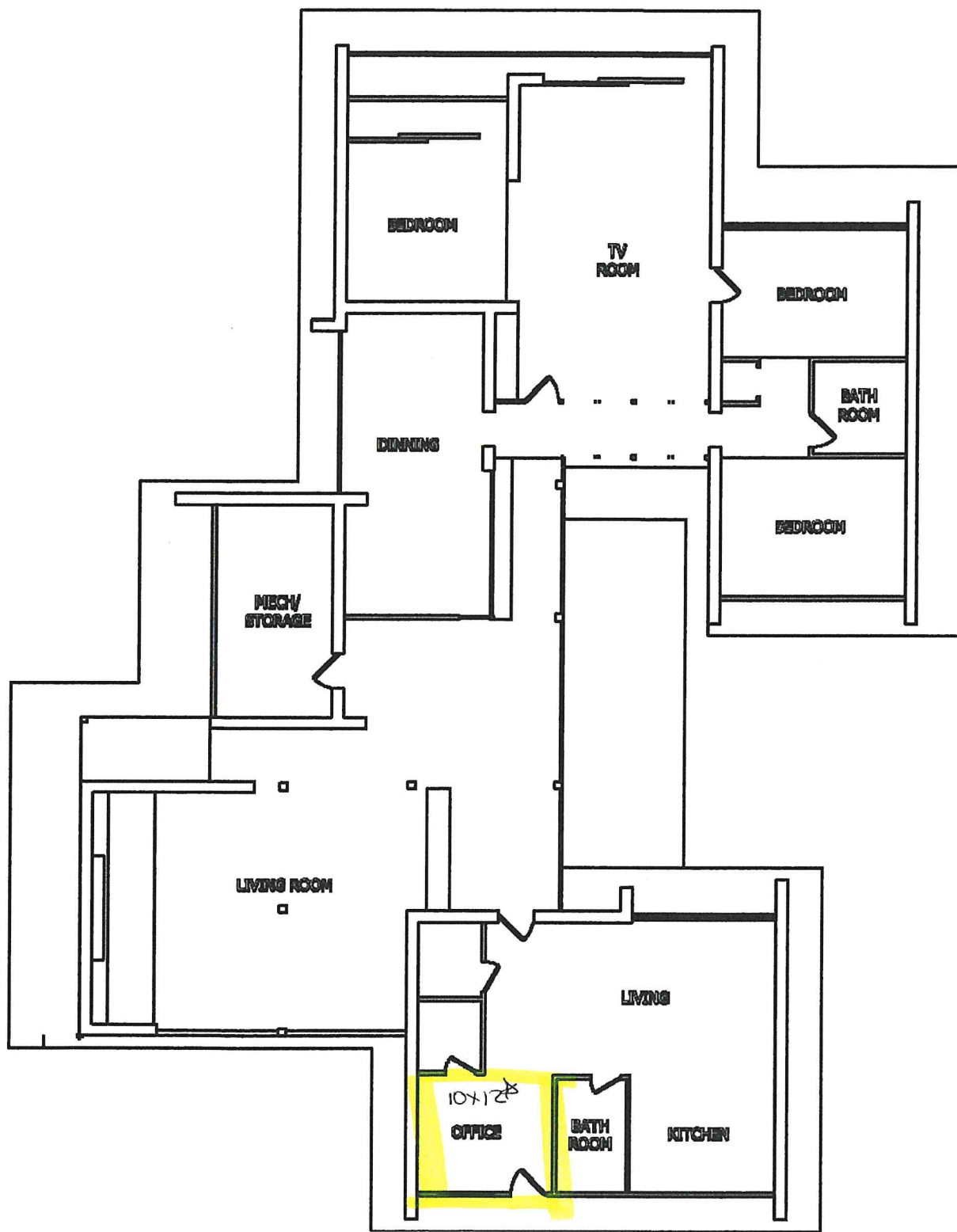
2) THE PROPERTY SHOWN IS IN ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREA SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREA PROTECTED BY LEVEES FROM THE BASE FLOOD.) (MEDIUM SHADING) OUT OF ANY SPECIAL FLOOD HAZARD AREAS IN THE CITY OF McALLEN, HIDALGO COUNTY, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480343 0005 C, DATED NOVEMBER 02, 1982.

3) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING OCTOBER 2021, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS"; THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



IVAN GARCIA  
REG. PROFESSIONAL LAND  
SURVEYOR NO. 6496  
DATE 12/4/2021



329 S MCCOLL RD









## Memo

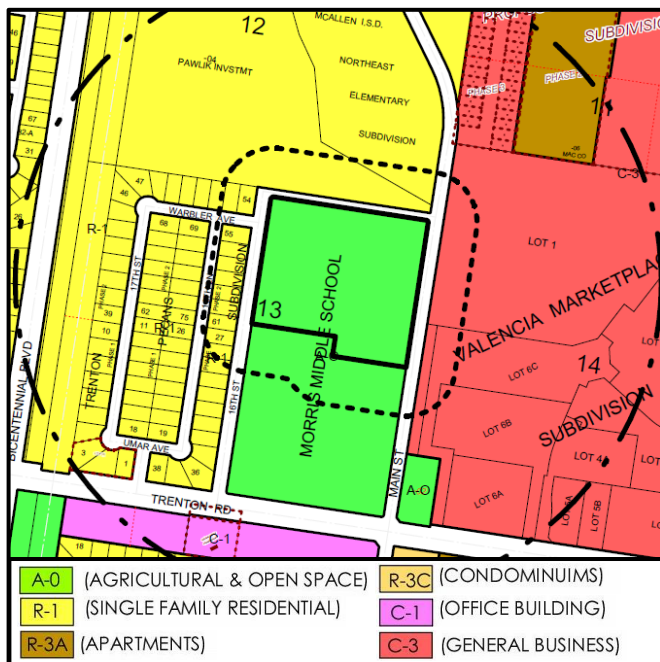
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** September 28, 2022

**SUBJECT: REQUEST OF CITY OF MCALLEN FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (MORRIS PARK IMPROVEMENTS) AT 8.50 ACRES OUT OF LOT 1, MCALLEN INDEPENDENT SCHOOL DISTRICT #6 (MIDDLE SCHOOL) SUBDIVISION, HIDALGO COUNTY, TEXAS; 1400 TRENTON ROAD. (CUP2022-0136)**

**BRIEF DESCRIPTION:** The property is located between North Main Street and North 16<sup>th</sup> Street, approximately 620 ft. north of Trenton Road. The property is zoned A-O (agricultural and open space) District. The adjacent zoning is A-O (agricultural and open space) District to the south, R-1 (single-family residential) District to the north and west, and C-3 (general business) District to the east. Surrounding land uses include Homer J. Morris Middle School, Dr. Pablo Perez Elementary School, Sam's Club, commercial plazas, auto services, single-family residences, and vacant land. An institutional use is permitted in an A-O District with a conditional use permit and in compliance with the requirements.



**REQUEST/ANALYSIS:** The applicant is proposing to construct a full soccer field, a half-soccer field, a walk and bike trail, a restroom, chess tables, and some shade canopies. An observation deck is proposed to be built in the future on the north side of the soccer field and south of the trail. No permanent structure is proposed to be built over the 30 ft. right-of-way on the north side of the Lot 1, dedicated by the plat of McAllen Independent School District #6 (Middle School) Subdivision.

Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) 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 access to Trenton Road via North 15<sup>th</sup> and North 16<sup>th</sup> Street;
- 2) 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. There is a shared parking agreement between the City of McAllen and McAllen Independent School District;
- 3) 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;
- 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 determined by the Building Inspections Department and shall maintain the existing capacity; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence.

**RECOMMENDATION:**

Staff recommends approval of the conditional use permit, for life of the use, and adoption of the ordinance, subject to compliance with requirements in Section 138-118, Engineering, Building, and Fire Department requirements.





Minet  
Architectural  
Services

AMERICAN INSTITUTE OF ARCHITECTS

PRELIMINARY  
NOT FOR CONSTRUCTION

Morris Park Improvements  
1400 Trenton Rd. McAllen TX. 78504  
City of McAllen

PROJECT NUMBER  
#222010

DATE  
AUGUST 31, 2022

ISSUED FOR  
DESIGN  
DEVELOPMENT

S H E E T

AS1.0

OF

### GENERAL NOTES:

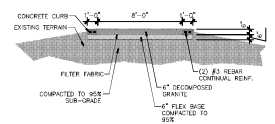
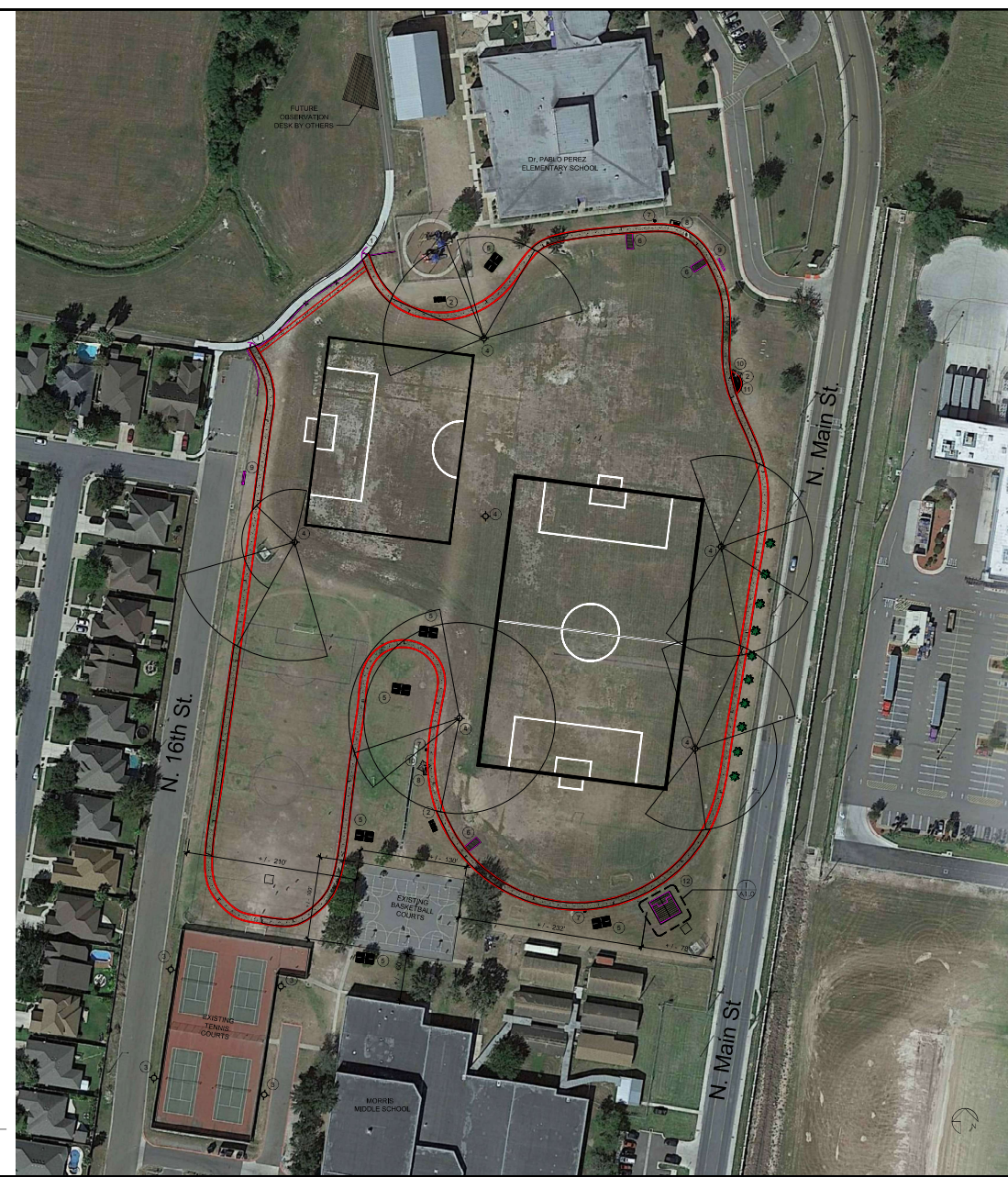
1. OWNER WILL PROVIDE SOIL TESTS PRIOR TO FOUNDATION WORK.
2. PROVIDE ALL SIDEWALKS AS PART OF BASE BID.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING FOUNDATION WORK.
4. WARNING: CONTACT 1-800-DIG-TEST FOR UNDERGROUND ELECTRIC CABLES PLACED IN SITE.
5. ALL CONSTRUCTION AND MATERIAL FOR DRAINAGE, GRADING AND PAVING TO BE IN ACCORD WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
6. ALL SOIL PLACED ONTO SITE IS TO BE COMPACTED TO 90% DENSITY, EXCEPT UNDER ANY PAVING COMPACTED IS TO BE 95%, RE: CIVIL FOR ADOT INFORMATION.
7. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL FOR CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PAYING ANY FEES FOR PERMITS AS MAY BE REQUIRED FOR THIS PROJECT.
9. ALL FIELD AND COURT LIGHTS TO BE VERIFIED BY OWNER.

### ADA NOTES:

1. ALL SIDEWALKS AND COVERED WALKWAYS SHALL HAVE 1:50 MAXIMUM CROSS SLOPE. SIDEWALKS OR COVERED WALKWAYS THAT MUST HAVE SLOPES GREATER THAN 1:20 SHALL HAVE HANDRAILS ON BOTH SIDES WITH 4" HIGH CONIC CURVES ON BOTH SIDES. HANDRAILS SHALL BE 34" TO TOP A.F.F. THERE SHALL BE NO ABRUPT CHANGE IN ELEVATION ALONG ACCESSIBLE ROUTES AT SIDEWALKS AND COVERED WALKWAYS.
2. ALL GRADING SHALL BE DONE TO DRAIN WATER AWAY FROM BUILDINGS.
3. ALL EXTERIOR ALCOVES SHALL HAVE A 1:50 MAXIMUM SLOPE AND SHALL HAVE NO DROPS AT DOORS NOR AT CONNECTING SIDEWALKS.
4. REFER TO CIVIL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARCHITECT IN CASE OF DISCREPANCIES AND COORDINATING WITH CIVIL ENGINEER PRIOR TO PROCEEDING.
5. ALL EXTERIOR DOORS SHALL HAVE A LEVEL AREA IN FRONT OF THE DOOR WITH A 1:50 MAXIMUM SLOPE IN ALL DIRECTIONS. THE AREA SHALL BE A MINIMUM OF 5 FT. IN THE DIRECTION OF TRAVEL BY THE WIDTH OF THE SIDEWALK.

### LEGEND

① ENTRY / EXIT GATES	QUANTITY.... 2
② CHESS TABLE, O.F.C.I.	QUANTITY.... 3
③ TENNIS COURT LIGHTING, O.F.C.I.	QUANTITY.... 4
④ FIELD LIGHTING, O.F.C.I.	QUANTITY.... 6
⑤ Kiosk BILT CANOPY, O.F.C.I.	QUANTITY.... 6
⑥ ADA RAMPS	QUANTITY.... 3
⑦ PARK TRASH RECEPTACLES, O.F.C.I.	QUANTITY.... 3
⑧ BENCH WITH CONCRETE, O.F.C.I.	QUANTITY.... 2
⑨ ENTRANCE SIGN	QUANTITY.... 2
⑩ SHADE CANOPY, O.F.C.I.	QUANTITY.... 2
⑪ BINE RACKS, O.F.C.I.	QUANTITY.... 1
⑫ RESTROOM BUILDING	QUANTITY.... 1



GRANITE DETAIL, N.T.S.

1 SITE PLAN  
SCALE: 1/4\"/>







## Memo

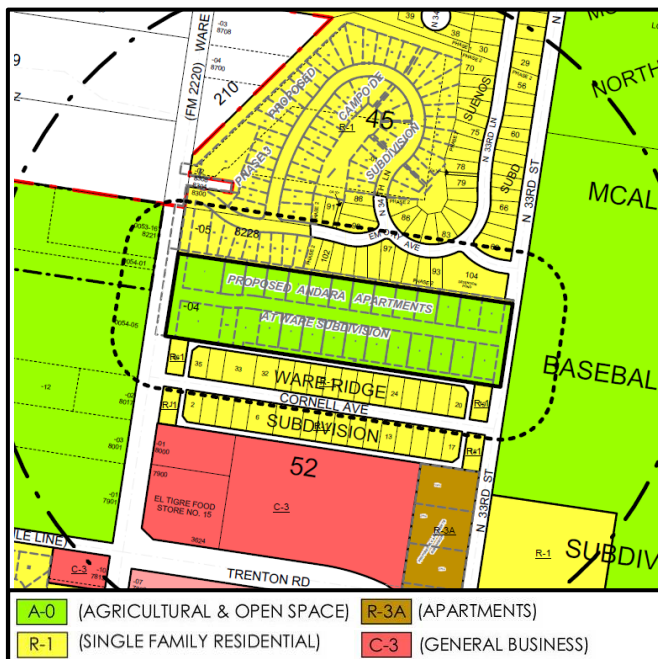
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** September 28, 2022

**SUBJECT:** REQUEST OF CALTIA CONSTRUCTION LLC, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A PLANNED UNIT DEVELOPMENT, AT THE SOUTH 10 ACRES OF THE NORTH 15 ACRES OF LOT 52, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION (PROPOSED ANDARA APARTMENTS AT WARE SUBDIVISION), HIDALGO COUNTY, TEXAS, 8200 NORTH WARE ROAD. (CUP2022-0086)

**BRIEF DESCRIPTION:** The subject property is located between North Ware Road and North 33<sup>rd</sup> Street, approximately 750 ft. north on Trenton Road. The tract has 330 ft. of frontage along North Ware Road (North 33<sup>rd</sup> Street has not been built yet) and a depth of 1,320 ft. for a lot size of 10 acres. The property is zoned A-O (agricultural and open space) District. The adjacent zoning is A-O District to the east and west and R-1 District to the north and south. The applicant is requesting a Planned Unit Development in order to build 114 apartments. There is a house on the subject property proposed to be demolished. Surrounding land use include single-family residences, McAllen Youth Baseball Complex, agricultural, 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.



**HISTORY:** A proposed 30-lot subdivision under the name of Andara Apartments at Ware for the subject property was approved in preliminary form on June 21, 2022. A Conditional Use Permit request for a Planned Unit Development for the subject property was submitted on June 2, 2022, which was on hold for lack of required documents. Revised documents were received on August 17, September 19, and September 27, 2022.

**REQUEST/ANALYSIS:** The property is currently vacant. The applicant is proposing to develop a 30-lot subdivision, under the name of Andara Apartments at Ware, for apartments. The applicant proposed a sixplex on Lot 1, two duplexes on Lots 2 to 26, and an eightplex on Lot 27, for a total number of 114 dwelling units. Lots "A" and "B" are proposed for detention areas, and Lot "C" for a recycling dumpster.

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. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: The applicant is proposing multifamily residences. Apartments are not permitted in the A-O District.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback.
4. LANDSCAPING: Each lot requires 10% landscaping and 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. Tree requirement is based on the square footage of the lot.
5. STREETS AND SETBACKS: A minimum of 60 ft. right-of-way with 40 ft. of pavement width is required on all internal streets. The applicant is proposing 50 ft. of ROW and 40 ft. of paving and 10 ft. Utility and Sidewalk easement inside the lots. An A-O District requires a front yard setback of 50 ft. on interior streets; 10 ft. is being proposed. The front setback is proposed to be 20 ft. for the buildings and 10 ft. for the unenclosed carports. The interior side setback is proposed to be in accordance with the Zoning Ordinance, which requires 20 ft.; however, 5 ft. side yard setback is shown on the site plan. No overhangs will be allowed over the easements. The side setback for corner lots is 10 ft. or greater for easements. Rear side setback is proposed to be 10 ft. or greater or easements; A-O District requires 20 ft. A 4 ft. wide minimum sidewalk required on North Ware Road and both sides of all interior streets. Engineering Department may require a wider sidewalk. Sidewalk must comply with subdivision requirement.
6. DRAINAGE: The drainage report must be approved.
7. ADDITIONAL PROVISIONS: The Conditional Use Permit site plan controls if there is a 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 10 acres and is proposing apartments, which

include duplexes, a sixplex, and an eightplex. The Engineering, Fire, and Traffic Departments approved the latest submittal. The Utilities Department is pending more details. The site plan and the utility layout must comply with City ordinances and the Utilities Department requirements including providing individual water meters for each dwelling unit. They prefer 60 ft. of right-of-way and 40 ft. of pavement for multifamily developments instead of 50 ft. of right-of-way and 40 ft. of pavement proposed. A recorded agreement for paving and parking over the gas easement is required prior to building permit issuance. An 8 ft. masonry wall is required adjacent to single-family residential use and zone on the north side unless a variance is approved by the Zoning Board of Adjustment for the buffer requirement.

8. The owner's name and the engineer and surveyor's certification and signature needs to be shown on the PUD site plan.
9. The subdivision plat and the Planned Unit Development site plan are required to be recorded prior to issuance of building permits.

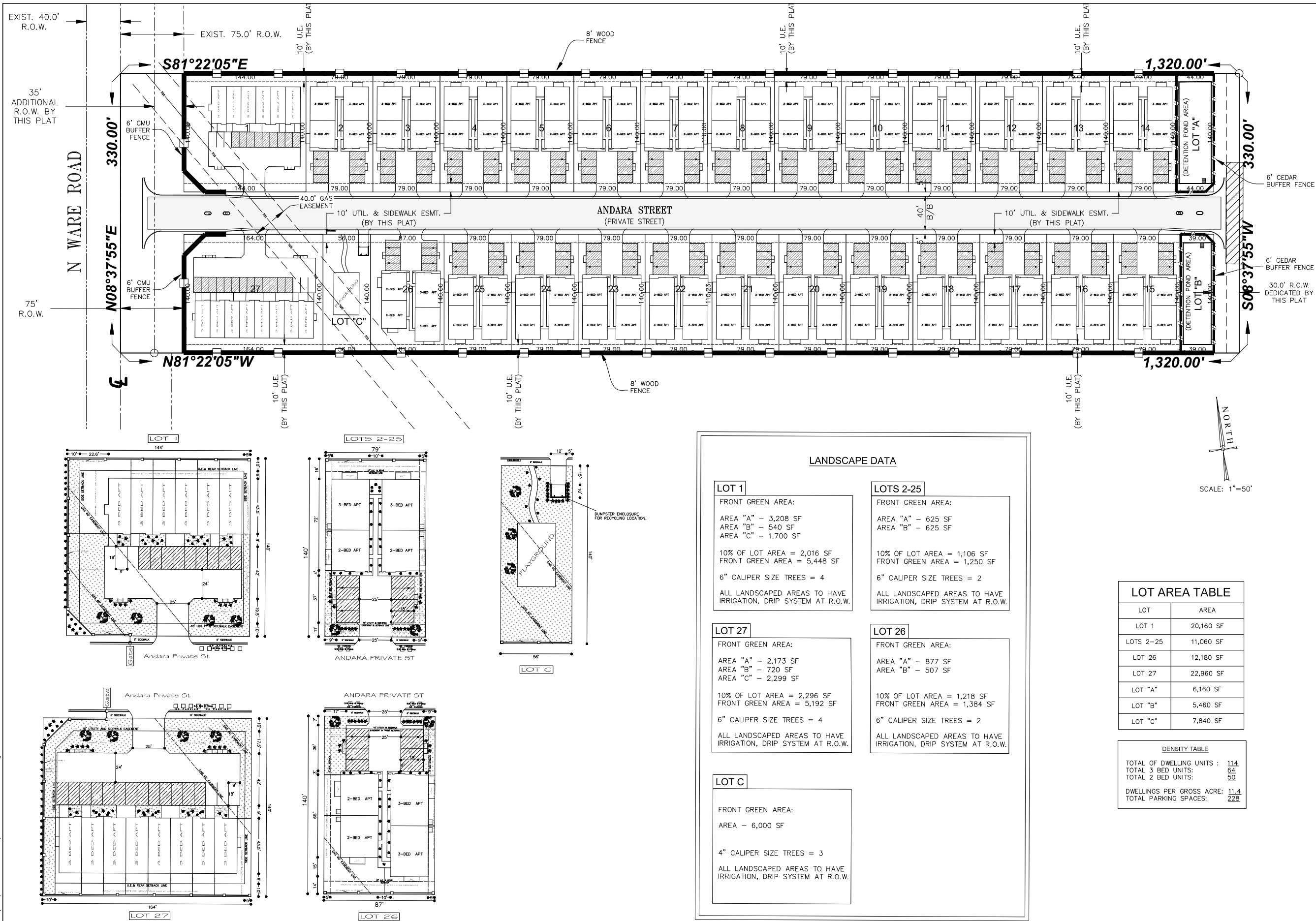
The request must comply with requirements set forth in the Zoning and Subdivision ordinances. The following is the list of variances the applicant is requesting for the proposed Planned Unit Development:

- Request a variance to allow multifamily residential use on an A-O District (would be allowed in an R-3A District).
- Request a variance to allow 11.4 dwelling units per gross acre instead of 0.2 in an A-O District (would be allowed in an R-3A District).
- Request a variance to allow the minimum lot size of 11,060 sq. ft. instead of 5 acres (217,800 sq. ft.) for residential use in an A-O District (would be allowed in an R-3A District).
- Request a variance to allow 79 ft. of lot width instead of 165 ft. would be allowed in an R-3A District).
- Request a variance to allow the front setback to be 20 ft. for building and 10 ft. for unenclosed carports instead of 50 ft. in an A-O District (20 ft. front yard setback is required in an R-3A District).
- Request a variance to allow 5 ft. interior side yard setback instead of 20 ft. in an A-O District (6 ft. is required in an R-3A District).
- Request a variance to allow 10 ft. building separation between the duplexes instead of 12 ft. (12 ft. required in an R-3A District).
- Request a variance to allow 10 ft. rear yard setback instead of 20 ft. District (would be allowed in an R-3A District).
- Request a variance to allow 50 ft. of right-of-way with a 10 ft. Utility and sidewalk easement along the interior streets instead of 60 ft. (would require a variance from the Planning and Zoning Commission during the subdivision process in an R-3A District).

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

#### **RECOMMENDATION:**

Staff recommends disapproval of the request based on noncompliance with the Zoning Ordinance (Chapter 138), and Subdivision Ordinance (Chapter 134) requirements.



#### LANDSCAPE DATA

##### LOT 1

FRONT GREEN AREA:

AREA "A" - 3,208 SF  
AREA "B" - 540 SF  
AREA "C" - 1,700 SF

10% OF LOT AREA = 2,016 SF  
FRONT GREEN AREA = 5,448 SF

6" CALIPER SIZE TREES = 4

ALL LANDSCAPED AREAS TO HAVE  
IRRIGATION, DRIP SYSTEM AT R.O.W.

##### LOT 27

FRONT GREEN AREA:

AREA "A" - 2,173 SF  
AREA "B" - 720 SF  
AREA "C" - 2,299 SF

10% OF LOT AREA = 2,296 SF  
FRONT GREEN AREA = 5,192 SF

6" CALIPER SIZE TREES = 4

ALL LANDSCAPED AREAS TO HAVE  
IRRIGATION, DRIP SYSTEM AT R.O.W.

##### LOT C

FRONT GREEN AREA:

AREA - 6,000 SF

4" CALIPER SIZE TREES = 3

ALL LANDSCAPED AREAS TO HAVE  
IRRIGATION, DRIP SYSTEM AT R.O.W.

##### LOTS 2-25

FRONT GREEN AREA:

AREA "A" - 625 SF  
AREA "B" - 625 SF

10% OF LOT AREA = 1,106 SF  
FRONT GREEN AREA = 1,250 SF

6" CALIPER SIZE TREES = 2

ALL LANDSCAPED AREAS TO HAVE  
IRRIGATION, DRIP SYSTEM AT R.O.W.

##### LOT 26

FRONT GREEN AREA:

AREA "A" - 877 SF  
AREA "B" - 507 SF

10% OF LOT AREA = 1,218 SF  
FRONT GREEN AREA = 1,384 SF

6" CALIPER SIZE TREES = 2

ALL LANDSCAPED AREAS TO HAVE  
IRRIGATION, DRIP SYSTEM AT R.O.W.

#### LOT AREA TABLE

LOT	AREA
LOT 1	20,160 SF
LOTS 2-25	11,060 SF
LOT 26	12,180 SF
LOT 27	22,960 SF
LOT "A"	6,160 SF
LOT "B"	5,460 SF
LOT "C"	7,840 SF

#### DENSITY TABLE

TOTAL OF DWELLING UNITS :	114
TOTAL 3 BED UNITS:	64
TOTAL 2 BED UNITS:	50
DWELLINGS PER GROSS ACRE:	11.4
TOTAL PARKING SPACES:	228



3525 FREDDY GONZALEZ AVE.  
SUITE 'B2'  
EDINBURG, TX 78539  
TEL: 956-887-3355  
FAX: 956-992-8801  
TEXAS FIRM NO. 6435

#### PROPOSED SITEPLAN MASTERPLAN

Sheet Title:

#### ANDARA APARTMENTS AT WARE SUBDIVISION McALLEN, TEXAS

Project Title:



9-27-22  
Rene Barrera  
Licensed Professional  
Engineer # 86862

Date:

Scale:

1"=50'

Designed By:

R.B.

Drawn By:

E.S.

Checked By:

R.B.

Project No:

Sheet 8 of 8

PLAT OF  
**ANDARA APARTMENTS AT WARE**  
**SUBDIVISION**

McALLEN, TEXAS

THE SOUTH 10 ACRES OF THE NORTH 15 ACRES OF LOT 52, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **ANDARA APARTMENTS AT WARE 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.

CALTIA CONSTRUCTION, LLC  
BY: RAUL PEREZ  
PO BOX 3613  
MISSION, TEXAS 78573

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **RAUL PEREZ**, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS  
EXPIRATION DATE: \_\_\_\_\_

STATE OF TEXAS  
CITY OF McALLEN

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

CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

STATE OF TEXAS  
CITY OF McALLEN

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

MAYOR  
CITY OF McALLEN

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTER PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF ANDARA APARTMENTS AT WARE SUBDIVISION SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_.

MANUEL CARRIZALES, RPLS  
R.P.L.S. No. 6388  
4807 GONDOLA AVE  
EDINBURG, TEXAS 78542  
FIRM NO. 101194417

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

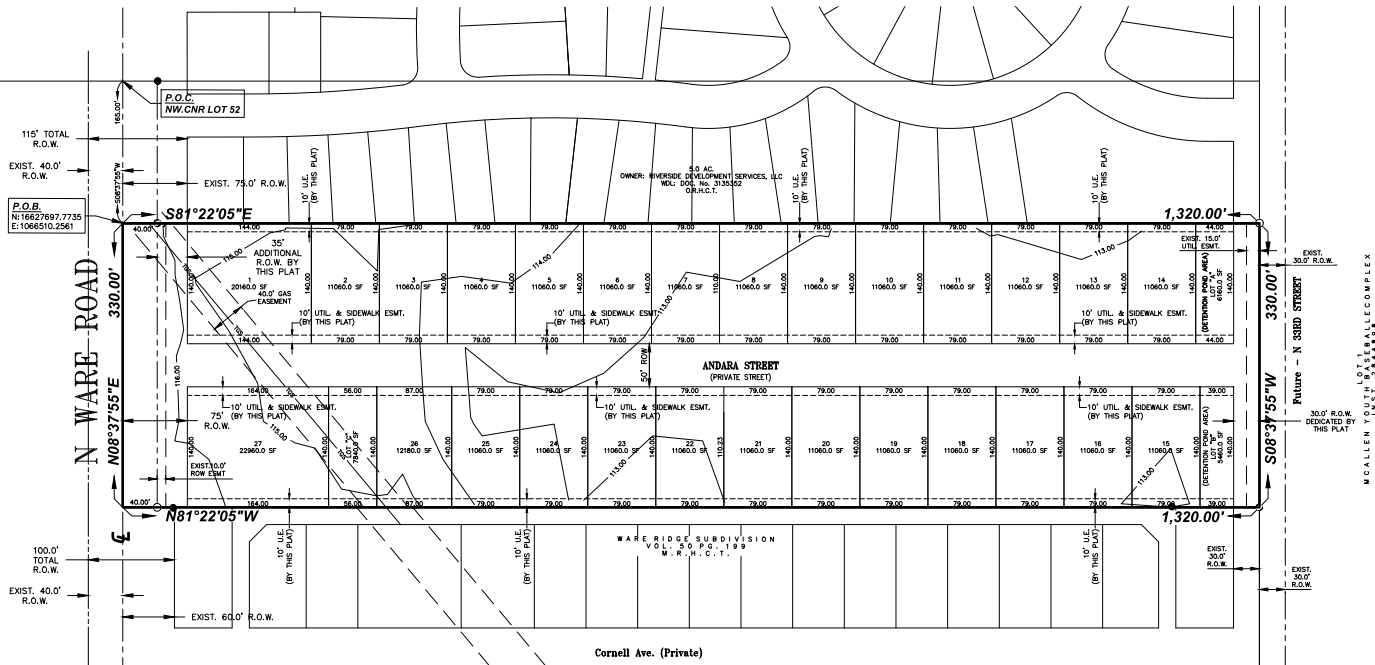
I, **RENE BARRERA, P.E.**, A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

  
RENE BARRERA, P.E.  
LICENSED PROFESSIONAL ENGINEER No. 86862

9-27-22



PRINCIPAL CONTACTS:		FIRM REG. NO. 6435
NAME	ADDRESS	CITY & ZIP
OWNER: CALTIA CONSTRUCTION	PO BOX 3613	MISSION, TX 78573
ENGINEER: <b>RENE BARRERA, P.E.</b>	3525 W. FREDDY GONZALEZ AVE.	EDINBURG, TX 78539
SURVEYOR: MANUEL CARRIZALES, RPLS	4807 GONDOLA AVE.	EDINBURG, TX 78542
		PHONE
		956-687-3355
		956-567-2167



GENERAL PLAT NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "X" DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN  
COMMUNITY-PANEL NUMBER: 480334 0295 D  
MAP REVISED: JUNE 6, 2000
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF EACH LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE  
-BUILDING FRONT:..... 20 FEET OR GREATER FOR EASEMENTS  
-UNENCLOSED CARPORT FRONT ... 10 FEET OR GREATER FOR EASEMENTS  
-SIDE INTERIOR:..... IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS  
-SIDE CORNER:.....10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
- REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT IS 47,562 CUBIC FEET. ALL DETENTION IS TO BE STORED WITHIN LOT "A" AND LOT "B" COMMON DETENTION POND AREA
- CITY OF McALLEN BENCHMARK "MC65" FROM THE CITY OF McALLEN OPS REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATES IN OCTOBER, 1999 BEING LOCATED AT THE NORTHWEST CORNER OF 23rd STREET AND DAFFODIL STREET ELEVATION = 120.15 (NAVD88)  
TEMPORARY BENCHMARK SQUARE CUT SET ON TOP OF INLET LOCATED CLOSE TO THE NORTHEAST CORNER OF THIS SUBDIVISION ALONG THE SOUTH SIDE OF NOLANA AVENUE  
GEODETIC OPS TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 99 (GEOD 2003) N=16612900 625 E=1068193 104 ELEV=117.88
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- COMMON LOTS "A" AND "B" TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION AND NOT THE CITY OF McALLEN. THESE LOTS "A" AND "B" SHALL BE USED FOR STORM WATER DETENTION.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N WARE ROAD AND N. 33RD LANE.
- A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

NOTES CONT'D:

- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ANDARA APARTMENTS AT WARE SUBDIVISION, RECORDED AS DOCUMENT NO. \_\_\_\_\_ HIDALGO COUNTY, DEED RECORDS. DEVELOPER/HOMEOWNER 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 THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- COMMON LOTS "A" & "B", IDENTIFIED AS DETENTION AREA LOTS, SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOTS "A" & "B", WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOTS "A" & "B" TRANSFER OF TITLE TO THE SUBDIVISION LOT OWNER RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-138, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOTS "A" & "B", THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN THE INSTRUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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 DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

DATE

HIDALGO COUNTY IRRIGATION DISTRICT #1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #1 ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

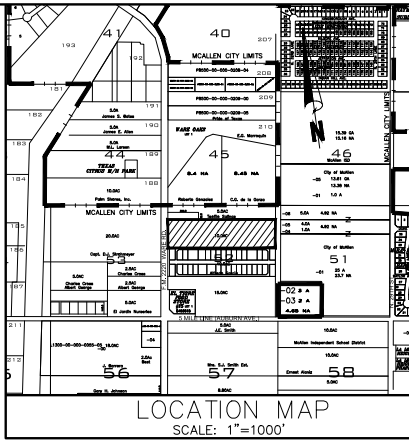
ATTEST:  
PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

BY: \_\_\_\_\_ DEPUTY



ANDARA APARTMENTS AT WARE SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED ON THE EAST SIDE OF N. WARE ROAD APPROXIMATELY 700 FEET NORTH OF MILE 5 (AUBURN AVE.)

DATE OF PREPARATION: 12/30/20  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

METES AND BOUNDS DESCRIPTION

A 10.000 ACRE [435,600.00 SQ.FT.] TRACT BEING THE SOUTH 10 ACRES OF THE NORTH 15 ACRES OF LOT 52, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AS CONVEYED TO GLORIA B. BRADY, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1957645, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), SAID 10.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING AT A CALCULATED POINT ON THE CENTERLINE OF NORTH WARE ROAD FOR THE NORTHWEST CORNER OF SAID LOT 52, THENCE SOUTH 08 DEGREES 37 MINUTES 55 SECONDS WEST, ALONG THE CENTERLINE OF SAID NORTH WARE ROAD AND THEN THE WEST LINE OF SAID LOT 52, TO A CALCULATED POINT, [N:16627697.7735, E:1066510.2561] FOR THE SOUTHWEST CORNER OF A 5.0 ACRE TRACT OF LAND CONVEYED TO RIVERSIDE DEVELOPMENT SERVICES, LLC, BY VIRTUE WARRANTY DEED WITH VENDOR' LIEN, RECORDED IN DOCUMENT NUMBER 3135352, ORHCT, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 22 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 5.0 ACRE TRACT OF LAND, AT A DISTANCE OF 40.0 FEET PASS A HALF (1/2)-INCH IRON PIPE FOUND ON THE EAST RIGHT OF WAY LINE OF SAID NORTH WARE ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE WEST BOUNDARY LINE OF LOT 1, McALLEN YOUTH BASEBALL COMPLEX AS RECORDED IN INSTRUMENT NUMBER 2844898, MAP RECORDS HIDALGO COUNTY TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 37 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, McALLEN YOUTH BASEBALL COMPLEX A DISTANCE OF 330.00 FEET TO A ONE (1)-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF WARE RIDGE SUBDIVISION AS RECORDED IN VOLUME 50 PAGE 199, MAP RECORDS HIDALGO COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 22 MINUTES 05 SECONDS WEST WITH THE NORTH BOUNDARY LINE OF SAID WARE RIDGE SUBDIVISION AT 1,261.28 FEET PASS A HALF (1/2)-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID WARE RIDGE SUBDIVISION, AT 1280.00 FEET PASSED A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE EAST RIGHT OF WAY LINE OF SAID NORTH WARE ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 52, AND THE CENTERLINE OF SAID NORTH WARE ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 37 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF LOT 52, AND THE CENTERLINE OF SAID NORTH WARE ROAD, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; CONTAINING 10.000 ACRES OF LAND [435,600.00 SQ. FT.] MORE OR LESS.





NOTICE  
PLANNED UNIT  
DEVELOPMENT  
THIS PROPERTY  
CUP 2022-001





NOTICE  
PLANNED UNIT  
DEVELOPMENT  
THIS PROPERTY  
CAPABLE FOR  
REUSE



## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

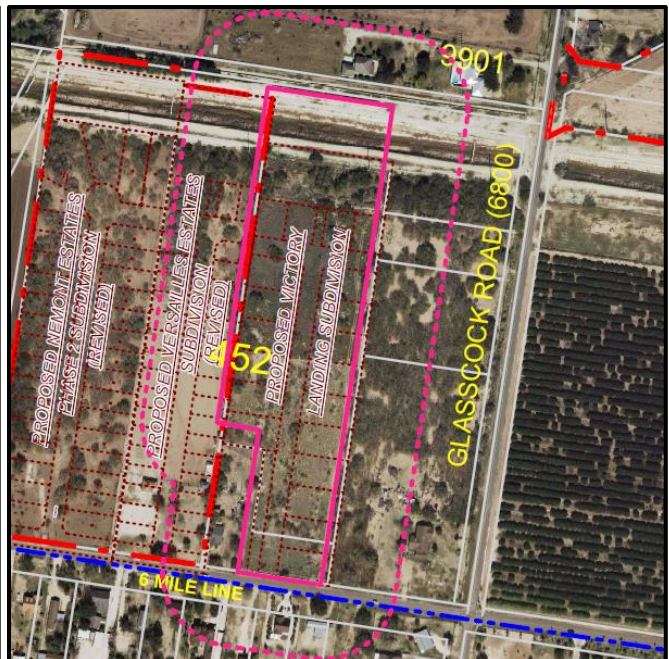
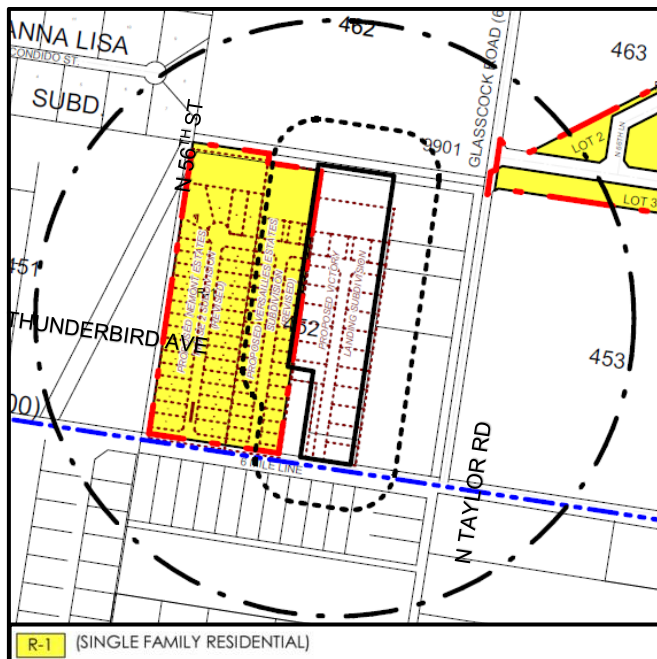
**DATE:** September 29, 2022

**SUBJECT: INITIAL ZONING TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT)  
DISTRICT: 8.92 ACRES OUT OF LOT 452, JOHN H. SHARY SUBDIVISION,  
HIDALGO COUNTY, TEXAS; 7000 MILE 6 ROAD. (REZ2022-0035)**

**LOCATION:** The property is located on the North side of Mile 6 Road, approximately 380 ft. west of North Glasscock Road. The irregularly shaped tract has 224.23 ft. of frontage along Mile 6 Road and a depth of 256 ft. at its deepest point, for a lot size of 8.92 acres.

**PROPOSAL:** The applicant is requesting R-3A (multifamily residential apartment) District in order to build detached duplexes. The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-3A District will become effective upon the annexation of the tract into the City. A proposed 21-lot subdivision under the name of Victory Landing Subdivision was approved in preliminary form by the Planning and Zoning Commission on January 18, 2022.

**ADJACENT ZONING:** The adjacent zoning is R-1 (single-family residential) District to the east. The properties on other sides of the subject property are outside the City limits.



**LAND USE:** The property is currently vacant. Surrounding land uses include single-family residences, agricultural, and vacant land.

**COMPREHENSIVE PLAN:** 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.

**DEVELOPMENT TRENDS:** The development trend for this area along Mile 6 Road is single-family residential.

**HISTORY:** The tract has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 1, 1981. The annexation and initial zoning request to R-3A District for the subject property was submitted on September 7, 2022.

**ANALYSIS:** The requested zoning does not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the initial zoning will create an opportunity to develop the vacant land. It also provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

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. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone.

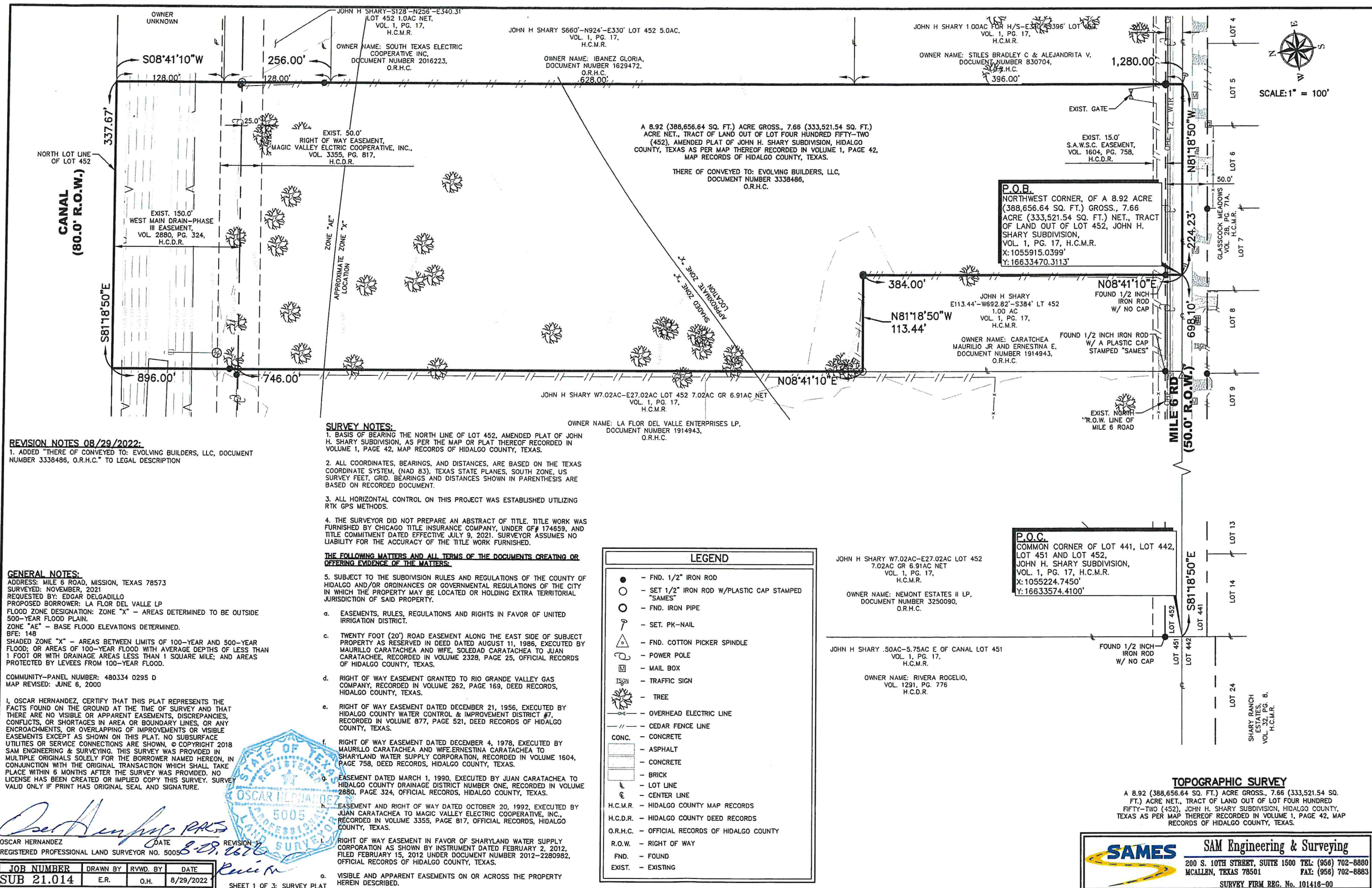
The R-3A District designation allows continuation of the subdivision process.

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

**RECOMMENDATION:**

Staff recommends approval of the initial zoning request to R-3A (multifamily residential) District, since it allows development of the vacant lot and provides opportunities for a variety of housing types throughout the city.











**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2022-0035**

 CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLEN.NET





## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** September 29, 2022

**SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-1 (OFFICE BUILDING) DISTRICT: LOTS 7 AND 8, SAVE AND EXCEPT THE NORTH 15 FEET OF LOT 8, BLOCK 1, RENKEN'S ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 601 NORTH 9<sup>TH</sup> STREET. (REZ2022-0032)**

---

**LOCATION:** The property is located along the west side of North 9<sup>th</sup> Street. The tract has 70 feet of frontage along North 9<sup>th</sup> Street with a depth of 140 feet for a lot size 9,800 square feet.

**PROPOSAL:** The subject property was originally consider for C-3 (general business) District rezoning by City Commission on September 12, 2022. The City Commission refer the request back to Planning and Zoning Commission for reconsideration of the rezoning to C-1 District. The applicant is requesting C-1 (office building) District for commercial use. A feasibility plan has not been submitted to the Planning Department.



**ADJACENT ZONING:** The adjacent zoning is R-1 (single-family residential) District to the north, east, and C-3 District to the south and west.

**LAND USE:** The subject property is currently vacant. The surrounding land use is single-family residential and commercial use including, Bonita Flowers & Gifts, and Amax Auto Insurance.

**COMPREHENSIVE PLAN:** The Foresight McAllen Comprehensive Plan designates the future

land use for this property as Auto Urban Residential which is comparable to Single Family Residential.

**DEVELOPMENT TRENDS:** The trend for this area along North 9<sup>th</sup> Street is established single family residential.

**ANALYSIS:** The requested zoning does not conform to the Auto Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. The lots were designated for single-family residential use. Office building zoning would change the character of the neighborhood by generating commercial traffic onto the residential street.

The introduction of commercial uses in residential areas can generate noise, odor, light intrusion, increased traffic, with the potential for land use changes to move further into the neighborhood.

The Office Building (C-1) District is the most restrictive commercial zoning that allows office uses for professional, medical, financial services and personal services such as beauty salons, day care and nursing home. The maximum height for buildings within C-1 District is 2 stories.

Section 110-49(a) Vegetation Ordinance requires a masonry screen eight feet 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. The adjacent properties to the north are single family use zone. The north property line has 140 feet in common with single family District. The Vegetation Ordinance allows a cedar fence 8 feet in height where the property line in common is 200 feet or less.

Trees with a caliper of 20 inches or greater in commercial zones are protected and require a permit for removal.

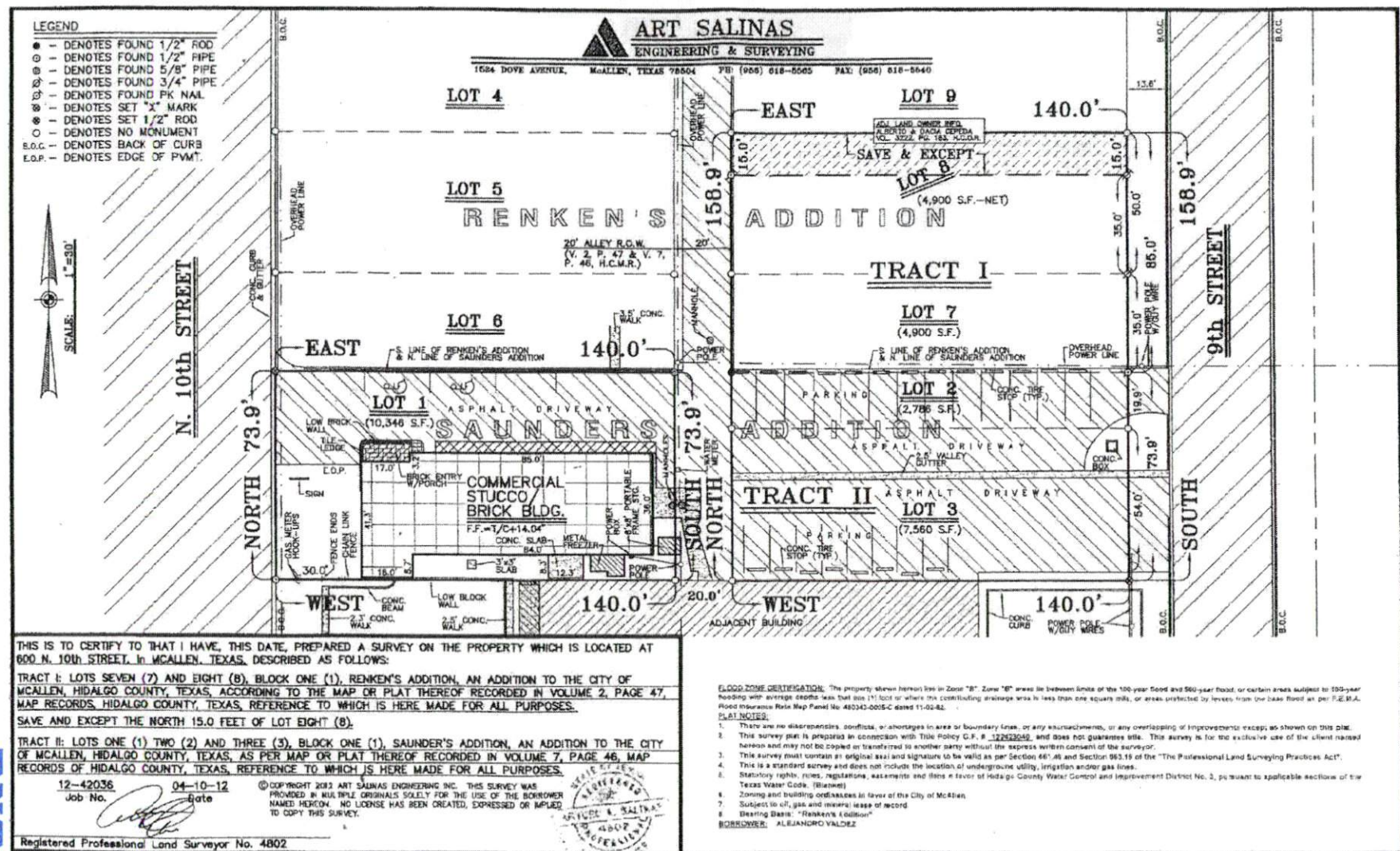
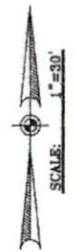
Commercial use requires compliance with building and fire codes, off-street parking, landscaping buffers, and site plan approval

An approved site plan will be required prior to building permit issuance.

Staff has received a call in opposition to the commercial rezoning request.

**RECOMMENDATION:** Staff recommends disapproval of the rezoning request to C-1 District since the request does not conform to the Auto Urban Single Family comprehensive plan designation for the subject tract.

- LEGEND**
- - DENOTES FOUND 1/2" ROD
  - - DENOTES FOUND 1/2" PIPE
  - - DENOTES FOUND 5/8" PIPE
  - - DENOTES FOUND 3/4" PIPE
  - - DENOTES FOUND PK NAIL
  - - DENOTES SET "X" MARK
  - - DENOTES SET 1/2" ROD
  - - DENOTES NO MONUMENT
  - - DENOTES BACK OF CURB
  - - DENOTES EDGE OF P.V.M.T.



THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT 600 N. 10th STREET, IN McALLEN, TEXAS, DESCRIBED AS FOLLOWS:

TRACT I: LOTS SEVEN (7) AND EIGHT (8), BLOCK ONE (1), RENKEN'S ADDITION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 47, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

SAVE AND EXCEPT THE NORTH 15.0 FEET OF LOT EIGHT (8).

TRACT II: LOTS ONE (1) TWO (2) AND THREE (3), BLOCK ONE (1), SAUNDER'S ADDITION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

12-42036 Job No. 04-10-12 Date

© COPYRIGHT 2012 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

Registered Professional Land Surveyor No. 4802

**FLOOD ZONE CERTIFICATION:** The property shown hereon lies in Zone "B". Zone "B" areas lie 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 as per F.E.M.A. Flood Insurance Rate Map Panel No. 480340-0005-C dated 11-02-82.

**PLAT NOTES:**

- There are no discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements except as shown on this plat.
- This survey plat is prepared in accordance with Title Policy G.P. # 322532642, and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transmitted to another party without the express written consent of the surveyor.
- This survey must contain an original seal and signature to be valid as per Section 461.46 and Section 963.16 of the "The Professional Land Surveying Practices Act".
- This is a standard survey and does not include the location of underground utility, irrigation and/or gas lines.
- Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Water Control and Improvement District No. 2, pursuant to applicable sections of the Texas Water Code, (Waternet).
- Zoning and building ordinances in favor of the City of McAllen.
- Subject to oil, gas and mineral lease of record.
- Dealing Basis: "Ranken's Edition"

BORROWER: ALEJANDRO VALDEZ

Initial: *AV*

JUL 20 2022

ENTERED



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

### WARRANTY DEED

Date: January 5, 2021

Grantor: AURORA GARCIA LOZANO, AKA AURORA GARCIA LOZANO DE VALDEZ, a single person

Grantor's Mailing Address (including county):

Monte Capitolio 240-1C  
Fuentes del Valle  
San Pedro Garza Garcia NL  
Mexico CP 66226.

Grantee: PAMM FAMILY PROPERTIES, LLC

Grantee's Mailing Address (including county):

813 N. Main St.  
McAllen, Texas 78501  
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

TRACT I:

Lots 7 and 8, Block 1, RENKENS ADDITION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 47, Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT the North 15.00 feet of Lot 8 thereof.

TRACT II:

Lots 1, 2 and 3, Block 1, SAUNDERS ADDITION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 46, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument dated February 19, 1968, recorded in Volume 1197, Page 934, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

ENTERED

JUL 20 2022

Initial: AW

Oil, Gas and Mineral Lease(s) dated March 28, 1952, recorded in Volume 128, Page 561, Oil and Gas Records, and unitized in instrument dated June 10, 1952, recorded in Volume 128, Page 411, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easement and/or other rights, if any, as set forth in Deed dated April 26, 1954, recorded in Volume 822, Page 410, Deed Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2021 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

When the context requires, singular nouns and pronouns include the plural.



**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2022-0032**



CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
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SUBDA001-0142



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 <u>Lot 82A &amp; 97A RETIREE HAVEN No 2</u> Location <u>VANESSA AVE at S. 12<sup>TH</sup> Street</u> City Address or Block Number <u>6204 S. 12<sup>TH</sup> ST.</u> Number of Lots <u>2</u> Gross Acres <u>0.509</u> Net Acres <u>0.509</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>3</u> Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____ Parcel # _____ Tax Dept. Review _____ Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____ Legal Description <u>(Lot 82<sup>N45</sup>) and (Lot 97) together with Future dev. Between said lots</u>	
Owner	Name <u>Edgar Trigos ROSAS</u> Phone <u>956)322-9812</u> Address <u>4805 Los Jardinos Dr.</u> E-mail <u>gtrigosconstruction@gmail.com</u> City <u>Mission</u> State <u>Tx</u> Zip _____	
Developer	Name <u>Same as Above</u> Phone _____ Address _____ E-mail _____ City _____ State _____ Zip _____ Contact Person _____	
Engineer	Name <u>Big D Engineering</u> Phone <u>956)960-3201</u> Address <u>P.O. Box 721025</u> E-mail <u>bigdengine@aol.com</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> Contact Person <u>Dario Guerrero</u>	
Surveyor	Name <u>Michael Fabian Surveying Inc</u> Phone <u>956)630-1432</u> Address <u>1203 E. Hackberry Ave</u> E-mail <u>Survey@mfabiansurveying.com</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	

DEC 02 2021

Initial: AW



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- \$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

Date

Print Name

Owner ☒

Authorized Agent ☐



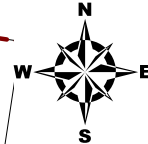
MILITARY HIGHWAY

LOCATION

**PROPOSED PALMS  
INDUSTRIAL PARK SUBD**

LOT 1

LOT 2



10TH ST

VANESSA AVE

12TH ST

11TH ST

**PROPOSED RETIREE  
HAVEN LOT 29A**

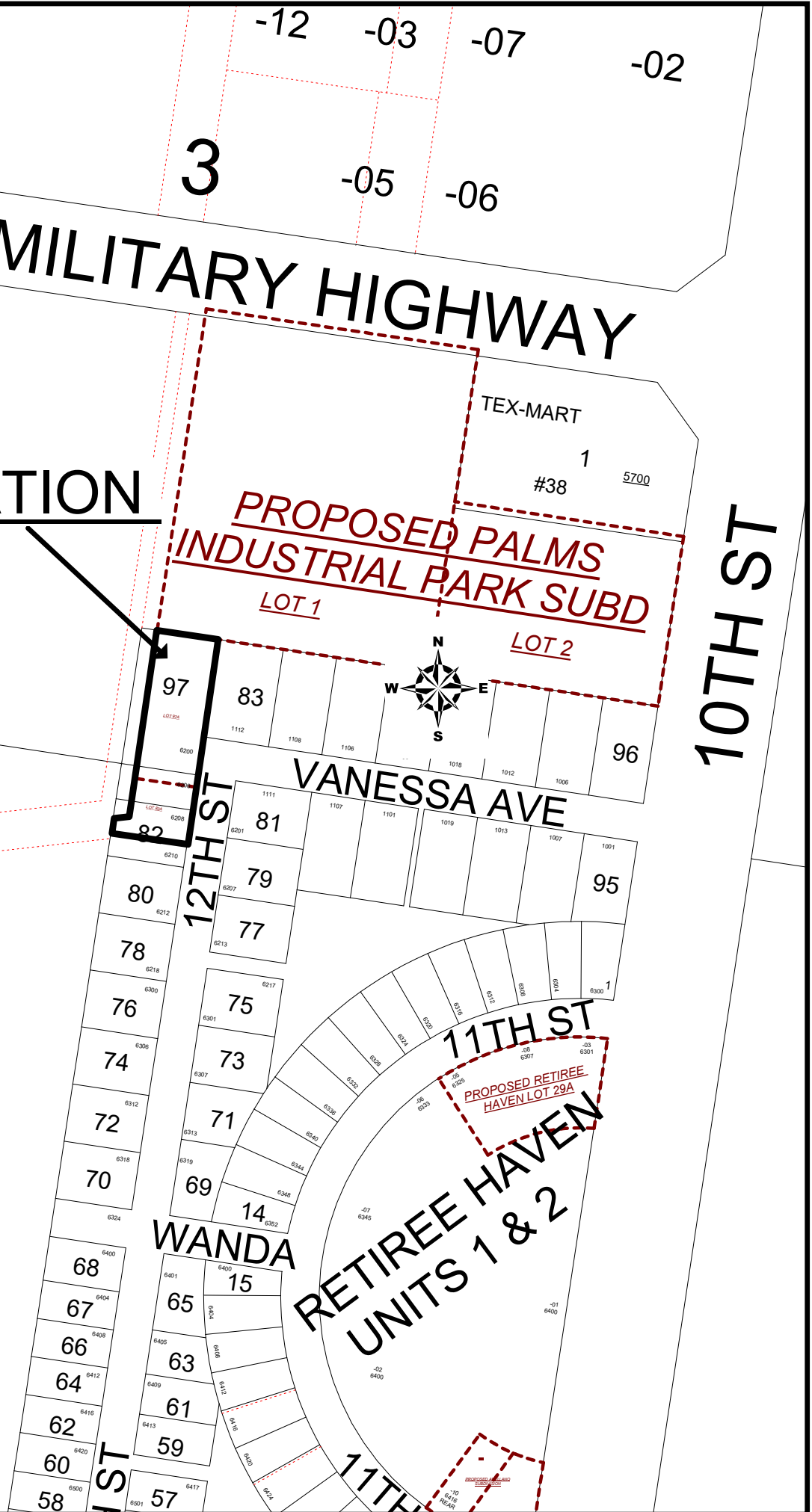
**RETIREE HAVEN  
UNITS 1 & 2**

WANDA

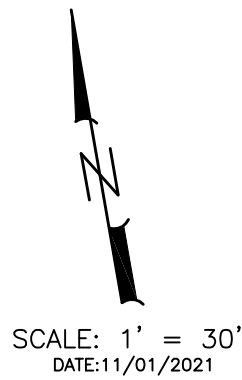
6

1ST

11TH

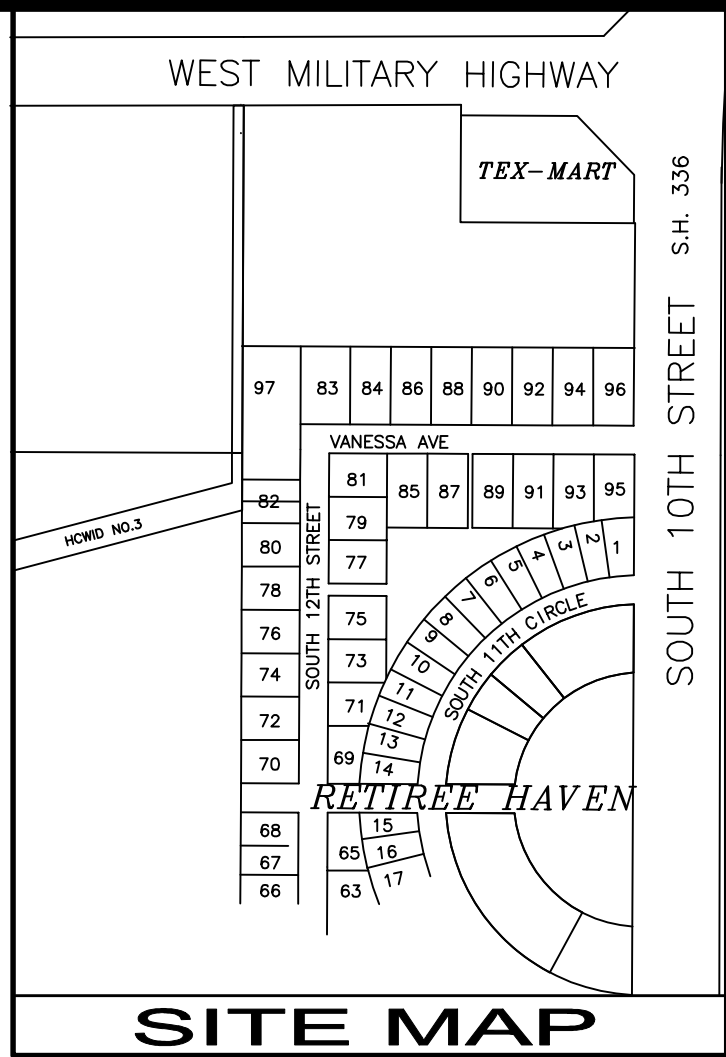






**MAP  
OF  
LOT 82A AND LOT 97A RETIREE HAVEN NO. 2**  
**McALLEN TEXAS**

DESCRIPTION OF A 0.509 ACRE TRACT OF LAND COMPRISED OF THE NORTH 45.0 FEET OF LOT 82, AND ALL THAT PART LOT 97, LYING EAST OF HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 3, LATERAL "F" CANAL, TOGETHER WITH THAT PART OF RESERVED DEVELOPMENT AREA LYING BETWEEN SAID LOTS, SAID TRACT BEING OUT OF RETIREE HAVEN UNIT 2, RECORDED IN VOLUME 17, PAGE 45, MAP RECORDS, AND LOT 97, RETIREE HAVEN UNIT 2, RECORDED IN VOLUME 30, PAGE 5B, MAP RECORD, ALL IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS



STATE OF TEXAS:  
COUNTY OF HIDALGO:  
I (We), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 82A AND LOT 97A RETIREE HAVEN NO. 2, TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENT, WATERLINES 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.

EDGAR TRIGOS  
4805 LOS JARDINES  
MISSION, TX 78574

DATE

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 / SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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 OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION

DATE

STATE OF TEXAS:  
COUNTY OF HIDALGO:  
I, DARIO V. GUERRA III, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DARIO V. GUERRA III  
REGISTERED PROFESSIONAL ENGINEER  
REGISTRATION # 64669  
FIRM # 1034

DATE

STATE OF TEXAS:  
COUNTY OF HIDALGO:  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4893 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.

MICHAEL FABIAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
McALLEN, TEXAS  
FIRM # 10193965

DATE

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

MAYOR, CITY OF McALLEN

DATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 3, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021  
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCWID # 3 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.W.I.D. NO. 3.

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

PRESIDENT

DATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
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 THE DRURY INN & SUITES No.1 McALLEN 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 PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER

DATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
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 \_\_\_\_\_, 2021.

LIENHOLDER

NOTARY PUBLIC

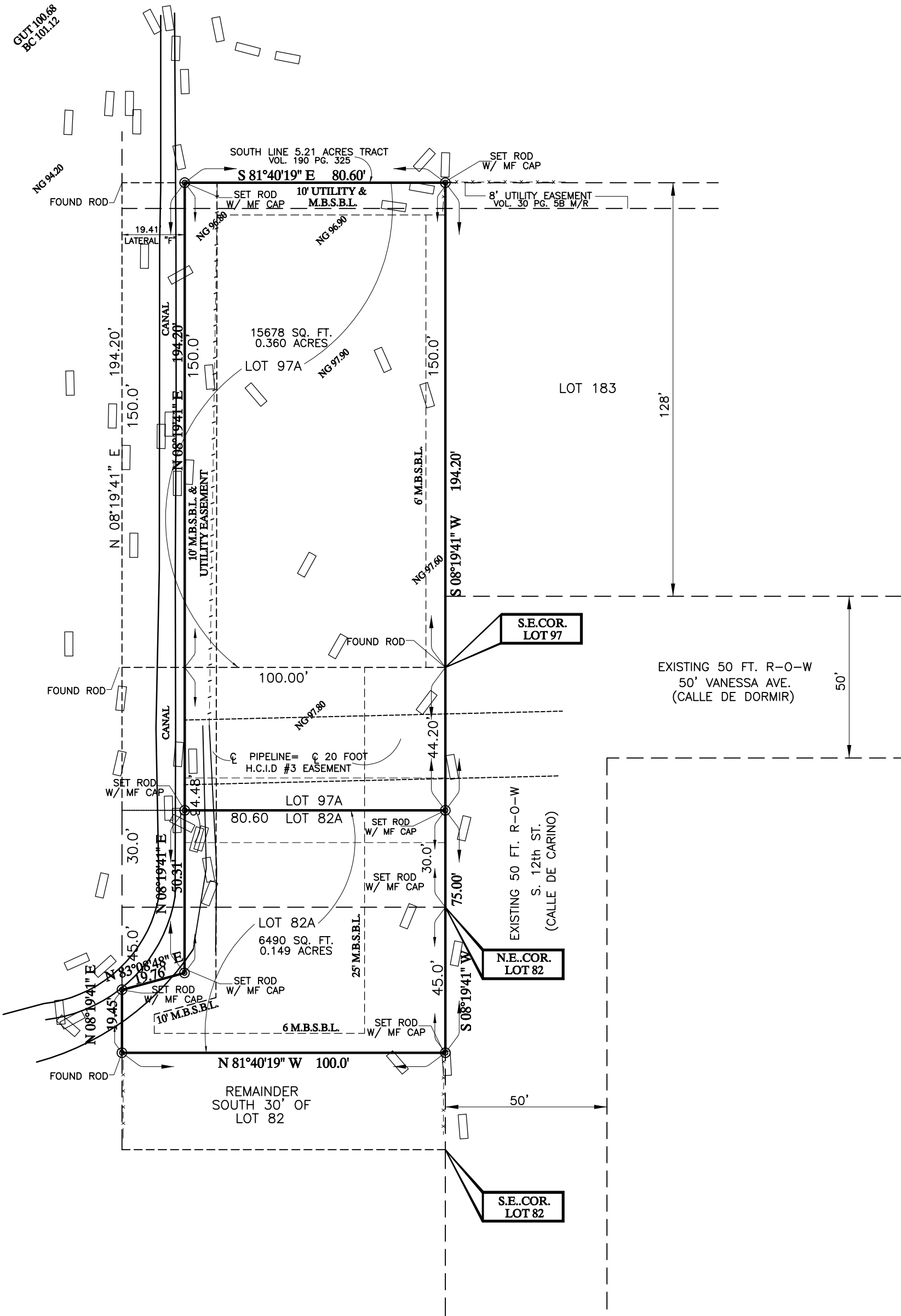
HIDALGO COUNTY DRAINAGE DISTRICT No.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO.1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D. NO.1



NOTE:

1.) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

FRONT : 25'  
SIDE: 6'  
REAR: 10' OR GREATER FOR EASEMENT LINE

2.) N/A

3.) 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONEUSES. AN 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES.

4.) MINIMUM FLOOR ELEVATION SHALL BE 18 INCHES, ABOVE TOP OF CURB MEASURED AT THE FRONT CENTER OF EACH LOT.

5.) N/A

BENCHMARK - STATION NAME: MC 99 SET BY ARANDA & ASSOCIATES LOCATED ON THE EAST SIDE OF S. 10th ST. 0.5 MILE SOUTH OF F.M. 1016 10' EAST OF PAVEMENT EDGE 34 FT. NORTH FROM THE C/L OF THE ELEVATED LEVEE ROAD.

AN ENGINEERED GRADING PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO BUILDING PERMIT ISSUANCE.

STORM WATER DETENTION OF 0.025 AC FT IS REQUIRED FOR THIS SUBDIVISION. RETENTION PER LOT: = 48 CU. FT. LOT 82A 880 CU. FT. LOT 97A

4' SIDEWALK REQUIRED ON WEST SIDE OF SOUTH 12th STREET

DESCRIPTION OF A 0.509 ACRE TRACT OF LAND COMPRISED OF THE NORTH 45.0 FEET OF LOT 82, AND ALL THAT PART LOT 97, LYING EAST OF HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 3, LATERAL "F" CANAL, TOGETHER WITH THAT PART OF RESERVED DEVELOPMENT AREA LYING BETWEEN SAID LOTS, SAID TRACT BEING OUT OF RETIREE HAVEN UNIT 2, RECORDED IN VOLUME 17, PAGE 45, MAP RECORDS, AND LOT 97, RETIREE HAVEN UNIT 2, RECORDED IN VOLUME 30, PAGE 5B, MAP RECORD, ALL IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS.

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 97, for the Northeast corner of the following described Tract of land, said point also being the Northwest corner of Lot 83;

THENCE, with the East line of Lot 97 and West line of Lot 83, South 08 Deg. 32 Min. 35 Sec. West, at 126 feet pass a point at the intersection of the North line of 50 foot Calle De Dormir and the West line of 50 foot Calle De Carmino, at 150.0 feet pass a point at the Southeast corner of Lot 97, at 224.2 feet pass the Northeast corner of Lot 82 and at 269.2 to an iron rod found at the Southeast corner of the North 45 feet of Lot 82, for the Southeast corner hereof;

THENCE, with the South line of the North 45 feet and North line of the South 30 feet of Lot 82, North 81 Deg. 27 Min. 25 sec. West, 100.0 feet to an iron rod w/MF cap set at the intersection with the West line of Lot 82, for the Southwest corner hereof;

THENCE, with the West line of Lot 82, North 08 Deg. 19 Min. 41 Sec. East, 19.52 feet to a point at the intersection with the Southeast line of Hidalgo County Irrigation District Lateral "F" canal, for the most Southerly Northwest corner hereof;

THENCE, with the Southeast line of said Lateral "F", North 83 Deg. 08 Min. 48 Sec. East, 19.76 feet to a point of angle in said canal, for an interior corner hereof;

THENCE, the East line of Lateral "F", parallel to the West line Lot 82 and Lot 97, North 08 Deg. 32 Min. 35 Sec. East, at 20.31 feet pass a point on the North line of Lot 82, at 94.48 feet pass a point on the South line of Lot 97, and at 244.51 feet to an iron rod w/MF cap set at the intersection with the North line of Lot 97, for the most Northerly Northwest corner hereof;

THENCE, with the North line of Lot 97, South 81 Deg. 27 Min. 25 Sec. East, at 10.0 feet pass a point on the East line of Lateral "F" easement as claimed by Hidalgo County Irrigation District Number 3, and at 80.60 feet to the POINT OF BEGINNING and containing 0.509 acres of land, more or less

PRELIMINARY  
THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE "FOR REVIEW PURPOSES ONLY"

REVISED: 02/11/2022

COPYRIGHT MICHAEL FABIAN SURVEYING, INC. 2021. NO LICENSE HAS BEEN CREATED. EXCEPT FOR WHAT IS SHOWN ON THIS PLAT, NO OTHER RIGHTS OR INTERESTS ARE CLAIMED. MICHAEL FABIAN SURVEYING, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. MICHAEL FABIAN SURVEYING, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. MICHAEL FABIAN SURVEYING, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

BIG D. ENGINEERING  
DARIO V. GUERRA III  
P.O. BOX 721025  
McALLEN, TEXAS 78504  
FIRM # 1034  
REGISTRATION # 4893  
EMAIL: BIGDENGINE@aol.com  
TEL. (956) 960 3201

PREPARED BY  
MICHAEL FABIAN SURVEYING, INC.  
1203 E. HACKBERRY AVE.  
McALLEN, TEXAS 78501  
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FIRM # 10193965  
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TEL. (956) 630-1432 FAX (956) 687-4660





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2022

### SUBDIVISION NAME: RETIREE HAVEN NO 2

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

Vanessa Ave: Existing 50 ft. of ROW  
Paving: 30 ft. Curb & gutter: Both Sides  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording  
\*\*COM Thoroughfare Plan

Applied

S. 12th Street: Existing 50 ft. of ROW  
Paving: 30 ft. Curb & gutter: Both Sides  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording  
\*\*COM Thoroughfare Plan

Applied

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Applied

\* 1,200 ft. Block Length \_\_\_\_\_  
\*\*Subdivision Ordinance: Section 134-118  
\* 900 ft. Block Length for R-3 Zone Districts \_\_\_\_\_  
\*\*Subdivision Ordinance: Section 134-118  
\* 600 ft. Maximum Cul-de-Sac \_\_\_\_\_  
\*\*Subdivision Ordinance: Section 134-105

NA

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
\*Alley/service drive easement required for commercial properties  
\*\*Subdivision Ordinance: Section 134-106

NA

##### SETBACKS

\* Front: 25 ft. or in line with existing structures, or greater for easements, whichever is greater  
\*\*Please revise plat note #1 as shown above prior to recording.  
\*\*Setback cannot be less than what is existing on the current plat, "Lot 97 Retiree Haven Unit 2," which is: Front south side and along St.: 20 ft. or in line with existing buildings, whichever is greater.

Required

\*\*Zoning Ordinance: Section 138-356  
\* Rear: 10 ft. or greater for easements, except 28 ft. for the north 150 ft. of Lot 97A on west side or greater for easements  
\*\*Please revised plat #1 as shown above prior to recording.  
\*\*Current recorded plat, "Lot 97 Retiree Haven Unit 2," has a West Side setback: 28 ft.  
\*\*\*Vacating plat applicable if any restrictions, etc. are proposed to be revised/removed from existing recorded plat.  
\*\*Zoning Ordinance: Section 138-356

Required

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



<ul style="list-style-type: none"> <li>* Sides: 6 ft. or greater for easement</li> <li>* South Side of lot 97A: 20 ft. or greater for easements</li> <li>**Revise plat note #1 as shown above prior to recording</li> <li>****Current recorded plat, "Lot 97 Retiree Haven Unit 2," has a Front south side and along St.: 20 ft. or in line with existing buildings, whichever is greater. Based on new south property line, setback appears to be 44 ft. for easement.</li> <li>***Vacating plat applicable if any restrictions, etc. are proposed to be revised/removed from existing recorded plat.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Corner _____</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Garage: 18 ft. except where greater setback is required; greater setback applies.</li> <li>**Please add plat note as shown above prior to recording.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Required
	NA
	Required
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on S. 12th Street and Vanessa Avenue.</li> <li>**Please revise plat note as shown above prior to recording.</li> <li>**5 ft. sidewalk might be required prior to final as per Engineering Department.</li> <li>**Subdivision Ordinance: Section 134-120</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Compliance
	Compliance
	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along.</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>**Single-family residence proposed.</li> <li>* Common Areas, any private streets must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* 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.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
	NA
	Applied
	NA
	NA

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



<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-1 Proposed: R-1</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fee is \$1,400 based on 2 lots x \$700. If number of proposed lots change, park fees will be adjusted accordingly.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation will be waived for 1 single-family residence. Please notify if use and number of units change.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation will be waived for 1 single-family residence. TIA not required. Please notify if use and number of units change.</li> </ul>	NA
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>*Must comply with City's Access Management Policy.</li> <li>*Plat notes to also comply with City's Standards prior to recording.</li> <li>**Please revise name of plat to: Retiree Haven Unit 2 Subdivision, Lots 82A and 97A prior to recording. If vacating required, subdivision name will be adjusted as needed.</li> <li>**Lot 97A width dimension differs from recorded plat, please clarify</li> <li>**Clarify arrows of Lot 97A shown on plat prior to recording</li> <li>**Please provide ownership map, to assure no landlocked properties exist prior to recording</li> <li>**Remove actual lines reflecting canal on west side to clean plat and identify the owner of that area of land prior to recording.</li> <li>**The plat shows various dashed lines that are not labeled or dimensioned as to easements width, etc., please clarify prior to recording.</li> <li>**Bold the perimeter boundary of the plat and the interior lot line between lots can be lighten. Original lot lines can also be lighten.</li> <li>**Vacating plat applicable if any restrictions, etc. are proposed to be revised/removed from existing recorded plat.</li> <li>***May require revised final approval and possible public hearing if vacating plat is required prior to recording.</li> </ul>	Applied

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



RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



An aerial photograph of a highway interchange. A large white rectangular sign with the words "MILITARY HIGHWAY" in bold, black, sans-serif capital letters is positioned diagonally across the upper portion of the frame. The sign is mounted on a metal structure. Below the sign, the highway curves and splits into multiple lanes. Several vehicles, including cars and trucks, are visible on the road. The surrounding area includes some greenery and a parking lot with several vehicles parked. The overall scene is captured from a high angle, looking down on the highway.

## LOCATION

**PROPOSED PALMS INDUSTRIAL PARK SUBD**

**LOT 1**

TEX-MART

10TH ST

VANESSA AVE

12TH ST

11TH ST

WANDA

6

11TH





# 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 <u>Ware Plaza Subdivision</u>	
	Location <u>300' North of Mile 3 along the west side of Ware Road</u>	
	City Address or Block Number <u>4713 N. WARE RD</u>	
	Number of Lots <u>3</u> Gross Acres <u>3.79</u> Net Acres <u>3.62</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Open</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>3</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>\$11,029.53</u>	
	Parcel # <u>LA5585</u> Tax Dept. Review <u>EV 07-29-22</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>3.79 acres out of a part or portion of Lot 7, J.H. Beatty's Subdivision as recorded in Volume 2, Page 40, Hidalgo County Map Records</u>		
Owner	Name <u>Carl B. Rowland</u> Phone _____	
	Address <u>5509 N. Ware Road</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>35-WD, LLC</u> Phone <u>(956) 779-6500</u>	
	Address <u>5509 N. Ware Road</u> E-mail <u>cgomez@mimcoproperties.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Scott Walker</u>	
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u>	
	Address <u>416 E. Dove Avenue</u> E-mail <u>javier@javierhinojosaeng.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Javier Hinojosa, P.E.</u>	
Surveyor	Name <u>CVQ Land Surveyors, LLC</u> Phone <u>(956) 618-1551</u>	
	Address <u>517 Beaumont Avenue</u> E-mail <u>cvq@cvqlandsurvey.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Carlos Vasquez, R.P.L.S.</u>	

ENTERED

JUL 29 2022

Initial: NM



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line 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)

### Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in PDF format. No scanned documents\*

\*Please submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON\*

### **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 and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

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.

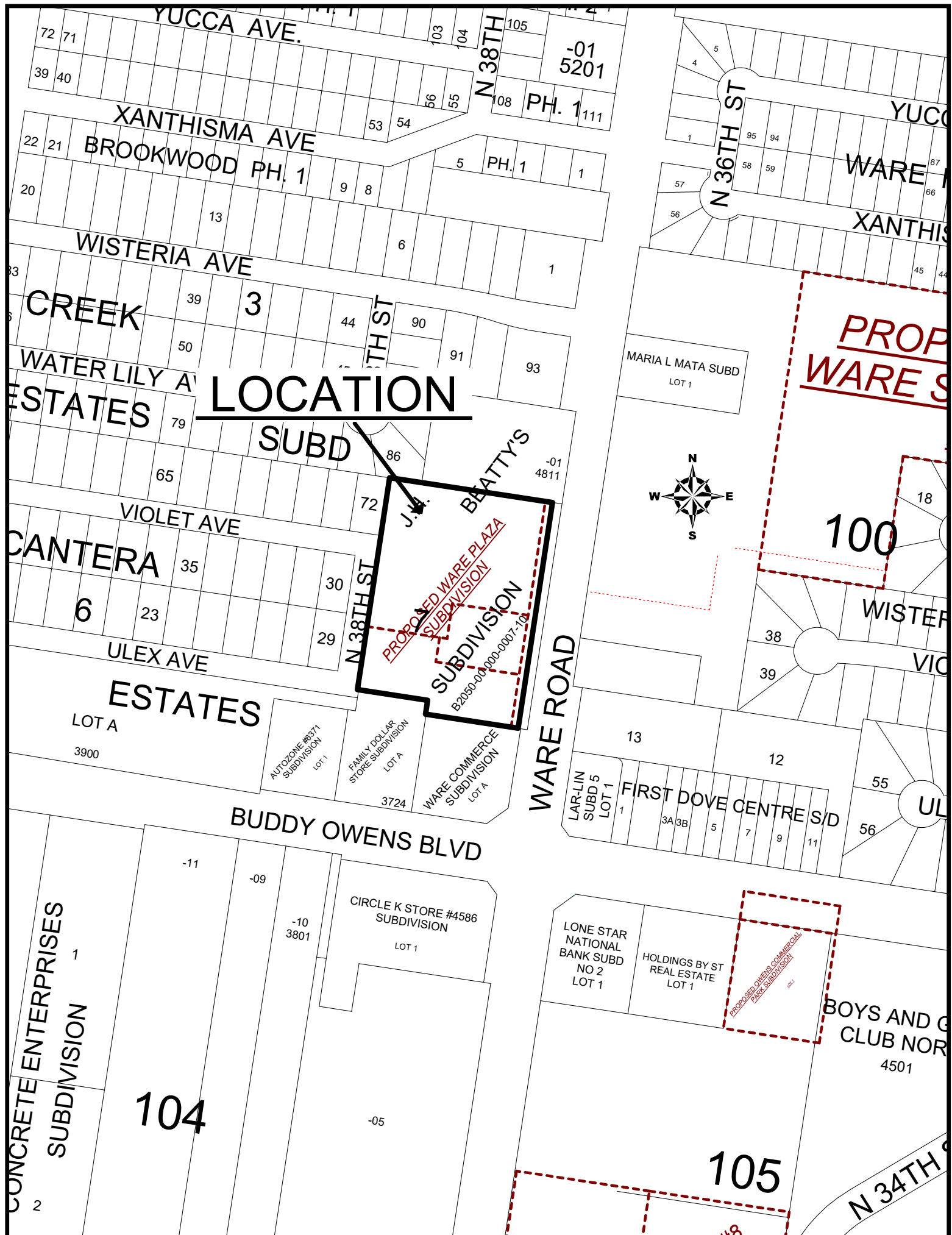
Signature  Date 7/21/22

Print Name Javier Hinojosa, P.E.

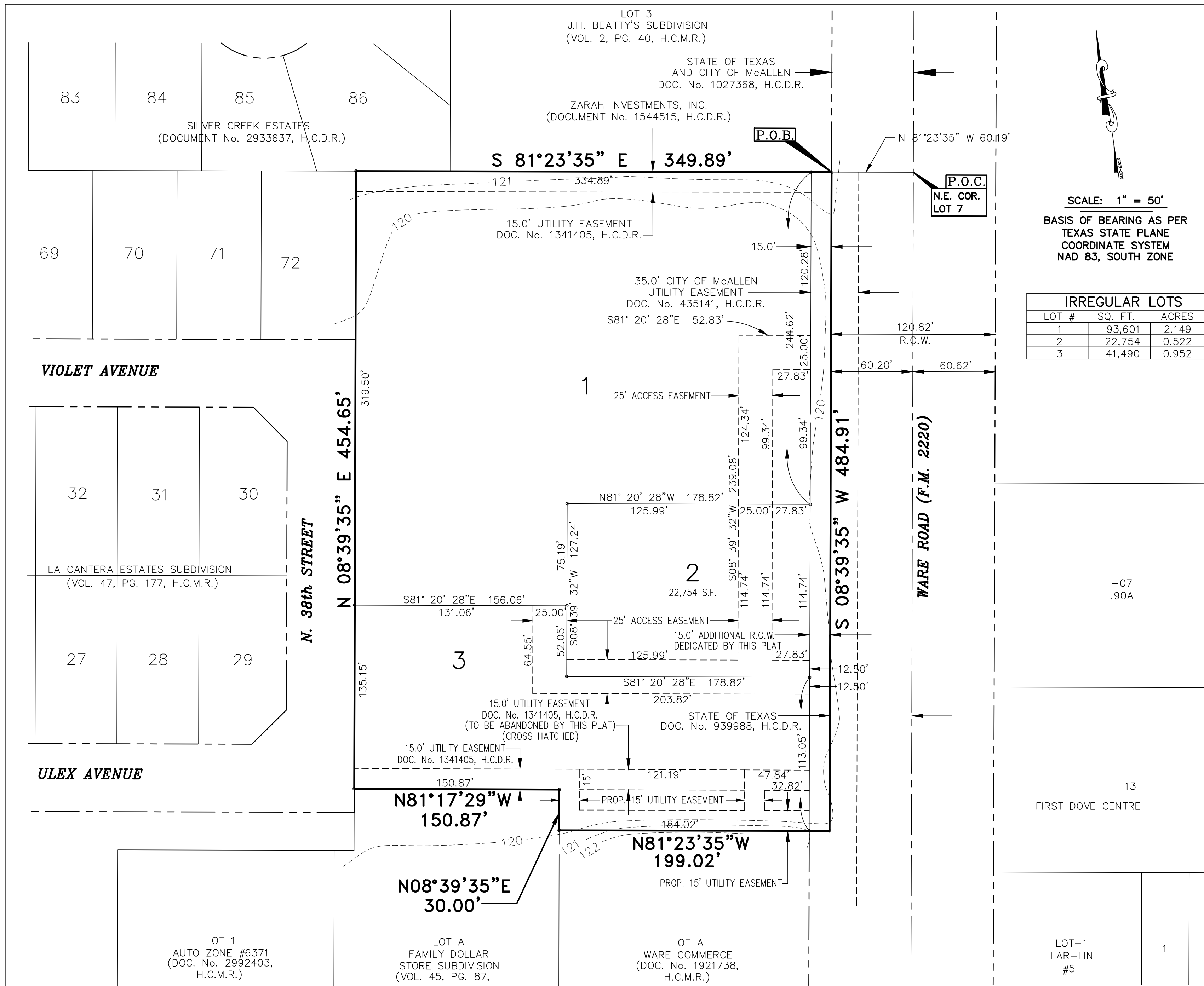
Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application









IRREGULAR LOTS		
LOT #	SQ. FT.	ACRES
1	93,601	2.149
2	22,754	0.522
3	41,490	0.952

#### GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "C" WITH ARE "AREAS OF MINIMAL FLOODING", AS PER F.E.M.A.'s FLOOD INSURANCE RATE MAP PANEL No.: 480343 0005 C DATED NOVEMBER 02, 1982.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER.  
REAR: .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
SIDE: .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- A TOTAL OF 0.828 ACRE FEET (36,080 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THE OWNER IS REQUIRED TO SUBMIT AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR BUILDING PERMIT.
- BENCHMARK: TOP OF SANITARY SEWER MANHOLE LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION ELEVATION = 118.98. REFERENCE (MC 58.1 ELEVATION = 118.75) TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP ON TOP LOCATED AT SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD AND MILE 3 LINE ROAD.
- SET 1/2" Ø IRON ROD WITH A PLASTIC CAP STAMPED "CVQLS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 38th. STREET.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #1 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WARE PLAZA SUBDIVISION, RECORDED AS DOCUMENT NO. ....HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER 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 THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- COMMON LOT A, IDENTIFIED AS DETENTION AREA LOT A SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, WARE PLAZA SUBDIVISION HOMEOWNER ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA LOT A. AFTER COMMON LOT A TRANSFER OF TITLE TO THE WARE PLAZA DEVELOPMENT SUBDIVISION HOMEOWNER'S ASSOCIATION, THE SUBDIVISION LOT OWNER RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE WARE PLAZA SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-138, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. ....OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

—07  
.90A

13  
FIRST DOVE CENTRE

LOT-1  
LAR-LIN  
#5

1

#### METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 3.79 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 7, J.H. BEATTY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGE 40, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 3.79 ACRES OF LAND BEING OUT OF THAT TRACT OF LAND DEEDED TO CARL B. ROWLAND, RECORDED IN VOLUME 1619, PAGE 993, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 3.79 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE AT THE NORTHEAST CORNER OF SAID LOT 7, J. H. BEATTY'S SUBDIVISION, WITHIN WARE ROAD (FM 2220), RIGHT-OF-WAY, THENCE N 81° 23' 35" W, WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 60.19 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "FM", FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID WARE ROAD (FM 2220), FOR THE POINT OF BEGINNING, AND THE NORTHEAST CORNER OF THIS TRACT

THENCE S 08° 39' 35" W, WITH THE WEST RIGHT-OF-WAY LINE OF SAID WARE ROAD (FM 2220), A DISTANCE OF 484.91 FEET, TO 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE ON THE NORTHEAST CORNER OF WARE COMMERCE SUBDIVISION, RECORDED IN DOCUMENT NO. 1921738, H.C.M.R., FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81° 23' 35" W, ALONG THE NORTH LINE OF SAID WARE COMMERCE SUBDIVISION, A DISTANCE OF 199.02 FEET, TO 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE NORTHWEST CORNER OF SAID WARE COMMERCE SUBDIVISION AND THE EAST LINE OF FAMILY DOLLAR STORE SUBDIVISION, RECORDED IN VOLUME 45, PAGE 87, H.C.M.R., FOR THE SOUTHERN MOST SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 39' 35" E, ALONG THE EAST LINE OF SAID FAMILY DOLLAR STORE SUBDIVISION, A DISTANCE OF 30.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MF" FOUND ON THE NORTHEAST CORNER OF SAID FAMILY DOLLAR STORE SUBDIVISION, FOR AND INSIDE CORNER OF THIS TRACT;

THENCE N 81° 17' 29" W, ALONG THE NORTH LINE OF SAID FAMILY DOLLAR STORE SUBDIVISION, A DISTANCE OF 150.87 FEET TO 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE NORTHWEST CORNER OF SAID FAMILY DOLLAR STORE SUBDIVISION AND THE MOST NORTHERLY EAST LINE OF LA CANTERA ESTATES SUBDIVISION, MAP REFERENCE: VOLUME 47, PAGE 177, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 39' 35" E, ALONG THE EAST LINE OF SAID LA CANTERA ESTATES SUBDIVISION, A DISTANCE OF 454.65 FEET, TO A 1/2" IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LA CANTERA ESTATES SUBDIVISION, AND THE NORTH LINE OF SAID LOT 7, J. H. BEATTY'S SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81° 23' 35" E, ALONG THE NORTH LINE OF SAID LOT 7, J. H. BEATTY'S SUBDIVISION, A DISTANCE OF 349.89 FEET, FOR THE POINT OF BEGINNING, CONTAINING 3.79 ACRES OF LAND, MORE OR LESS.

#### PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: SCOTT WALKER	6500 MONTANA AVE.	EL PASO, TX 79925	(915) 779-6500
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78504	(956) 618-1551

## SUBDIVISION PLAT OF WARE PLAZA SUBDIVISION

A TRACT OF LAND CONTAINING 3.79 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 7, J.H. BEATTY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGE 40, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 3.79 ACRES OF LAND BEING OUT OF THAT TRACT OF LAND DEEDED TO CARL B. ROWLAND, RECORDED IN VOLUME 1619, PAGE 993, DEED RECORDS, HIDALGO COUNTY, TEXAS

#### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WARE PLAZA SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE 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 OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

35-WD, LLC. DATE  
A TEXAS LIMITED LIABILITY COMPANY  
6500 MONTANA AVENUE  
EL PASO, TEXAS 79925  
BY: SCOTT WALKER, MANAGER

4801 WARE, LLC. DATE  
A TEXAS LIMITED LIABILITY COMPANY  
6500 MONTANA AVENUE  
EL PASO, TEXAS 79925  
BY: SCOTT WALKER, MANAGER

#### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED (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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

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

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.

CHAIRMAN, PLANNING COMMISSION DATE

#### STATE OF TEXAS COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 74808

DATE

#### STATE OF TEXAS COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608  
C.V.Q. LAND SURVEYORS, LLC  
517 BEAUMONT AVE.  
MCALLEN, TEXAS 78501  
TEL (956) 618-1551 DATE SURVEYED: MAY 11, 2022  
TBPELS FIRM No. 10119600

DATE

DATE OF PREPARATION: SEPTEMBER, 2022

DRAWN BY: P.GONZALEZ

JEH

#### JAVIER HINOJOSA ENGINEERING CONSULTING ENGINEERS

416 E. DOVE AVENUE MCALLEN, TEXAS 78504

PHONE (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NUMBER F-1295



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2022

### SUBDIVISION NAME: WARE PLAZA SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

N. Ware Road (FM2220): 15 ft. dedication required for 75 ft. from centerline for 150 ft. total ROW

Paving: by the state Curb & gutter: by the state

\*\*\*Label centerline and total ROW after dedication prior to recording

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*COM Thoroughfare Plan

N. 38th Street: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

\*\*\*Please include ROW dimension prior to recording

\*\*\*Finalize if pavement/ROW dedication, or pavement/dedication for a "knuckle" for the intersection of N. 38th Street/Violet Ave. and N. 38th Street/Ulex Ave. will be required, prior to recording.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to recording

\*\*COM Thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length

\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

Required

Required

Applied

NA

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*\*Please revise "25 ft. access easement" to "25 ft. access/service drive easement" on plat prior to recording.

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

Required

##### SETBACKS

\* Front: In accordance with the Zoning Ordinance, or in line with existing structures, or greater for easements or approved site plan, whichever is greater applies.

\*\*Zoning Ordinance: Section 138-356

Applied

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



<ul style="list-style-type: none"> <li>* Rear: In accordance with the Zoning Ordinance, or greater for easements, or approved site plan, whichever is greater applies.</li> <li>***Please add ",whichever is greater applies" at the end of plat note #3, rest of note ok.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Sides: In accordance with the Zoning Ordinance, or greater for easements, or approved site plan, whichever is greater applies.</li> <li>***Please add ",whichever is greater applies" at the end of plat note #3, rest of note ok.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Corner</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Garage</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on N. 38th Street and 5 ft. wide minimum sidewalk required on N. Ware Rd.</li> <li>****Please add plat note as shown above prior to recording.</li> <li>***5 ft. wide sidewalk on N. Ware Road required as per Engineering Department.</li> <li>***5 ft. wide sidewalk may be required on N. 38th Street as per Engineering Department.</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>***Please revise plat note #8 as shown above prior to recording.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses, and along North 38th Street.</li> <li>***Please revise plat note #9 as shown above prior to recording.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along North 38th Street.</li> <li>**Must comply with City Access Management Policy</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>**Required, but not as a plat note.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>**Landscape areas within ROW included as may be required as per Section 110-50</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>**Landscape areas within ROW included as may be required as per Section 110-50</li> </ul>	Required



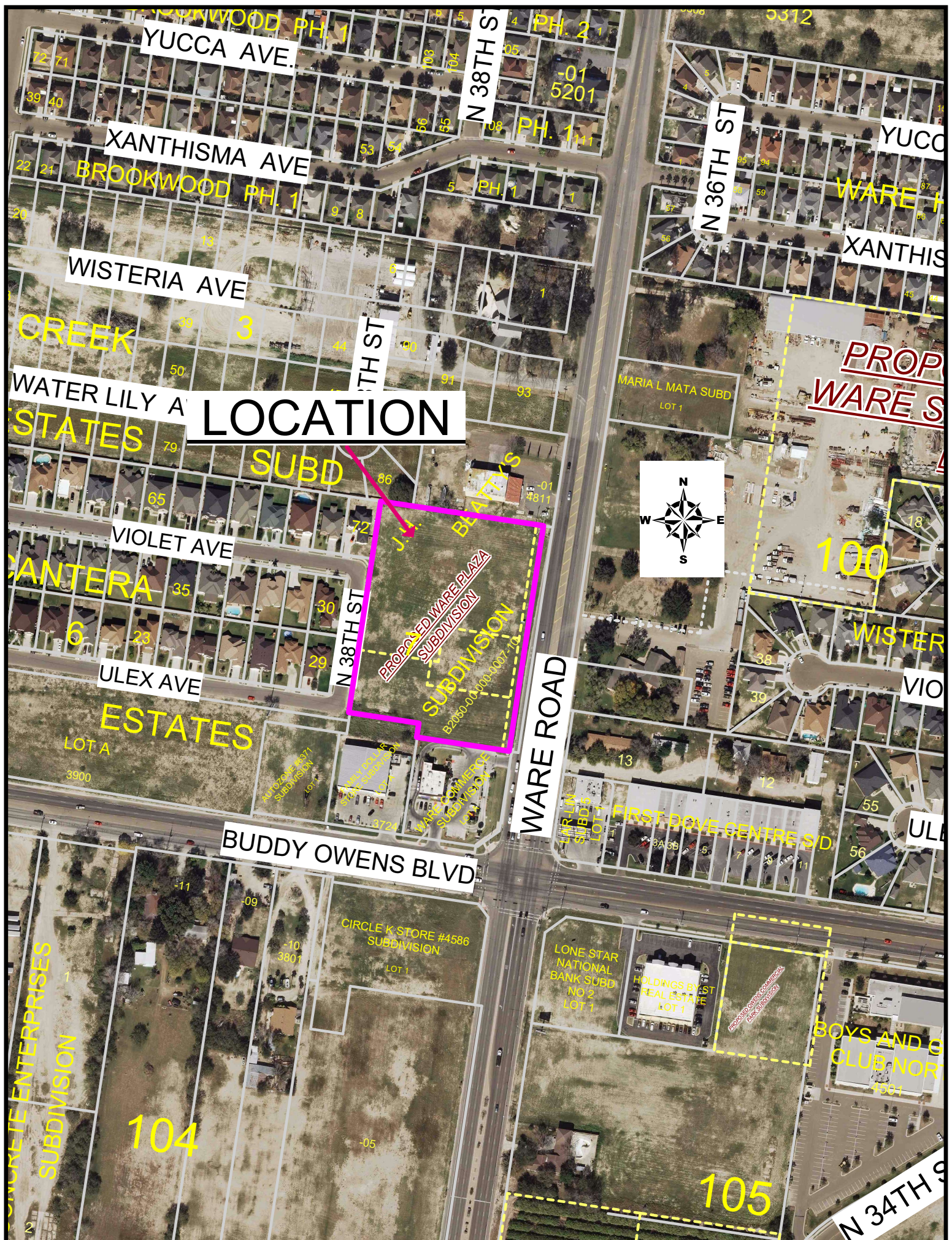
<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-3 Proposed: C-3</li> <li>***Zoning Ordinance: Article V</li> </ul>	Complete
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation approved, TIA waived with conditions as follows:</li> <li>**Dedication of access easements on the North side of the property</li> <li>**North most driveway must be offset from existing median opening at the intersection of Buddy Owens (FM 1924) and Ware Road. Traffic Dept. will be coordinating with TxDOT for adequate spacing/distance from opening.</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation approved, TIA waived with conditions as follows:</li> <li>**Dedication of access easements on the North side of the property</li> <li>**North most driveway must be offset from existing median opening at the intersection of Buddy Owens (FM 1924) and Ware Road. Traffic Dept. will be coordinating with TxDOT for adequate spacing/distance from opening.</li> </ul>	Compliance
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>*Must comply with City's Access Management Policy.</li> <li>**Please clarify plat note #14 and #15 prior to recording.</li> <li>**Comply with Traffic Department requirements regarding access requirements prior to recording.</li> <li>***As per Traffic Department, shared access agreement may be required.</li> </ul>	Applied

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



RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied









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 <u>STEC Tres Lagos Subdivision</u> Location <u>SWC Glasscock &amp; Mile 7 North</u> City Address or Block Number <u>6801</u> Number of lots <u>1</u> Gross acres <u>12.23</u> Net acres <u>10.06</u> Existing Zoning <u>AO</u> Proposed <u>AO</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>vacant</u> Proposed Land Use <u>electrical</u> Irrigation District # <u>UID</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Parcel No. <u>502161</u> Tax Dept. Review _____ Legal Description <u>12.23 ac gross (+/-) 10.06 ac. net (+/-) out of Lot 482 John H. Sham Subdivision</u>
Owner	Name <u>Michael A. Hernandez</u> Phone <u>956(381)-0981</u> Address <u>701 Benham St.</u> City <u>Kirkland</u> State <u>IL</u> Zip <u>60146-8827</u> E-mail <u>%oruben@meldenandhunt.com</u>
Developer	Name <u>STEC, Inc.</u> Phone <u>(361) 649-3060</u> Address <u>2849 F.M. 447</u> City <u>Nursery</u> State <u>Tx</u> Zip <u>77976</u> Contact Person <u>Dwight Jander</u> E-mail <u>djander@stec.org</u>
Engineer	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. McIntyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> Contact Person <u>Ruben James De Jesus, P.E.</u> E-mail <u>ruben@meldenandhunt.com</u>
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. McIntyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>

RECEIVED

OCT 30 2020

BY:

CW

Bbb 10/30/20



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$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
- ☒ N/A 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 unplatted 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.

Owner's 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 [Signature] Date 10/27/2020

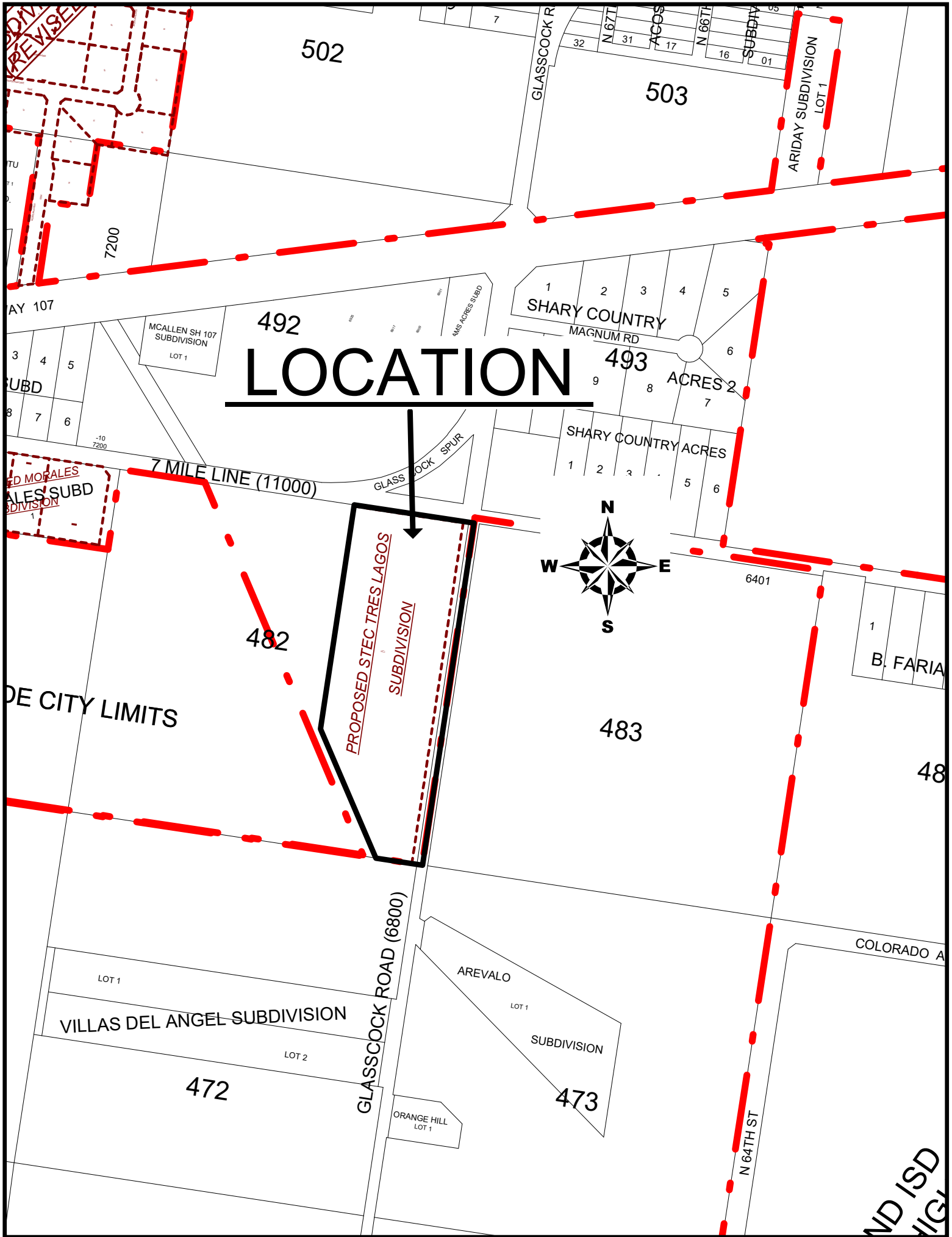
Print Name RUBEN JAMES DE/BUS

Owner ☐

Authorized Agent ☒



# LOCATION





BEING A SUBDIVISION OF 11.874 ACRES OUT OF  
LOT 482, JOHN H. SHARY SUBDIVISION  
VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS,  
HIDALGO COUNTY, TEXAS

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 11.874 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 482, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, WHICH SAID 11.874 ACRES HAD BEEN CONVEYED TO SOUTH TEXAS ELECTRIC COOPERATIVE, INC. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3190340, HIDALGO COUNTY OFFICIAL RECORDS, SAID 11.874 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE, N 81° 25' 19" W ALONG THE SOUTH LINE OF SAID LOT 482, A DISTANCE OF 175.00 FEET TO A No. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 81°25' 19" W ALONG THE SOUTH LINE OF SAID LOT 482, A DISTANCE OF 175.00 FEET TO A No. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 29° 12' 27" W ALONG THE NORTH RIGHT-OF-WAY LINE OF AN IRRIGATION CANAL, A DISTANCE OF 222.08 FEET TO A No. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 34' 12" E A DISTANCE OF 841.22 FEET TO A No. 4 REBAR FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 7 ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 25' 19" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILE 7 ROAD, AT A DISTANCE OF 430.00 FEET PASS A No. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF N. GLASSCOCK ROAD, CONTINUING A TOTAL DISTANCE OF 450.00 FEET TO A No. 4 REBAR SET ON THE EAST LINE OF SAID LOT 482, FOR THE NORTHEAST CORNER OF THIS TRACT;
5. THENCE, S 08° 34' 12" W ALONG THE EAST LINE OF SAID LOT 482 AND WITHIN THE RIGHT-OF-WAY OF N. GLASSCOCK ROAD, A DISTANCE OF 1,285.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.874 ACRES, OF WHICH 0.590 OF ONE ACRE LIES WITHIN THE RIGHT-OF-WAY OF N. GLASSCOCK ROAD, LEAVING A NET OF 11.284 ACRES OF LAND MORE OR LESS.

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."  
COMMUNITY-PANEL NUMBER: 480334 0295 D  
MAP REVISED: JUNE 6, 2000

3. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McAllen ZONING CODE:  
FRONT IN GLASSCOCK ROAD & MILE 7 ROAD - 40 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.  
SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT:  
55,991 C.F. (1.285 AC. FT.) TO BE PROVIDED WITHIN A PROPOSED RETENTION POND.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McAllen ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. NO BUILDING ALLOWED OVER ANY EASEMENT.
7. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
8. A 4-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON N. GLASSCOCK ROAD AND MILE 7 ROAD.
9. A 6' OPAQUE BUFFER WILL BE REQUIRED FROM ADJACENT / BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES.
10. AN 8" MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
11. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
--ONE (1) OF McAllen BENCHMARK "MC 38" FROM THE CITY OF McAllen P.D.S. REFERENCE MARKS LIST PREPARED BY Glick & Linn ON OCTOBER 7, 1999, BEING LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF GLASSCOCK RD & MILE 7 RD. 3" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 149.19 (TEXAS SOUTH 4205).
12. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
13. UNITED IRRIGATION DISTRICT NOTES:
  - ALL IRRIGATION EASEMENT ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
  - 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.
  - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.
  - 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.
14. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AND OSSF ON ALL LOTS.
  - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
  - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIV DRAINFIELD SYSTEM.
  - E. APPROVED PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
  - F. THERE ARE NO WATER WELLS WITHIN 150 FEET FRO THE BOUNDARIES ON THIS SUBDIVISION.
  - G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
    - ANCHORING OF SEPTIC TANK(S)
    - BACK FLOW VALVES
    - SEPTIC TANK COVER SHALL BE ABLE TO SEAL
15. MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR THIS PROPERTY.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCE POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: \_\_\_\_\_  
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 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

DRAWN BY: S.A. , E.V.Z. DATE 05-24-2022  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

- FOUND No 4 REBAR
- FOUND PK NAIL
- FOUND 60d NAIL
- FOUND SURVEY MARKER
- SET No 4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT
- OF ONE ACRE
- DOC. DOCUMENT
- H.C.O.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- No. NUMBER
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- R.O.W.D. RIGHT-OF-WAY DEED
- R.O.W.E. RIGHT-OF-WAY EASEMENT
- S.E. COR. SOUTH EAST CORNER
- SQ. FT. SQUARE FEET
- S.W.D. SPECIAL WARRANTY DEED
- S.W.S. SOUTHWEST WATER SUPPLY CORPORATION
- W.C. COLUMB
- W.D. WARRANTY DEED
- W.D.W.L. WARRANTY DEED WITH VENDORS LIEN
- W.D.W.L. CENTER LINE

- LOT LINE

STATE OF TEXAS                   §  
COUNTY OF                   §

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE STEC TRES LAGOS SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOME 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 WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF ANY, HEREIN, OTHERWISE INSTALLED OR TO BE INSTALLED EITHER THE SUBDIVISION APPLICANT, OR THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREEXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

SOUTH TEXAS ELECTRIC COOPERATIVE, INC

SOUTH TEXAS ELECTRIC COOPERATIVE, INC.  
A TEXAS NON-PROFIT CORPORATION  
P.O. BOX 220  
NURSERY, TX 77976

STATE OF TEXAS                   §  
COUNTY OF                   §

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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

NOTARY PUBLIC IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

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.

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

STATE OF TEXAS                    §  
COUNTY OF HIDALGO           §

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER No. 126282  
STATE OF TEXAS

DATE PREPARED: 3-4-2021  
ENGINEERING JOB No. 20191.00

STATE OF TEXAS                   §  
COUNTY OF HIDALGO       §

I, THE UNDERSIGNED, 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.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ROBERTO N. TAMEZ, R.P.L.S. #6238  
DATE SURVEYED: 10-22-2020  
SURVEYING JOB No. 20191.08

FILED 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 \_\_\_\_\_

SHEET 1 OF 8





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2022

### SUBDIVISION NAME: STEC TRES LAGOS SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

North Glasscock Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. total ROW.  
Paving: 52 ft. Curb & gutter: Both sides  
\*\*\*\*Please submit copy of document for "15 ft. easement to S.W.S.C. R.O.W.E. Vol. 1602, Pg. 118, HCDR" prior to recording.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*COM Thoroughfare Plan

Required

Mile 7 Road: 5 ft. dedication for 40 from centerline for 80 ft. total ROW  
Paving: 52 ft. Curb & gutter: Both sides  
\*\*\*\*Please submit copy of document for existing ROW prior to recording.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*COM Thoroughfare Plan

Required

Colorado Avenue (1/4 Mile collector along south boundary): 35 ft. ROW dedication for 70 ft. ROW  
Paving: 44 ft. Curb & gutter: Both sides  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording  
\*\*COM Thoroughfare Plan

Applied

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Applied

\* 1,200 ft. Block Length  
\*\*Subdivision Ordinance: Section 134-118

NA

\* 900 ft. Block Length for R-3 Zone Districts  
\*\*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  
\*\*\*Plat note: "Minimum 24 ft. private service drive easement for city services will be provided as part of the site plan review for this property and must be maintained by the lot owners and not the City of McAllen."  
\*\*\*Plat note #15 must be revised as shown above prior to recording.  
\*\*Subdivision Ordinance: Section 134-106

Required

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



<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Setbacks: North Glasscock Road: 40 ft. or greater for easements or approved site plan.</li> <li>Mile 7 Road: 40 ft. or greater for easements or approved site plan.</li> <li>Colorado Avenue: 35 ft. or greater for easements or approved site plan</li> <li>***Revise plat note #3 as noted above prior to recording.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Corner</li> <li>**Please see note above.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Garage</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on North Glasscock Road, Mile 7 Road, and Colorado Avenue.</li> <li>**Revise note as shown above prior to recording</li> <li>*** 5 ft. sidewalks along North Glasscock Road, Mile 7 Road, and Colorado Avenue required as per Engineering Department.</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Must comply with City Access Management Policy</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>***Plat note #7 is not required, please remove it prior to recording.</li> </ul>	Required
* Common Areas, any private streets/drives, gate areas, 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.	Applied

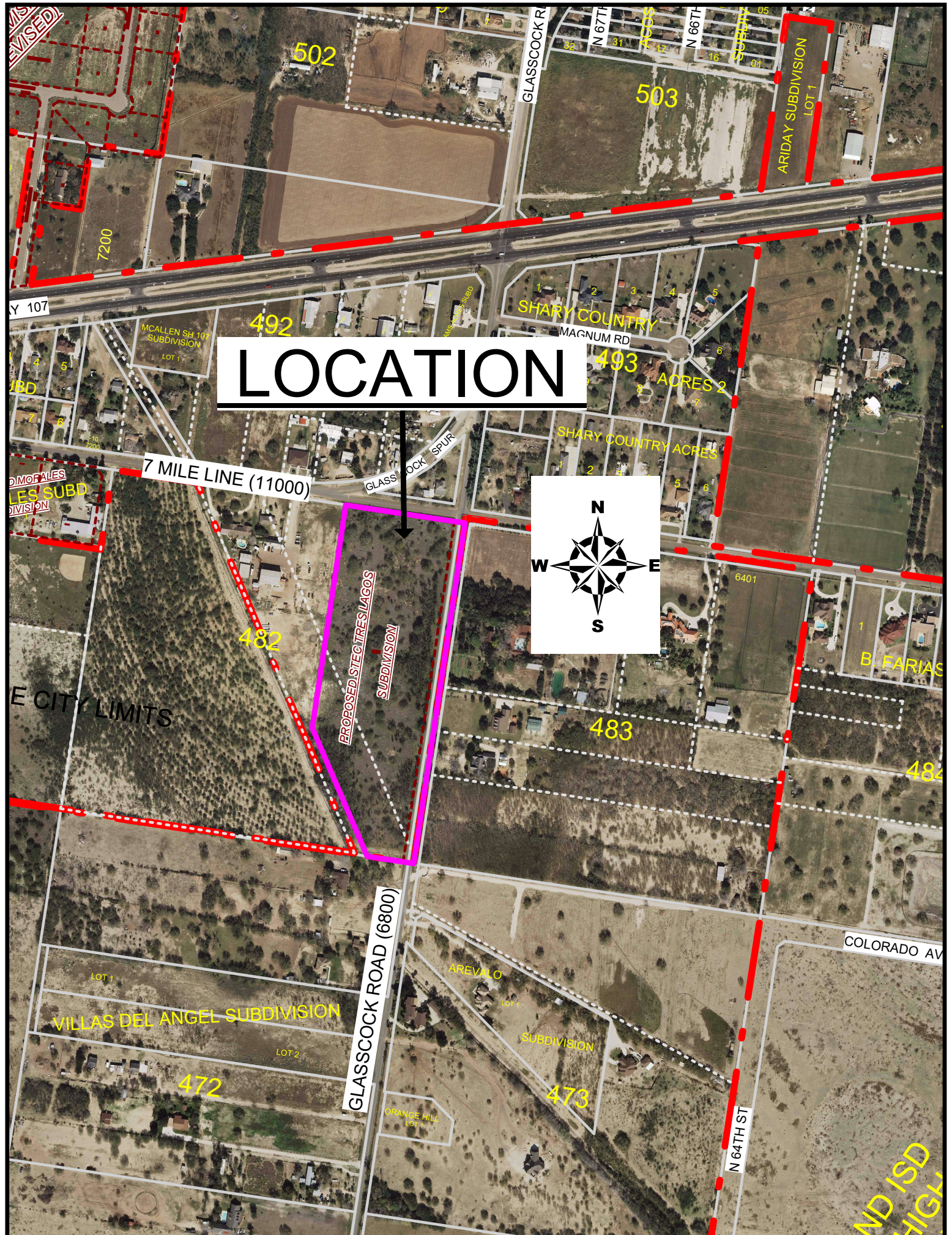
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



<ul style="list-style-type: none"> <li>* 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.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-1 Proposed: R-1</li> <li>**CUP for "Railroad Facilities or Utilities Holding a Franchise" approved by Planning and Zoning Board on August 4, 2020 and approved by City Commission on August 27, 2020.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>**CUP for "Railroad Facilities or Utilities Holding a Franchise" approved by Planning and Zoning Board on August 4, 2020 and approved by City Commission on August 27, 2020.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation waived for Electrical Substation use.</li> </ul>	Complete
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	NA
<b>COMMENTS</b>	
<ul style="list-style-type: none"> <li>Comments:</li> <li>*Must comply with City's Access Management Policy.</li> <li>***Please submit copy of document for "15 ft. easement to S.W.S.C. R.O.W.E. Vol. 1602, Pg. 118, HCDR" prior to recording.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
<ul style="list-style-type: none"> <li>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED.</li> </ul>	Applied

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







Sub2021-0046



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	<p>Subdivision Name <u>Saltillo Plaza Phase III Subdivision</u></p> <p>Location <u>South side of Pecan Blvd-515.0' (1/2) East of Taylor Rd.</u></p> <p>City Address or Block Number <u>5001 PECAN BLVD</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.136</u> Net acres <u>0.998</u></p> <p>Existing Zoning <u>C3</u> Proposed <u>C3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>Plaza</u> Irrigation District # <u>UID</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>489006</u> Tax Dept. Review _____</p> <p>Legal Description <u>Approx 1.136 acres out of lot 247, John H. Sham</u></p>
Owner	<p>Name <u>Juan Gaytan Jr</u> Phone <u>C/o (956) 381-0981</u></p> <p>Address <u>1700 N. Taylor Road</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u></p> <p>E-mail <u>C/o ruben@meldenandhunt.com</u></p>
Developer	<p>Name <u>Saltillo Developers LLC</u> Phone <u>(956) 655-2393</u></p> <p>Address <u>1804 N. 23rd St.</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u></p> <p>Contact Person <u>roberto garza</u></p> <p>E-mail <u>robertog@yahoo.com</u></p>
Engineer	<p>Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. Mc Intyre St.</u></p> <p>City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u></p> <p>Contact Person <u>Ruben James De Jesus</u></p> <p>E-mail <u>ruben@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. Mc Intyre St.</u></p> <p>City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u></p>







**City of McAllen**  
**Planning Department**  
**VARIANCE TO SUBDIVISION**  
**PROCESS APPLICATION**

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**

Legal Description 1.136 acres out of Lot 247, John. H. Shary Subdivision, according to the map or plat thereof recorded in

Volume 1, Page 17, Hidalgo County Map Records.

Street Address \_\_\_\_\_

Number of lots 1 Gross acres 1.136 acres

Existing Zoning C-3 General Business District Existing Land Use vacant

☒ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

**Applicant**

Name Saltillo Developers LLC Phone (956) 655-2393

Address 1804 N. 23rd Street E-mail Roberto Garza <robertog20@yahoo.com>

City McAllen State Texas Zip 78501

**Owner**

Name Juan Gaytan Jr Phone c/o (956) 381-0981

Address 1700 N. Taylor Road E-mail n/a

City McAllen State Texas Zip 78504

**Authorization**

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?

☐ Yes

☒ No

I certify that I am the actual owner of the property described above and this 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 attached written evidence of such authorization.

Signature [Signature]

Date September 15, 2022

Print Name Ruben James De Jesus, P.E., R.P.L.S.

☐ Owner

☒ Authorized Agent

**Office**

**\*FOR OFFICE USE ONLY\***

APPLICATION FILING FEE: ☐ \$250.00

Accepted by \_\_\_\_\_ Payment received by \_\_\_\_\_ Date \_\_\_\_\_

Rev 06/21





**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.**

Reason for Appeal

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.

The developer is asking for a variance to the side setback for the proposed subdivision to accommodate the proposed commercial building.

Said building will have fire rated walls for additional fire protection and maintain fire code. Due to the utility easement running along the perimeter of the property the developer is unable to place his building on the 0' lot line. He is respecting the fact that there may be utilities within the easement and has chosen to place the building at 4.0' on the west side and 5.0' on the east while maintaining fire code.

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

The variance is necessary because there are no other options for the property because of its size and narrow shape. The property will be used to construct a commercial plaza with the required landscaping, parking and a beautifully constructed facility. We ask that you take into consideration that this property has been undeveloped for many years and with the developer constructing a facility it will bring more taxes to the City of McAllen. Again, the developer is proposing fire-rated walls for added fire protection. Plus with the additional 4-5 feet on either side, it should suffice to meet fire code while still allowing the maximum use and enjoyment of the property.

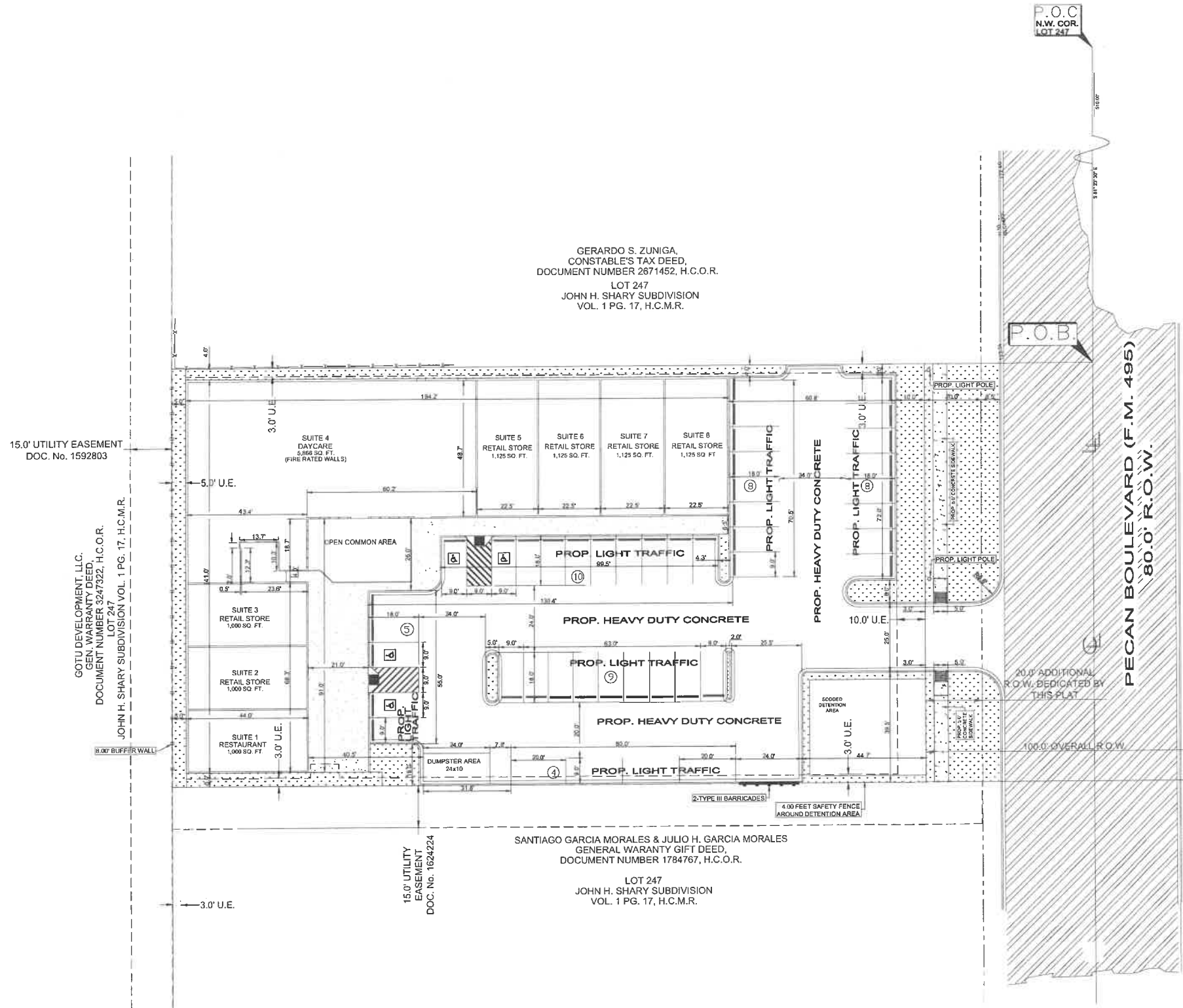
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The variance will not be detrimental to public health, safety or welfare or injurious to the legal rights that other property owners may enjoy within the proposed area.

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.

The variance will not have a negative effect or prevent the orderly subdivision of the other lands within the area in accordance with the provisions of this Chapter and the City of McAllen.

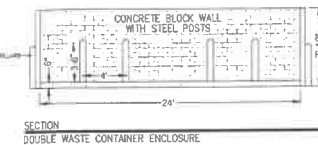
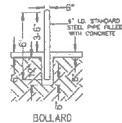
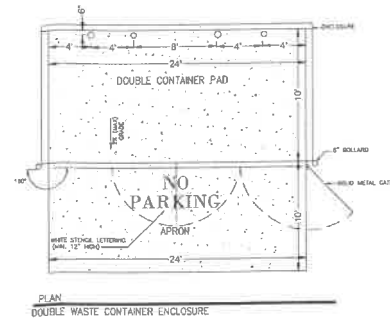




MIKADA, LLC.  
WARRANTY DEED WITH VENDOR'S LIEN,  
DOCUMENT NUMBER 2378496, H.C.O.R.

PABLO VILLAREAL, INCORPORATED,  
VOLUME 2374, PAGE 522, H.C.O.R.  
DOCUMENT NUMBER 150713, H.C.O.R.

- GENERAL NOTES: (GEOTECH REPORT SHALL TAKE PRECEDENCE)
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS WITH A SET (3) OF TEST CYLINDERS TAKEN FOR EVERY 50 C.Y. OF CONCRETE POURED.
  2. TESTING BY A REPUTABLE TESTING LAB SHALL BE PAID FOR BY THE CONTRACTOR WITH RESULTS REPORTED TO THE OWNER AND ENGINEER AND CITY OF ALICE REQUIRED TESTING SHALL BE:  
A) 1 STANDARD PROCTOR FOR EACH SUBGRADE SOIL MATERIAL.  
B) 1 DENSITY ON SUBGRADE PER 500 S.Y. OF PAVING.  
C) 1 SET (3) OF CONCRETE CYLINDERS PER 50 C.Y. OF CONCRETE POURED.

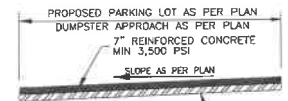


SUITES TABLE	
BUILDING USE	SQUARE FOOTAGE
RESTAURANT	1,000.00 SQ. FT.
RETAIL STORE	6,500.00 SQ. FT.
DAYCARE	5,866.00 SQ. FT.

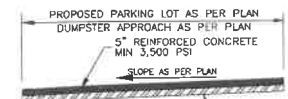
PARKING TABLE	
GENERAL	44
HANDICAPPED	4

#### LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPING AND DETENTION AREA
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED LIGHT TRAFFIC



#### RIGID PAVEMENT SYSTEM HEAVY TRAFFIC N.T.S.



#### RIGID PAVEMENT SYSTEM DI-1 LIGHT TRAFFIC N.T.S.

JOB No.  
21082.00

REVISION  
DATE  
BY  
MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
116 W. MCINTYRE - EDINBURG, TX 78541  
PH: (281) 381-0861 - FAX: (281) 381-1838  
ESTABLISHED 1947 - www.meldenandhunt.com



ENG. TECH. ELVZ.  
PROJECT ENG.  
1. RELEASE DATE:  
2. RELEASE DATE:  
3. RELEASE DATE:  
SCALE: 1"=20'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RUBEN JAMES DE JESUS, P.E. 126282 ON APR. 30, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RUBEN JAMES DE JESUS, P.E. 126282

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

SALTILLO PLAZA  
PHS.III SUBDIVISION  
MCALLEN,  
HIDALGO CO., TX

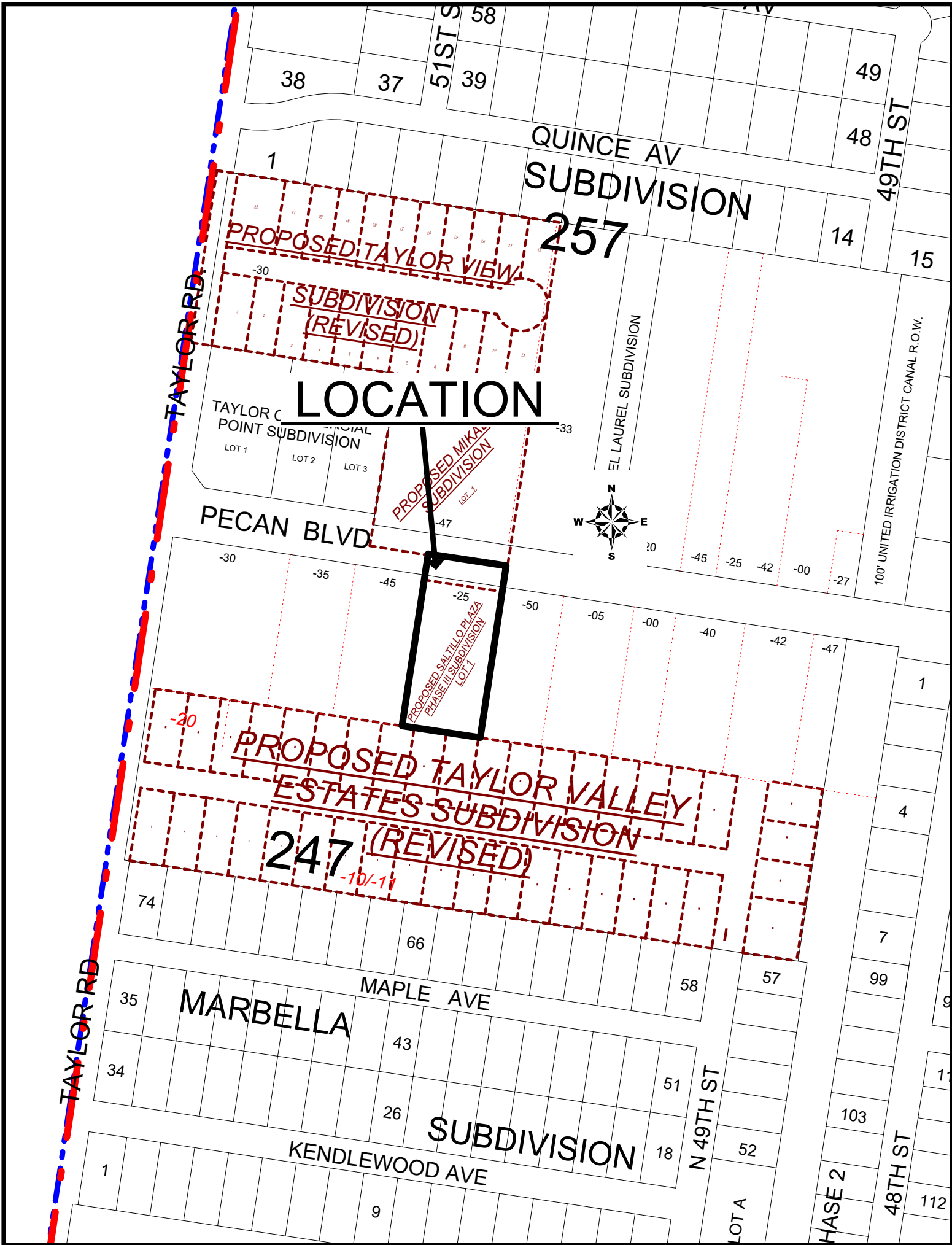
## SITE PLAN

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File Name: 21082.00

SHEET 04 OF 14





QUINCE AV  
SUBDIVISION  
257

PROPOSED TAYLOR VIEW  
SUBDIVISION  
(REVISED)

LOCATION

TAYLOR C.  
POINT SUBDIVISION  
LOT 1 LOT 2 LOT 3

PROPOSED MIKA  
SUBDIVISION  
LOT 1

PECAN BLVD

PROPOSED SALTILLO PLAZA  
PHASE III SUBDIVISION  
LOT 1

PROPOSED TAYLOR VALLEY  
ESTATES SUBDIVISION  
247 (REVISED)

MARBELLA

MAPLE AVE

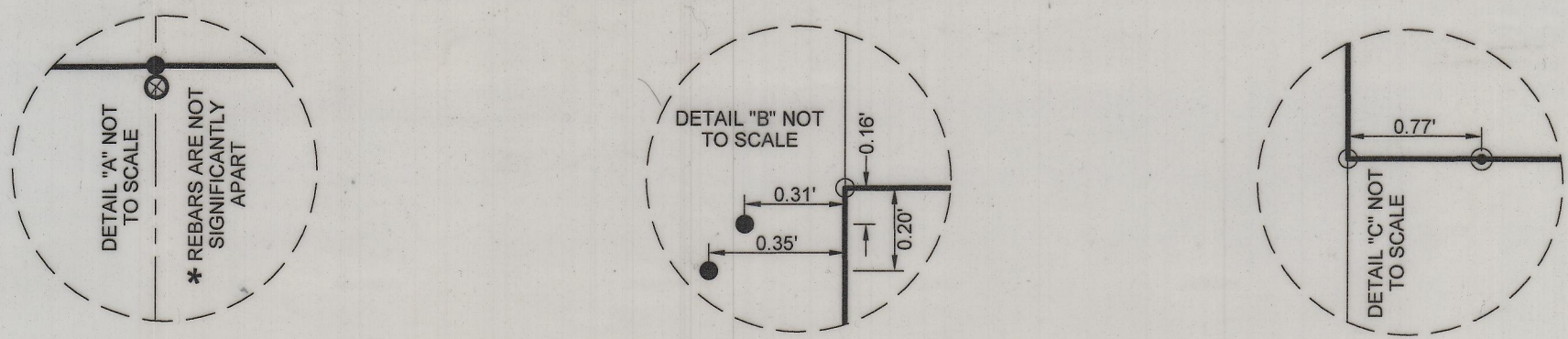
SUBDIVISION

KENDLEWOOD AVE

N 49TH ST

48TH ST





P.O.C.  
N.W. COR.  
LOT 247

Line Table		
Line #	Direction	Length
1,1	N 81° 19' 00" W	2.04
1,2	S 08° 41' 00" W	7.22
1,3	N 08° 41' 00" E	3.33
1,4	S 81° 19' 00" E	5.99
1,5	S 81° 23' 30" E	9.54
1,6	S 81° 23' 30" W	18.00
1,7	N 81° 23' 30" W	18.00

BEARING BASIS AS PER TEXAS  
COORDINATE SYSTEM OF 1983, TEXAS SOUTH  
ELEVATION DATUM AS PER NAVD 88 (GEOID 2012B)  
SCALE: 1" = 30'

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON  
UNITED IRRIGATION DISTRICT RIGHTS OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS  
THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST:

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 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

DATE

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.

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

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

CITY SECRETARY

DATE

#### GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "C". FLOOD ZONE "C" ARE AREAS OF MINIMAL FLOODING.  
COMMUNITY-PANEL NUMBER: 480343 0005 C  
MAP REVISED: NOVEMBER 02, 1982
- 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 - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 8,770 C.F.  
(201 AC.-FT.) TO BE PROVIDED WITHIN GREEN AREAS OF THIS PLAT. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY  
REVEAL DIFFERENT REQUIREMENTS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE  
REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
---TEMPORARY BENCHMARK NO. 1: LOCATED ON THE NORTHEAST SIDE OF THE SUBDIVISION. DESCRIBED AS A SQUARE  
CUT SET ON THE CENTER OF THE BACK OF CURB TYPE "A" INLET SOUTH FROM CENTER LINE PECAN RD. LOCATE 33.50'  
SOUTH FROM CENTER LINE PECAN RD AND 708.0' EAST FROM CENTERLINE OF THE INTERSECTION OF PECAN AND  
TAYLOR RD. N=16606341.7495' E=1058509.8414' ELEV=121.97'  
---CITY OF McALLEN BENCHMARK: "MC 70" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED  
BY GLICK & LINN ON OCTOBER 6, 1999. BEING LOCATED AT THE CORNER PF THE INTERSECTION OF FM 495& WARE. THE  
MONUMENT IS 270FT FROM THE CL OF WARE ROAD AND 23 FT FROM THE BC OF F.M. 495. 30" ALUMINUM PIPE WITH A  
3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 122.69 (TEXAS SOUTH 4205).
- 5.00 FEET WIDE MINIMUM SIDEWALK REQUIRED ON PECAN BOULEVARD.
- 6.00 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND  
INDUSTRIAL ZONES/USES.
- 8.00 FEET MANSORY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR  
MULTI-FAMILY RESIDENTIAL ZONES/USES.
- PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE EXTENDED EAST AND WEST WHEN ADJACENT PROPERTIES  
DEVELOP AND MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- UNITED IRRIGATION DISTRICT NOTES:
  - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER  
UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
  - 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.
  - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE  
CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION  
DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT  
VIOLATOR'S EXPENSE.
  - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT  
FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS  
SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- UID BLANKET RESERVATION PER 08/31/1914 DOC. #1914-450421

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SALTILLO PLAZA PHASE  
III 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 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.

SALTILLO DEVELOPERS, LLC  
A TEXAS LIMITED LIABILITY COMPANY.  
ROBERTO M. GARZA, MANAGER  
1804 N. 23RD ST.  
McALLEN, TX 78501

DATE

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO M. GARZA 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

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

STATE OF TEXAS  
COUNTY OF WEBB

THE UNDERSIGNED, LIENHOLDER HOLDING A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON  
THIS PLAT AND DESIGNATED AS SALTILLO PLAZA PHASE III SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT  
TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY  
FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE  
PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

FALCON INTERNATIONAL BANK  
RAY GONZALES, TRUSTEE  
5219 McPHERSON RD.  
LAREDO, TX 78041

DATE:

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAY GONZALES, 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS  
DAY OF \_\_\_\_\_, 20\_\_

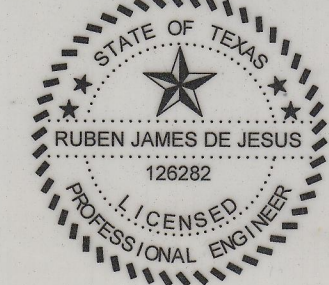
NOTARY PUBLIC IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, RUBEN JAMES DE JESUS, 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\_\_

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



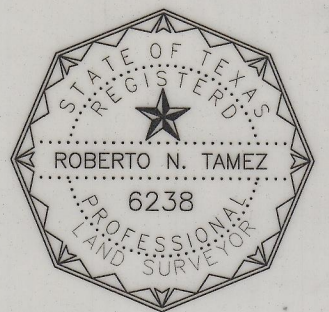
RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER No. 126282  
STATE OF TEXAS

DATE PREPARED: 4-30-21  
ENGINEERING JOB NO: 21082.02-08

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, ROBERTO N. TAMEZ, 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.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_



ROBERTO N. TAMEZ R.P.L.S. #6238  
STATE OF TEXAS

DATE SURVEYED: 1-7-21  
T-1104, PG. 12  
SURVEYING JOB NO: 21082.00



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.,  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT: \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

## PLAT OF SALTILLO PLAZA PHASE III SUBDIVISION

BEING A SUBDIVISION OF 1.136 ACRES  
SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS,  
BEING A PART OR PORTION OUT OF LOT 247, JOHN H. SHARY SUBDIVISION,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17,  
HIDALGO COUNTY MAP RECORDS

#### METES AND BOUNDS DESCRIPTION:

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 1.136 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY,  
TEXAS, BEING A PART OR PORTION OUT OF LOT 247, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, SAID 1.136 ACRES WERE CONVEYED TO SALTILLO  
DEVELOPERS, LLC, BY VIRTUE OF A GENERAL WARRANTY DEED WITH, RECORDED UNDER DOCUMENT NUMBER 3252031, HIDALGO  
COUNTY OFFICIAL RECORDS, SAID 1.136 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 247;

THENCE, S 81° 23' 30" E ALONG THE NORTH LINE OF SAID LOT 247 AND WITHIN THE EXISTING RIGHT-OF-WAY OF PECAN BOULEVARD  
(FM 495), A DISTANCE OF 510.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN  
DESCRIBED TRACT;

1. THENCE, S 81° 23' 30" E CONTINUING ALONG THE NORTH LINE OF SAID LOT 247 AND WITHIN THE EXISTING RIGHT-OF-WAY OF  
PECAN BOULEVARD (FM 495), A DISTANCE OF 150.00 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, S 08° 36' 30" W AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR FOUND (NORTHING:16606342.261,  
EASTING:1058459.936) ON THE EXISTING SOUTH RIGHT-OF-WAY OF PECAN BOULEVARD (FM 495), CONTINUING A TOTAL  
DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

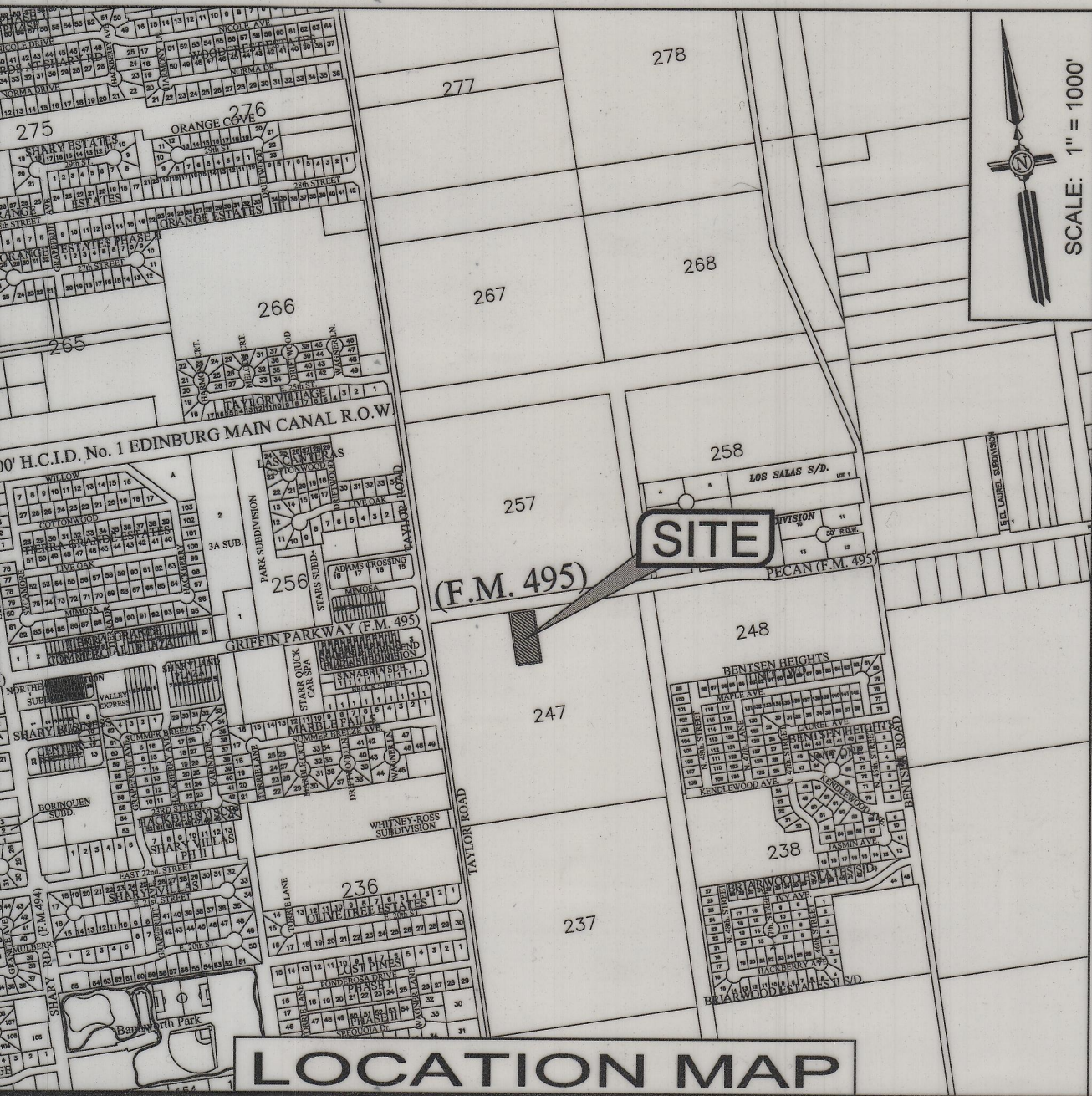
3. THENCE, N 81° 23' 30" W A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 08° 36' 30" E AT A DISTANCE OF 290.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY  
LINE OF PECAN BOULEVARD (FM 495), CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND  
CONTAINING 1.136 ACRES, OF WHICH 0.136 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF PECAN BOULEVARD (FM  
495), LEAVING AN EXISTING NET OF 0.998 OF ONE ACRE MORE OR LESS

DRAWN BY: E.V.Z. DATE 08/09/2022  
SURVEYED, CHECKED DATE  
FINAL CHECK DATE

**M** MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com



Rec'd 8/10/2022  
Rtg #5





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2022

### SUBDIVISION NAME: SALTILLO PLAZA PHASE III

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

Pecan Boulevard: 20 ft. dedication required for 60 ft. from centerline for 120 ft. total ROW.

Paving: By the state Curb & gutter: By the state

\*\*\*Show ROW on both sides of centerline prior to recording.

\*\*\*COM Thoroughfare Plan

Applied

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

Applied

\* 800 ft. Block Length.

NA

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac.

NA

\*\*Subdivision Ordinance: Section 134-105

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Service drive easement required for commercial shown to be extended east and west when the adjacent properties develop on plat submitted 8/10/22.

\*\*Subdivision Ordinance: Section 134-106

Compliance

##### SETBACKS

\* Front: In accordance with Zoning Ordinance 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 138-356

Applied

\* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.

\*\*\*Engineer submitted variance request on September 16, 2022 for a 4 ft. side setback on west side and a 5 ft. side setback on east side subject to compliance with building code requirements in lieu of in accordance with the zoning ordinance.

\*\*Zoning Ordinance: Section 138-356

Non-compliance

\* Corner.

Zoning Ordinance: 138-356

NA

\* 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 Pecan Boulevard.

\*\*5 ft. sidewalk requirement as per Engineering Department.

\*\*\*\*Subdivision Ordinance: Section 134-120

Applied

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



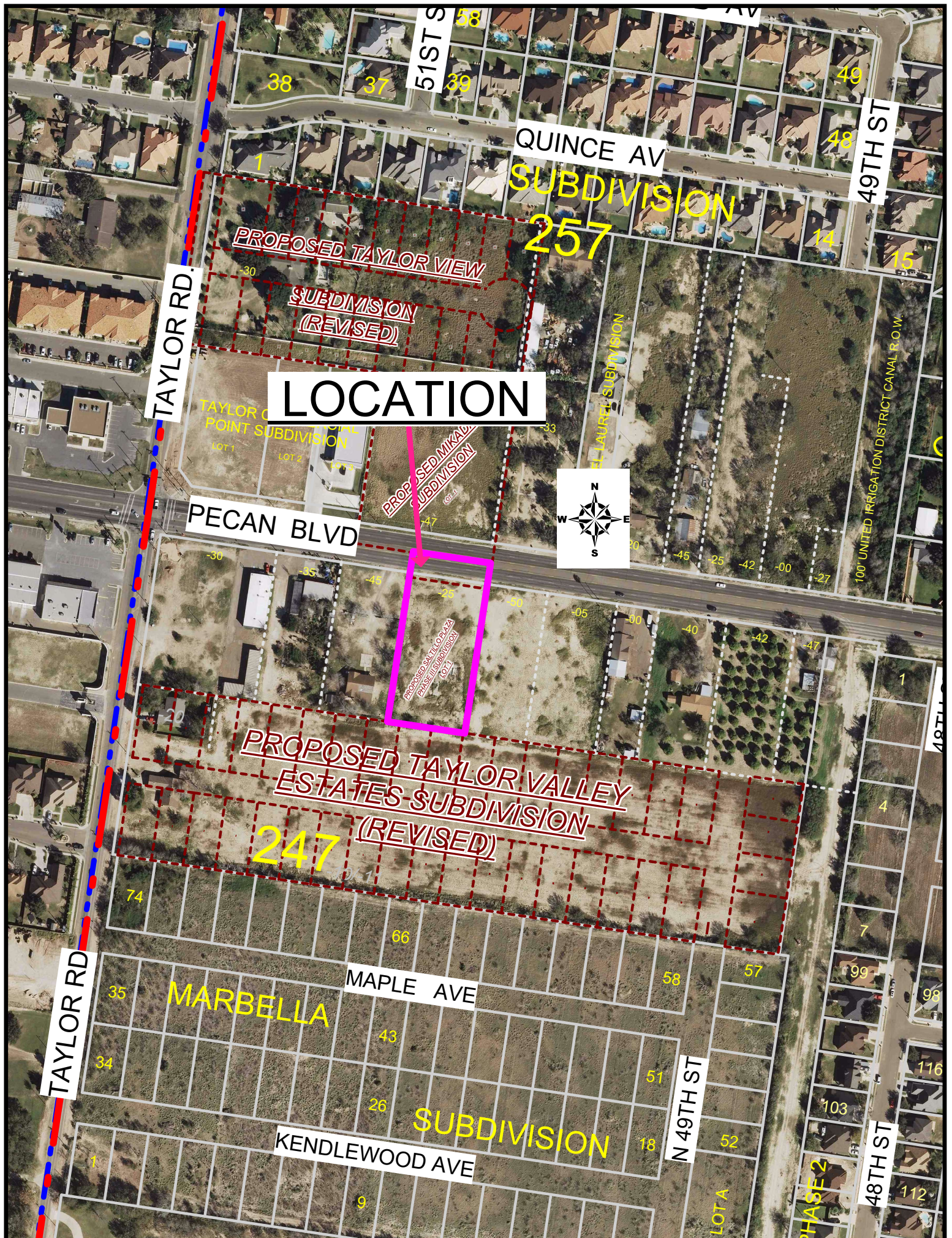
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along south property line. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along. ****City's Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Please remove plat note #7 since plat note is not required.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives 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	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72	NA
<b>LOT REQUIREMENTS</b>	
* Minimum lot width and lot area. **Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance
<b>ZONING/CUP</b>	
* Existing: C-3 Proposed: C-3 Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **As per Engineer, existing Zoning District complies. ***Zoning Ordinance: Article V	NA
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA

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



* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation approved; Traffic Impact Analysis (TIA) under review.	Completed
* As per Traffic Department, Trip Generation approved; Traffic Impact Analysis (TIA) approved.	Complete
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED AND CLARIFICATION OF THE REQUESTED VARIANCE.	Applied





QUINCE AV  
SUBDIVISION  
257

PROPOSED TAYLOR VIEW  
SUBDIVISION  
(REVISED)

LOCATION

PECAN BLVD

PROPOSED TAYLOR VALLEY  
ESTATES SUBDIVISION  
(REVISED)  
247

MARBELLA

SUBDIVISION

TAYLOR RD

MAPLE AVE

KENDLEWOOD AVE

51ST ST

49TH ST



N 49TH ST

48TH ST



# City of McAllen

## Planning Department

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

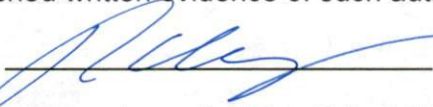
<b>Project Information</b>	<p style="text-align: center;">RESUBDIVISION OF LOTS 164-171 INC OF PRIDE O' TEXAS</p> <p>Subdivision Name <u>(PROPOSED NORTHWEST CREEK SUBDIVISION)</u></p> <p>Location <u>Approximately 500 feet west of N 32nd Lane, on the north side of Mile 6 1/2 Road.</u></p> <p>City Address or Block Number <u>Mile 6 1/2 Road</u></p> <p>Number of Lots <u>56</u> Gross Acres <u>20.00</u> Net Acres _____ ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Existing Zoning <u>N/A</u> Proposed Zoning <u>R-3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>04.29.2022</u></p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Duplex</u> Irrigation District # <u>1</u></p> <p>Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u></p> <p>Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____</p> <p>Parcel # <u>262592 &amp; 262593</u> Tax Dept. Review _____</p> <p>Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____</p> <p>Legal Description <u>20.00 acres being all of Lot 3, Resubdivision of Lots 164-171 Inc. Pride O'Texas,</u>  <u>Volume 7, Page 48, H.C.M.R., Hidalgo County, Texas</u></p>		
<b>Owner</b>	<p>Name <u>1. Andres Leonel Kalifa Jr &amp; Andres Leonel Kalifa Sr</u>  <u>2. Fernando Valle</u></p> <p>Address <u>1. 2720 Grambling Avenue</u>  <u>2. 2410 East 27th Street</u></p> <p>City <u>1. McAllen</u>  <u>2. Mission</u></p>	<p>Phone <u>(956) 655-3768</u>  <u>c/o (956) 381-0981</u></p> <p>E-mail <u>akalifa@msn.com</u>  <u>c/o robertog20@yahoo.com</u></p>	<p>State <u>Texas</u> Zip <u>1. 78504</u>  <u>2. 78574</u></p>
<b>Developer</b>	<p>Name <u>Garman Investments, LP</u> Phone <u>(956) 655-2393</u></p> <p>Address <u>1804 N. 23rd Street</u> E-mail <u>ireneuribe00@yahoo.com</u>  <u>robertog20@yahoo.com</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person <u>Irene Uribe &amp; Roberto Garza</u></p>		
<b>Engineer</b>	<p>Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 West McIntyre Street</u> E-mail <u>ruben@meldenandhunt.com</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p> <p>Contact Person <u>Ruben James De Jesus, P.E., R.P.L.S.</u> cc: <u>drobles@meldenandhunt.com</u></p>		
<b>Surveyor</b>	<p>Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p>		

ENTERED

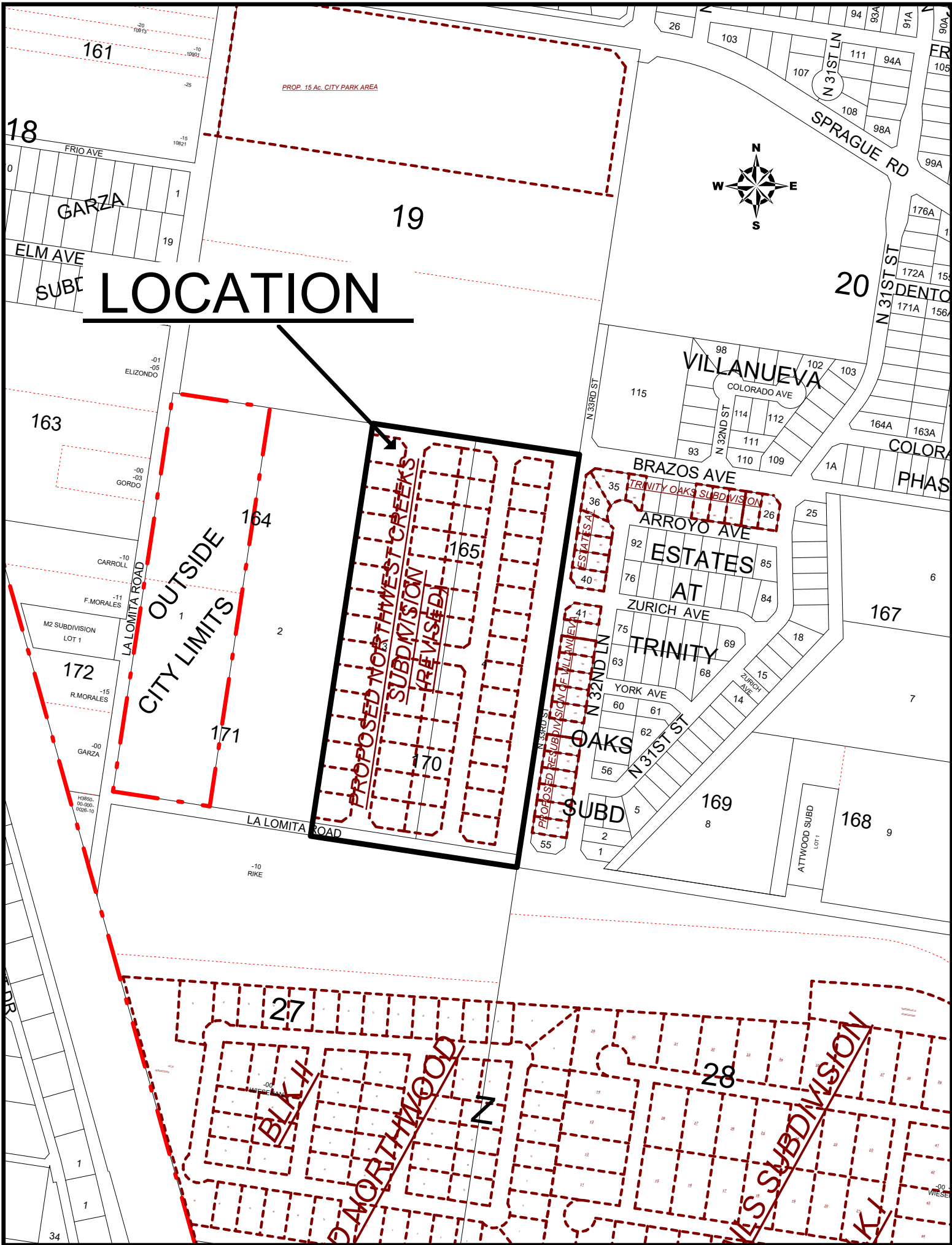
SEP 12 2022

Initial: Am



<div>Minimum Developer's Requirements Submitted with Application</div>	<div style="text-align: center;"><b>Proposed Plat Submittal</b></div> <ul style="list-style-type: none"> <li>✓ \$225 Preliminary Review Fee and \$75 Final Approval Fee</li> <li>— Title Report</li> <li>✓ 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps</li> <li>✓ 2 8 ½" by 11" copies/legible copies of plat with name &amp; north arrow</li> <li>✓ 6 Folded blueline prints of the proposed plat</li> <li>✓ 2 Warranty Deeds (identifying owner on application)</li> <li>✓ AutoCAD 2005 DWG file and PDF of plat</li> <li>✓ Letter of Authorization from the owner, if applicable</li> <li>✓ Proof of authority of person signing application on behalf of partnership/corporation, if applicable</li> </ul> <p><b>PLAT TO SHOW:</b></p> <ul style="list-style-type: none"> <li>✓ Metes and bounds</li> <li>✓ Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts</li> <li>✓ Name and address of owner, lienholder, developer, engineer and surveyor 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> <p>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.</p>
<div>Owners Signature</div>	<p>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.</p> <p>Signature <u></u> Date <u>September 09, 2022</u></p> <p>Print Name <u>Ruben James De Jesus, P.E., R.P.L.S.</u></p> <p>Owner <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p>





# LOCATION

PROP. 15 Ac. CITY PARK AREA

OUTSIDE CITY LIMITS

PROPOSED NORTHWEST CREEKS SUBDIVISION (REVISED)

PROPOSED RESUBDIVISION OF VILLANUEVA ESTATES AT TRINITY OAKS SUBD

TRINITY OAKS SUBDIVISION

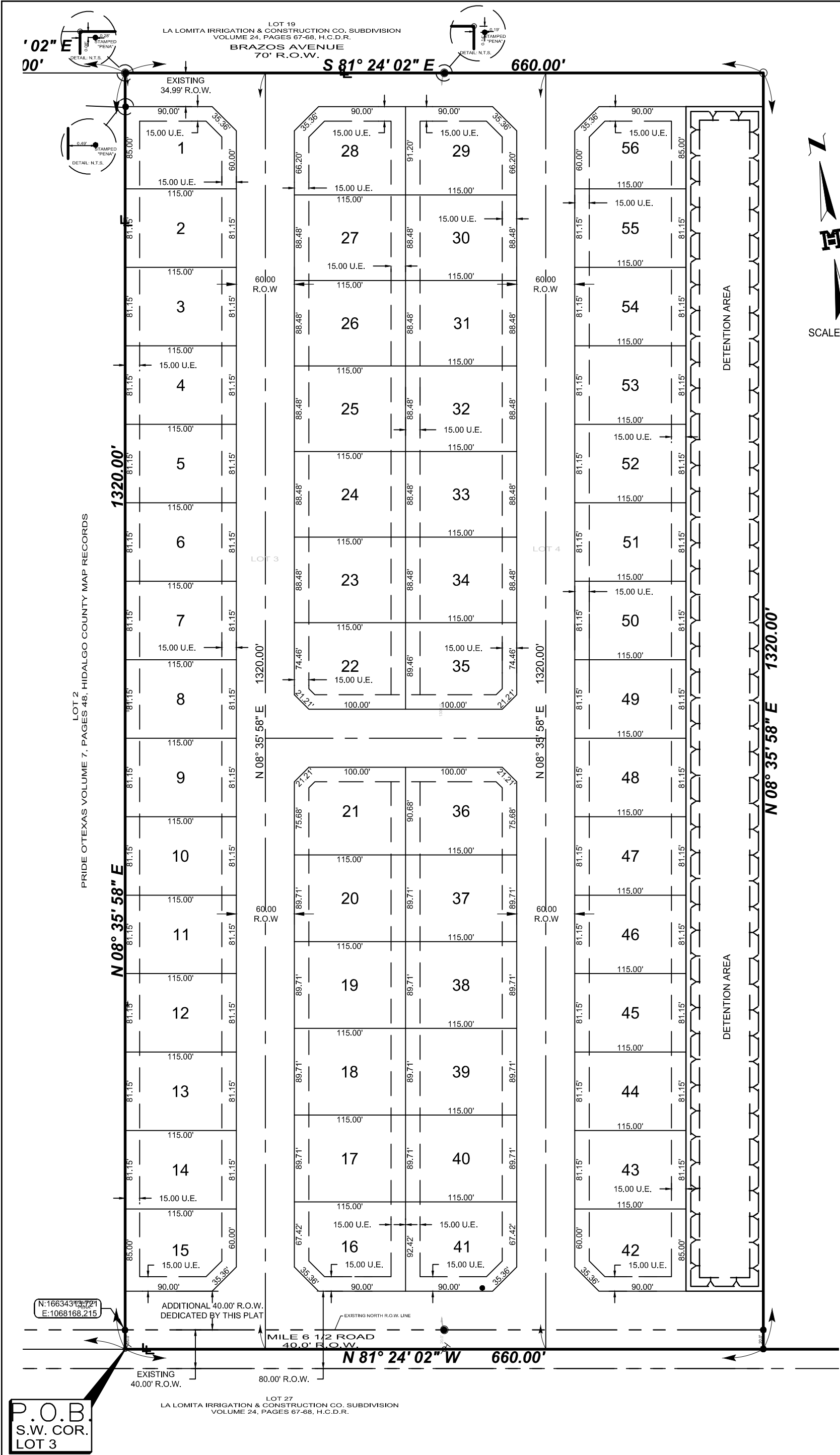
W.S. SUBDIVISION

BLK H

NORTHWOOD







METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 20.00 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 3 AND 4, RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE O' TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 48, HIDALGO COUNTY MAP RECORDS; SAID 20.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF LOT 2, OF SAID RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE O' TEXAS, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 ROAD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT,

- THENCE, N 08° 35' 58" E ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 2, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND WITH CAP STAMPED "PENA" (NORTHING: 16634313.721, EASTING: 1068168.215) ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, AT A DISTANCE OF 60.00 FEET PASS A NO. 4 REBAR SET ON THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2, AND BEING ON THE SOUTH LINE OF LOT 19, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS, FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT, FROM WHICH A NO. 4 REBAR FOUND WITH CAP STAMPED "PENA" BEARS S 64° 47' 00" E WITH A DISTANCE OF 0.29 FEET;
- THENCE, S 81° 24' 02" E ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 19, AT A DISTANCE OF 330.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF SAID LOT 4, FROM WHICH A NO. 4 REBAR FOUND WITH CAP STAMPED "PENA" BEARS S 44° 42' 49" E WITH A DISTANCE OF 0.24 FEET, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 4 AND BEING ON THE WEST LINE OF VILLANUEVA ESTATES AT TRINITY OAKS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 2938654, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 58" W ALONG THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF SAID VILLANUEVA ESTATES AT TRINITY OAKS, AT A DISTANCE OF 1,260.00 FEET PASS A NO. 4 REBAR SET ON THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, AT A DISTANCE OF 1,319.70 FEET PASS A NO. 4 REBAR FOUND WITH CAP STAMPED "CVS LS" IN LINE, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND WITH CAP STAMPED "MELDEN AND HUNT, INC." AT THE SOUTHEAST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF SAID VILLANUEVA ESTATES AT TRINITY OAKS, FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH A NO. 4 REBAR FOUND BEARS S 37° 34' 46" W WITH A DISTANCE OF 0.67 FEET;
- THENCE, N 81° 24' 02" W ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF LOT 27, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 ROAD, AT A DISTANCE OF 330.00 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 4 AND THE SOUTHEAST CORNER OF LOT 3, FROM WHICH A NO. 4 REBAR FOUND BEARS S 28° 42' 49" W WITH A DISTANCE OF 0.75 FEET, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND, MORE OR LESS.

Lot Area Table			
Lot #	SQ. FT.	ACREAGE	
1	9462.50	0.22	
2	9332.76	0.21	
3	9332.76	0.21	
4	9332.76	0.21	
5	9332.76	0.21	
6	9332.76	0.21	
7	9332.76	0.21	
8	9332.76	0.21	
9	9332.76	0.21	
10	9332.76	0.21	
11	9332.76	0.21	
12	9332.76	0.21	
13	9332.76	0.21	
14	9332.76	0.21	
15	9462.50	0.22	

Lot Area Table			
Lot #	SQ. FT.	ACREAGE	
16	10316.08	0.24	
17	10316.08	0.24	
18	10316.08	0.24	
19	10316.08	0.24	
20	10316.08	0.24	
21	10316.08	0.24	
22	10175.60	0.23	
23	10175.60	0.23	
24	10175.60	0.23	
25	10175.60	0.23	
26	10175.60	0.23	
27	10175.60	0.23	
28	10175.60	0.23	
29	10175.60	0.23	
30	10175.60	0.23	

Lot Area Table			
Lot #	SQ. FT.	ACREAGE	
31	10175.60	0.23	
32	10175.60	0.23	
33	10175.60	0.23	
34	10175.60	0.23	
35	10175.60	0.23	
36	10316.08	0.24	
37	10316.08	0.24	
38	10316.08	0.24	
39	10316.08	0.24	
40	10316.08	0.24	
41	10316.08	0.24	
42	9462.50	0.22	
43	9332.76	0.21	
44	9332.76	0.21	
45	9332.76	0.21	

Lot Area Table			
Lot #	SQ. FT.	ACREAGE	
46	9332.76	0.21	
47	9332.76	0.21	
48	9332.76	0.21	
49	9332.76	0.21	
50	9332.76	0.21	
51	9332.76	0.21	
52	9332.76	0.21	
53	9332.76	0.21	
54	9332.76	0.21	
55	9332.76	0.21	
56	9462.50	0.22	

LEGEND

- FOUND NO.4 REBAR
- FOUND NO.4 REBAR WITH CAP STAMPED "PENA"
- SET NO.4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT
- ⌘ SET NAIL
- ( ) - RECORDED MAP CALLS
- A.A. - EDGE OF ASPHALT TO EDGE OF ASPHALT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- N.T.S. - NOT TO SCALE
- S.W. COR. - SOUTHWEST CORNER
- S.E. COR. - SOUTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- Rd. - ROAD
- LL - LOT LINE

GENERAL NOTES:

- THE SITE LIES IN ZONE "X" (UNSHADED). ZONE "X" UNSHADED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN. ZONE "X" UNSHADED SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0295 D MAP REVISED: JUNE 6, 2000.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
FRONT: 20 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN  
REAR: 10 FEET EXCEPT 25 FEET FOR DOUBLE FRONTING LOTS IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
INTERIOR SIDES: 6 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 150,988 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION PONDS WITH A CAPACITY OF 66,700 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 36" LINE INTO AN EXISTING CITY OF McALLEN STORM SEWER NETWORK LOCATED ON THE WEST SIDE OF THE PROPERTY.
- CITY OF McALLEN BENCHMARK: (MC 38) FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON NOVEMBER 06, 1999, BEING LOCATED INSIDE THE McALLEN PUBLIC WORKS WHICH IS WESTBOUND OF WARE RD. AT A DRAIN DITCH BY 7 MILE LINE RD. 30" ALUMINUM PIPE, WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. CAP ON TOP AT ELEVATION = 118.16, NORTHING: 16636659.37695, EASTING: 1066482.31938 (NAVDS8).
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE SOUTH SIDE OF BRAZOS AVENUE, AND A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE NORTH SIDE OF MILE 6 1/2 AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
- 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDIVIDUAL ZONES/USES ALONG MILE 6 1/2 ROAD AND BRAZOS AVENUE.
- AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
- DETENTION AREAS IN WHICH NO BUILDING WILL BE BUILT, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WEST 6 1/2 ROAD AND BRAZOS AVENUE.

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 \_\_\_\_\_  
CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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.

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT \_\_\_\_\_ ATTEST: \_\_\_\_\_ 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 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. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER

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

THE STATE OF TEXAS  
COUNTY OF BEXAR

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE NORTHWEST CREEK SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATE 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.

ANDRES LEONEL KALIFA JR. \_\_\_\_\_ DATE \_\_\_\_\_  
2720 GRAMBLING AVE.  
McALLEN, TX 78504

THE STATE OF TEXAS  
COUNTY OF BEXAR

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE NORTHWEST CREEK SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATE 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.

ANDRES LEONEL KALIFA SR. \_\_\_\_\_ DATE \_\_\_\_\_  
2720 GRAMBLING AVE.  
McALLEN, TX 78504

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDRES LEONEL KALIFA 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 \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDRES LEONEL KALIFA SR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

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

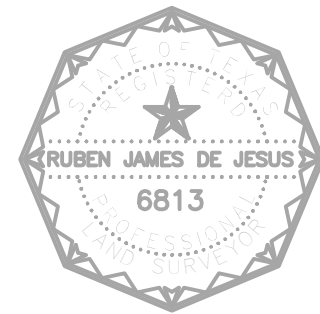
RUBEN JAMES DE JESUS, P.E. # 126282 \_\_\_\_\_ DATE: \_\_\_\_\_  
DATE SURVEYED: 03-24-2022  
ENGINEERING JOB NO. 22061.08



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF NORTHWEST CREEK SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-08-2021, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, R.P.L.S. # 6813 \_\_\_\_\_ DATE: \_\_\_\_\_  
DATE SURVEYED: 03-24-2022  
SURVEY JOB NO. 22061.08-08

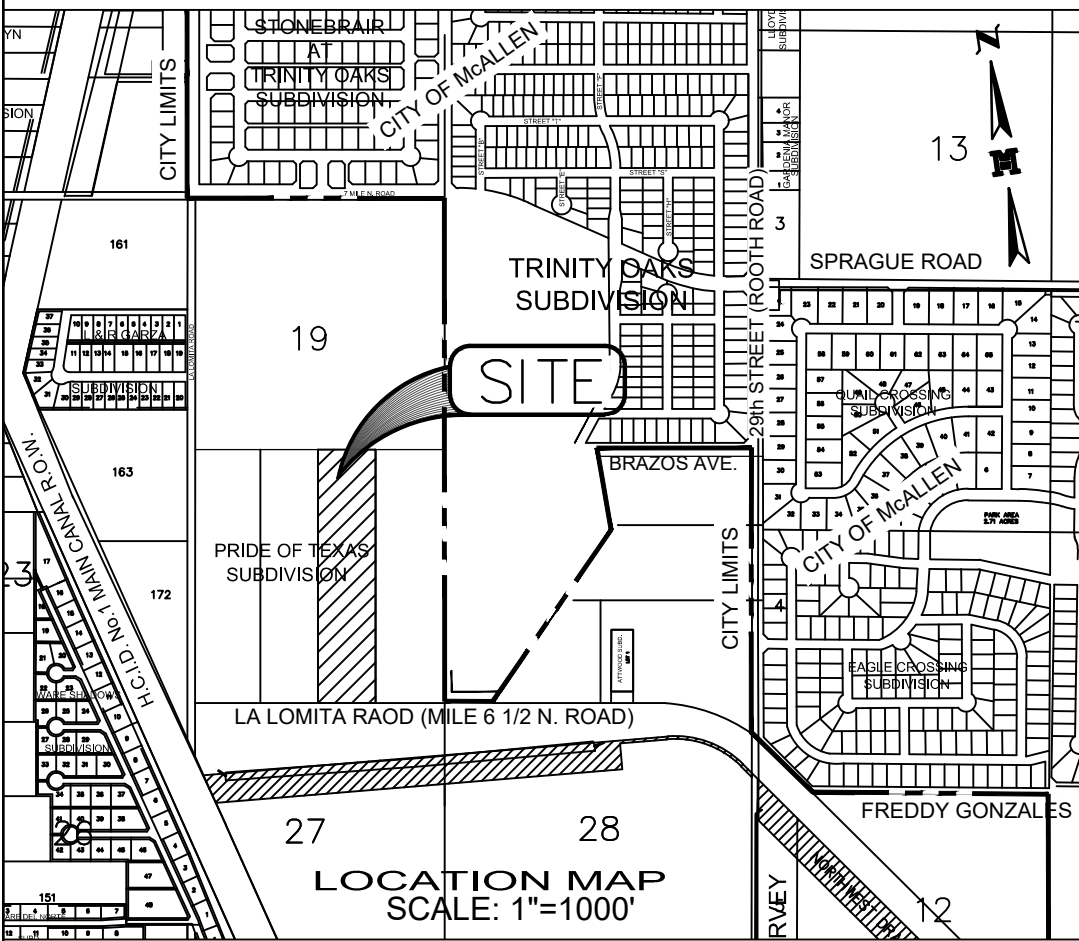


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

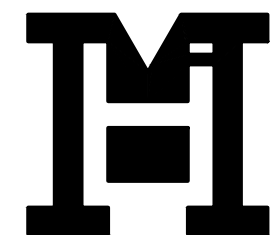


SUBDIVISION MAP OF  
NORTHWEST CREEK  
PRIVATE SUBDIVISION

BEING A SUBDIVISION OF A 20.00 ACRES OF LAND SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 3, RESUBDIVISION OF LOTS 164-171 INC. PRIDE O' TEXAS VOLUME 7, PAGES 48, HIDALGO COUNTY MAP RECORDS.

DRAWN BY: E.V.Z.	DATE: 05-25-22
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

BTPE FIRM # F-1435



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MAIN ST.  
EDINBURG, TX 78541  
ESTABLISHED 1947  
PH: (956) 381-6881  
FAX: (956) 381-1839  
www.meldenandhunt.com





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2022

### SUBDIVISION NAME: NORTHWEST CREEK SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

La Lomita Rd.(Mile 6 1/2 Road): 40 ft. ROW dedication for 80 ft. total ROW  
Paving: 52 ft. - 65 ft. Curb & gutter: both sides  
\*Revise street name references on plat as shown above prior to final.  
\*\*Label ROW dedications from centerline to new plat boundary, total, existing, etc., revise as applicable prior to final.  
\*\*\*\*Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications  
\*\*\*\*\*Label total ROW after accounting for dedication  
\*\*\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*\*\*COM Thoroughfare Plan

Non-compliance

Brazos Avenue (E/W 1/4 mile Collector on Northern Boundary): 35 ft. ROW dedication for 70 ft. ROW  
Paving: 44 ft. Curb & gutter: both sides  
\*\*Please clarify 34.99 ft. existing ROW referenced on plat, if provided through existing document , provide document number on plat and document for staff review, revise as applicable and clarify prior to final.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Non-compliance

Interior Street: 60 ft. total ROW.  
Paving: 40 ft. Curb & gutter: both sides  
\*Street names will be finalized prior to recording.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Applied

N. 33rd Street (N/S 1/4 mile Collector on Eastern Boundary): 35 ft. ROW dedication for 70 ft. ROW  
Paving: 44 ft. Curb & gutter: both sides  
\*Current subdivision layout does not provide ROW dedication for future N. 33rd Street along Eastern Boundary, revise accordingly, prior to final.  
\*\*Villanueva Estates at Trinity Oaks provided 35ft. of ROW dedication along Western Boundary for N. 33rd Street.  
\*\*\*Finalize ROW requirements prior to final.  
\*\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*\*\*COM Thoroughfare Plan

Non-compliance

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Applied

\* 1,200 ft. Block Length  
\*\*Subdivision Ordinance: Section 134-118

NA

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



* 900 ft. Block Length for R-3 Zone Districts **Subdivision layout does not comply with block length requirement lots 1-15 and 42-56, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. ***Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac . **Subdivision Ordinance: Section 134-105	Non-compliance
	NA
<b>ALLEYS</b>	
ROW:20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Non-compliance
<b>SETBACKS</b>	
* Front: Proposing: 20 ft. or greater for easement or approved site plan. **Please submit a site plan with the proposed number of units per lot, prior to final. ***Setbacks will be established once site plan has been submitted for staff review. ****Plat note must be e finalized prior to final. *****Zoning Ordinance: Section 138-356  * Rear: Proposing:10 ft. except 25 ft. for double fronting lots in accordance with the zoning ordinance or greater for easements or approved site plan. **The ordinance for double fronting lots requiring rear setback to be the same as front setback was amended by City Commission back in October; clarify setback. ***Please submit a site plan with the proposed number of units per lot, prior to final. ****Setbacks will be established once site plan has been submitted for staff review. *****Plat note must be e finalized prior to final. *****Zoning Ordinance: Section 138-356  * Sides: Proposing: 6 ft. in accordance with the zoning ordinance or greater for easements or approved site plan. **Please submit a site plan with the proposed number of units per lot, prior to final. ***Setbacks will be established once site plan has been submitted for staff review. ****Plat note must be e finalized prior to final. *****Zoning Ordinance: Section 138-356  * Corner: Proposing: 10 ft. or greater for easements or approved site plan. **Please submit a site plan with the proposed number of units per lot, prior to final. ***Setbacks will be established once site plan has been submitted for staff review. ****Plat note must be e finalized 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	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Applied
	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required along La Lomita Rd.(Mile 6 1/2 Road) ,Brazos Avenue, N.33rd Street and both sides of all interior streets. **Add note as shown above prior to final. ***Sidewalk requirements may increase to 5ft. prior to final per Engineering Department requirements. ****Finalize plat note prior to final. *****Subdivision Ordinance: Section 134-120  * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Required

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



BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along La Lomita Rd.(Mile 6 1/2 Road) ,Brazos Avenue, N.33rd Street ***Plat note must be revised as shown above prior to final **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.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along La Lomita Rd.(Mile 6 1/2 Road), Brazos Avenue, and N.33rd Street. ***Plat note must be revised as shown above prior to final ****Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Requirement might be triggered depending on the number of units proposed per lot, 5 units or more. will require site plan approval. ***Please submit a site plan with the proposed number of units per lot, prior to final.	TBD
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Add note as shown prior to final.	Non-compliance
* 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 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-16	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance

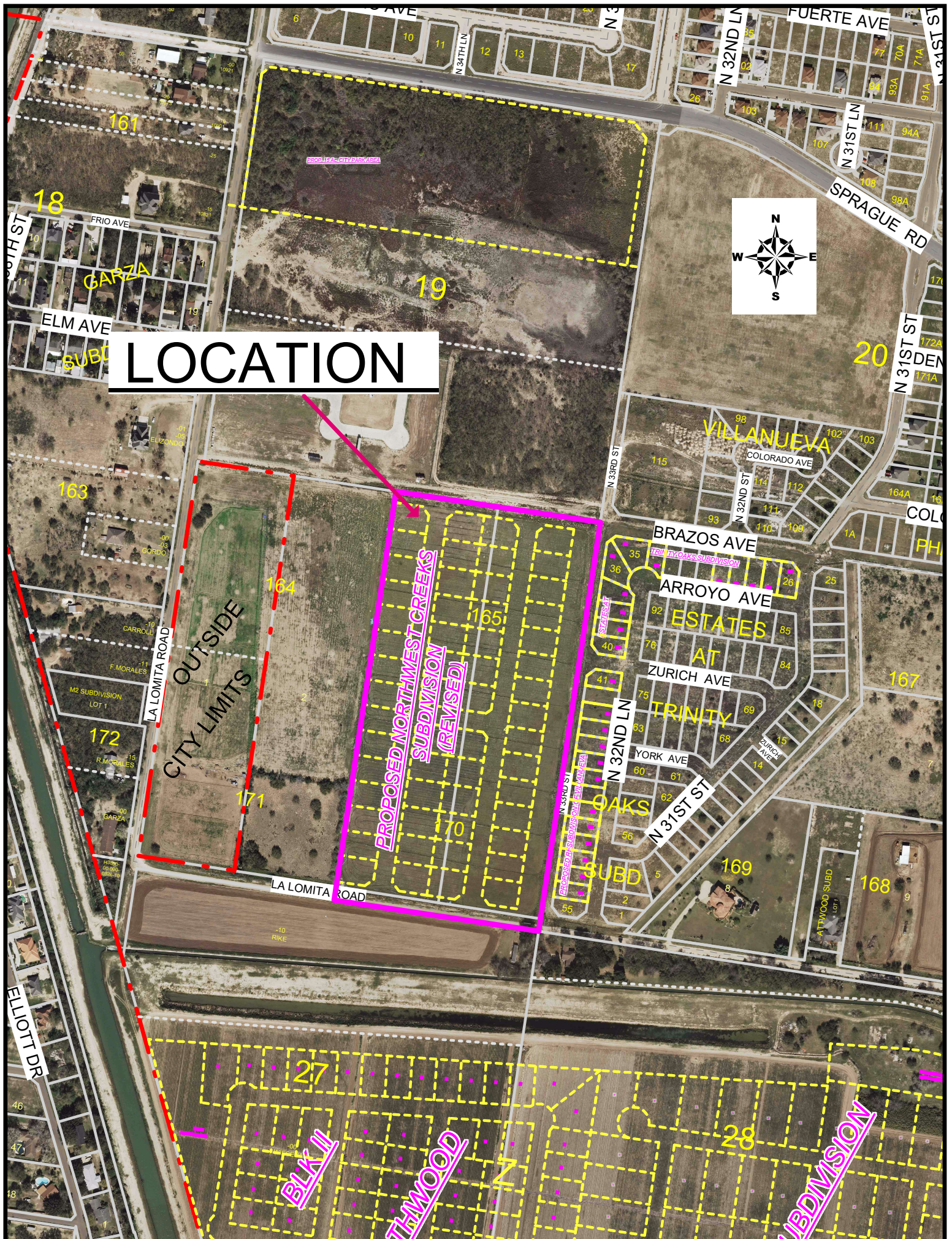
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review



<b>ZONING/CUP</b>	
<p>* Existing : R-3A(apartment residential) District Proposed: R-3A(apartment residential) District  **Initial Zoning and Annexation to R-3A approved by City commission on May 23, 2022 for the West 330.00 ft. and on August 8th,2022 a rezoning request from R-1 (single -family ) residential district to R-3A(apartment residential) District for the east 330.00 ft. was approved by the City Commission.  ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval  **Initial Zoning and Annexation to R-3A approved by City commission on May 23, 2022 for the West 330.00 ft. and on August 8th,2022 a rezoning request from R-1 (single -family ) residential district to R-3A(apartment residential) District for the east 330.00 ft. was approved by the City Commission.  ***Zoning Ordinance: Article V</p>	Completed
	Complete
<b>PARKS</b>	
<p>* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.</p> <p>* Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.  **Provide total number of units proposed to establish requirements, prior to final.  * Pending review by the City Manager's Office.</p>	TBD
	Non-compliance
	TBD
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Non-compliance
	TBD
<b>COMMENTS</b>	
<p>Comments:  *Must comply with City's Access Management Policy.  **Subdivision presented as private subdivision please provide gate details for staff review, prior to final.  ***Please submit a site plan with the proposed number of units per lot, prior to final.</p>	Required
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL IN REVISED PRELIMINARY FORM SUBJECT TO CONDIITONS NOTED, DRAINAGE, AND UTILITY APPROVALS.</p>	Applied

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







# City of McAllen

## Planning Department

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

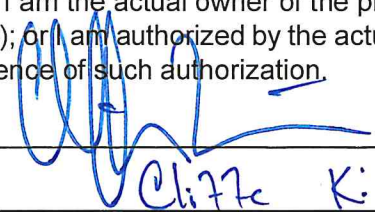
SUB2022-0091

Project Information	Subdivision Name <u>SHARYLAND BUSINESS PARK NO. 11</u>	
	Location <u>APPROXIMATELY 0.50 MILES SOUTH OF FM1016 &amp; FM 494 INTERSECTION ON THE EAST SIDE OF FM 494</u>	
	City Address or Block Number <u>7201 S. SHARY RD</u>	
	Number of Lots <u>2</u> Gross Acres <u>45.80</u> Net Acres <u>38.76</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>I-1</u> Proposed Zoning <u>I-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>AGRI</u> Proposed Land Use <u>LIGHT INDUST.</u> Irrigation District # <u>19</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <u>N/A</u> Residential <u>N/A</u>	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>\$4,540.64</u>	
	Parcel # <u>280770, 280771, 280762, 280763</u> Tax Dept. Review <u>kmr</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND COMPRISED OF 6.25 ACRES OF LAND OUT OF LOT 35; 14.54 ACRES OF LAND OUT OF LOT 36; 17.92 ACRES OF LAND OUT OF LOT 45; AND 7.09 ACRES OF LAND OUT OF LOT 46, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS</u>		
Owner	Name <u>CASCADE REAL ESTATE OPERATING, L.P.</u>	Phone <u>(956) 724-7141</u>
	Address <u>4302 UNIVERSITY BLVD.</u>	E-mail <u>rortiz@killamco.com</u>
	City <u>LAREDO</u> State <u>TX</u> Zip <u>78041</u>	
Developer	Name <u>KILLAM DEVELOPMENT, LTD.</u>	Phone <u>(956) 724-7141</u>
	Address <u>4302 UNIVERSITY BLVD.</u>	E-mail <u>rortiz@killamco.com</u>
	City <u>LAREDO</u> State <u>TX</u> Zip <u>78041</u>	
	Contact Person <u>ROLAND G. ORTIZ, PHD</u>	
Engineer	Name <u>MESQUITE ENGINEERING</u>	Phone <u>(210) 420-0991</u>
	Address <u>3402 DEL MAR BLVD., SUITE 184</u>	E-mail <u>cburns@killamco.com</u>
	City <u>CHRIS BURNS, P.E.</u> State <u>TX</u> Zip <u>78045</u>	
	Contact Person <u>CHRIS BURNS, P.E.</u>	
Surveyor	Name <u>OSCAR HERNANDEZ</u>	Phone <u>(956) 702-8880</u>
	Address <u>200 S. 10TH STREET, STE. 1500, McALLEN, TX 78501</u>	E-mail <u>ohernandez@samengineering-surveying.com</u>
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>	

ENTERED  
AUG 05 2022  
Initial: OH



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application	<p><b><u>In Person Submittal Requirements</u></b></p> <ul style="list-style-type: none"> <li>- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)</li> <li>- Title Report</li> <li>- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps</li> <li>- 2 8 ½" by 11" copies/legible copies of plat with name &amp; north arrow</li> <li>- 6 Folded blue-line prints of the proposed plat</li> <li>- 2 Warranty Deeds (identifying owner on application)</li> <li>- AutoCAD 2005 DWG file and PDF of plat</li> <li>- Letter of Authorization from the owner (if applicable)</li> <li>- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)</li> </ul>	<p><b><u>Email Submittal Requirements</u></b></p> <ul style="list-style-type: none"> <li>- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)</li> <li>- Title Report</li> <li>- Survey</li> <li>- Location Map</li> <li>- Plat &amp; Reduced P</li> <li>- Warranty Deed</li> <li>- DWG File</li> <li>- Letter of Authorization from the owner (if applicable)</li> <li>- Proof of authority of person signing application on behalf of partnership/corporation, if applicable</li> </ul> <p><small>*Documents must be submitted in PDF format. No scanned documents*</small></p> <p><small>*Please submit documents to <a href="mailto:subdivisions@mcallen.net">subdivisions@mcallen.net</a></small></p> <p style="text-align: center;"><b>*ORIGINAL APPLICATION &amp; FEE MUST BE SUBMITTED IN PERSON*</b></p>
	<p><b>PLAT TO SHOW:</b></p> <ul style="list-style-type: none"> <li>- Metes and bounds</li> <li>- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts</li> <li>- Name and address of owner, lienholder, developer, engineer and surveyor 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> <p><small>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 and PDF files can be submitted via email at <a href="mailto:subdivisions@mcallen.net">subdivisions@mcallen.net</a></small></p>	
	<p>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.</p> <p>Signature  Date <u>8/2/22</u></p> <p>Print Name <u>Clifffe Killan II</u></p> <p>Owner <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/></p> <p style="text-align: center; font-size: small;">The Planning Department is now accepting DocuSign signatures on application</p>	





**City of McAllen**  
**Planning Department**  
**VARIANCE TO SUBDIVISION**  
**PROCESS APPLICATION**

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**

Legal Description 45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND COMPRISED OF 6.25 ACRES OF LAND OUT OF LOT 35; 14.54 ACRES OF LAND OUT OF LOT 36; 17.92 ACRES OF LAND OUT OF LOT 45; AND 7.09 ACRES OF LAND OUT OF LOT 46, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS

Street Address SHARYLAND BUSINESS PARK NO. 11 (HONDURAS AVE., McALLEN, TEXAS)

Number of lots 2 Gross acres 45.80 ACRES

Existing Zoning I-1 Existing Land Use AGRI

☒ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

**Applicant**

Name CASCADE REAL ESTATE OPERATING, Phone (956) 724-7141

Address 4302 UNIVERSITY BLVD. E-mail rortiz@killamco.com

City LAREDO State TX Zip 78041

**Owner**

Name CASCADE REAL ESTATE OPERATING, L.P. Phone (956) 724-7141

Address 4302 UNIVERSITY BLVD. E-mail rortiz@killamco.com

City LAREDO State TX Zip 78041

**Authorization**

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?

☐ Yes

☒ No

I certify that I am the actual owner of the property described above and this 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 attached written evidence of such authorization.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name Radcliffe Killam

☒ Owner

☐ Authorized Agent

**Office**

**\*FOR OFFICE USE ONLY\***

APPLICATION FILING FEE: ☐ \$250.00

Accepted by \_\_\_\_\_ Payment received by \_\_\_\_\_ Date \_\_\_\_\_

Rev 06/21



# H 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.

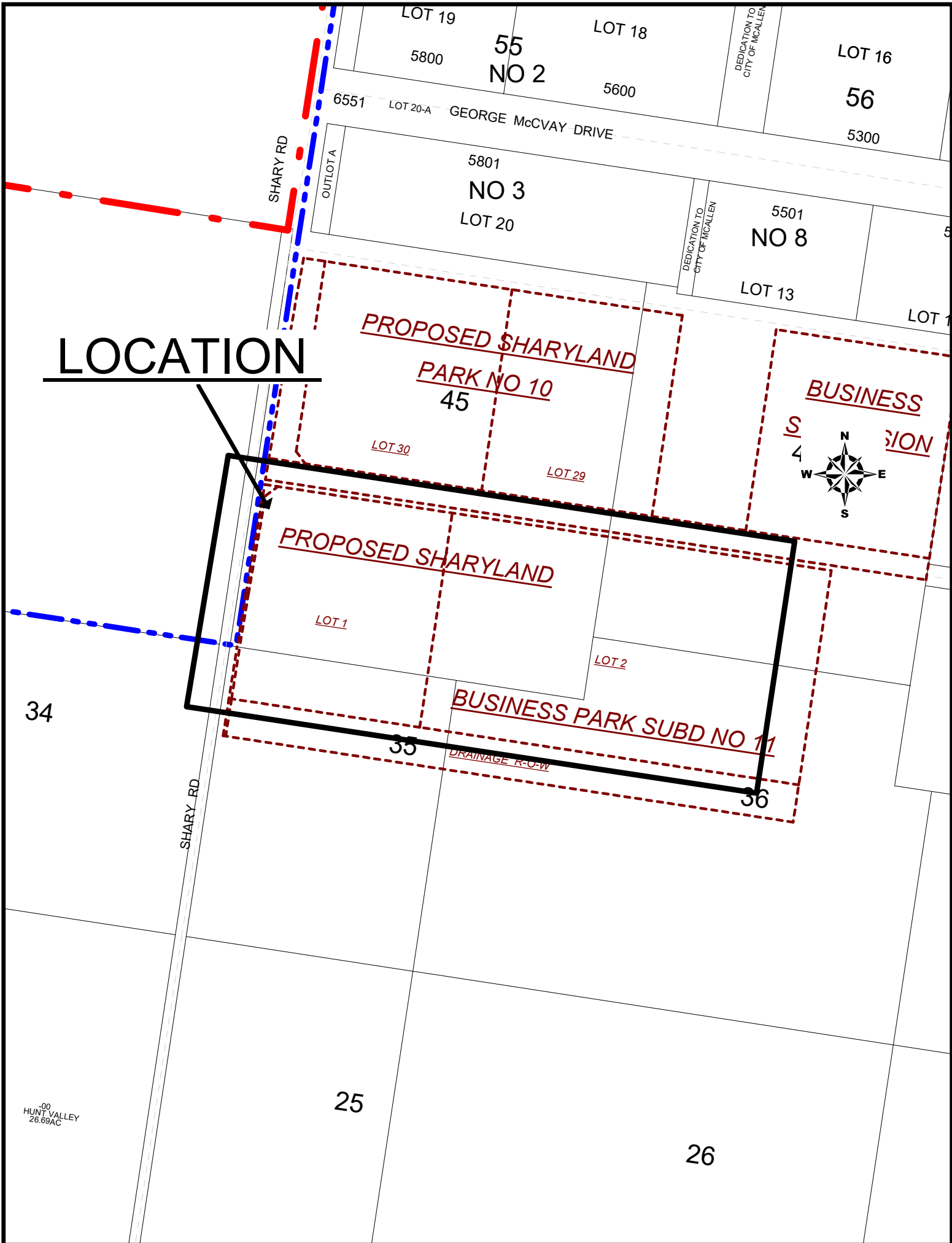
"Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

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.

The City's Ordinances are written for block lengths to be a maximum of 1,200 ft. The proposed subdivision will have approximately 2,114 ft. of frontage on Honduras Avenue (Proposed by Sharyland Business Park No. 10 Plat). The intent of the block length requirement was primarily designed to promote the navigability of residential neighborhoods throughout the city. However, the proposed subdivision falls within a well-established industrial part of town. The established traffic pattern for the area has George McVay Drive and Honduras Avenue, including the proposed extension, as the roads providing east-west mobility between International Parkway and Shary Road (F.M. 494), which provide north-south mobility. The establish development pattern for this area does not provide additional north-south collectors to Military Highway (F.M. 1016). Such was the case with Sharyland Business Park No. 2 and No. 3. Due to the close proximity of the proposed subdivision to the United States/Mexico Border, if a collector was required in the southern direction, within the proposed subdivision, the alignment would terminate in less the 1/4 mile. Due to the proposed subdivision's circumstances and previous statements, the necessity for a 1,200 ft. block length is infeasible and would be a burden to the development. For these reasons, we respectfully request a variance to the 1,200 ft. block length ordinance.





LOT 19

LOT 18

LOT 16

55  
NO 2

5600

56

5300

6551

LOT 20-A

GEORGE McCVAY DRIVE

SHARY RD

OUTLOT A

5801

NO 3

LOT 20

DEDICATION TO  
CITY OF MCALLEN

5501

NO 8

LOT 13

LOT 1

LOCATION

PROPOSED SHARYLAND

PARK NO 10

45

LOT 30

LOT 29

BUSINESS  
S  
4  
ION



PROPOSED SHARYLAND

LOT 1

LOT 2

BUSINESS PARK SUBD NO 11

DRAINAGE R.O.W.

34

35

36

SHARY RD

25

26

00  
HUNT VALLEY  
26.69AC







STATE OF TEXAS:  
COUNTY OF HIDALGO:

We the undersigned owners of the land shown on this plat and designated herein as SHARYLAND BUSINESS PARK NO. 11, an addition to the City of McAllen, Texas, and whose name is subscribed hereto, hereby reserve the streets and alleys shown on this plat as private streets and alleys, but dedicate as ingress and egress easement over and across such private streets to fire and police units, garbage and rubbish collection agencies, and all public and private utility entities. We further dedicate to the use of the public all drains, easements (including drainage easements), water lines, sewer lines, storm sewer, fire hydrants, and other public places which are installed or which we 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 City of McAllen, all the same for the purposes therein expressed, either on the plat hereon or on the official minutes of the applicable authorities of the City of McAllen.

Cascade Real Estate Operating, L.P.  
By: **Killam Management, L.C.**  
Its: Sole Voting Member

By: \_\_\_\_\_  
**Radcliffe Killam II**  
Its: Manager

STATE OF TEXAS:  
COUNTY OF HIDALGO:

Before me, the undersigned authority, on this day personally appeared **Radcliffe Killam II**, known to me, be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and consideration therein stated. Given my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public

STATE OF TEXAS:  
COUNTY OF HIDALGO

This plat of SHARYLAND BUSINESS PARK NO. 11 has been submitted to and considered by the Planning and Zoning Commission of the City of McAllen, Texas and hereby approved by such commission. Dated this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Michael Fallak  
Chairman, Planning 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 subdivisions regulations of the city wherein my approval is required. Given under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Perla Lara  
Attested: Secretary, City of McAllen

Javier Villalobos  
Mayor, City of McAllen

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 of the subdivision and its engineer to make these determinations.

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

By: Hidalgo County Drainage District No. 1

Date

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

Oscar Hernandez, RPLS  
Registered Professional Land Surveyor  
State of Texas No. 5005

STATE OF TEXAS:  
COUNTY OF WEBB:

I, Christopher P. Burns , a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been give to this plat.

Christopher P. Burns, P.E.  
Licensed Professional Engineer  
P.E. Registration No. 137054

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

This plat approved by Hidalgo County Irrigation District No. 1 on this \_\_\_\_ day of \_\_\_\_\_, 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 and/or easements.

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

R.L. Bell, Jr.  
President

Mark J. Fryer  
Secretary

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

#### PRINCIPAL CONTACTS

OWNER: CASCADE REAL ESTATE OPERATING, L.P.  
4320 UNIVERSITY BLVD.  
PO BOX 499  
LAREDO TEXAS, 78041  
PHONE: (956) 724-7141

ENGINEER: MESQUITE ENGINEERING  
3402 E DEL MAR BLVD #184  
LAREDO TEXAS, 78041  
PHONE: (956) 724-7141

SURVEYOR: SAM ENGINEERING & SURVEYING INC.  
200 SOUTH 10th STREET, SUITE 1500  
MCALLEN TEXAS, 78501  
PHONE: (956) 702-8880

#### METES & BOUNDS

45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND COMPRISED OF 6.25 ACRES OF LAND OUT OF LOT 35; 14.54 ACRES OF LAND OUT OF LOT 36; 17.92 ACRES OF LAND OUT OF LOT 45; AND 7.09 ACRES OF LAND OUT OF LOT 46, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS

BEING 45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND, COMPRISED OF 6.25 ACRES OF LAND OUT OF LOT 35; 14.54 ACRES OF LAND OUT OF LOT 36; 17.92 ACRES OF LAND OUT OF LOT 45; AND 7.09 ACRES OF LAND OUT OF LOT 46, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE EAST 1/2 OF A 382.78 ACRE TRACT CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P. A TEXAS LIMITED PARTNERSHIP RECORDED IN DOCUMENT NUMBER 3069818, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS; SAID 45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE COMMON CORNER OF A 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, RECORDED IN DOCUMENT NUMBER 1978143, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND LOT 27, SHARYLAND BUSINESS PARK NO. 9, SUBDIVISION, RECORDED IN VOLUME 53, PAGE 91, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE WEST RIGHT OF WAY LINE OF HONDURAS PARKWAY (HAVING A 80.0 FT. RIGHT OF WAY); (HAVING A STATE PLANE COORDINATE OF X= 1053581.7382 Y = 16579453.9190)

**THENCE** NORTH 81 DEG. 22 MIN. 27 SEC. WEST, LEAVING THE COMMON CORNER OF SAID 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, AND LOT 26, OF SAID SHARYLAND BUSINESS PARK NO. 6 SUBDIVISION, AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 350.00 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X= 1053235.6971 Y = 16579506.4125)

- 1) THENCE**, SOUTH 08 DEG. 37 MIN. 33 SEC. WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 370.16 FEET, PASSING THE COMMON LINE OF LOTS 36, AND 46, OF SAID JOHN H. SHARY SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 939.70 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAM'S", FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE**, NORTH 81 DEG. 22 MIN. 27 SEC. WEST, LEAVING THE WEST RIGHT OF WAY LINE OF SAID 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 1308.82 FEET, PASSING THE COMMON LINE OF LOTS 35, AND 36, OF SAID JOHN H. SHARY SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 2127.50 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAM'S", FOR WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P. A TEXAS LIMITED PARTNERSHIP, AND THE WEST RIGHT OF WAY LINE OF SHARY ROAD (HAVING A 100.0 FT. RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE**, NORTH 08 DEG. 53 MIN. 23 SEC. EAST, ALONG THE WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P. A TEXAS LIMITED PARTNERSHIP, AND THE WEST RIGHT OF WAY LINE OF SHARY ROAD, A DISTANCE OF 332.49 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT FOR AN ANGLE POINT OF THE TRACT;
- 4) THENCE** CONTINUING ALONG THE WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P. A TEXAS LIMITED PARTNERSHIP, AND THE WEST RIGHT OF WAY LINE OF SHARY ROAD, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11409.16 FEET; AN ARC LENGTH OF 199.82 FEET, A DELTA ANGLE OF 91 DEG. 00 MIN. 13 SEC.; A CHORD BEARING OF NORTH 09 DEG. 23 MIN. 11 SEC. EAST A DISTANCE OF 199.82 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE POINT OF TANGENCY AND COMMON LINE FOR LOT 35, AND 45, OF SAID JOHN H. SHARY SUBDIVISION, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 5) THENCE**, NORTH 09 DEG. 53 MIN. 17 SEC. EAST, CONTINUING ALONG THE WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P. A TEXAS LIMITED PARTNERSHIP, A DISTANCE OF 407.51, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAM'S", FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 6) THENCE**, SOUTH 81 DEG. 22 MIN. 27 SEC. EAST, LEAVING THE WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P. A TEXAS LIMITED PARTNERSHIP, A DISTANCE OF 1280.81 FEET, PASSING THE COMMON LINE OF LOTS 45 AND 46, OF SAID JOHN H. SHARY SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 2114.34, TO THE POINT OF BEGINNING; CONTAINING 45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND, WITHIN THIS METES AND BOUNDS DESCRIPTION.

#### GENERAL NOTES

- 1 - ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID.**
- 2 - BY GRAPHICALLY PLOTTING, THIS TRACT IS SITUATED IN FLOOD ZONE "B" AS PER FLOOD INSURANCE RATE MAPS FOR HIDALGO COUNTY, TEXAS, FEMA COMMUNITY PANEL NO. 480334 0400C, DATED NOVEMBER 16, 1982. ZONE "B" 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 IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM BASE FLOOD.**
- 3 - BENCHMARK INFORMATION: (SURVEYOR TO PROVIDE)**
- 4 - BUILDING SETBACKS IN ACCORDANCE WITH ZONING ORDINANCE (SECTION 138-356), OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.**
- 5 - NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.**
- 6 - MINIMUM FINISH FLOOR ELEVATION SHALL BE 105.50 FT OR 18" ABOVE TOP OF CURB, WHICHEVER IS GREATER.**
- 7 - STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 1,831,977 CF OR 42.06 AC-FT AND SHALL BE CONVEYED TO, AND DETAINED WITHIN, THE DRAINAGE RIGHT-OF-WAY, DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT. THE DEDICATED RIGHT OF WAY IS AN EXTENSION OF THE SHARYLAND PLANTATION REGIONAL DRAINAGE SYSTEM.**
- 8 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF MCALLEN COMPREHENSIVE PLAN.**
- 9 - DRIVEWAY LOCATIONS SHALL COMPLY WITH THE CITY OF MCALLEN AND TxDOTS ACCESS MANAGEMENT POLICY.**
- 10 - DRIVEWAYS, SIDEWALKS, AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE MCALLEN SUBDIVISION ORDINANCE REQUIREMENTS.**
- 11 - COMMON AREAS AND SERVICE DRIVES MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN.**
- 12 - SOLID WASTE DELIVERY REQUIREMENTS SHALL BE IMPOSED BY THE CITY OF MCALLEN'S SOLID WASTE ORDINANCE AT THE TIME APPLICATION FOR BUILDING PERMITS.**
- 13 - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE MCALLEN SUBDIVISION ORDINANCE REQUIREMENTS.**
- 14 - 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS. LANDSCAPING ORDINANCE: SECTION 110-46.**
- 15 - 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/ USES. LANDSCAPING ORDINANCE: SECTION 110-46.**

SURVEYOR  
SAM Engineering and Surveying  
SAM'S

ENGINEER  
MESQUITE ENGINEERING  
MESQUITE ENGINEERING, L.P.  
3402 E DEL MAR BLVD #184  
LAREDO TEXAS, 78041  
PHONE: (956) 724-7141  
TERRY FRANKLIN, P.E. No. 137884

PLAT  
SHARYLAND BUSINESS  
PARK No. 11  
CITY OF MCALLEN, HIDALGO COUNTY, TEXAS

OWNER:  
KILLAM  
CASCADE REAL ESTATE OPERATING, L.P.  
4320 UNIVERSITY BLVD.  
PO BOX 499  
LAREDO TEXAS, 78041  
PHONE: (956) 724-7141

DRAWN BY:	M.C.
CHECKED BY:	C.B.
APPROVED BY:	C.B.
JOB NO.	
FILENAME	
DATE	08-23-2022
SIZE	24 X 36
SCALE	1" = 11' X 17'

2 of 2





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2022

### SUBDIVISION NAME: SHARYLAND BUSINESS PARK NO. 11

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

S. Shary Rd. (FM 494): Minimum 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW  
Paving: 65 ft. Curb & gutter: Both Sides  
\*Label centerline on plat, prior to final.  
\*\*Label ROW dedications from centerline to new plat boundary, total, existing, etc., and remove "proposed" from labeling, revise as applicable prior to final.  
\*\*\*Provide Document Numbers on plat for existing ROW dedication and Documents, prior to final.  
\*\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*\*\*COM Thoroughfare Plan

Non-compliance

Honduras Ave: 80 ft. ROW dedication  
Paving: 52 ft. Curb & gutter: Both Sides  
\*Submitted plat references 80 ft. dedication by others, if proposed dedication is not recorded prior to final, ROW dedication will be required.  
\*\* At the Planning and Zoning Commission meeting of April 5th, 2022, the proposed subdivision to the north under the name of Sharyland Business park No. 10 received a variance to provide 44ft. of pavement width in lieu of 52ft with 80 ft. of ROW.  
\*\*\*ROW requirements must be finalized prior to final.  
\*\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*\*COM Thoroughfare Plan

Applied

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Applied

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Applied

\* 1,200 ft. Block Length  
\*\*Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement.  
\*\*\*Engineer submitted a variance application on September 16th, 2022, requesting a variance to the 1200 ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively.  
\*\*\*\*Subdivision Ordinance: Section 134-118

Applied

\* 900 ft. Block Length for R-3 Zone Districts.  
\*\*Subdivision Ordinance: Section 134-118

NA

\* 600 ft. Maximum Cul-de-Sac  
\*\*Subdivision Ordinance: Section 134-105

NA

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



ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final. ****Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. **Add 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, whichever is greater applies. **Add plat note as shown above prior to final. ***Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Add plat note as shown above prior to final. ***Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ** Add plat note as shown above prior to final. ***Zoning Ordinance: Section 138-356	Non-compliance
* Garage: Proposed Commercial Development. **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 along S. Shary Road (FM 494) and Honduras Avenue. **Add note as shown above prior to final. ***5 ft. sidewalk along S. Shary Road (FM 494) and any other internal streets might be required prior to final as per Engineering Department. ****Subdivision Ordinance: Section 134-120	Non-compliance
* 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. **Revise note as shown above prior to final, "Perimeter buffers must be built at time of subdivision improvements. Landscaping ordinance: section 110-46" reference not required to be part of note. **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. **Revise note as shown above prior to final, ordinance reference not required to be part of note. ***Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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



NOTES	
*Must comply with City's Access Management Policy. **Verify compliance with Access Management Policy prior to final	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, 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.	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 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 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 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Submitted plat references 80 ft. ROW dedication by others, if proposed dedication is not recorded prior to final, ROW dedication will be required, as lots must front a public street. Lot 2 currently fronts a proposed street dedicated by another plat. ***Finalize ROW and lot frontage requirements prior to final. ****Subdivision Ordinance: Section 134-1	TBD
* Minimum lot width and lot area. **Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line. ***Original John H. Shary lot lines must not be as bold, if proposing to remain line boldness should be similar to contours, finalize prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District ***Zoning Ordinance: Article V	Compliance
* 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 City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Complete

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



* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation approved, no TIA required.	NA
<b>COMMENTS</b>	
Comments: *Finalize ROW requirements for proposed Honduras Avenue prior to final to ensure compliance with ROW requirements and lot Frontage. **As per Engineering Department review of September 21,2022, Drainage approval has been granted. ***As per Utilities Department review of September 21,2022, Subdivision received McAllen Public Utility Board approval on September 13,2022. ****Must comply with City's Access Management Policy.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED.	Applied



# SHARYLAND

LOT 19

5800

55  
NO 2

LOT 18

5801

LOT 16

56

5300

6551

LOT 20-A

GEORGE McCVAY DRIVE

5801

NO 3

LOT 20

5501

NO 8

LOT 13

520

LOT 11

LOCATION

PROPOSED SHARYLAND

PARK NO 10

45

LOT 30

LOT 29

BUSINESS

S 4 1/2 N



PROPOSED SHARYLAND

LOT 1

LOT 2

BUSINESS PARK SUBD NO 11

DRAINAGE R.O.W

35

36

34

SHARY RD

00  
HUNT VALLEY  
26.69AC

25

26





City of McAllen

## Planning Department

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

### SUBDIVISION PLAT REVIEW APPLICATION

Subarea - 0111

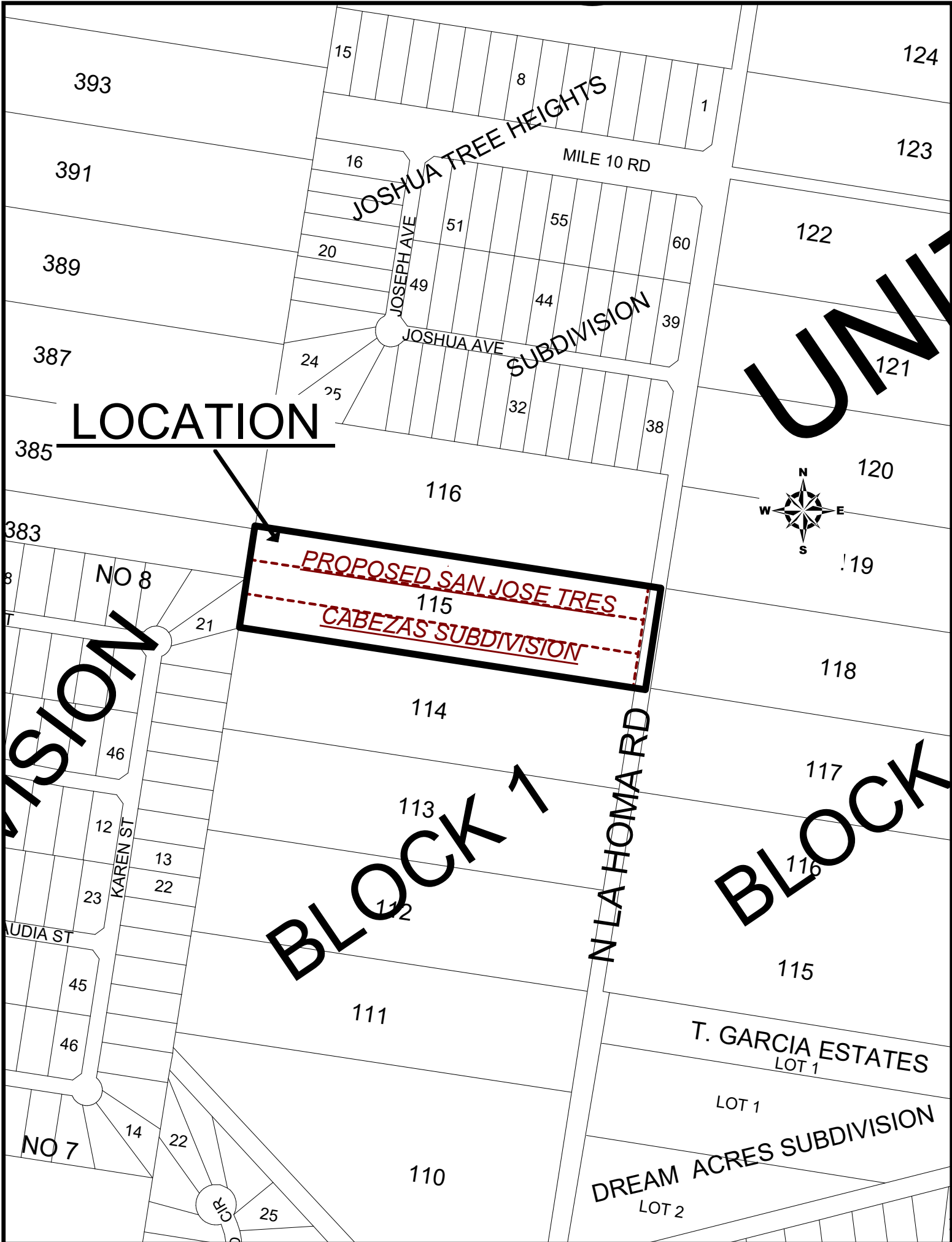
Project Information	Subdivision Name <u>San Jose Tres Cabezas</u>	
	Location <u>La Homa Rd. approximately 1,500 ft south of Monte Cristo Rd.</u>	
	City Address or Block Number <u>11001 N. LA HOMA RD</u>	
	Number of Lots <u>3</u> Gross Acres <u>10</u> Net Acres <u>9.811</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>ETJ</u> Proposed Zoning <u>ETJ</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>6</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>Yes</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>964299</u> Tax Dept. Review <u>OK</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>La Homa Ranch Citrus Groves Unit No. 2 Lot 115 Block 1</u> <u>L1100-02-001-0115-05</u>		
Owner	Name <u>Valentin Olmedo Vargas</u> Phone <u>(956) 600-0507</u>	
	Address <u>8508 Ahijada St</u> E-mail <u>prominent.masonry@gmail.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78574</u>	
Developer	Name _____ Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>Supreme Engineering, PLLC</u> Phone <u>(956) 272-2246</u>	
	Address <u>401 S. Jackson Rd #2780</u> E-mail <u>omar.cano@supremeengineering.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78540</u>	
	Contact Person <u>Omar Cano, PE</u>	
Surveyor	Name <u>Carrizalez Land Surveying, LLC</u> Phone <u>(512) 470-1489</u>	
	Address <u>4807 Gondola Ave.</u> E-mail <u>fnfcad@gmail.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	

ENTERED

SEP 16 2022

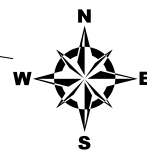
Initial On





LOCATION

PROPOSED SAN JOSE TRES  
115  
CABEZAS SUBDIVISION



BLOCK 1

BLOCK

JOSHUA TREE HEIGHTS

SUBDIVISION

T. GARCIA ESTATES  
LOT 1

DREAM ACRES SUBDIVISION  
LOT 2

VISION

NO 8

NO 7

AUDIA ST

KAREN ST

N LA HOMA RD

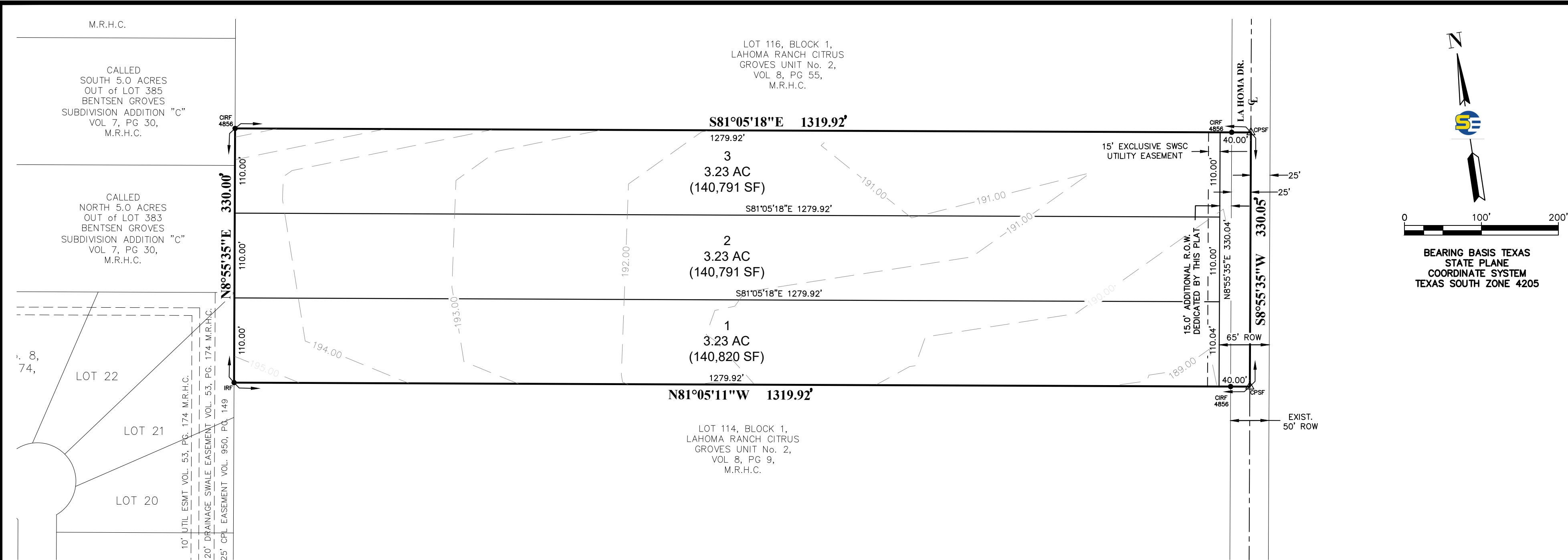
MILE 10 RD

JOSEPH AVE

JOSHUA AVE

CLIP





**CHAIRMAN, PLANNING COMMISSION**

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

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**MAYOR, CITY OF McALLEN**

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN (ETJ), 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: \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY IRRIGATION DISTRICT #6**

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 6 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES \_\_\_\_\_

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 6 RIGHT OF WAYS OR EASEMENTS.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
PRESIDENT SECRETARY

**STATE OF TEXAS  
COUNTY OF HIDALGO**

UNDER LOCAL GOVERNMENT CODE 232.028(g)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN JOSE TRES CABEZAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
HIDALGO COUNTY CLERK

**SHARYLAND WATER SUPPLY CORP**

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT THE SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR SAN JOSE TRES CABEZAS SUBDIVISION, LOCATED IN THE CITY OF McALLEN (ETJ), HIDALGO COUNTY TEXAS. SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THA THE ABOVE REFERENCED POTABLE WATER INFRASTRUCTURE IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EASEMENT.

\_\_\_\_\_  
SHERILYN DAHLBERG  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

VALENTIN OLMEDO--VARGAS AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN JOSE TRES CABEZAS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

\_\_\_\_\_  
VALENTIN OLMEDO--VARGAS  
8508 AHUJADA ST.  
MISSION, TEXAS 78574

**STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VALENTIN OLMEDO--VARGAS KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**THE 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 THE SAN JOSE TRES CABEZAS SUBDIVISION OF THE CITY OF McALLEN (ETJ), 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.

\_\_\_\_\_  
SIGNATURE AND TITLE  
FALCON INTERNATIONAL BANK \_\_\_\_\_ DATE \_\_\_\_\_

**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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JOSE TRES CABEZAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**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 THE 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

**GENERAL SUBDIVISION PLAT NOTES**

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FEMA FIRM COMMUNITY PANEL No. 480334 0300 D EFFECTIVE DATE: JUNE 6, 2000.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

- SETBACKS:  
FRONT SIDE: 25.00 FEET  
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL SHALL BE ALLOWED.

- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

**THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.**

-->B.M. NO. 1--ELEV. 190.20 TOP OF A COTTON PICKER SPINDLE. AT THE NORTHEAST CORNER OF THE PROPERTY AT THE EXISTING CENTER LINE OF LA HOMA DRIVE (NAVD 1988)  
COORDINATE: N= 16656418.42 E=1036692.725

-->B.M. NO. 2--ELEV. 189.61 TOP OF A COTTON PICKER SPINDLE. AT THE SOUTHEAST CORNER OF THE PROPERTY AT THE EXISTING CENTER LINE OF LA HOMA DRIVE (NAVD 1988)  
COORDINATE: N= 16656092.37 E= 1036641.498

- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF \_\_\_\_\_ CUBIC- FEET ( \_\_\_\_\_ ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY STORM SEWER SYSTEM, CURB INLETS AND UNDERGROUND STORM LINES. DETENTION WILL BE ACCOMPLISHED BY CONSTRUCTING A NEW DRAIN DITCH DEDICATED TO THE HDD#1. (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS AND DETAIL DRAINAGE REPORT APPROVED BY HDD#1.)

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

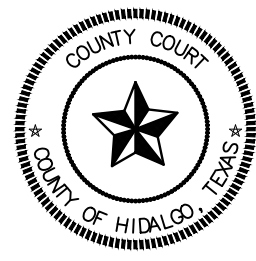
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

- VALENTIN OLMEDO--VARGAS THE SUBDIVIDER OF SAN JOSE TRES CABEZAS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAIJARDO, JR.  
HIDALGO COUNTY CLERK

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

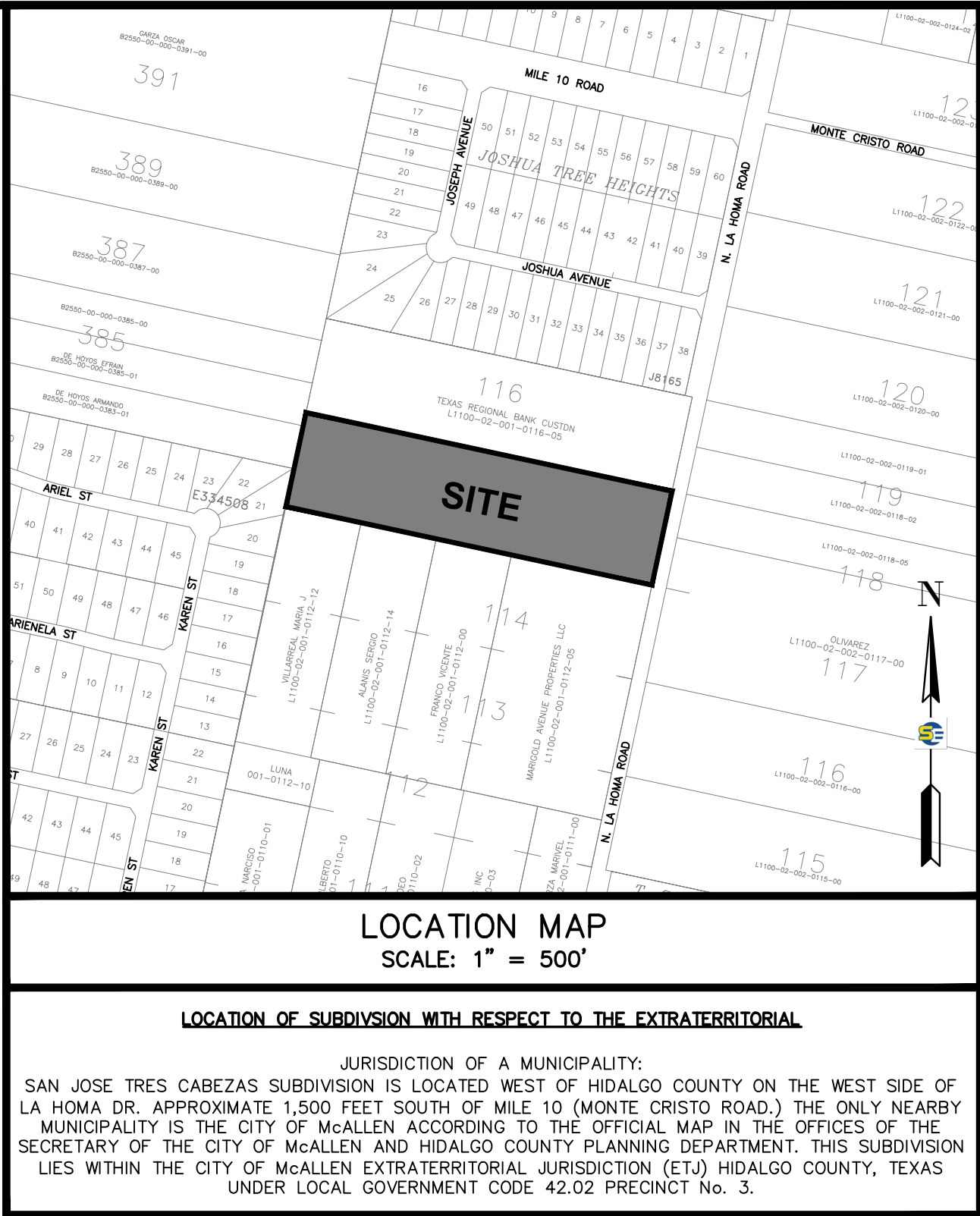
BY: \_\_\_\_\_ DEPUTY



# PLAT OF SAN JOSE TRES CABEZAS SUBDIVISION

BEING ALL OF LOT 115, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT No. 2  
RECORDED IN VOLUME 8, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS.

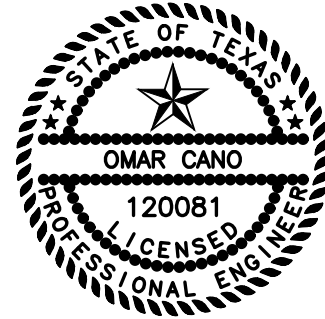
DATE: SEPTEMBER 2022



**THE 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.

\_\_\_\_\_  
OMAR CANO, P.E.  
LICENSE PROFESSIONAL ENGINEER No. 120081



**THE STATE OF TEXAS  
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A (REGISTERED PROFESSIONAL ENGINEER AND/OR 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.

\_\_\_\_\_  
MANUEL CARRIZALES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388  
SURVEY FIRM No. 10194417







# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2022

### SUBDIVISION NAME: SAN JOSE TRES CABEZAS

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

N. La Homa Rd:15 ft. of ROW dedication for 40 ft. from centerline for future 80 ft. total ROW.  
Paving:52 ft. Curb & gutter: Both Sides.

\*Revise street name references on plat as shown above prior to final.

\*\*Label ROW dedications from centerline to new plat boundary, total, existing, etc., revise as applicable prior to final.

\*\*\*Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for N. La Homa Rd.

\*\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*\*\*Monies must be escrowed if improvements are required prior to final

\*\*\*\*\*COM Thoroughfare Plan

N/S Quarter Mile Collector (Western boundary):dedication as needed for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

\*Street alignment and ROW being reviewed and plat would need to be revised accordingly.

\*\*Please provide ownership map to verify that no landlocked properties exist or will be created.

\*\*\*Monies must be escrowed if improvements are not built prior to recording.

\*\*\*\*Subdivision Ordinance: Section 134-105

E/W Quarter Mile Collector (Northern boundary):dedication as needed for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

\*Street alignment and ROW being reviewed and plat would need to be revised accordingly.

\*\*Please provide ownership map to verify that no landlocked properties exist or will be created.

\*\*\*Monies must be escrowed if improvements are not built prior to recording.

\*\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*\*\*COM Thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts.

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac .

\*\*Subdivision Ordinance: Section 134-105

Non-compliance

TBD

TBD

Applied

Applied

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial and multi-family properties.

\*\*Subdivision Ordinance: Section 134-106

NA

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



SETBACKS	
<ul style="list-style-type: none"> <li>* Front:45 ft. or greater for easements.</li> <li>**Revise note as shown above, prior to final.</li> <li>***Proposing: 25.00 FEET</li> <li>****Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Rear: Setback will need to be established once street requirement is established along Western boundary.</li> <li>**Rear setback requirements must be finalized prior to final.</li> <li>***Proposing: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.</li> <li>****Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Sides:6 ft. or greater for easements.</li> <li>**Revise note as shown above prior to final.</li> <li>***Proposing:6.00 FEET OR EASEMENT WHICHEVER IS GREATER</li> <li>****Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Corner Setback will need to be established once street requirement is established along Northern boundary.</li> <li>**Corner setback requirements must be finalized prior to final.</li> <li>***Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Garage: 18 ft. except where greater setback is required; greater setback applies.</li> <li>**Add note as shown above prior to final.</li> <li>***Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Applied
SIDEWALKS	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on N. La Homa Rd.</li> <li>**Add note as shown above prior to final, sidewalk requirements and note subject to change once ROW requirements have been established.</li> <li>***Sidewalk requirements may increase to 5ft. prior to final per Engineering Department requirements.</li> <li>****Finalize plat note prior to final.</li> <li>*****Subdivision Ordinance: Section 134-120</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Non-compliance
	Required
BUFFERS	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Add note as shown above prior to final, buffer requirements and note subject to change once ROW requirements have been established.</li> <li>***Finalize note wording prior to final.</li> <li>****Landscaping Ordinance: Section 110-46</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Add note as shown above prior to final.</li> <li>***Landscaping Ordinance: Section 110-46</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Required
NOTES	
<ul style="list-style-type: none"> <li>*Must comply with City Access Management Policy</li> </ul>	Applied

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



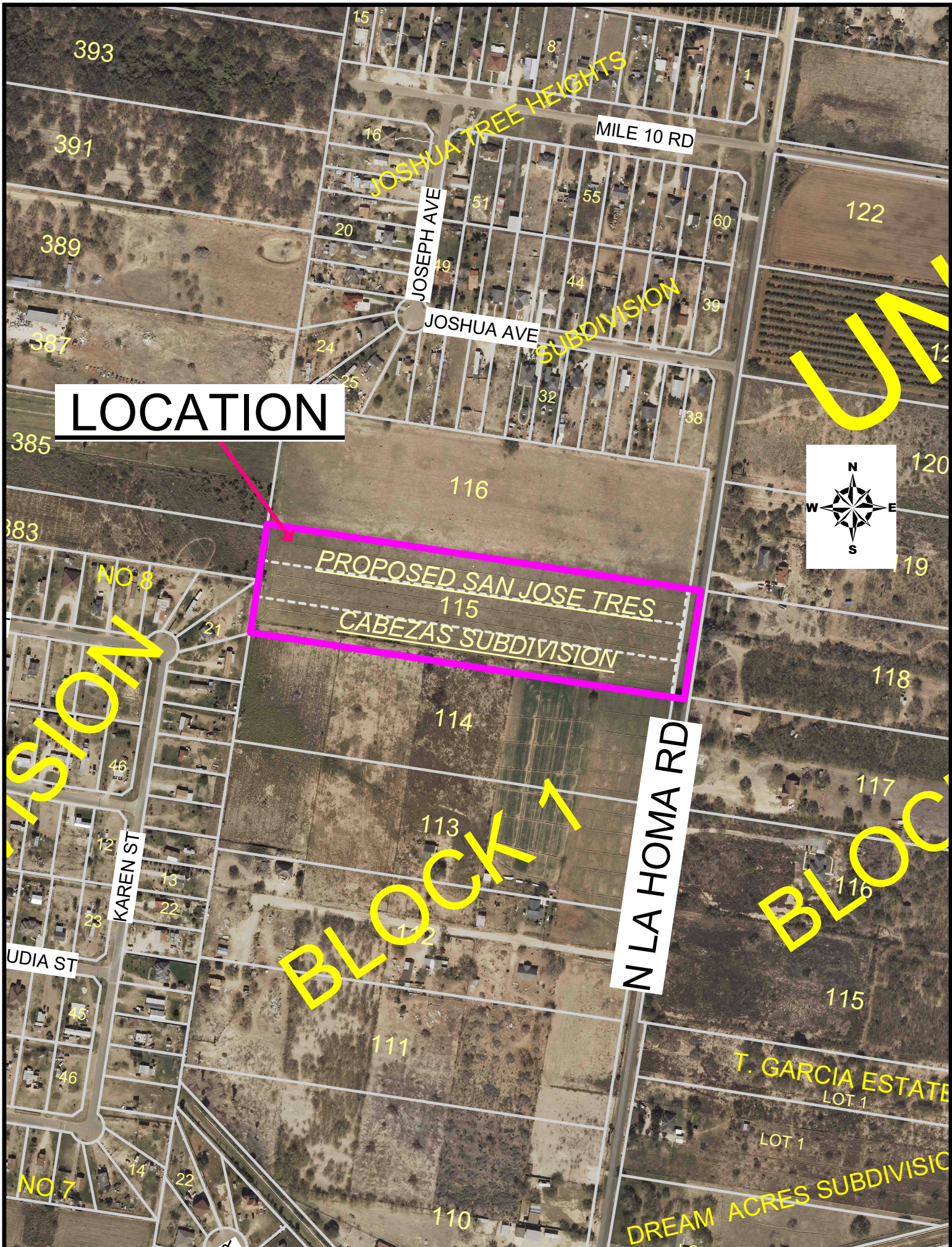
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* 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.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	NA
	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing : ETJ (Extraterritorial jurisdiction) Proposed: ETJ (Extraterritorial jurisdiction)</li> <li>**Proposed land use is single-family.</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Completed
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future.</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future.</li> </ul>	NA
	NA
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation for 3-Lot residential subdivision is waived.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>**As per Traffic Department, Trip Generation for 3-Lot residential subdivision is waived.</li> </ul>	Completed
	NA

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



COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Please provide ownership map to verify that no landlocked properties exist or will be created.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied





LOCATION

PROPOSED SAN JOSE TRES  
CABEZAS SUBDIVISION





**Memo**

**TO:** Planning & Zoning Commission  
**FROM:** Edgar I. Garcia, AICP, CNU-A, CPM  
**DATE:** September 30, 2022  
**SUBJECT:** City Commission Actions on September 26, 2022

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**CONDITIONAL USE PERMITS**

1. Request of Vincent G. Huebinger, on behalf of SBA Communications, for life of the use, for a personal wireless service facility at a 750 sq. ft. lease area and a 20 feet wide access and utility easement out of Lot 4, Block 3, Steele and Pershing Subdivision; 151 E Trenton Rd
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended
2. Request of Yair Cruz, for one year, for an event center at E 91.2' of Lot 1, Lot 2, and S 30.57' of Lot 3, Block 2 excluding S 16', W 48.8' of Lot 2, McAllen Addition Subdivision; 1100 Austin Ave
  - Planning and Zoning Commission recommended disapproval
  - City Commission disapproved as recommended
3. Request of Shawn Mendiola, for one year, for a bar and grill at Lot 25 and the W ½ of Lot 26, Gartman's Subdivision; 1113 Upas Ave
  - Planning and Zoning Commission recommended disapproval
  - City Commission disapproved as recommended
4. Request of Ricardo Vega and Melinda V. Vega, on behalf of Maddie's Pumpkin Patch, for one year, for an event center at 4.983 acres out of Lot 78, La Lomita Irrigation and Construction Company Subdivision; 6712 N Bentsen Rd
  - Planning and Zoning Commission disapproved with a favorable recommendation
  - City Commission approved as recommended
5. Request of Javier Hernandez, for one year, for an event center at Lots 7 and 8, Block 45, North McAllen Addition; 220 N Main St
  - Planning and Zoning Commission disapproved with a favorable recommendation
  - City Commission approved as recommended













# PLANNING DEPARTMENT

311 N 15th Street McAllen, TX 78501  
Phone: 956-681-1250 Fax: 956-681-1279



## 2022 CALENDAR

### Meetings:

-  City Commission
-  Public Utility Board
-  Planning & Zoning Board
-  Zoning Board of Adjustment

HPC - Historic Preservation Council

### Deadlines:

D- Zoning/CUP Application      N - Public Notification

\* **Holiday** - Office is closed

### JANUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 A-1/18 & 1/19	4	5 N-1/18 & 1/19 D-2/1 & 2/2	6	7	8
9	10	11	12	13	14	15
16	17 A-2/1 & 2/2	18	19 N-2/1 & 2/2 D-2/16 & 2/17	20	21	22
23	24	25	26 <b>HPC</b>	27	28	29
30	31 A-2/16 & 2/17					

### FEBRUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 N- 2/16 & 2/17 D- 3/28 & 3/3	3	4	5
6	7	8	9	10	11	12
13	14 A-3/2 & 3/3	15	16 N-3/2 & 3/3 D-3/16 & 3/17	17	18	19
20	21	22	23	24 <b>HPC</b>	25	26
27	28					
	A-3/16 & 3/17					

### MARCH 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 N-3/16 & 3/17 D - 4/5 & 4/6	3	4	5
6	7	8	9	10	11	12
13	14	15	16 D-4/19 & 4/20	17	18	19
20	21 A-4/5 & 4/6	22	23 N-4/5 & 4/6	24	25	26
27	28	29	30 <b>HPC</b>	31		

### APRIL 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 A-4/19 & 4/20	5	6 N-4/19 & 4/20 D-5/3 & 5/4	7	8	9
10	11	12	13	14	15 <b>HOLIDAY</b>	16
17	18 A- 5/3 & 5/4	19	20 N- 5/3 & 5/4 D-5/17 & 5/18	21	22	23
24	25	26	27 <b>HPC</b>	28	29	30

### MAY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 A- 5/17 & 5/18	3	4 D: 6/1 & 6/7 N-5/17 & 5/18	5	6	7
8	9	10	11	12	13	14
15	16 A-6/1 ZBA	17	18 N-6/1 ZBA D-6/15 & 6/21	19	20	21
22	23 A-6/7 PZ	24	25 <b>HPC</b> N-6/7 PZ	26	27 A-6/15 ZBA	28
29	<b>HOLIDAY</b>	30	31			

### JUNE 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 N-6/15 ZBA D-7/6 & 7/7	2	3	4
5	6 A-6/21 P&Z	7	8 N-6/21 P&Z	9	10	11
12	13	14	15 D-7/19 & 7/20	16	17	18
19	20 A-7/6 & 7/7	21	22 N-7/6 & 7/7	23	24	25
26	27	28	29 <b>HPC</b>	30		

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.



## 2022 CALENDAR

### Meetings:





-  City Commission
-  Planning & Zoning Board
-  Public Utility Board
-  Zoning Board of Adjustment
- HPC - Historic Pres Council

### Deadlines:






- D- Zoning/CUP Application
- N - Public Notification

\* Holiday - Office is closed





### JULY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
					A-7/19 & 7/20	
3	4 <b>HOLIDAY</b>	5	6 N-7/19 & 7/20 D-8/2 & 8/3	7	8	9
10	11 	12 	13	14	15	16
17	18 A-8/2 & 8/3	19	20 N-8/2 & 8/3 D-8/16 & 8/17	21	22	23
24	25 	26 	27 <b>HPC</b>	28	29	30
31						






### AUGUST 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 N- 8/16 & 8/17 D-9/7 & 9/8	4	5	6
	A- 8/16 & 8/17					
7	8 	9 	10	11	12	13
14	15	16	17 D-9/20 & 9/21	18	19	20
21	22 	23 	24 N-9/7 & 9/8	25 <b>HPC</b>	26	27
28	29	30	31			





### SEPTEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
					A-10/20 & 10/21	
4	5 <b>HOLIDAY</b>	6	7 N-9/20 & 9/21 D-10/4 & 10/5	8	9	10
11	12 	13 	14	15	16	17
18	19 A-10/4 & 10/5	20	21 D-10/18 & 10/19 N-10/4 & 10/5	22	23	24
25	26 	27 	28 <b>HPC</b>	29	30	




### OCTOBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5 N-10/18 & 10/19 D-11/1 & 11/2	6	7	8
	A-10/18 & 10/19					
9	10 	11 	12	13	14	15
16	17 A- 11/1 & 11/2	18	19 N- 11/1 & 11/2 D-11/16 & 11/17	20	21	22
23	24 	25 	26 <b>HPC</b>	27	28	29
30	31 A-11/16 & 11/17					

### NOVEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 N-11/16 & 11/17 D-12/6 & 12/7	3	4	5
6	7	8	9	10	11	12
13	14 	15 	16 D-12/20 & 12/21	17	18	19
20	21 A-12/6 & 12/7	22	23 N-12/6 & 12/7	24 <b>HOLIDAY</b>	25	26
27	28 	29 	30			

### DECEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7 <b>HPC</b> D-1/3 & 1/4 N- 12/20 & 12/21	8	9	10
	A-12/20 & 12/21					
11	12 	13 	14	15	16	17
18	19 A- 1/3 & 1/4	20	21 D-1/17 & 1/18 N- 1/3 & 1/4	22	23 <b>HOLIDAY</b>	24
25	26 <b>HOLIDAY</b>	27	28	29	30	31