

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 5, 2021 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD 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 on September 21, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request Maria E. Garcia, for a Conditional Use Permit, for one year, for a Home Occupation (Day Care Facility) at Lot 50, Bedford Park Estates Subdivision, Hidalgo County, Texas; 3929 Quail Avenue. **(CUP2021-0122)**
2. Request of Juan Hernandez, for a Conditional Use Permit, for one year, for an automotive service and repair, at Lots 1 & 2, Block 2, College Addition, Subdivision, Hidalgo County, Texas, 406 South 23rd Street. **(CUP2021-0123)**
3. Request Folake Adelakun, for a Conditional Use Permit, for one year, for an Institutional Use (school) at the West 130 ft. of Lot 1, Monaco Plaza Subdivision, Hidalgo County, Texas; 600 North McColl Road, STE 612. **(CUP2021-0124)**
4. Request of Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley for a Conditional Use Permit, for life of use, for an institutional use (respite center) at the Northwest 12.81 acres out of Lot 10, Section 7, excluding 2.63 acres, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1801 South 10th Street. **(CUP2021-0121)(TABLED ON 9/7/21 & 9/21/21)**

5. Request of Oscar Corral on behalf of Machiavellian Properties, LLC for a Conditional Use Permit, for life of the use, for a parking facility for C-1 to C-3 uses at Lot 8, Block 7, Fairfield Place subdivision, Hidalgo County, Texas; 901 Kennedy Avenue. **(CUP2021-0128)**

b) REZONING:

1. Rezone from R-1 (single-family residential) District to C-3 (general business) District: 10 acres out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2401 Russell Road. **(REZ2021-0049)(TABLED ON 9/21/21).**
2. Rezoning from R-1 (single-family residential) District to C-1 (office building) District: Lot 12, Block 4, Blocks 3 & 4 Highland Drive Addition, Hidalgo County, Texas; 1101 Harvey Drive. **(REZ2021-0053)**
3. Rezoning from A-O (agricultural and open space) District to R-1 (single-family residential) District: 6.21 acres out of Lot 38, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 8700 North 29th Street. **(REZ2021-0054)**
4. Rezone from R-1 (single family) District to R-3A (multifamily apartments) District: 19.137 acres consisting of 2.476 acres out of Lot 7 E.M Card Survey No.1 Subdivision and 16.661 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2400 Oxford Avenue. **(REZ2021-0051)(TABLED ON 9/21/21).**

3) CONSENT:

- a) Los Vecinos Subdivision, 2801 South Bentsen Road, Tres Vecinos, LLC. **(SUB2021-0109)(FINAL)HA**

4) SUBDIVISIONS:

- a) Eagle's Nest Subdivision, 8401 North 2nd Street, Millenial Bear Farms, LLC, **(SUB2021-0098)(PRELIMINARY)M&H**
- b) Bentsen View Subdivision, 4109 Highway 83, Adryca Properties **(SUB2021-0104)(PRELIMINARY)M2E**
- c) Sister's Subdivision, 12200 Mile 7 Road, Patty Cash & Sansire Silva **(SUB2021-0102)(PRELIMINARY)SE**
- d) Imperio Estates Subdivision, 8700 North 29th Street, Hollywood Development & Construction, **(SUB2021-0103)(PRELIMINARY)RDE**
- e) Falcon's Cove Subdivision, 2300 Freddy Gonzalez Drive, John R. Willis Management Partnership, LTD. **(SUB2021-0099)(PRELIMINARY)M&H**
- f) Sunset Valley Subdivision, 6000 North Bentsen Road, Garman Investments, LP **(SUB2021-0105)(PRELIMINARY)M2E**

- g) The Quarter II, 701 South 1st Street, Chazzland LLC.(SUB2021-0088)(REVISED PRELIMINARY)SEC**
- h) Campo De Suenos Phase III, 8300 North Ware Road, Riverside Development Services, LLC.(SUB2021-0059)(FINAL)M&H**
- i) Campo De Suenos PH. II Subdivision, 8300 North Ware Road, Riverside Development Services, LLC.(SUB2021-0058)(FINAL)M&H**
- j) Garcia's Estates Subdivision, 2901 Gumwood, Sonia Garcia/Erik J. Mora(SUB2020-0048)(TABLED SINCE 6/3/2021)M&H**

5) DISCUSSION:

- a) Consideration of an ordinance reducing the yard requirements for double-fronting lots.**

6) INFORMATION ONLY:

- a) City Commission Actions: September 27, 2021**

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, September 21, 2021 at 3:33p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3rd Floor.

Present:	Daniel Santos Michael Fallek Emilio Santos Jr. Michael Hovar Jose Saldana	Chairperson Vice-Chairperson Member Member Member
Absent:	Marco Suarez Gabriel Kamel	Member Member
Staff Present:	Isaac Tawil Michelle Rivera Edgar Garcia Luis Mora Rodrigo Sanchez Omar Sotelo Jose Humberto De La Garza Berenice Gonzalez Carlos Garza Hebert Camacho Mario Escamilla Porfirio Hernandez Julian Hernandez Magda Ramirez	City Attorney Assistant City Manager Planning Director Planning Deputy Director Senior Planner Senior Planner Planner III Planner III Planner II Planner I Planner I Planning Technician II Planning Technician I Administrative Assistant

CALL TO ORDER- Chairman Daniel Santos

Meeting held via Teleconference and Video Conference.

PLEDGE OF ALLEGIANCE

INVOCATION- Jose Saldana

1) MINUTES:

- a)** Minutes for Regular Meeting held on September 7, 2021

The minutes for the regular meeting held on September 7, 2021 were approved as submitted with one correction requested by Vice Chairman Michael Fallek. The change has been corrected. The motion to approve was made by Mr. Michael Fallek and seconding the motion was Mr. Jose Saldana which carried unanimously with 5 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

1. Request of Miguel Vargas for a Conditional Use Permit, for one year, for a bar at Lots 1 and 2, Mejia Subdivision Unit No. 1, Hidalgo County, Texas, 2000 Nolana Avenue. **(CUP2021-0119)**

Mr. Carlos Garza stated that the property is located at the northwest corner of Nolana Avenue and Bicentennial Drive and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include restaurants, commercial businesses, retail stores, bars, offices, the International Museum of Arts & Science (IMAS), beauty salons, medical offices, auto services, a church, single and multifamily residences, and vacant land. A bar and lounge is allowed in a C-3 zone with a Conditional Use Permit and in compliance with the requirements.

The first Conditional Use Permit for a bar at this location was approved by the City Commission on September 29, 2009, with a variance to the 600 ft. distance requirement. The permit has been renewed annually by different tenants with variances to the distance requirement by the City Commission until March 2018, which expired March 12, 2019. An application for a Conditional Use Permit for one year for a bar was approved by the City Commission on August 10, 2020.

The applicant is proposing to operate a bar (Calandrias Bar & Lounge) with an outdoor patio area. The hours of operation will be Thursday to Sunday, from 9:00 p.m. to 2:00 a.m.

A police activity report indicating service calls from September 2020 to the present is attached. The Fire Department has inspected the establishment; no violations were found. Staff has not received any calls in opposition to the request. The establishment must comply with the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 ft. from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 ft. of the International Museum of Arts & Science (IMAS) and Nations for Christ Church Inc.;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential-sized streets. The establishment has direct access to Nolana Avenue and Bicentennial Drive and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently, there is a multi-tenant commercial plaza on the property. The plaza is a mixture of Commercial businesses, a food truck, fast food restaurants, and bars. Based on the current uses, including the bar, 124 parking spaces are required; 125 spaces are provided on-site. There is a 5-year parking agreement on file valid from October 5, 2016, to October 5, 2021, that provides 40 extra parking spaces; However, upon the inspection, staff noticed potholes in the parking lot that need to be repaired, and faded stripes need to be repainted;

- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance after taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director. The maximum capacities for the building interior and the outdoor area are 96 and 228 persons, respectively.

Staff recommends disapproval of the request based on non-compliance with requirement #1 (distance) of Section 138-118(4) and Section 138-400 (off-street parking standards) of the Zoning Ordinance.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit, there were none.

Being no discussion Mr. Michael Fallek moved to disapprove with favorable recommendation. Mr. Michael Hovar seconded the motion, which was approved with five members present and voting.

Mr. Michael Fallek moved to resend his motion. He will abstain from voting due to owning land within 200 feet of the subject property. Mr. Michael Hovar seconded the motion which was approved with five members present and voting.

Mr. Michael Hovar moved to disapprove with a favorable recommendation. Mr. Jose Saldana seconded the motion with five members present and four voting.

**2. 2.Request of Dalia C. Martinez, for a Conditional Use Permit, for one year,
for a bar at North 15'of Lot 27 and South 20' of Lot 28, Spinaio & Leone
Subdivision No.1, Hidalgo County, Texas; 2210 North 10th Street.
(CUP2021-0120)**

Mr. Carlos Garza stated that the property is located at the east side of North 10th Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, west, and south, R-2 (duplex-fourplex) District to the east, and R-1 (single family residential) District to the southeast. Surrounding land uses include, retail stores, offices, beauty salons, Melba's Dance School, La Michoacana, Tokyo Market, auto services, and single and multifamily residences. A bar and lounge is allowed in a C-3 zone with a Conditional Use Permit and in compliance with the requirements.

The applicant is proposing to operate the 4,200 sq. ft. building for a bar and grill. The hours of operation will be Monday to Sunday, from 10:00 a.m. to 2:00 a.m.

A police activity report indicating service calls from September 2020 to the present is attached. The Fire Department has inspected the establishment; no violations were found. Staff has not received any calls in opposition to the request. The establishment must comply with 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 a residential area;
- 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 establishment has direct access to North 10th Street and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently, there is a multi-tenant commercial plaza on the property. Based on the current uses, including the bar, 298 parking spaces are required; 342 spaces are provided on-site.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance after taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director. This number cannot exceed the number provided for in existing city ordinances.

Staff recommends disapproval of the request based on non-compliance with requirement #1 (distance) of Section 138-118(4) and Section 138-400 (off-street parking standards) of the Zoning Ordinance.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit, there were none.

Being no discussion, Mr. Jose Saldana moved to disapprove with a favorable recommendation. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

3. Request of Juan Angel Villanueva, for a Conditional Use Permit, for one year, for a portable food concession stand, at Lots 5, Block 23, McAllen Addition Subdivision, Hidalgo County, Texas; 204 South 16th Street.
(CUP2021-0112)

Mr. Mario Escamilla stated that the property is located on the west side of South 16th Street, approximately 50 ft. south of Beaumont Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. A portable food concession stand is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to continue to operate a portable food trailer (Don Juanitos) on the subject property. The portable food trailer business is already in place; however, the applicant is proposing to add a covered area around the existing trailer. The applicant will also be utilizing an existing outdoor seating dining area directly across the driveway as shown on the submitted site plan. Based on the portable food trailer and proposed dining area 8 parking spaces are required 22 parking spaces are being provided. The proposed days and hours of operation are, Monday through Saturday from 8:00 AM to 6:00 PM. A site inspection by staff revealed that the parking lot does not comply with Section 138-400 of the Zoning Ordinance. Parking spaces need to be restriped and loose gravel and debris are visible. If approved, a follow up inspection will be needed to ensure compliance with the parking requirement. The Fire Department has completed its inspection. Health Department is pending inspection. The portable building must also meet the requirements set forth in Section 138-1189(a)(9) of the Zoning Ordinance and specific requirements as follows:

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

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit, there were none.

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

4. Request of Lee R. Rivera, for a Conditional Use Permit, for one year, for automotive service and repair (Auto Collision Shop/Accessories) at Lot 2, Tex-Mex Addition Subdivision Unit No.2, Hidalgo County, Texas; 3321 Expressway 83, Building B. **(CUP2021-0116)**

Mario Escamilla stated that the property is located on the south side of Expressway 83 eastbound frontage road, approximately 1,310 ft. east of North Ware Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions, there is C-4 (commercial industrial) District to the east, and R-1 (single family residential) District to the south. Surrounding land uses include commercial businesses, single family residential, Escandon Elementary School, and vacant land. An automotive service and repair business is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.

Currently, there are two commercial buildings on the property. The applicant is proposing to utilize one of the buildings (Building B) as an auto collision shop. Titan fitness currently occupies the facility but will be vacating the premises. The applicant is proposing to utilize the existing 9,000 sq. ft. metal building during the hours of 8:00 a.m. to 6:00 p.m. Monday thru Friday and from 8:00 a.m. to 2:00 p.m. on Saturdays. Based on the total square footage, 26 parking spaces are required; 44 parking spaces are to be provided on site as per site plan. A site inspection by staff revealed that the parking lot does not comply with Section 138-400 of the Zoning Ordinance. Parking spaces need to be restriped and loose gravel and debris are visible. If approved, a follow up inspection will be needed to ensure compliance with the parking requirement. The Fire Department has inspected the building, and is pending compliance with safety codes and regulations. The Planning Department has not received any calls in opposition to the request. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 43,631 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The work will be performed in the workshop area;
- 3) Outside storage of materials is prohibited.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence.
- 5) A 6 ft. opaque fence to buffer the proposed use from any residential use or residentially zoned area is required (if applicable).
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

Staff recommends approval of the request for one-year subject to compliance with. Section 138-281 of the Zoning Ordinance, Fire, Health, and other departments' requirements and conditions.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit, there were none.

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

5. Request of Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley for a Conditional Use Permit, for life of use, for an institutional use (respite center) at the Northwest 12.81 acres out of Lot 10, Section 7, excluding 2.63 acres, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1801 South 10th Street. **(CUP2021-0121)(TABLED ON 9/7/2021)**

Mr. Mario Escamilla requested the item to remain tabled. No action was taken.

b) REZONING:

1. Rezone from R-1 (single-family residential) District to C-3 (general business) District: 10 acres out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2401 Russell Road. **(REZ2021-0049)**

Mr. Mario Escamilla stated that the property is located on the south side of Russell Road approximately 1220 feet east of North Rooth Road. The tract has 348.65ft. of frontage along Russell road with a maximum depth of 1,250 ft. at its deepest point for a lot size of 10.00 acres.

The applicant is requesting to rezone the property to C-3 (general business) District for a proposed self-storage development.³

The adjacent zoning is R-1 (single-family residential) District to the east, south and west. There is A-O (agricultural and open space) District to west. The area to the north across Russell Road is outside the city limits of McAllen.

The property is currently vacant. Surrounding land uses include Edinburg C.I.S.D. Flores-Zapata Elementary School, Elias Longoria Middle School, IDEA Quest, single family residences on rural tracts, subdivided lots and farmland.

Foresight McAllen Comprehensive Plan designates the future land use as Suburban Residential which is comparable to R-1(single-family residential) District. Russell Road is designated as a minor arterial with 100 feet of right-of-way.

The development trend for the area is single family residential. Ravenswood, Red Rose, La Puerta Phase I, Russell Point and proposed Nemont Estates 1 are single family subdivisions in the area. The tract was zoned R-1 District upon annexation in November 2017. There have been no other rezoning requests for the subject property since that time.

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

Adjacent zoning is A-O (agricultural and open space) District and R-1 (single-family residential) district.

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

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Compliance with off-street parking, landscaping, and various building and fire codes are required as part of the building permit process.

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

Staff recommends disapproval of the rezoning request to C-3 (general business) District.

Citizen, Erika Munoz, who resides at 13456 Borolo Drive, had concerns regarding flooding that may occur once construction begins if the item is approved.

Applicant Mark Corbitt, 1806 Majella Street Edinburg, Texas, gave a brief presentation explaining the proposed request and its positive views if the development is approved.

Mr. Michael Hovar expressed concerns, asked if they considered a planned unit development. Kenneth Johnson, Mr. Mark Corbitt's partner, no address given, stated he is willing to sign a letter of intent. Jane Cross, who resides at 2413 Chapin Road, also stated they plan on only developing what is proposed.

Mr. Edgar Garcia, Planning Director recommended the item be tabled. Mr. Michael Hovar moved to table the item and Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

2. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: Lots 1 and 2, Hidalgo-Starr Rehab. Subdivision, Hidalgo County, Texas; 1301 and 1401 South 8th Street. **(REZ2021-0044)(Tabled on 9/7/2021)**

Mr. Hebert Camacho stated that the applicant has chosen to withdraw item. Item has been withdrawn.

3. Initial zoning to R-1 (single-family residential) District: the North 5 acres of Lot 209, Pride O' Texas Subdivision, Hidalgo County, Texas; 8804 North Ware Road. **(REZ2021-0050)**

Mr. Hebert Camacho stated that the applicant has chosen to withdraw item. Item has been withdrawn.

4. Rezone from R-1 (single family) District to R-3A (multifamily apartments) District: 19.137 acres consisting of 2.476 acres out of Lot

7 E.M Card Survey No.1 Subdivision and 16.661 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2400 Oxford Avenue. **(REZ2021-0051)**

Mr. Hebert Camacho requested Item to be tabled as per applicants request. Mr. Michael Fallek moved to approve. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

5. Rezone from C-3L (light commercial) District to C-3 (general business) District: 1.39 acres out of La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 3501 Buddy Owens Boulevard. **(REZ2021-0052)**

Mr. Hebert Camacho stated that the property is located on the south side of Buddy Owens Boulevard, approximately 350 ft. east of North Ware Road. The submitted survey depicts that the lot will have 206 ft. of frontage along Buddy Owens Boulevard with a depth of 234.38 ft. for a lot size of approximately 48,282 sq. ft. (1.10 acres) after ROW dedication.

The applicant is requesting to rezone the property to C-3 (general business) District in order to allow for more commercial options. The proposed subdivision under the name of Owens Commercial Park was approved on preliminary form at the P&Z meeting of September 7, 2021. A site plan application for a proposed carwash was submitted to the Planning Dept. on September 9, 2021.

The adjacent zoning is A-O (agricultural and open space) District to the east, R-1 (single-family residential) District to the Northeast, C-1 (office) District and C-2 (neighborhood commercial) District to the North and West, and C-3 District, R-3A (multifamily apartment) District and C-3L District to the South.

The subject property is currently vacant. Surrounding land uses include Lone Star National Bank, corner stores, Burger King, an office Plaza, The Boys & Girls Club, McAllen Sports Park, De Leon Middle School, single-family houses and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial which is comparable to C-3 (general business) District.

The development trend for this area is for commercial use.

The property was zoned A-O (agricultural-open space) District upon annexation in December 1989. In 2009, a rezoning request for a 5.78-acre tract from A-O District to C-3 District was submitted; this request included the subject property, and it was disapproved. There was one person in opposition of the request. Alternatively, the City Commission board approved the request for C-3L (light commercial) District. There has been no other rezoning request for this property since.

Various rezoning request to C-3 (general business) District were approved between 2015 and 2016, to the west and south of the subject property. A rezoning request to C-3 District to the north

of the subject property was disapproved in 2008.

The requested zoning does conform to the Auto Urban Commercial land use designation and it does follow the rezoning and development trend in the area.

Buddy Owens Boulevard is designated as a principal arterial and is constructed with 120 ft. ROW and is constructed with 4 travel lanes and a turning lane. Ware Road is high speed arterial with 120 ft. of ROW, with 6 travel lanes, a median and bicycle lanes.

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

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

Staff recommends approval of the rezoning request to C-3 (general business) District.

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

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

3) CONCENT:

- a) Bella Vista Ranch Subdivision, 7017 North Taylor Road, Jorge A. Bautista **(SUB2021-0097)(FINAL)SE**

Mr. Jose Humberto De la Garza stated that N. 56th Street: 35 ft. ROW dedication for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides. Please clarify "alley" reference on the west side of centerline for North 56th Street. Escrow monies if improvements not built prior to plat recording. Paving, curb & gutter. Front: 45 ft. or greater for easements or online with existing structures. Rear: 10 ft. or greater for easements. Interior Sides: 10 ft. or greater for easements. Please revise plat note prior to recording. Garage: 18 ft. except where greater setback is required; greater setback applies. All setbacks are subject to increase for easements or approved site Plan. 4 ft. wide minimum sidewalk required on North 56th Street. 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. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if a public subdivision is proposed. Minimum lot width and lot area. Lots fronting public streets. Engineer has indicated that the applicant is acquired 40 ft. United Irrigation District ROW that is located along the west property line, of which the western 35 ft. are proposed to be dedicated to the City of McAllen for North 56th Street. Existing: R-1 Proposed: R-1 Annexation and initial zoning approved by City Commission on June 28, 2021. Rezoning Needed Before Final Approval Annexation and

initial zoning approved by City Commission on June 28, 2021. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation waived for one single family residence. No TIA required. Must comply with City's Access Management Policy. Annexation and Initial Zoning approved at City Commission meeting of June 28, 2021. Planning and Zoning Board disapproved the subdivision in Preliminary form at their October 20, 2020. Planning and Zoning Board approved the subdivision in Preliminary form at their December 3, 2020.

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

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

4) SUBDIVISIONS:

- a) Premier Storage Subdivision, 101 East Trenton, El Norte Holdings, LLC.**(SUB2021-0095)(PRELIMINARY)M&H**

Mr. Jose Humberto De la Garza stated that Trenton Road: 20 ft. dedication for 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Label centerline and ROW on both sides of centerline to verify compliance with ROW requirements prior to final. COM Thoroughfare Plan. Paving, curb & gutter. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Proposed 60 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. Revise plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. Revise plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. Non-compliance. Corner: Clarify plat note #3 prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site 5 ft. wide minimum sidewalk required on Trenton Road as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Clarify plat note below plat note #3 in regards to site plan approval. Plat note for site plan approval is not required on plat. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, private alleys, etc. must be maintained by the lot owners and not the City of McAllen Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: 138-1 Compliance Lots fronting public streets. Existing: C-3L Proposed: C-3L. Zoning Ordinance: Article V. Zoning Ordinance: Section. 138-356. As per Traffic Department, submit Trig Generation to determine if a TIA will be required prior to final. As per Traffic Department, submit Trig Generation to determine if a TIA will be required prior to final. Comments: Must comply with City's Access Management Policy

Gate details must be approved prior to final if applicable. As per Fire Department, auto-turn study might be required prior to final to verify compliance with maneuverability requirements. Additional requirements might be required at time of site plan review.

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

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

b) The Villas on Freddy PH. II, 1500 Freddy Gonzalez Road, Aaron Aguirre **(SUB2020-0039)FINAL/EXTENSION)M&H**

Ms. Berenice Gonzalez stated that Freddy Gonzalez Road - 20 ft. ROW dedication, for 50 ft. from center line for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Must escrow monies if improvements are not constructed prior to recording. N. 17th Street (Private), Xavier Ave. (Private), Zurich Ave. (Private) and N. 13th St. (Private): 30 ft. ROW Paving 30 ft. Curb & gutter both sides Variance request for 30 ft. ROW width, and 30 ft. paving back to back approved by City Commission on May 13, 2019. Fire Lanes and HOA enforcement of no parking on the streets per Fire Department requirements. Bicentennial Boulevard - Proposed 25 ft. additional ROW for 150.50-150.87 ft. total ROW Paving: By the state Curb & gutter: Both sides. 800 ft. Block Length . Variance request to the 800 ft. block length requirement approved by City Commission at the May 13, 2019 meeting. Front: Lots 96-100 shall be 23 feet (fronting west) lots 101-120 shall be 23 feet (fronting south) lots 121-138 shall be 10 feet (fronting south) lots 139-162 shall be 10 feet (fronting east) lots 163-192 shall be 23 feet (fronting east). Rear: lots 96-100 shall be 10 feet (east) lots 101-120 shall be 10 feet (east) lots 121-138 shall be 23 feet (garage north) lots 139-162 shall be 23 feet (garage west) lots 163-192 shall be 10 feet (west). Interior sides: LOTS 96-100 shall be 3 feet north side and 7 feet south side lots 101-120 shall be 3 feet east side and 7 feet west side lots 121-138 shall be 3 feet west side and 7 feet east side lots 139-162 shall be 7 feet south side and 3 feet north side lots 163-192 shall be 3 feet north side and 7 feet south side. Side Corner: 5 feet, or greater for easements. Garage: 23 ft. except where greater setback is required, greater setbacks applies. Garage setback proposed so vehicles don't overlap over the sidewalks. Based on meetings engineer/developer and staff, garage setbacks provided to increase to assure vehicles don't overhang over the sidewalks, prior to recording. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., Bicentennial Blvd. and both sides of all interior streets; however Engineer submitted a Walking Trails plan for the interior street which provides for sidewalks along the front of each unit. Sidewalks are located along some streets, while others are within common areas. Variance request for sidewalk requirement approved by City Commission on May 13, 2019 as per Walking Trails Plan for the interior streets, etc. 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 Freddy Gonzalez Rd. and Bicentennial Blvd. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Freddy Gonzalez Rd. and/or Bicentennial Blvd. Common Areas, Private Streets 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. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Minimum lot width and lot area. All lots must be minimum 20 ft. wide and corner lot must be minimum 24 ft. wide in R-3T district. Land dedication in lieu of fee. Land dedication in lieu of fee Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019. Per Traffic Department Trip generation has been approved. Must comply with City's Access Management Policy. Engineers to clarify required ROW for Bicentennial Blvd. and along the north side. Gate detail must be submitted and approved, prior to recording

Staff recommends approval of the six-month extension request, subject to conditions noted.

Being no discussion, Mr. Michael Hovar moved to approve the extension request for six months with subject of conditions noted. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- c) The Woodlands on Taylor Road Subdivision, 701 South Taylor Road, Madiam L.P Tomas Gutierrez Jr. **(SUB2020-0087) (REVISED PRELIMINARY)RD**

Ms. Berenice Gonzalez stated that S. Taylor Road: 10 ft. dedicated for 40 ft. from centerline for an 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides *Owner must escrow monies for improvements not built prior to plat recording. Street A: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides. Name to be revised prior to final. Street B, Street C, Street D: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides: Name to be revised prior to final. Streets need to be at least 60 ft. width. 800 ft. Block Length Streets A & C dead end onto Lot 54 which is zoned R-3A. Revise plat accordingly prior to final to extend streets and or provide cul-de-sac/turn around. 600 ft. Maximum Cul-de-Sac. Minimum 96 ft. face to face paved diameter required for cul-de-sac, may increase prior to final. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Service drive / turnarounds needed at east of Streets A & C currently shown per Public Works Department. Front: Proposing 25 ft. or greater for easements. Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for single family, multi-family use, etc. Rear: In accordance with the zoning ordinance, or greater for easements. Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for single family, multi-family use, etc. Sides: In accordance with the zoning ordinance, or greater for easements. Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for single family, multi-family use, etc. Corner: Proposing 10 ft. or greater for easements. Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for single family, multi-family use, etc. Garage: 18 ft. except where greater setback is required, greater setback applies. Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for single family, multi-family use, etc. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. Taylor Rd. and both sides of all interior streets. 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 S. Taylor Rd. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, private drives, 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 for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Show existing dimensions, per Traffic Department 200 ft. spacing required on Taylor Rd. Need to clarify if any of the streets are private, prior to final. Existing: R-3A Proposed: R-1 and R-3T. Rezoning applications from R-3A to R-1 and R-3T to be presented at the P&Z meeting scheduled for December 16, 2020. Rezoning as needed Before Final Approval. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Per application, 85 Lots are proposed x \$700 = \$59,500 due prior to recording. Master Trip Generation required by Traffic Department 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 Number of lots has increased from 53 to 85. Subdivision was formerly known as Taylor Grove Subdivision.

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

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

d) MAE Subdivision, 2301 La Vista Avenue, Aguilar & Aguilar Rentals, LLC **(SUB2021-0093)(PRELIMINARY)REG**

Ms. Berenice Gonzalez stated N. 23rd Street (FM 1926): 50 ft. ROW required from centerline for 100 ft. total ROW Paving: by the state Curb & gutter: by the state Revise plat to show existing ROW on both sides of centerline to determine if additional ROW is required. Thoroughfare Plan. La Vista Avenue: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Thoroughfare Plan. N. 24th Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Show ROW on both sides of centerline. Thoroughfare Plan paving, curb & gutter. Paving, Curb & gutter ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front setback proposing 70 ft. along N. 23rd Street (FM 1926) or easement whichever is greater. Plat needs to be revised prior to final approval to establish any additional ROW dedication needed. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements Proposing 25 ft. instead of 30ft. along La Vista Avenue or greater for easements. 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. 23rd Street, as per Engineering Department (FM 1926) and 4 ft. minimum wide sidewalk required along La Vista Avenue. Money must be escrowed if improvements are not built prior to recording. 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. Plat note required. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along City's Access Management Policy. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private Streets 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. Minimum lot width and lot area. Zoning Ordinance: 138-1. Existing: C-3 Proposed: C-3. Trip Generation 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 Site plan must be approved by staff prior to building permit issuance. If a CUP is required. Application needs to be reviewed by P&Z Board and approved by City Commission prior to final plat approval. Remove instrument numbers shown along adjacent properties. Show only document number and subdivision name and legal description in all directions if applicable or document number and record owners. Include 8 ft. masonry note on plat prior to final. Improvements must be built or money escrowed prior to plat recording.

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

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

- e) Garcia Estates, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora
(SUB2020-0048)(TABLED ON 6/3/2021)M&H

Ms. Berenice Gonzalez requested item to remain tabled. No action was required or taken. Item remains tabled until the next Planning and Zoning meeting.

7) INFORMATION ONLY:

- a) City Commission Actions held on September 13, 2021: Information was given by Edgar Garcia, Planning Director.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jose Saldana adjourned the meeting at 4:26p.m. and Mr. Emilio Santos Jr. seconded the motion, which carried unanimously with five members present and voting.

Chairperson, Daniel Santos

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

TO: Planning and Zoning Commission

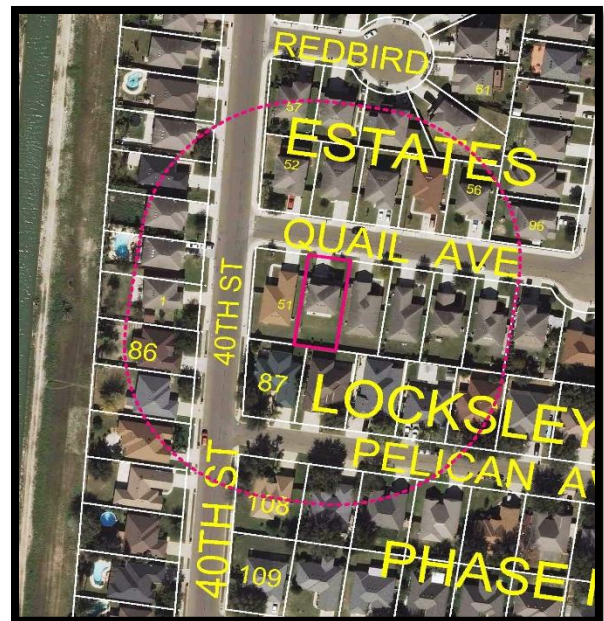
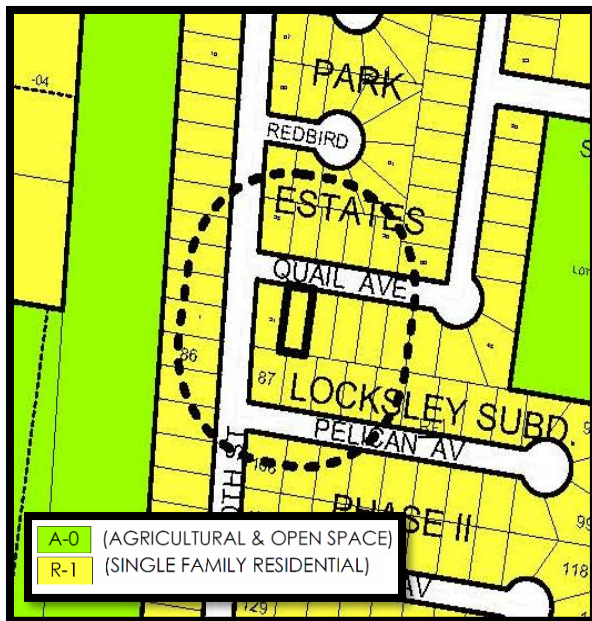
FROM: Planning Staff

DATE: September 22, 2021

SUBJECT: REQUEST OF MARIA E. GARCIA FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (DAY CARE FACILITY) AT LOT 50, BEDFORD PARK ESTATES, HIDALGO COUNTY, TEXAS; 3929 QUAIL AVENUE. (CUP2021-0122).

BRIEF DESCRIPTION:

The property is located on the south side of Quail Avenue, 63.29 ft. east of North 40th Street, and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions. Surrounding land use is single family residential. A day care is allowed in an R-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on April of 2020. The applicant did not apply on time to be considered as renewal, hence, this is being presented as a new application.

SUMMARY/ANALYSIS:

Currently there is a two story single-family residential home on the property. The applicant is proposing to continue to operate a day care facility from a 206 sq. ft. area on the first floor

of the existing residence. The proposed hours of operation are from 7:30 AM to 5:30 PM Monday through Friday.

The Fire Department has conducted an initial inspection; however, a follow-up inspection is pending. The Health Department has inspected and found the property to be in compliance. The proposed use shall meet all the minimum standards and applicable ordinances. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions on the permit. The occupation may not be operational until the issuance of the certificate. The business must comply with requirements set forth in Section 138-118(8) of the Zoning Ordinance and other specific requirements as follows:

1. Meet the requirements of the Department of Human Services;
2. Provide a fenced in area for outside play of children. A fenced area is provided on site;
3. Provide paved area adjacent to street for pickup and delivery of children. The existing driveway and garage accommodate the required two parking spaces needed for residential home and required space for the pick-up and drop off of the children;
4. Area used for the day care facility should be clearly secondary to the use of the structure;
5. Person who applies for permit must reside at location for which the permit is granted. The applicant lives in the residence;
6. There shall be no more than two (2) day care facilities within 600 ft. of each other as measured over the shortest distance of street right-of-way between the facilities. There is no other day care within 600 ft.;
7. No more than one day-care shall be located on a dead-end street or cul-de-sac; Quail Avenue is not a cul-de-sac street; no other daycare exists on this street;
8. Day care facilities shall not be located on a half street or a street that is accessed by a half street; Quail Avenue is not a half street or a street accessed by a half street;
9. Day care facilities that care for more than 12 children shall not be permitted in a residential zoning district. The applicant is proposing to care for up to 12 children;
10. No signs are permitted; No signs are proposed;
11. No more than one additional employee that does not reside on the premises is permitted. The applicant is proposing no additional employees; and
12. The property owner shall sign the application or the applicant shall provide a letter of authorization from the property owner.

RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to compliance with Section 138-118(8) of the Zoning Ordinance, Health, and Fire Department Requirements.

Backyard
(Playground)
SD Ft
49 Ft

2nd
Floor

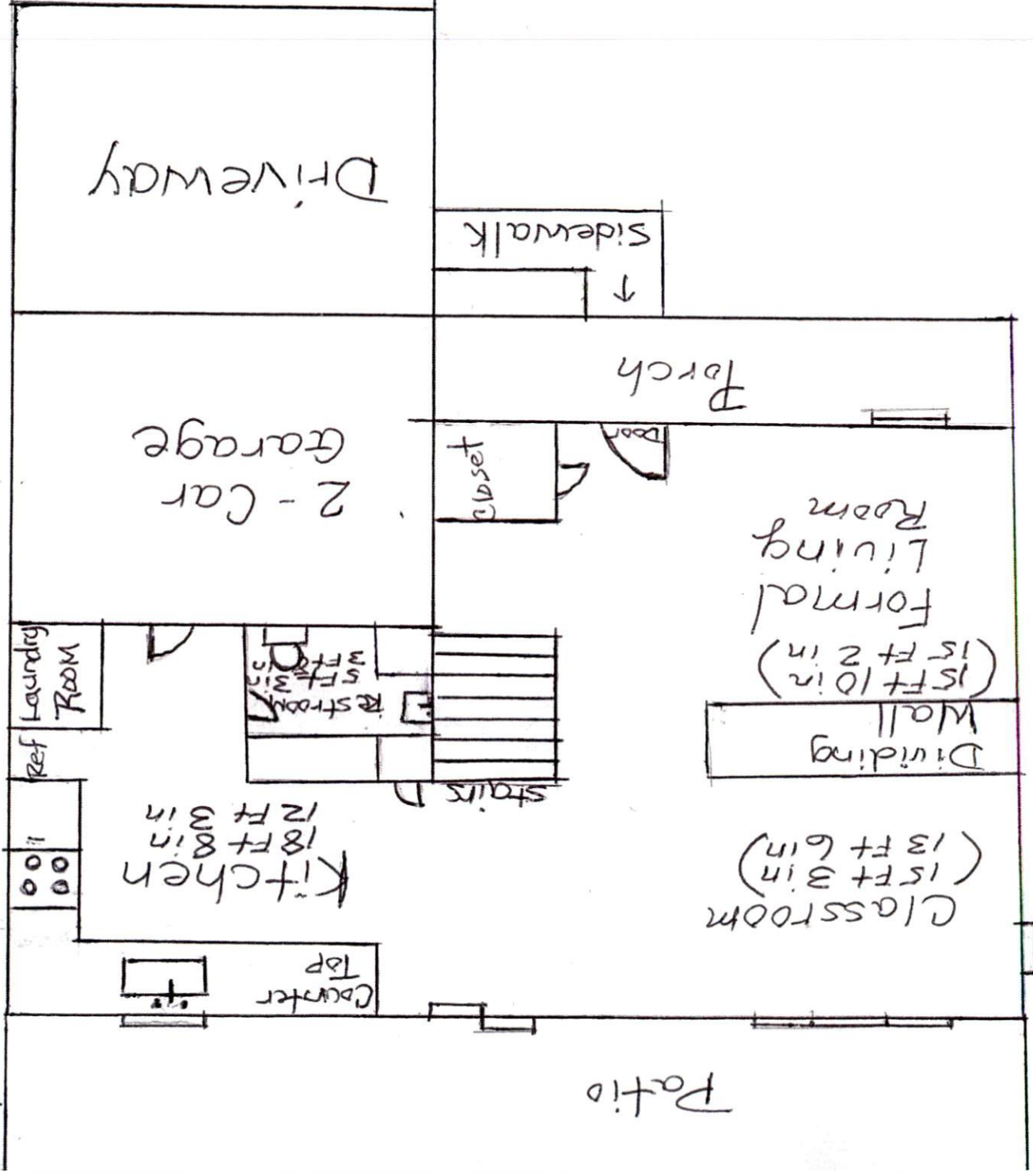
Will Not

Be used
for

Daycare

NE of
8/24/21

North
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ENTERED

AUG 24 2021

Initial: *W*

Memo

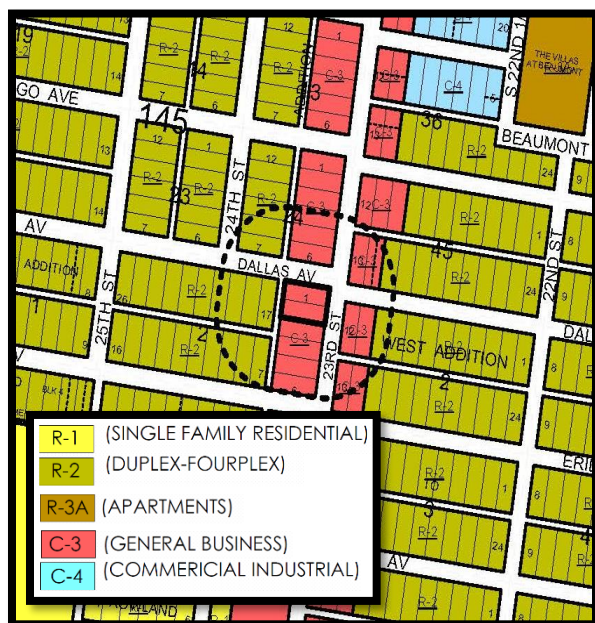
TO: Planning and Zoning Commission

DATE: September 30, 2021

SUBJECT: Request of Juan Hernandez, for a Conditional Use Permit, for one year, for an automotive service and repair, at Lots 1 & 2, College Addition Subdivision, Hidalgo County, Texas, 406 South 23rd Street. (CUP2021-0123)

BRIEF DESCRIPTION:

The property is located on the southwest corner of S. 23rd Street and Dallas Avenue. The Lots have 100 ft. of frontage along S. 23rd Street with a depth of 140 ft. for a lot size of 14,000 square feet. The property is zone C-3 (general commercial) District. The adjacent zoning is R-2 (duplex- fourplex) District to the northwest, west, southwest, northeast and east and C-3 (general commercial) District to the north, northeast, east, southeast and south. Surrounding land uses are RGV bedliners, various car lots, Frontera Collision auto parts, valley plumbing and single-family residential houses. An automotive service and repair shop is allowed in the C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The subject property has served as car lot throughout the years.

City Commission approved a conditional use permit for an Oil and Lube service station in 1987 (412 S. 23rd Street) with variances to lot size, distance requirement from residential areas and parking requirements.

REQUEST/ANALYSIS:

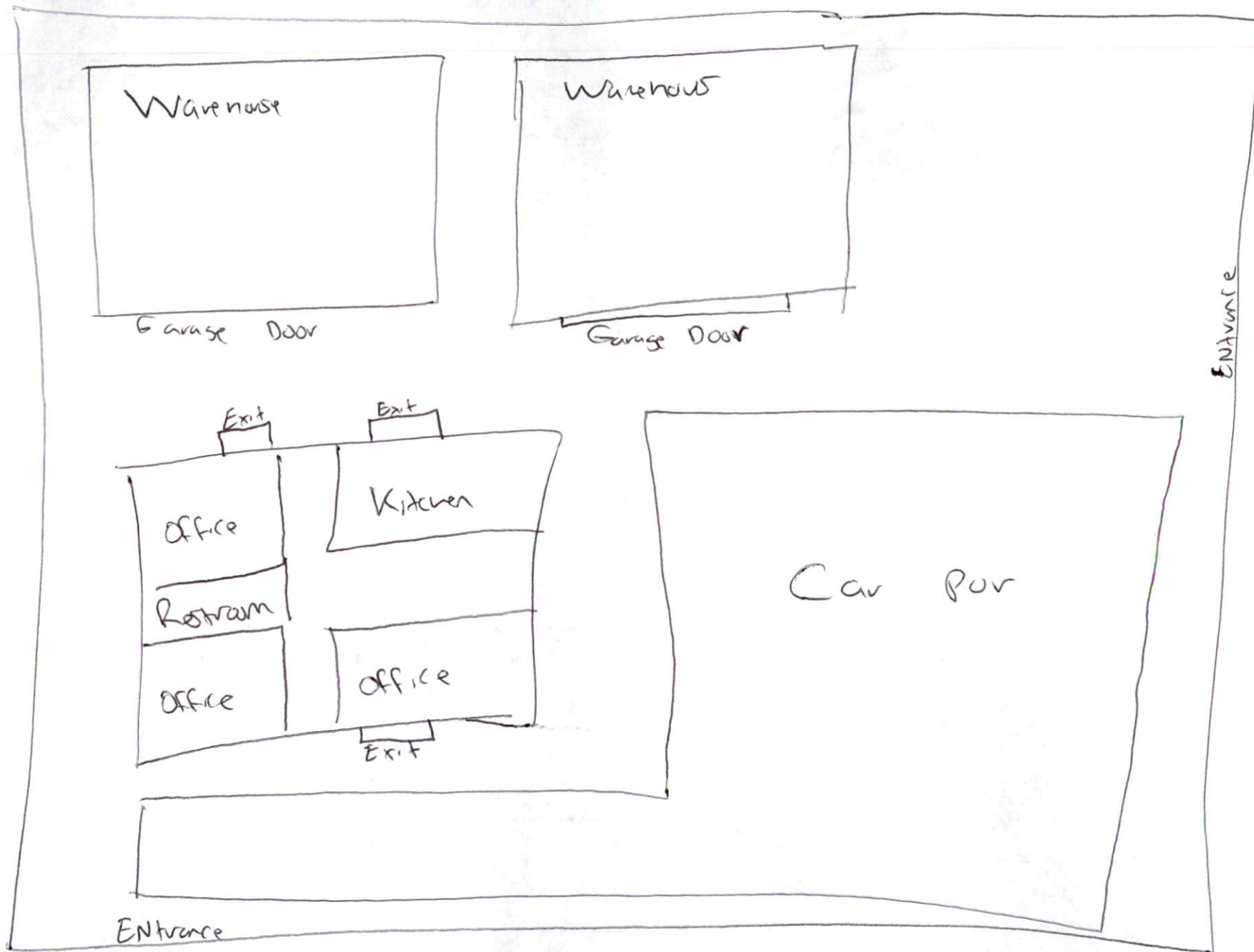
The applicant is proposing to operate an auto sales and auto repair shop with a combined lot size of 14,000 sq. ft. The property currently has one warehouse, one office and a carport. The office consists of 648 sq. ft., and the workshop area (warehouse) is 1,290 sq. ft. Based on the floor area, 8 parking spaces are required, 4 parking spaces are provided, and must comply with city standards. The proposed days and hours of operations are Monday through Saturday from 8:00 AM to 6:30 PM.

The Fire Department has inspected the site and found it to be in compliance. The Planning Department has received a call in concerns about car painting. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 14,000 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. There are two existing warehouses at the rear of the property; no outside storage of vehicles is allowed
- 3) Outside storage of materials is prohibited.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The automotive service and repair establishment is approximately 20 ft. to the nearest residence.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. There is a 6 ft. opaque cedar fence along the west property line and an alley.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

RECOMMENDATION:

Staff recommends disapproval of the request based on noncompliance with requirement #4 (distance) of Section 138-281 (4) of the Zoning Ordinance and non-compliance with Off-street parking requirement.



S 23rd

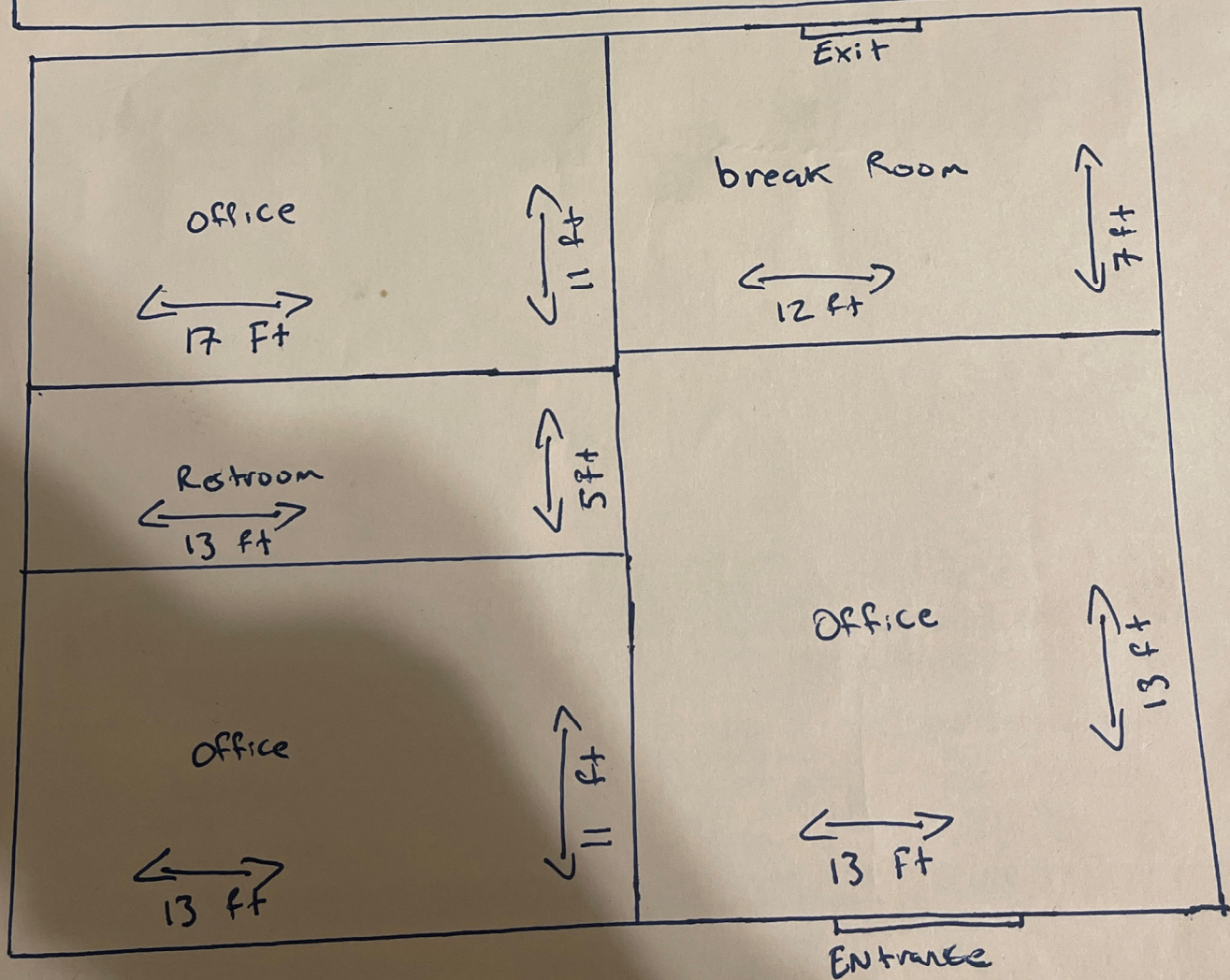
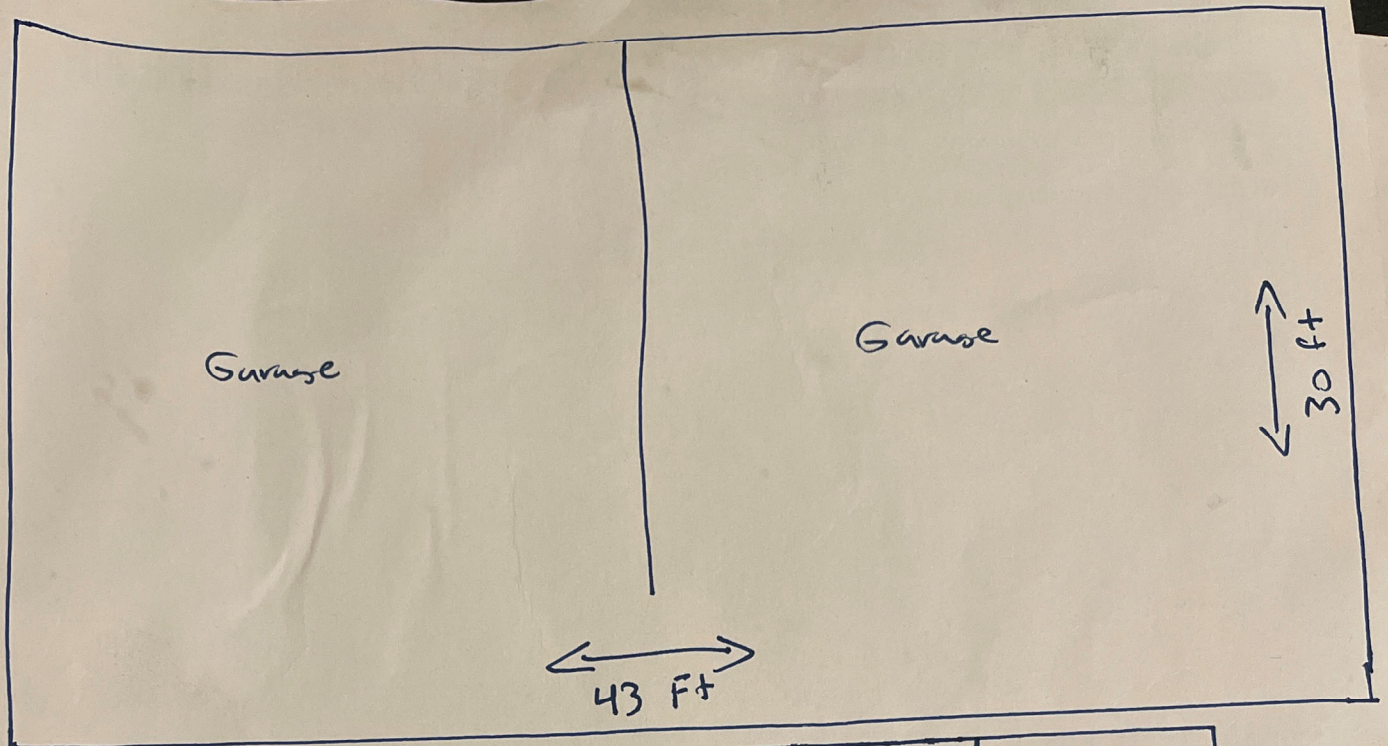
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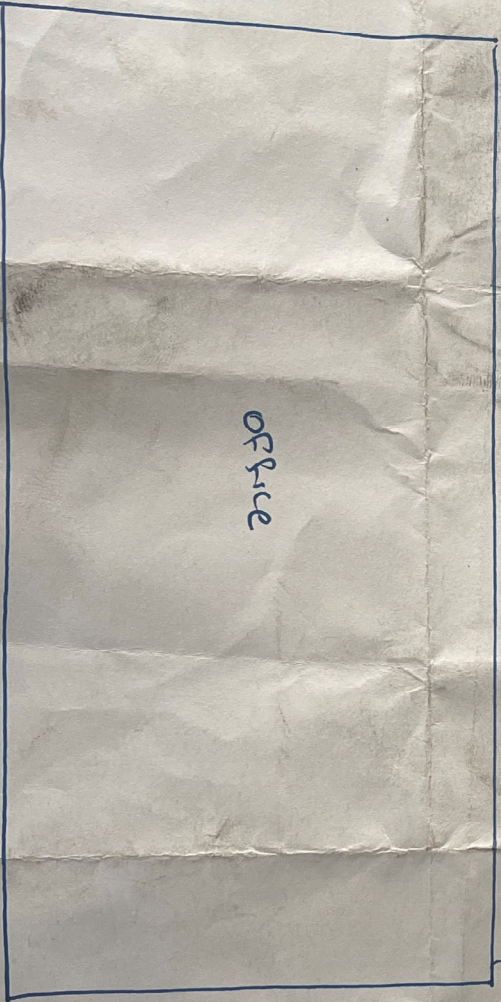
AUG 25 2021

GM

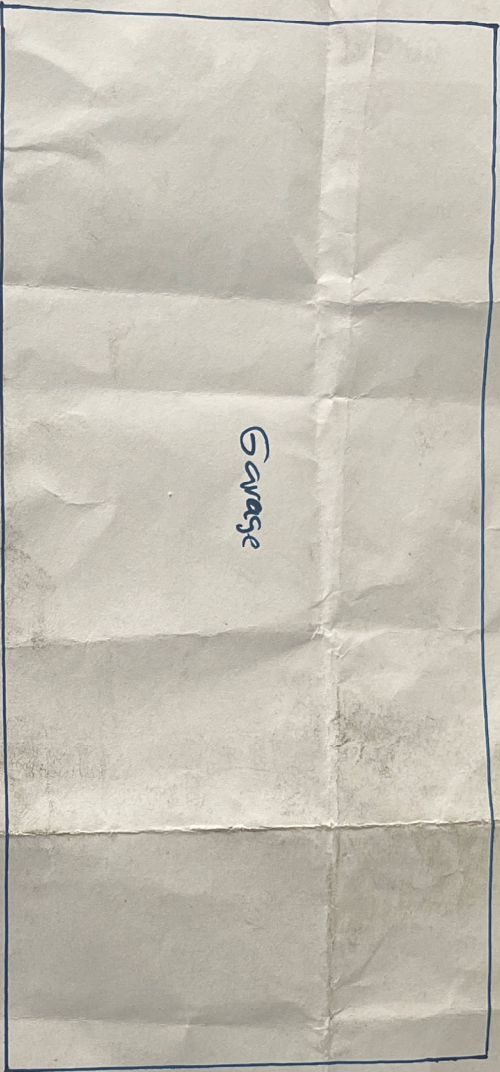
Initial: _____

Dallas ave

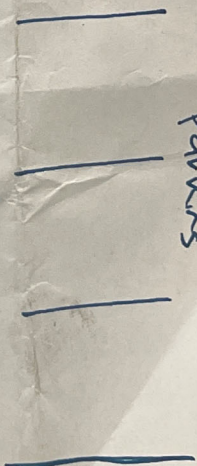




Office



Gavage



Parkus

Memo

TO: Planning and Zoning Commission

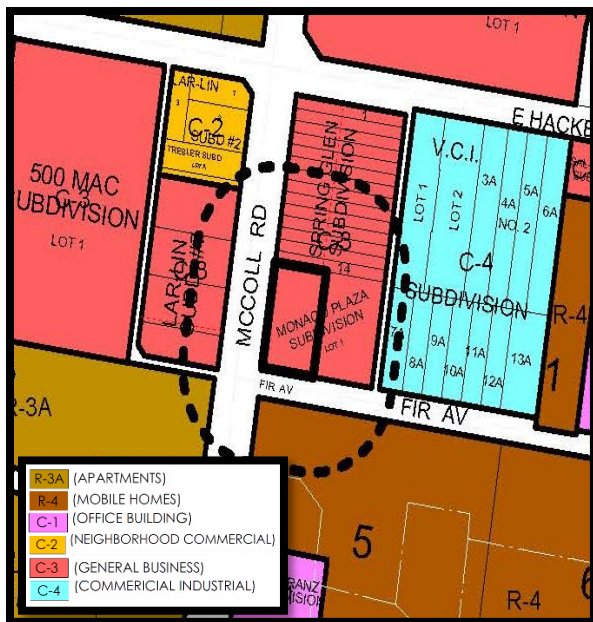
FROM: Planning Staff

DATE: September 23, 2021

SUBJECT: REQUEST OF FOLAKE ADELA KUN, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (SCHOOL) AT THE WEST 130 FT. OF LOT 1, MONACO PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS; 600 NORTH MCCOLL ROAD, STE 612. (CUP2021-0124)

BRIEF DESCRIPTION:

The subject property is located on the northeast corner of North McColl Road and Fir Avenue. The property has 222.20 ft. of frontage along North McColl Road and a depth of 130 ft. for a lot size of 28,925 square feet. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east, north and west, C-2 (neighborhood commercial) District to the northwest, C-4 (commercial industrial) District to the east, R-3A (multifamily residential apartment) District to the southwest, and R-4 (mobile home) District to the south. Surrounding land uses include Monaco and Spring Glen commercial plazas, a Stripes, Oasis car wash, Las Palmas Apts. and Homestead Ranch Mobile home park. An institutional use is allowed in C-3 District with a conditional use permit and in compliance with requirements.



SUMMARY/ANALYSIS:

The applicant is proposing to open up a health school (Blessed Ventures Allied Health School) from an existing building with various suites; the health school will operate from Suite 612 with a 2,070 sq. ft. lease space. The proposed days and hours of operations are Monday through

Friday from 8:00 am to 5:00 pm. There will be 3 classrooms, 4 offices, 2 simulation/ demonstration rooms, a storage, 2 restrooms and open area. Based on 5 parking spaces per classroom and 1.5 parking spaces per admin office, 31 parking spaces are required, of which one parking spaces must be van accessible with an 8 ft. aisle.

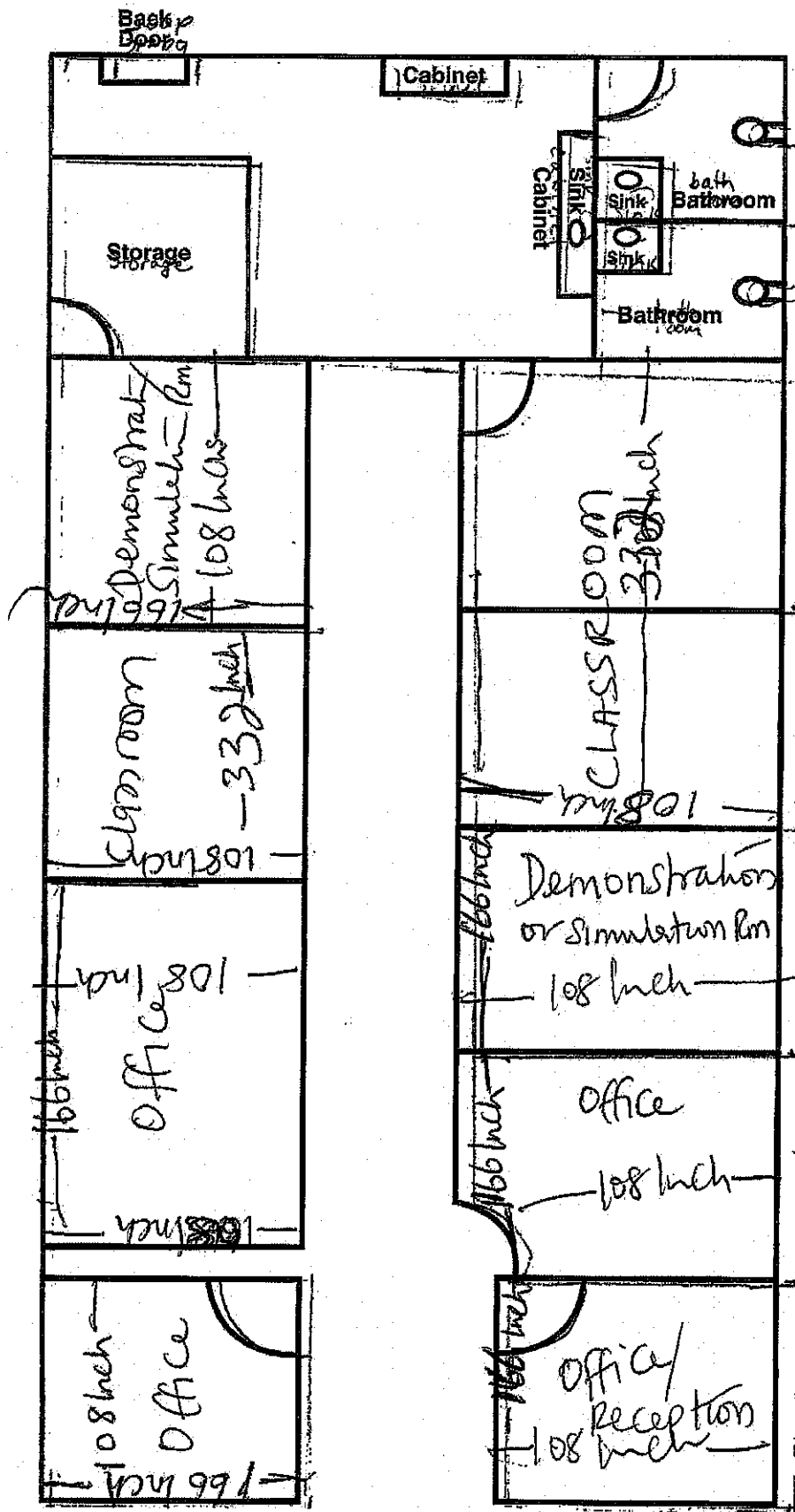
The Fire Department has inspected the building and found it to be in compliance. Should the conditional use permit be approved, the applicant would be required to sign the certificate, acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of 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 Ware road;
- 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; 31 parking spaces are required for the health school, 50 parking spaces are needed for the plaza to run simultaneously, approximately 103 parking spaces are on site. Should the number of offices and classrooms increase, then additional parking will be required.
- 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 restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

Staff has not received any complaints to the Conditional Use Permit request

RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to compliance with Sections 138-118 and 138-400 of the Zoning Ordinance, Building Permit, and Fire Department requirements.



Additional Photos



SUITE 612
2,070 SF

FIR AVE

MCCOLL RD

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

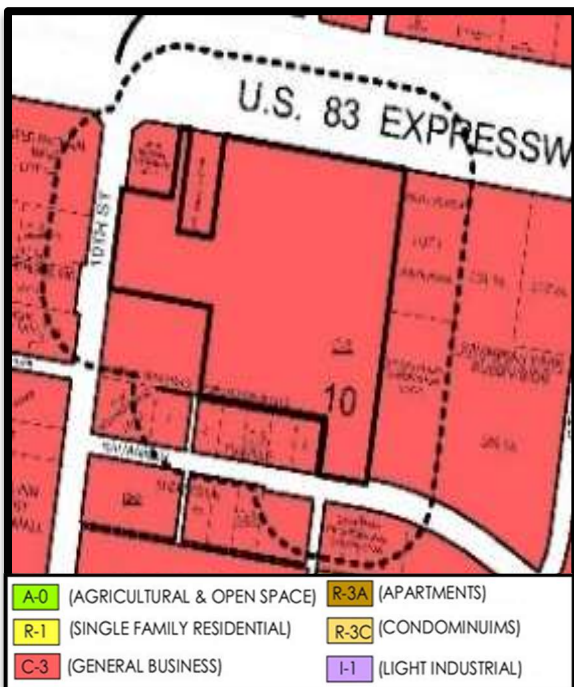
DATE: September 28, 2021

SUBJECT: REQUEST OF NORMA S. PIMENTEL ON BEHALF OF CATHOLIC CHARITIES OF THE RIO GRANDE VALLEY FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, FOR AN INSTITUTIONAL USE (RESPITE CENTER) AT THE NORTHWEST 12.81 ACRES OUT OF LOT 10, SECTION 7, EXCLUDING 2.63 ACRES, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 1801 SOUTH 10TH STREET. (CUP2021-0121)

STAFF RECOMMENDS TABLING OF THE REQUEST

DESCRIPTION:

The property is located approximately 175 feet south of the intersection of South 10th Street and U.S Expressway 83, and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District on all directions. Surrounding land uses include Red Lobster, Plains Capital Bank, Old Navy, Vantage Bank, 76 Gas Station,



Studio 6 Motel and other commercial establishments. An institutional use is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.

REQUEST/ANALYSIS:

The applicant, Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley, would like to use the existing one story, 128,029 sq. ft. building as a Humanitarian Respite Center. This was previously the site for K-Mart shopping center. Daily operations for the proposed respite center may be similar to those found at the respite center at 111 South 15th street. Daily operations for the respite center include but are not limited to, registration, family contact, providing of meals as a one-time event, helping with general wellness (hygiene), and overnight stays during the transition process. Should the conditional use permit be approved, building/remodeling permits would be required as applicable. The applicant is requesting the conditional use permit for life of use; therefore, the item must be presented before the Planning Zoning Commission and the City Commission.

Staff has received one letter in opposition to the conditional use permit request. The written concern was in regards to the effect of a respite center to surrounding commercial retail establishments. The letter stated they would not be opposed to an approval for a six month duration as maximum.

Health and Fire Department inspections are pending. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The institutional use must comply with the Zoning Ordinance and specific requirements as follows:

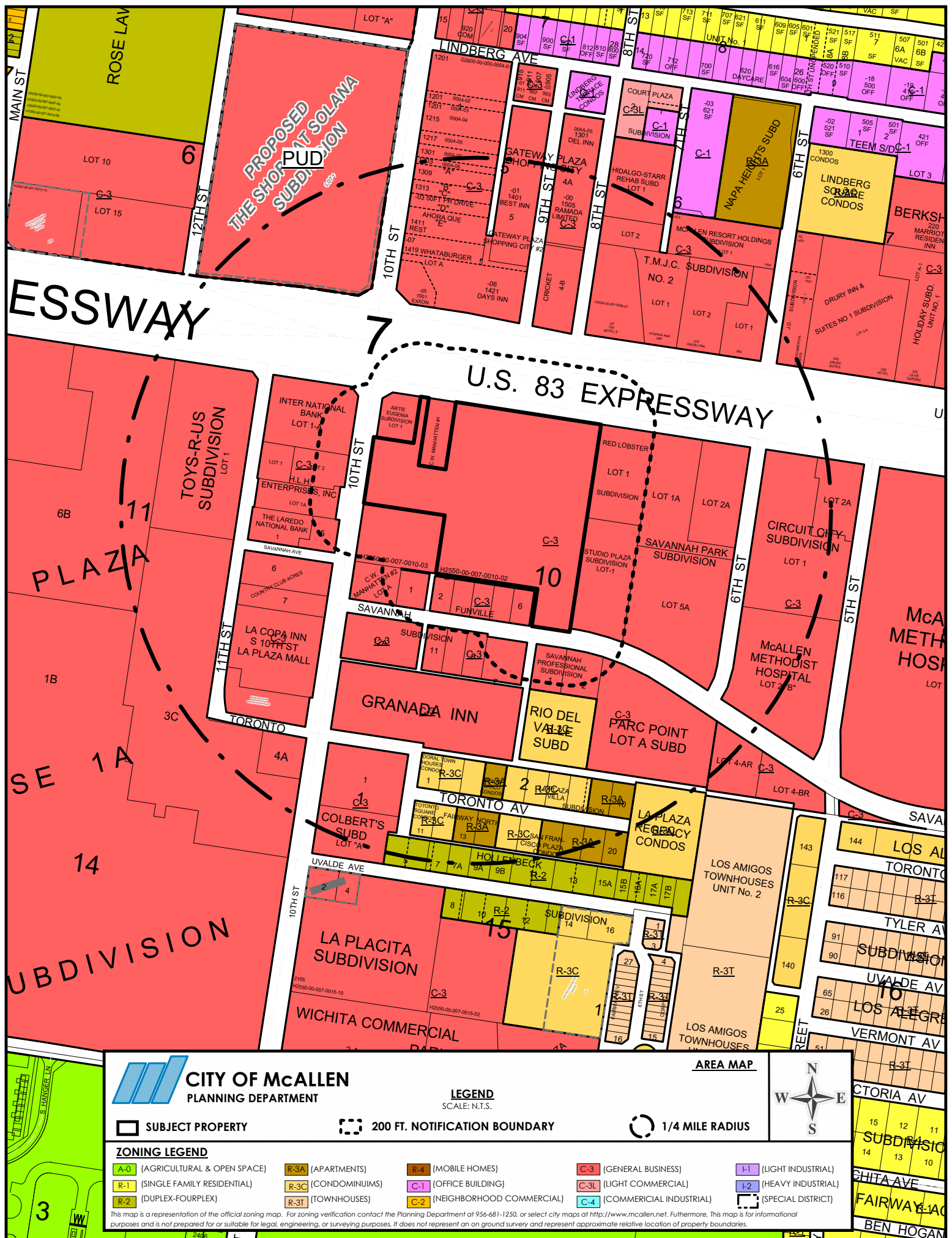
- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas. The property has direct access to South 10th Street and U.S Expressway 83.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The number of persons within the building shall be restricted to the capacity for the building set by the Fire Marshal and Building Official.

PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 21, 2021:

At the Planning and Zoning Commission meeting of September 21, 2021, the Board voted at the request of city staff, to table the Conditional Use Permit request. There were five members present and voting.

RECOMMENDATION:

Staff recommends tabling of the request.



INB PROPERTIES II PASEO, LTD.

MRR-GP, L.L.C., General Partner
900 E. Lakeview Drive
McAllen, Texas 78501

(956) 686-5491

FAX (956) 686-5494

September 1, 2021

VIA FAX NO.: 956-681-1279
& VIA REGULAR U.S. MAIL

CITY OF MCALLEN
PLANNING AND ZONING COMMISSION
City Hall Commission Chambers
1300 Houston Avenue
McAllen, Texas 78501

RE: Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley request of a Conditional Use Permit, for life use, for an institutional use (respite center) at the Northwest 12.81 acres out of Lot 10, Section 7, excluding 2.63 acres, Hidalgo Canal Company S/D, Hidalgo County, Texas: **1801 South 10th Street (CUP2021-0121)**.

To whom it may concern:

The purported uses by Catholic Charities to open respite centers does not comport with the commercial status of the neighborhood. The vast majority of the surrounding location comprises commercial retail establishments. A respite center with heavy migrant traffic will not better but likely burden the area. Prolonged exposure to this traffic would lead to declining commercial activity and business property values.

We, therefore, cannot remain unopposed to an indefinite CUP.

However, we would be unopposed for a shorter duration, such as six months, provided the City does not automatically renew the application.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

By: MRR-GP, L.L.C., General Partner
By: MRR Services Company, L.L.C., Manager

By: Robert J. Morehead
Robert J. Morehead, President

ENTERED

SEP 03 2021

Initial: TOTAL P.01 DM

**NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP2021-0121**

 CITY OF MCALLEN PLANNING DEPT.
954-681-1250
WWW.MCALLENNET



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

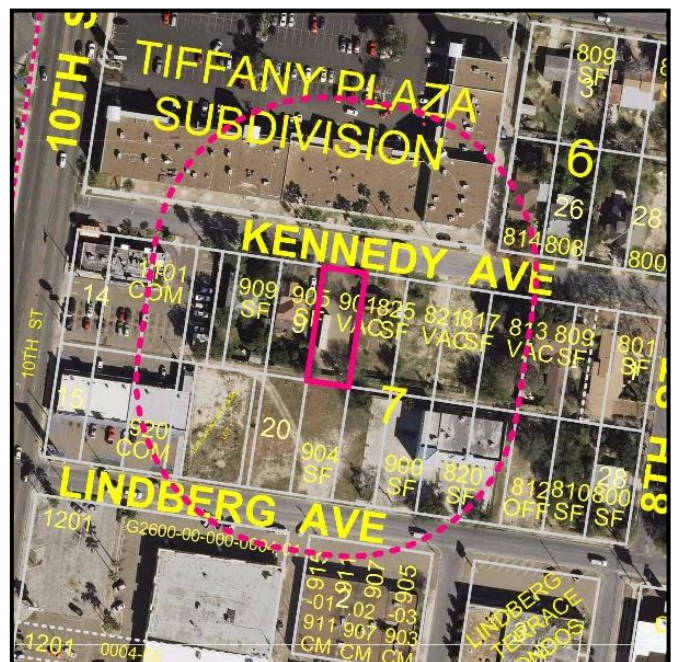
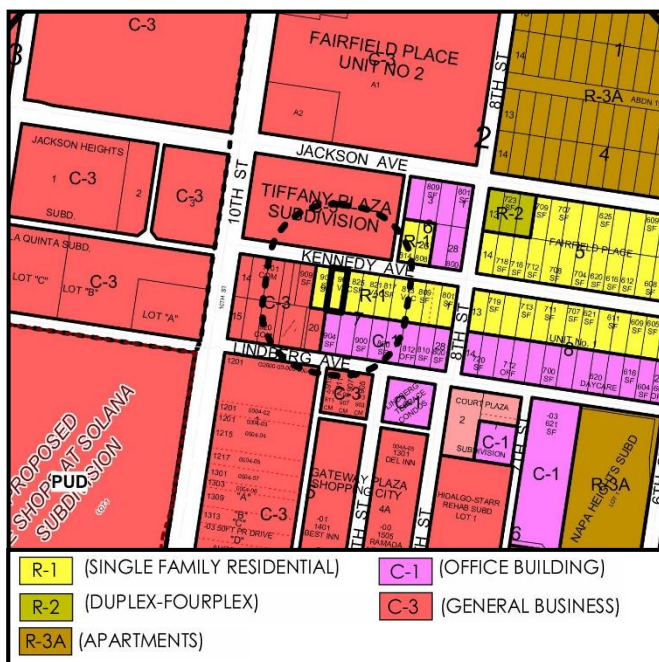
DATE: October 28, 2021

SUBJECT: REQUEST OF OSCAR CORRAL ON BEHALF OF MACHIAVELLIAN PROPERTIES, LLC FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A PARKING FACILITY FOR C-1 TO C-3 USES AT LOT 8, BLOCK 7, FAIRFIELD PLACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 901 KENNEDY AVENUE. (CUP2021-0128)

BRIEF DESCRIPTION:

The subject property is located on the south side of Kennedy Avenue, 300 ft. east of South 10th Street as per the subdivision plat. The tract has 50 ft. of frontage along Kennedy Avenue and a depth of 135 ft. for a lot size of 6,750 sq. ft.

The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District to the east and west, C-1 (office building) District to the south, and C-3 (general business) District to the north. Surrounding land uses include single-family residences, Complete Family Foot Care Clinic, Tiffany Plaza, Burger King, Pink & Blue Square Plaza, and vacant land. A parking facility for C-1 to C-3 uses is allowed in an R-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

City Commission approved a Conditional Use Permit for a parking facility for non-residential use for the subject property for life of the use on January 25, 1993, for a different applicant for La Quinta Hotel located at 100 South 10th Street. The use of the parking lot has been abandoned.

REQUEST/ANALYSIS:

The applicant is proposing to utilize the existing parking lot for the employees of a clinic known as Complete Family Foot Care Clinic located at 820 Lindberg Avenue. The applicant mentioned that they intend to purchase the subject property and provide access from the rear lot which they own as well. The submitted site plan depicts that 12 parking spaces will be provided. During the site visit, staff noticed that a shipping container is located on the subject property that has to be removed. The parking lot has to be striped and the landscape areas need to be cut and maintained.

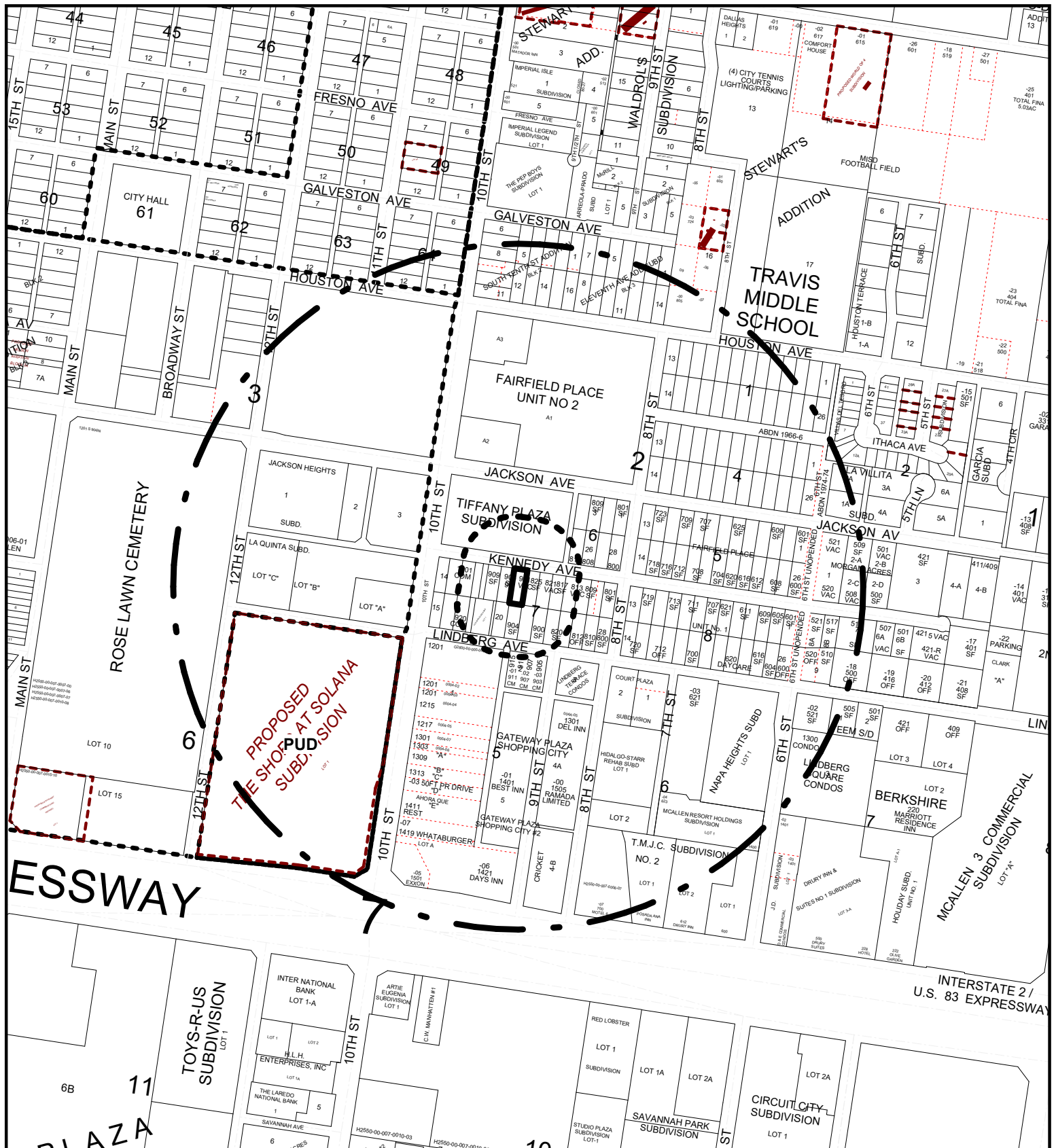
Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The parking facility must comply with landscaping, buffer, parking, and right of way requirements. It must also meet the requirements set forth in Section 138-118(6) of the Zoning Ordinance and specific requirements as follows:

- 1) The sides adjacent to residentially zoned property are to be screened by a six-foot opaque fence. A 6 ft. opaque fence exists on the east, west, and south side of the subject property;
- 2) The parking area shall be landscaped in compliance with the Landscape Ordinance. The required landscaping for this parking lot is 675 sq. ft. with trees required as follows: 4 – 2 1/2" caliper, or 2 – 4" caliper, 1 – 6" caliper. Each parking space must also be within 100 ft. of a landscape area with a tree. A landscape strip area with a minimum width of ten feet shall be provided along and within the property lines contiguous to Kennedy Avenue, excluding driveway entrances and exits. Since the subject property has a lot depth of less than 200 feet, the landscaped strip may be reduced to a minimum width of five feet with a landscape hedge not exceeding three feet in height;
- 3) Residential areas shall be protected as far as possible against heavy traffic and against through traffic of all kinds, including traffic generated by commercial, industrial or other incompatible land uses.
- 4) Parking should not encroach into side yard setbacks when residential uses are adjacent. Due to lot width limitations, a 6.5 ft. landscape buffer is provided only on the east side yard setback;
- 5) The parking area shall be adjacent to the primary use. The parking area is adjacent to a lot to the south owned by the same owner which is adjacent to the primary use;
- 6) The parking area shall provide sufficient lighting to eliminate dark areas to provide maximum visibility from a public street in order to discourage vandalism and criminal activities. Lighting shall be shielded from residential areas;

- 7) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 8) The Planning and Zoning Commission may impose additional reasonable restrictions or conditions to carry out the spirit and intent of this section and to mitigate adverse effects of the proposed use. These requirements may include, but are not limited to, increased open space, loading and parking requirements, suitable landscaping, and additional improvements such as curbing and sidewalks.

RECOMMENDATION:

Staff recommended approval of the request, for life of the use, subject to compliance with requirements in Section 138-118(6) of the Zoning Ordinance, Engineering Department ROW requirements and Landscape requirements.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP




 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

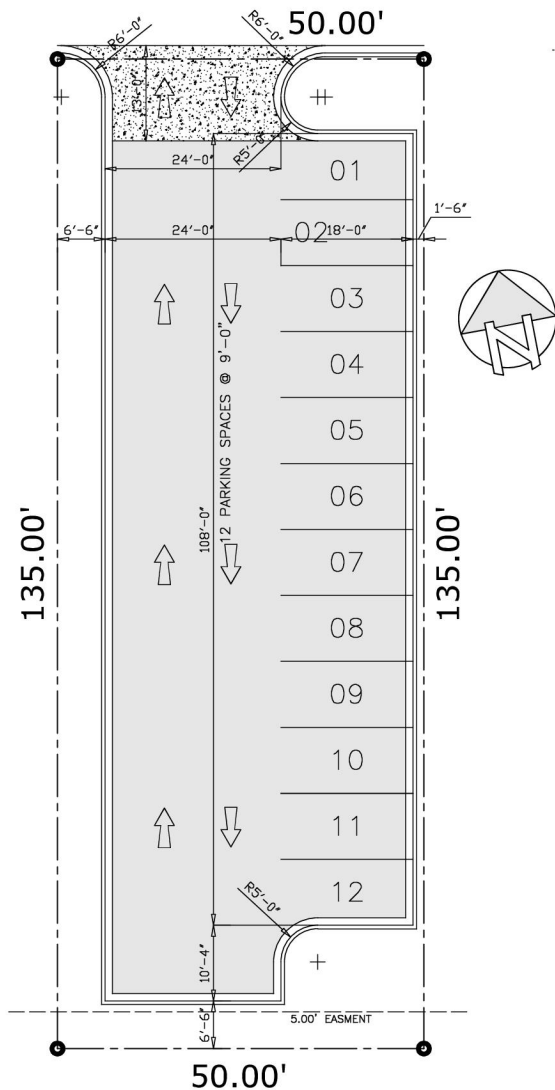
 **1/4 MILE RADIUS**

ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLIX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	 (SPECIAL DISTRICT)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.

KENNEDY AVE.



www.arqco.us + info@arqco.us

LOT 8, BLOCK 7,
FAIRFIELD PLACE,
McALLEN, TX. HIDALGO CO.

PROJECT LOT # 2		SHEET #	PROJECT NAME & ADDRESS
DATE: 8/30/2021		S-01	LOT # 8 Fairfield Place Subdivision McAllen Texas
SCALE: 1/8" = 1'-0"			



NOTICE
PARKING
FACILITY
FOR
THIS PROPERTY
CUP2021-0128
CITY OF MOJAVE PLANNING DEPT
WWW.MOJAVE.NET

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 29, 2021

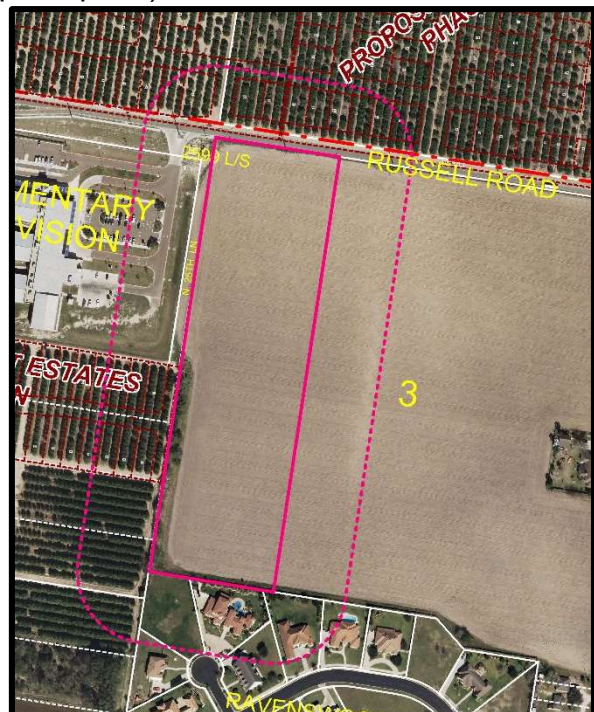
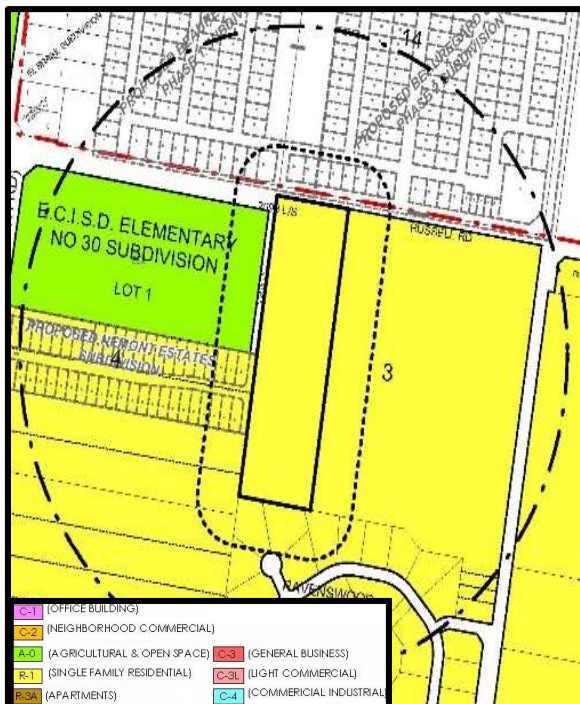
SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 10 ACRES OUT OF LOT 3, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 2401 RUSSELL ROAD. (REZ2021-0049) (TABLED 09/21/21)

THIS ITEM WAS WITHDRAWN.

LOCATION: The property is located on the south side of Russell Road approximately 1220 feet east of North Rooth Road. The tract has 348.65ft. of frontage along Russell road with a maximum depth of 1,250 ft. at its deepest point for a lot size of 10.00 acres.

PROPOSAL: The applicant is requesting to rezone the property to C-3 (general business) District for a proposed self-storage development.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the east, south and west. There is A-O (agricultural and open space) District to west. The area to the



north across Russell Road is outside the city limits of McAllen.

LAND USE: The property is currently vacant. Surrounding land uses include Edinburg C.I.S.D. Flores-Zapata Elementary School, Elias Longoria Middle School, IDEA Quest, single family residences on rural tracts, subdivided lots and farmland.

COMPREHENSIVE PLAN: Foresight McAllen Comprehensive Plan designates the future land use as Suburban Residential which is comparable to R-1(single-family residential) District. Russell Road is designated as a minor arterial with 100 feet of right-of-way.

DEVELOPMENT TRENDS: The development trend for the area is single family residential. Ravenswood, Red Rose, La Puerta Phase I, Russell Point and proposed Nemont Estates 1 are single family subdivisions in the area.

HISTORY: The tract was zoned R-1 District upon annexation in November 2017. There have been no other rezoning requests for the subject property since that time.

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

Adjacent zoning is A-O (agricultural and open space) District and R-1 (single-family residential) district.

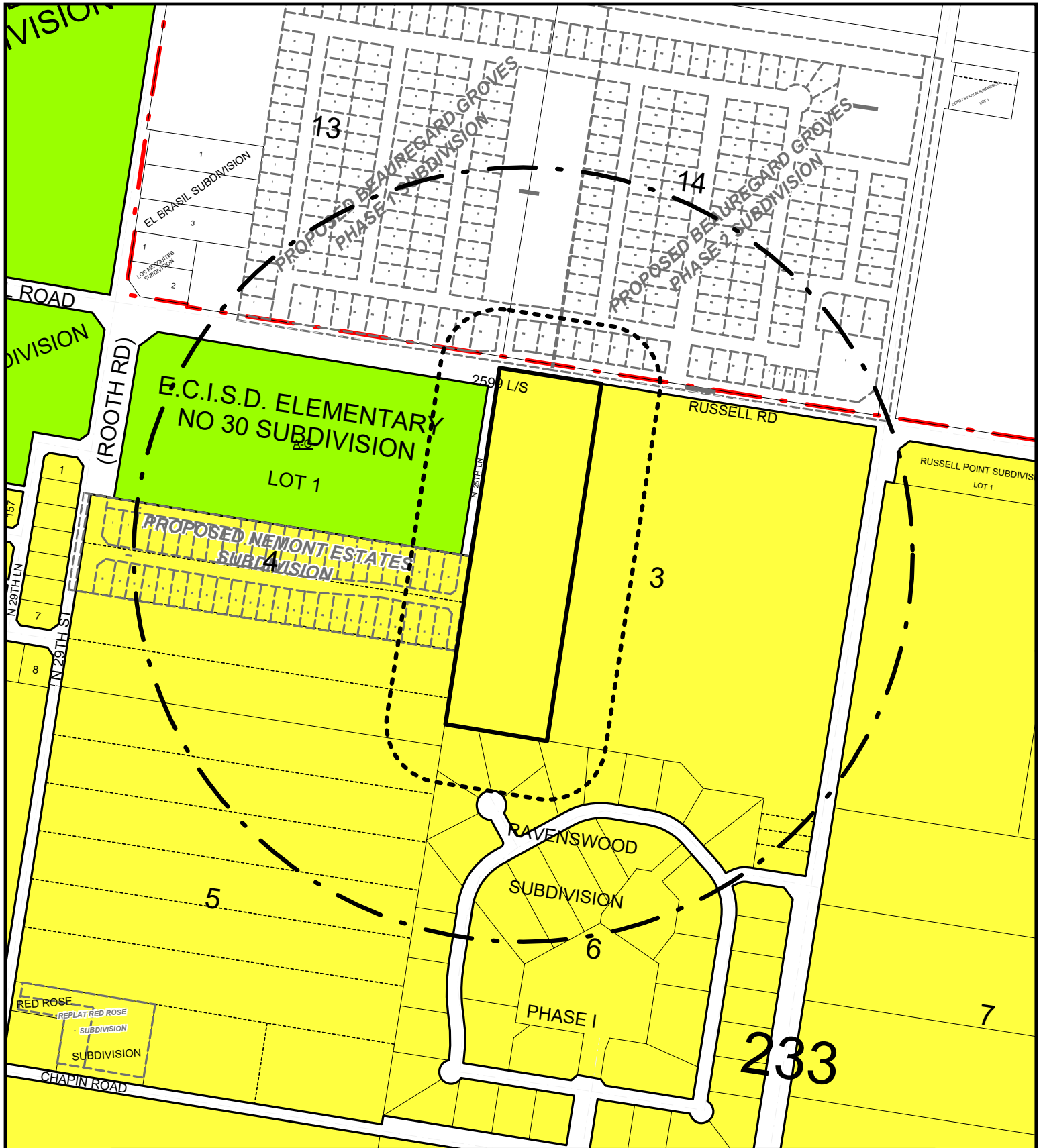
A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone


A recorded subdivision plat and approved site plan are required prior to building permit issuance. Compliance with off-street parking, landscaping, and various building and fire codes are required as part of the building permit process.

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

PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 21, 2021:

At the Planning and Zoning Commission meeting of September 21, 2021, the Board voted to table the Conditional Use Permit request. There were five members present and voting.








CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP

 **SUBJECT PROPERTY**

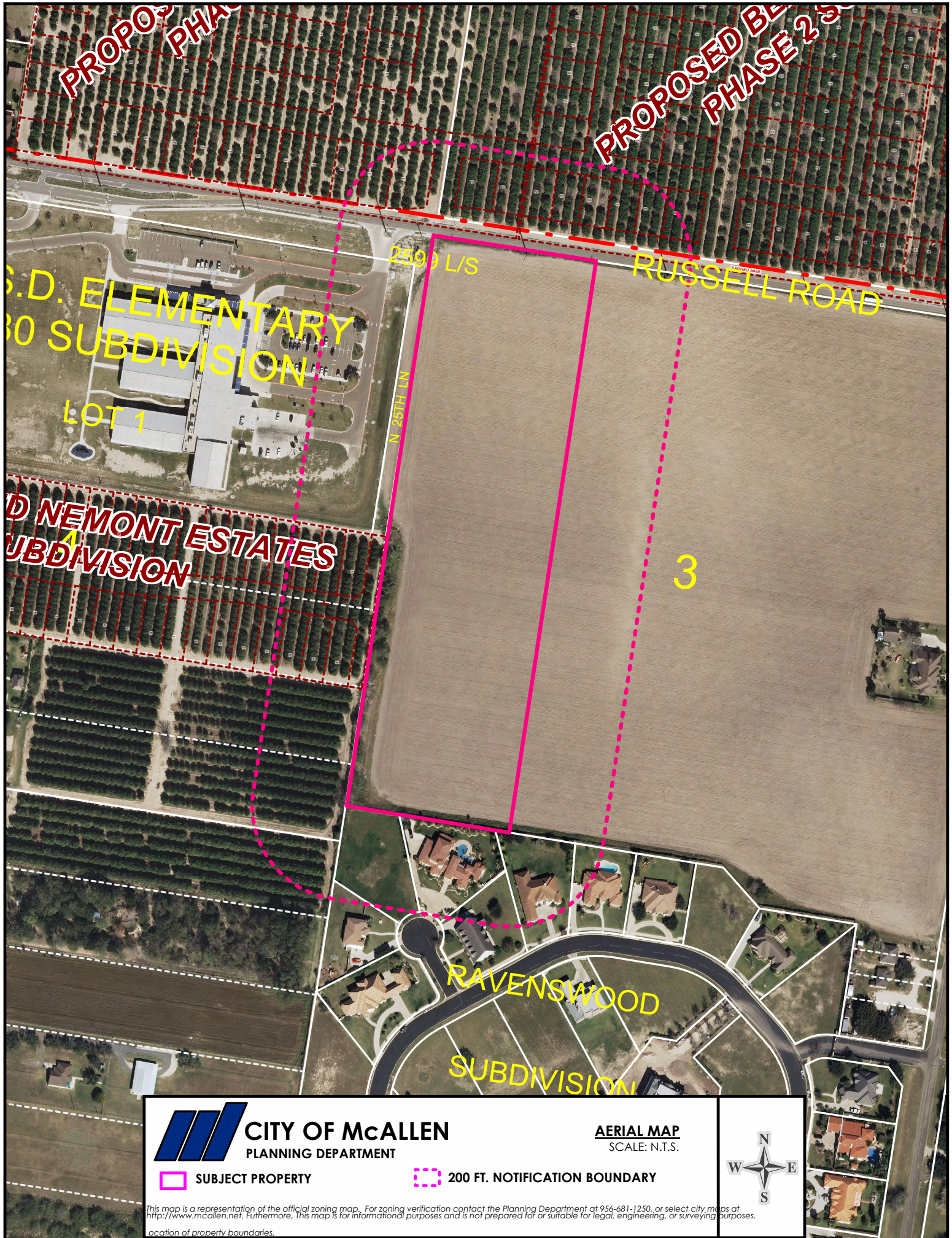
 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

ZONING LEGEND

<div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"> <div style="background-color: #90EE90; border: 1px solid black; padding: 2px; margin-bottom: 2px;">A-0</div> (AGRICULTURAL & OPEN SPACE) <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">R-1</div> (SINGLE FAMILY RESIDENTIAL) <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">R-2</div> (DUPLEX-FOURPLEX) </div> <div style="width: 33%;"> <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">R-3A</div> (APARTMENTS) <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">R-3C</div> (CONDOMINIUMS) <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">R-3I</div> (TOWNHOUSES) </div> <div style="width: 33%;"> <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">R-4</div> (MOBILE HOMES) <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">C-1</div> (OFFICE BUILDING) <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">C-2</div> (NEIGHBORHOOD COMMERCIAL) </div> </div>	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"> <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">C-3</div> (GENERAL BUSINESS) <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">C-3L</div> (LIGHT COMMERCIAL) <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">C-4</div> (COMMERCIAL INDUSTRIAL) </div> <div style="width: 33%;"> <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">I-1</div> (LIGHT INDUSTRIAL) <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">I-2</div> (HEAVY INDUSTRIAL) <div style="background-color: #FFDAB9; border: 1px solid black; padding: 2px; margin-bottom: 2px;">S</div> (SPECIAL DISTRICT) </div> </div>
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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



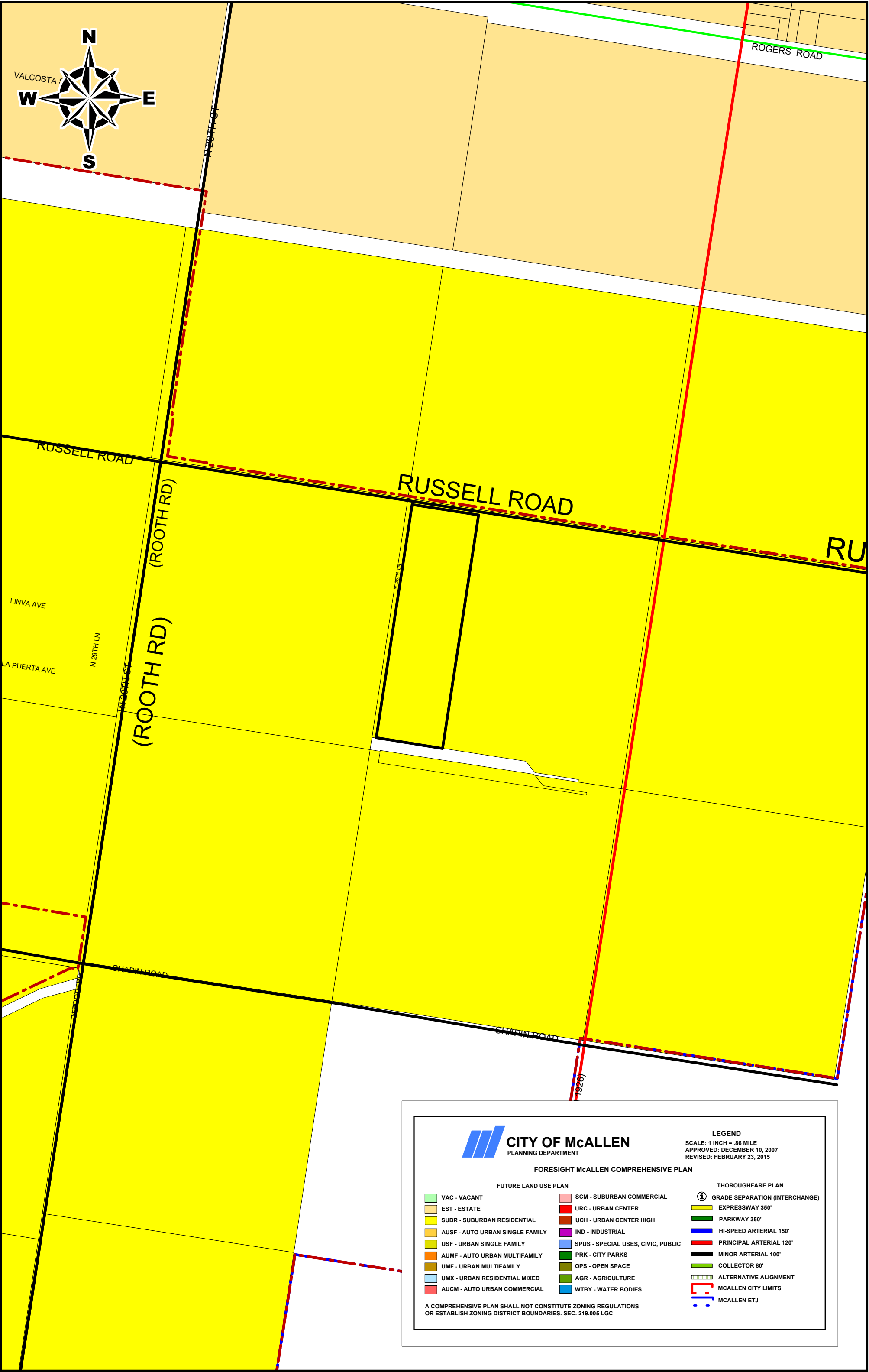
SUBJECT PROPERTY




200 FT. NOTIFICATION BOUNDARY



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location of property boundaries.





CITY OF McALLEN
PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: FEBRUARY 23, 2015

THOROUGHFARE PLAN

① GRADE SEPARATION (INTERCHANGE)
EXPRESSWAY 350'
PARKWAY 350'
HI-SPEED ARTERIAL 150'
PRINCIPAL ARTERIAL 120'
MINOR ARTERIAL 100'
COLLECTOR 80'
ALTERNATIVE ALIGNMENT
McALLEN CITY LIMITS
McALLEN ETJ

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

PLAT SHOWING:

A 10.000 ACRE [435,583.78 SQ.FT.] TRACT BEING OUT OF LOT 3, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



GRAPHIC SCALE IN FEET: 1" = 200'

200' 100' 0' 200'

BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

- LEGEND**
- BOUNDARY LINE
 - - - RIGHT OF WAY LINE
 - - - EASEMENT LINE
 - - - BLOCK LINE
 - - - LOT LINE
 - - - PROPERTY LINE
 - - - ROADWAY CENTERLINE

- [illegible]

NOTES:

- THIS SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INSTRUMENTS NOT SHOWN THAT MAY AFFECT THIS PROPERTY.
- THE FOLLOWING RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY ARE LISTED IN THE RECORD OF THIS DEED OF THIS PROPERTY:
1. A VESSEL AND APPARENT EASEMENTS ON OR ADJACENT THE SURVEY PROPERTY.
2. RIGHTS OF ADJOINING OWNERS IN ANY WALLS AND FENCES SITUATED ON A COMMON BOUNDARY.
3. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES.
4. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
5. THIS SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

UNION

SHEET 02 OF 02

Carrizales
Land
Surveying, LLC

Texas Registered Surveying Firm
 TP&EL FIRM NO: 10194417
 4807 Gondala Avenue,
 Edinburg, TX 78542
 Office: 956-567-2167
www.cisland.com

RECEIVED
AUG 12 2021

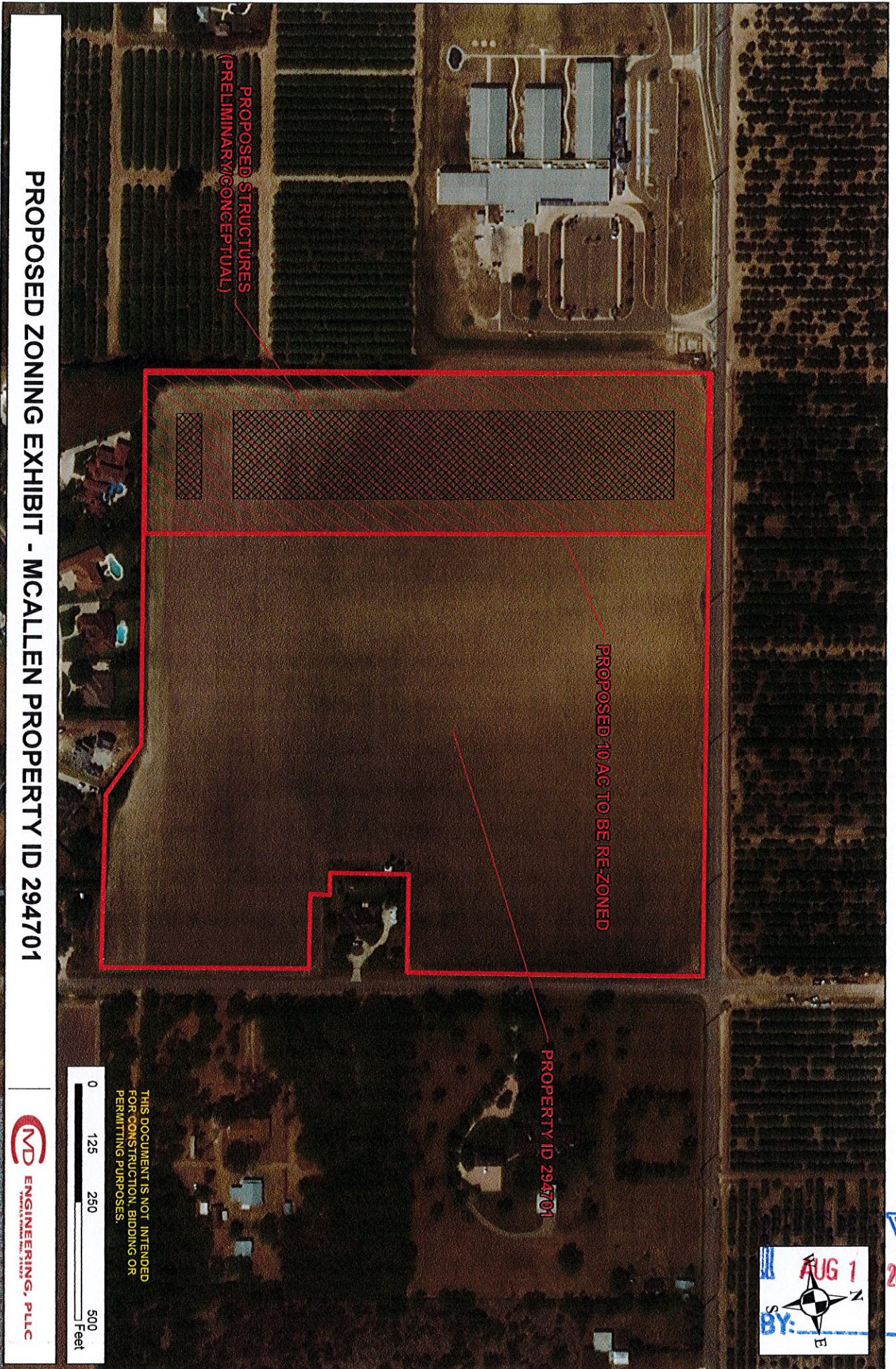
AUG 12 2021

BY



DATE _____

MANUEL CARRIZALES
R.P.L.S. #6388



PROPOSED ZONING EXHIBIT - MCALLEN PROPERTY ID 294701



THIS DOCUMENT IS NOT INTENDED
FOR CONSTRUCTION, BIDDING OR
PERMITTING PURPOSES.



**NOTICE
REZONING
FOR
THIS PROPERTY
REZ 2021-0049**

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

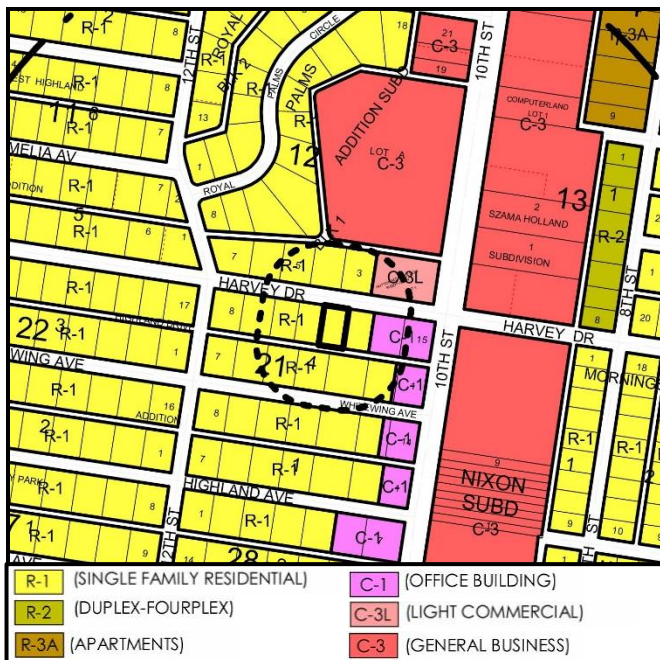
DATE: September 30, 2021

SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-1 (OFFICE BUILDING) DISTRICT: LOT 12, BLOCK 4, BLOCKS 3 & 4 HIGHLAND DRIVE ADDITION, HIDALGO COUNTY, TEXAS; 1101 HARVEY DRIVE. (REZ2021-0053)

LOCATION: The property is located on the south side of Harvey Drive, 284 ft. west of North 10th Street according to the plat. The tract has 80 ft. of frontage along Harvey Drive with a depth of 125 ft., for a lot size of 10,000 sq. ft.

PROPOSAL: The applicant is requesting to rezone the property to C-1 (office building) District for office use. A feasibility plan has not been submitted.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District in all directions.



LAND USE: The property is currently vacant. Surrounding land uses include single-family residences, The One Med Spa, and Family Dollar Store.

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

DEVELOPMENT TRENDS: The development trend for this area along Harvey Drive is single-family residences.

HISTORY: The subject property was zoned R-1 (single-family residential) District during comprehensive zoning in 1979. There has been no other rezoning request for the subject property since then.

A rezoning request to C-1 (office building) District for the adjacent property to the east was disapproved by the City Commission on August 27, 2001. A rezoning request to C-1 (office building) District for the property to the north was disapproved by the City Commission on July 11, 2011.

ANALYSIS: The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. It does not follow the development trend in this area along Harvey Drive.

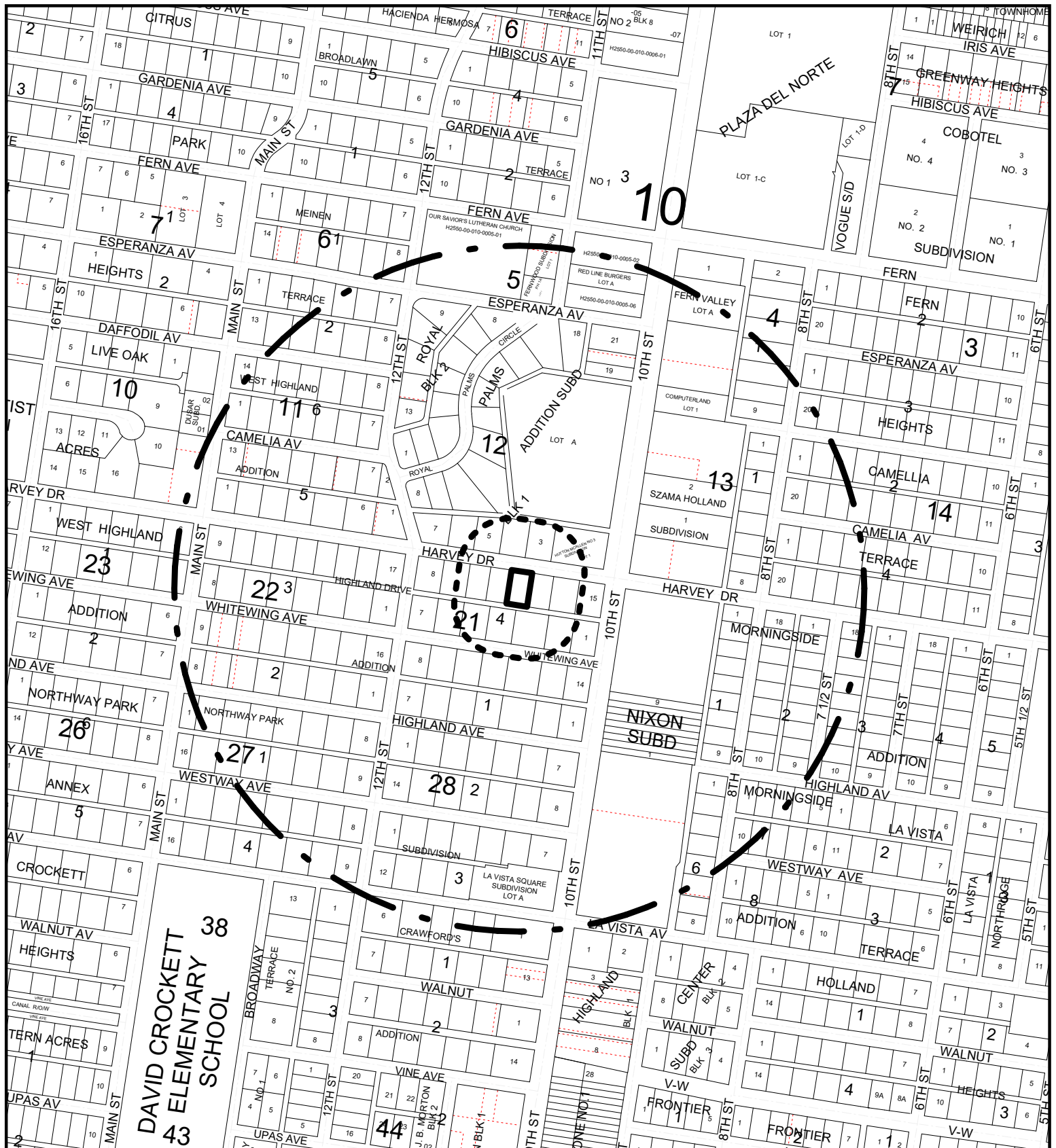
Highland Drive Addition and Royal Palms addition are established single-family residential neighborhoods. If approved, the C-1 District request would allow commercial zoning to encroach into the established residential neighborhood.

If the request is approved, it may encourage other property owners to apply for a rezoning to C-1 District.

Harvey Drive is a residential collector with 60 ft. of right-of-way, according to Royal Palms Addition plat, and approximately 27 ft. of pavement providing 2 travel lanes; therefore, it is not suitable for commercial traffic. Office uses can intensify the traffic congestion on Harvey Drive during the peak periods since it is not constructed to commercial standards.

Staff has received a phone call and a letter in opposition to the rezoning request from an adjacent property owner. The opposition's concerns included the consequences of C-1 uses on privacy, traffic, safety, property value, and changing the neighborhood's residential character.

RECOMMENDATION: Staff recommends disapproval of the rezoning request to C-1 (office building) District.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

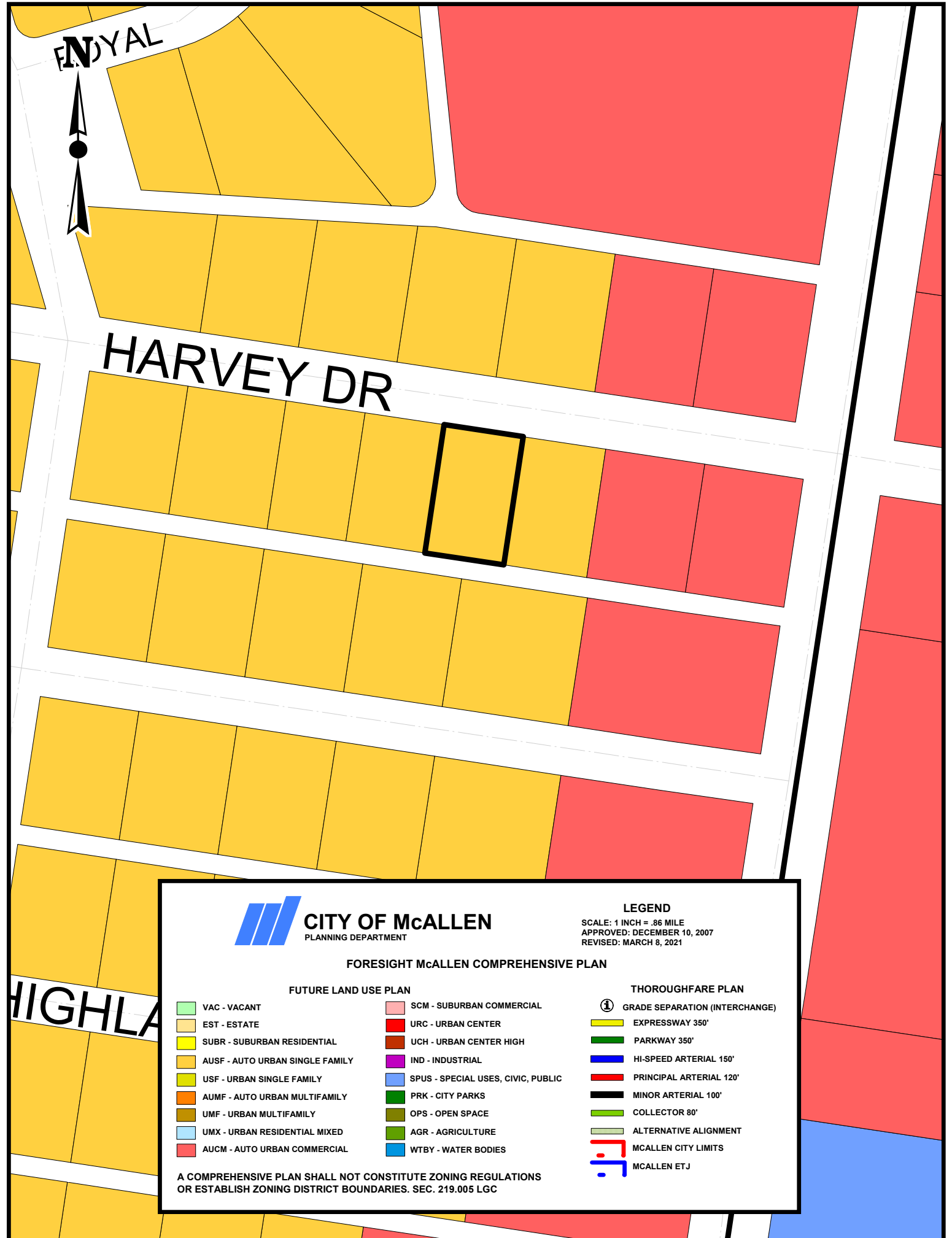
200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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ENDYAL

HARVEY DR

HIGHWAY



CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: MARCH 8, 2021

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

THOROUGHFARE PLAN

① GRADE SEPARATION (INTERCHANGE)
EXPRESSWAY 350'
PARKWAY 350'
HI-SPEED ARTERIAL 150'
PRINCIPAL ARTERIAL 120'
MINOR ARTERIAL 100'
COLLECTOR 80'
ALTERNATIVE ALIGNMENT
MCALLEN CITY LIMITS
MCALLEN ETJ

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ 2021-0053**

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



To: McAllen Planning and Zoning

From : Robert McCrea
1107 Harvey
McAllen, Texas 78501
956-270-2535

REF: REZ2021-0053

Hello,

I am writing this letter say that I strongly oppose the re-zoning at 1101 Harvey street.

This is next door to my residence. This is a residential neighborhood and we would like to keep it that way. We neighbors get together at times and even watch 4th of July Fireworks together.

We keep an eye on each others homes when someone is away. We would like to see a home go up and a nice family to join our neighborhood.

I feel if a business goes in we are subject to many different strange people around our property and can pose a threat to safety, and our privacy.

I understand that it may even hurt our resale value of or homes later on. People don't want to live next to a business or office building.

This is a residential neighborhood. If someone wants to open a business office they should find an office in a business district that is already zoned for business.

I also oppose to the hearing at 3:00 PM. We are hard working people and have jobs to be at to support our families. Some of us are unable to attend due to work. Please let me know if it can be re-scheduled.

Thank you
Robert McCrea

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

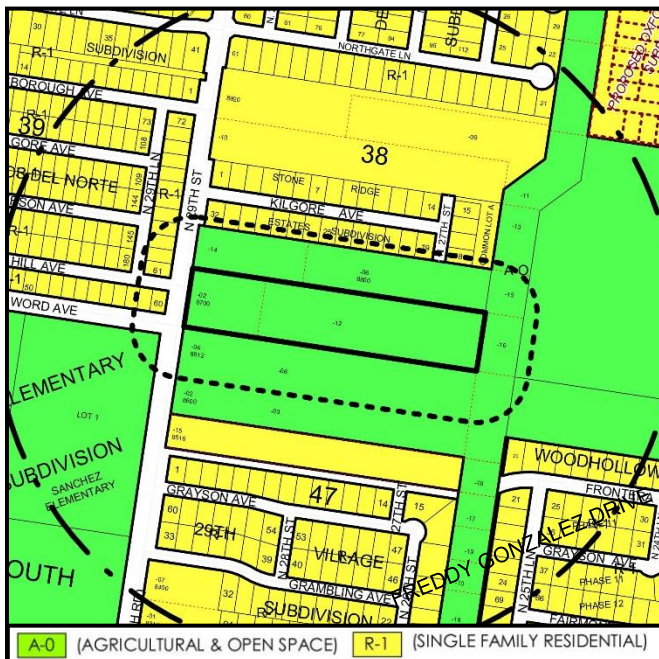
DATE: September 29, 2021

SUBJECT: REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: 6.21 ACRES OUT OF LOT 38, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 8700 NORTH 29TH STREET. (REZ2021-0054)

LOCATION: The property is located on the east side of North 29th Street, approximately 270 ft. south of Kilgore Avenue. It has 231 ft. of frontage along North 29th Street and 1,170 ft. of depth for a lot size of 6.21 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-1 (single-family residential) District in order to construct single-family residences. A 28-lot subdivision under the name of Imperio Estates Subdivision for the subject property is scheduled to be heard in preliminary form by the Planning and Zoning Commission on October 5, 2021.

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



LAND USE: There is a house on the subject property, which is part of the rezoning request, but it is not included in the proposed subdivision plat. Surrounding land uses include single-family residences, Blanca E. Sanchez Elementary School, and vacant land.

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

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

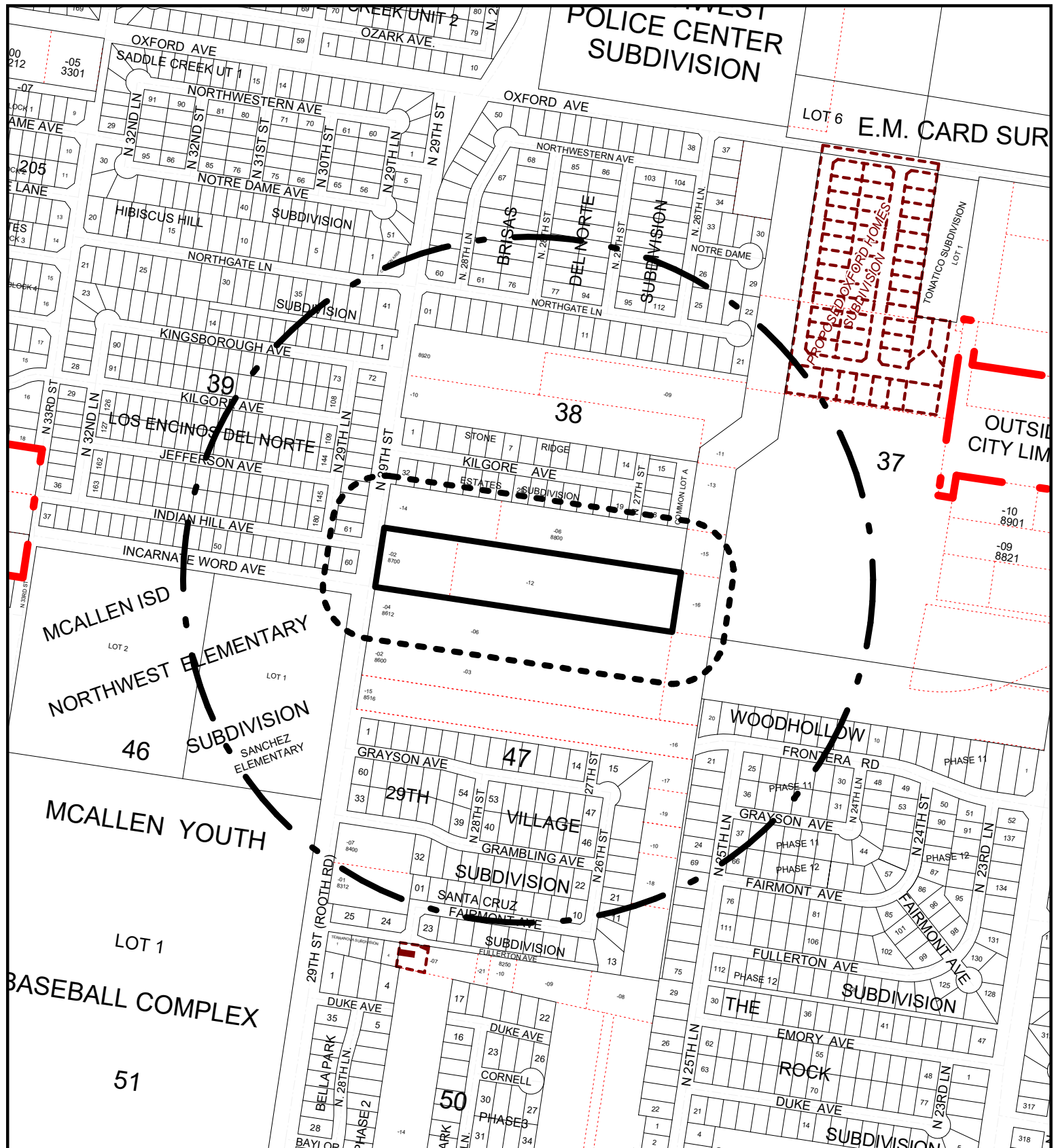
HISTORY: The tract was annexed into the city and initially zoned A-O (agricultural and open space) District on August 11, 2008. There has been no other rezoning request for the subject property since then.

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

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

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

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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



 **SUBJECT PROPERTY**

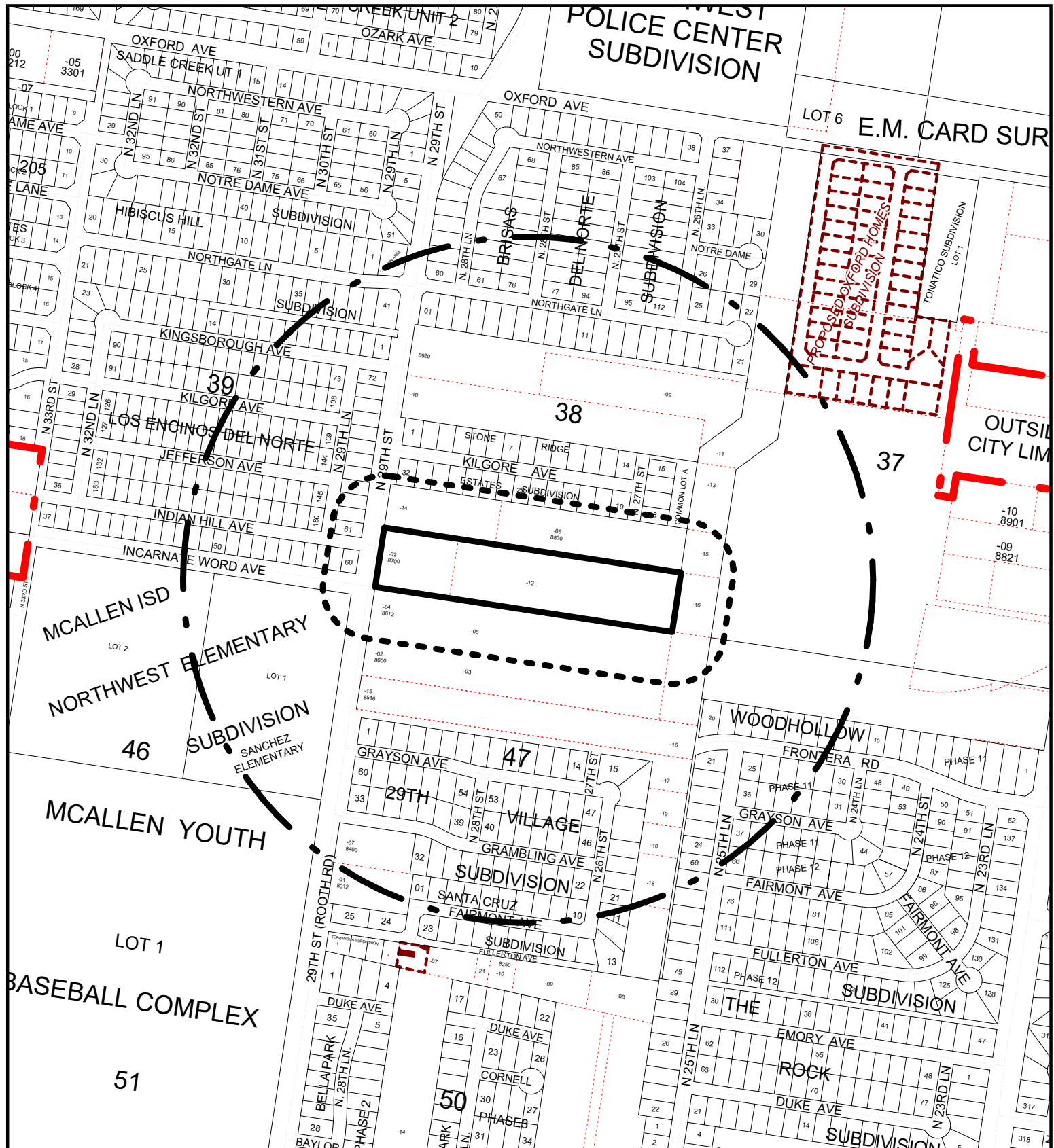
 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



 **SUBJECT PROPERTY**

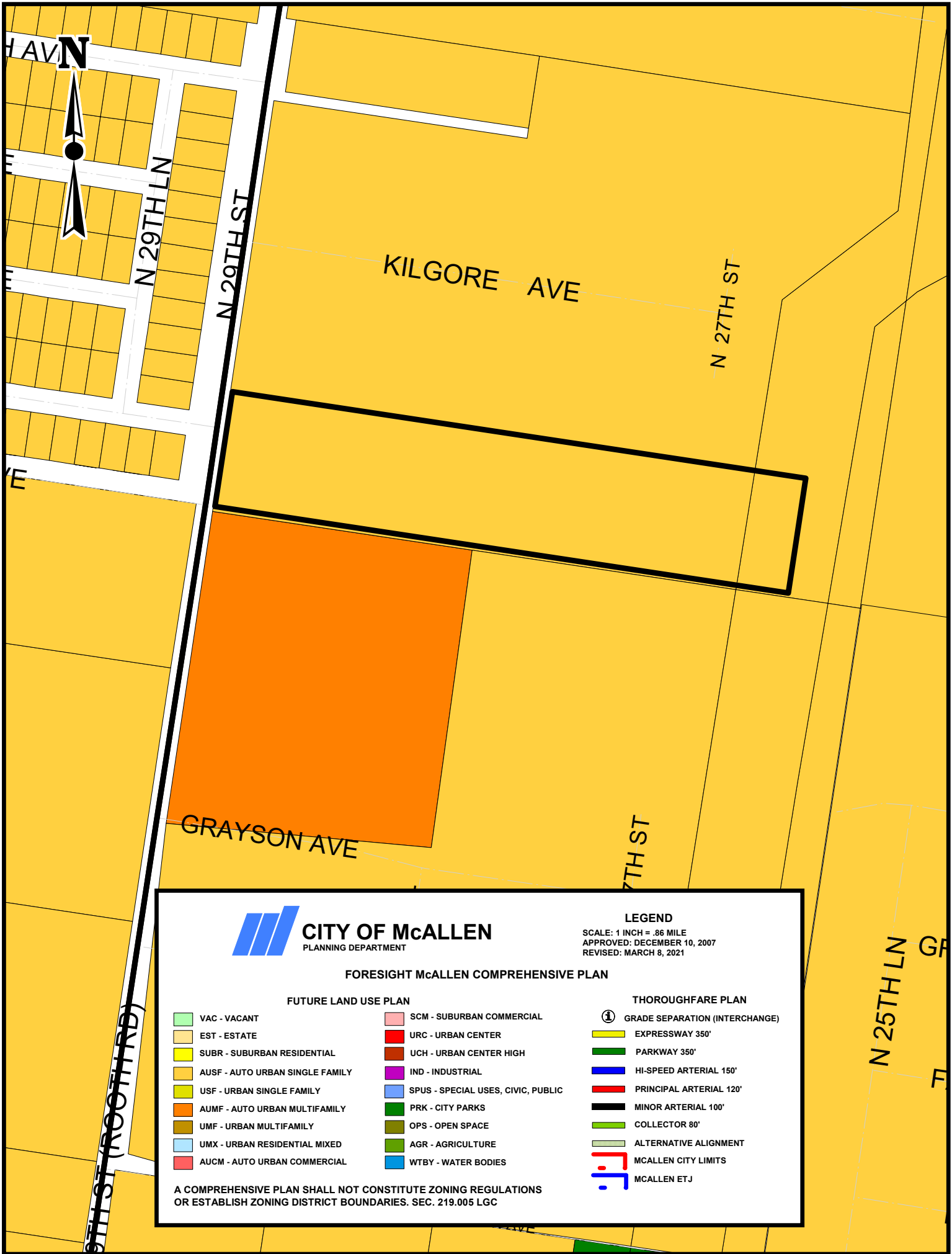
 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
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CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: MARCH 8, 2021

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
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THOROUGHFARE PLAN

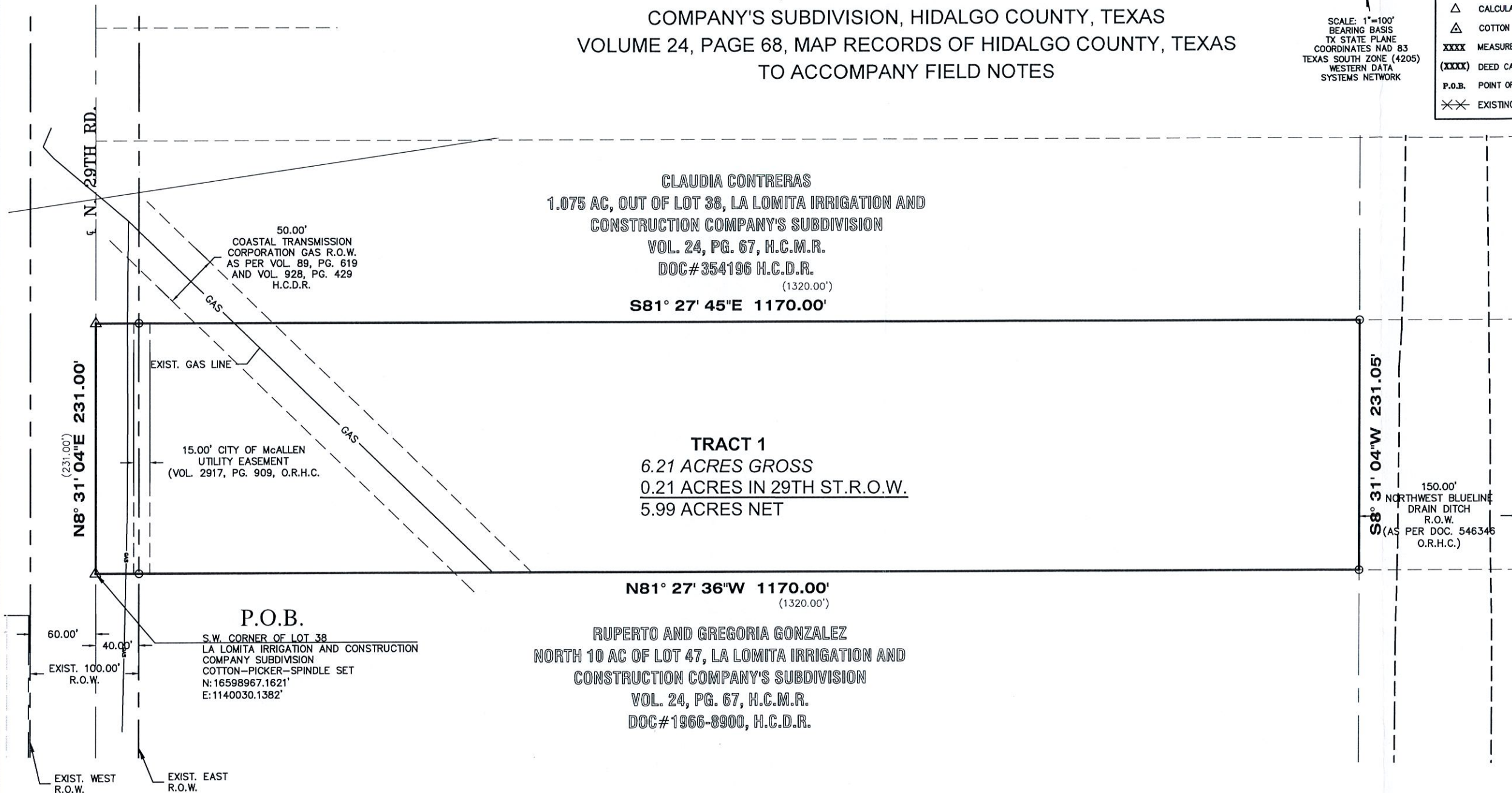
GRADE SEPARATION (INTERCHANGE)
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HI-SPEED ARTERIAL 150'
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A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

EXHIBIT B
BOUNDARY SURVEY
TRACT 1 - 6.21 ACRES
OUT OF LOT 38, LA LOMITA IRRIGATION CONSTRUCTION
COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS
VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

SCALE: 1"=100'
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)	DEED CALL (DOC. 546346 O.R.H.C.)
P.O.B.	POINT OF BEGINNING
---	EXISTING FENCE



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 X, AREAS OUTSIDE OF 500-YEAR FLOOD-PLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 4803340325D, REVISED MAY 17, 2001.

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 AUGUST 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".



8/30/2021

IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

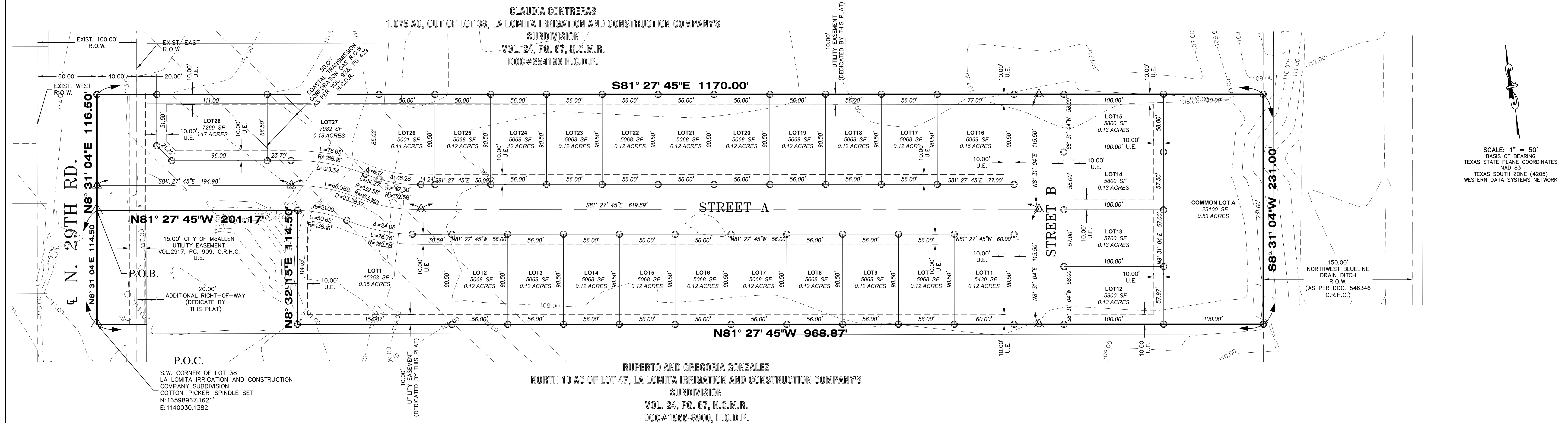
DATE



RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE, EDINBURG TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

DATE: AUGUST, 2021
PROJECT: SUB 20 043
PAGE: 1 OF 1

BEING A 5.68 ACRE TRACT OF LAND OUT OF LOT 38, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS



**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0054**

 CITY OF McALLEN PLANNING DEPT
800-881-1230
WWW.MCALLE.NET



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

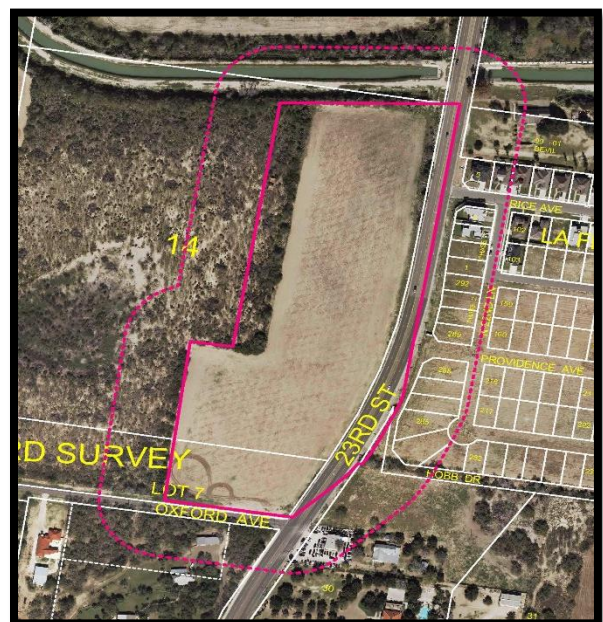
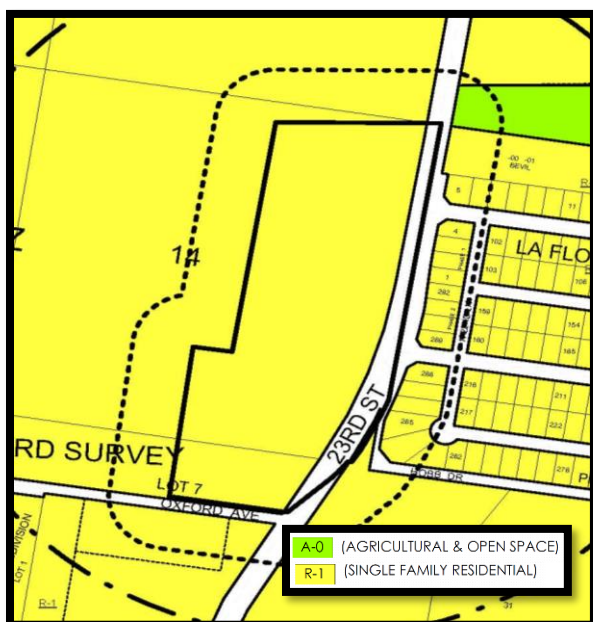
DATE: September 28, 2021

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 19.137 ACRES CONSISTING OF 2.476 ACRES OUT OF LOT 7 E.M CARD SURVEY NO. 1 SUBDIVISION AND 16.661 ACRES OUT OF LOT 14, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2400 OXFORD AVENUE. (REZ2021-0051)

LOCATION: The property is located on the northwest corner of North 23rd Street and Oxford Avenue, approximately 730 ft. north of Northgate Avenue. The irregularly shaped tracts have approximately 1,620 ft. of frontage along North 23rd Street.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District in order to construct apartments. The proposed subdivision is under the name of Falcon's Cove; however, no subdivision application has been submitted.

ADJACENT ZONING: The adjacent zoning is A-O (agricultural and open space) District to the northeast and R-1 (single-family residential) District in all directions.



LAND USE: The subject property is currently vacant. Surrounding land uses include single-family residences, Northwest Police Center and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for these properties as Auto Urban Single Family which is comparable to R-1 (single-family residential) District and City Parks which is comparable to A-O District.

DEVELOPMENT TRENDS: The development trend for this area is single-family residences, commercial use, and a solar energy facility to the west of the subject property that was approved in 2019.

HISTORY: The tract was outside city limits; in 2016, a 315.65-acre tract was annex to the City. Various initial zonings to R-1 District were approved in City Commissions meeting of December 12, 2016. There has been no other rezoning request for the subject property since then.

Various rezoning request North of Freddy Gonzalez Rd to commercial zoning (C-3 and C-3L) were approved between 2015 and 2016, commercial request south of the property have been disapproved and withdrawn.

An attempt to rezone a property at the intersection of N. 23rd Street and Freddy Gonzalez Rd (north of subject property) from C-3 District to R-3A District was disapproved in 2019; the request had more than 20% of opposition.

Four other rezoning request were approved for R-1 District between 2003 and 2006 and single-family residential subdivisions were built.

ANALYSIS: The requested zoning does not conform to the Auto Urban Single Family land use and City parks designation and it does not follow the rezoning and development trend in the area.

North 23rd Street is designated as a principal arterial with 80ft -100 ft. of ROW (varies due to unsubdivided properties) with a curb-to-curb dimension of approximately 60 ft. with a travel lanes and one turning lane. Oxford Avenue is designated as a collector street with a curb-to-curb of approximately 30 ft. it's constructed as a rural road with two travel lanes.

The proposed development is 19.137 acres (833,607 square feet), based on the maximum density per gross acres in the R-3 multifamily residential district: 833-one bedroom units, 666-two bedroom units or 555- three bedroom units will be allowed.

Based on the number of units allowed per gross acre; a TIA report will be required. Must comply with Traffic access requirements.

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

Staff has received a letter in opposition to this request; at the time of submission, the opposition percentage was at 6.7%. See attached opposition map.

PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 21, 2021:

At the Planning and Zoning Commission meeting of September 21, 2021, the authorized agent decided to table the item.

RECOMMENDATION: Staff recommends disapproval of the rezoning request to R-3A (multifamily residential apartment) District.



CITY OF McALLEN

PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: FEBRUARY 23, 2015

THOROUGHFARE PLAN

① GRADE SEPARATION (INTERCHANGE)
EXPRESSWAY 350'
PARKWAY 350'
HI-SPEED ARTERIAL 150'
PRINCIPAL ARTERIAL 120'
MINOR ARTERIAL 100'
COLLECTOR 80'
ALTERNATIVE ALIGNMENT
MCALLEN CITY LIMITS
MCALLEN ETJ

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

August 2, 2021

**METES AND BOUNDS DESCRIPTION
19.137 ACRES CONSISTING OF:
2.476 ACRES OUT OF LOT 7,
E.M. CARD SURVEY NO. 1
AND 16.661 ACRES OUT OF
LOT 14, SECTION 279,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**

A tract of land containing 19.137 acres situated in the City of McAllen, Texas, consisting of: 2.476 acres out of Lots 7, E.M. Card Survey No. 1, according to the plat thereof recorded in Volume 8, Page 1, Hidalgo County Map Records, and 16.661 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey, according to the plat thereof recorded in Volume 24, Pages 168-171, Hidalgo County Deed Records, which said 19.137 acres are out of a certain tract conveyed to John R. Willis Management Partnership, LTD., by virtue of a Special Warranty Deed recorded under Document Number 693537, Hidalgo County Official Records, said 19.137 acres also being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 7;

THENCE, S 08° 50' 53" W along the West line of said Lot 7, a distance of 224.63 feet;

THENCE, S 81° 11' 07" E a distance of 651.29 feet to a No. 4 rebar found for the Southwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 07° 54' 54" E at a distance of 40.00 feet pass a No. 4 rebar set on the North right-of-way line of Oxford Road, continuing a total distance of 573.08 feet to a No. 4 rebar found for an outside corner of this tract;
2. THENCE, S 81° 53' 23" E a distance of 130.89 feet to a No. 4 rebar set for an inside corner of this tract;
3. THENCE, N 09° 24' 08" E a distance of 883.09 feet to a No. 4 rebar set for the Northwest corner of this tract;
4. THENCE, S 89° 34' 51" E at a distance of 514.54 pass a No. 4 rebar set on the West right-of-way line of N. 23rd Street (F.M. 1926), continuing a total distance of 548.05 feet to a Nail set for the Northeast corner of this tract;
5. THENCE, S 09° 25' 53" W a distance of 1,065.29 feet to a No. 4 rebar set for an outside corner of this tract;

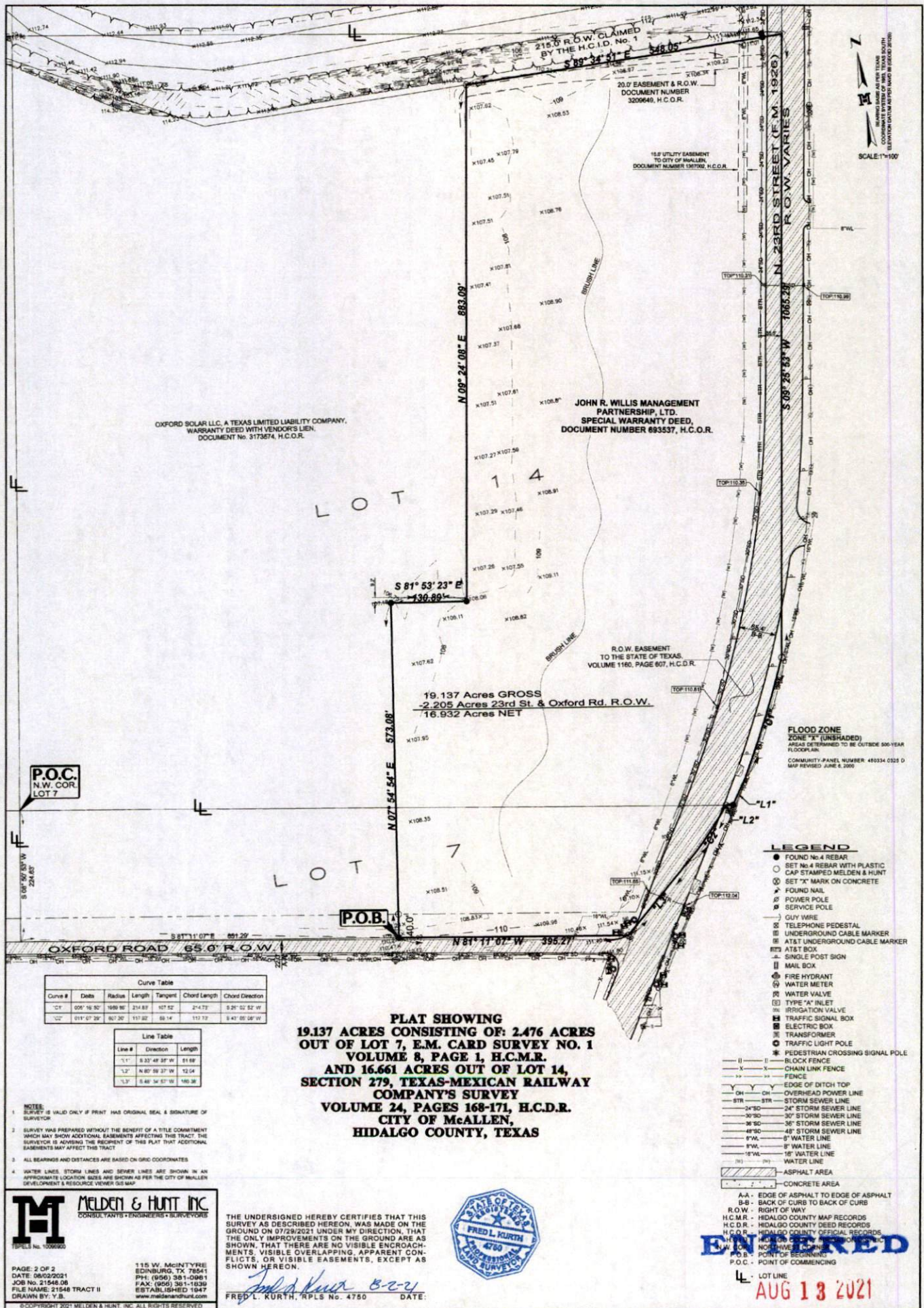
6. THENCE, in a Southwesterly direction along a curve to the left, with a central angle of $006^{\circ} 16' 50''$, a radius of 1959.86 feet, an arc length of 214.83 feet, a tangent of 107.52 feet, and a chord that bears $S 26^{\circ} 02' 52'' W$ a distance of 214.73 feet to a No. 4 rebar set for an angle point of this tract;
7. THENCE, $S 33^{\circ} 48' 35'' W$ a distance of 51.68 feet to a No. 4 rebar set for an outside corner of this tract;
8. THENCE, $N 80^{\circ} 59' 37'' W$ a distance of 12.04 feet to a No. 4 rebar set for an inside corner of this tract;
9. THENCE, in a Southwesterly direction along a curve to the left, with a central angle of $011^{\circ} 07' 29''$, a radius of 607.30 feet, an arc length of 117.92 feet, a tangent of 59.14 feet, and a chord that bears $S 43^{\circ} 05' 05'' W$ a distance of 117.73 feet to a Nail set for angle point of this tract;
10. THENCE, $S 48^{\circ} 34' 57'' W$ a distance of 160.38 feet to a Nail set for the Southeast corner of this tract;
11. THENCE, $N 81^{\circ} 11' 07'' W$ a distance of 395.27 feet the POINT OF BEGINNING and containing 19.137 acres, of which 2.205 acres lies within the right-of-way, leaving a net of 16.932 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 07/29/2021 UNDER MY DIRECTION AND SUPERVISION.


FRED L. KURTH, R.P.L.S. #4750

8-2-21
DATE:





OWNER'S AUTHORIZATION FORM

I, **Stephanie McAllen Moore (President) of McAllen Management, LLC, General Partner of John R. Willis Management Partnership, Ltd.,** hereby authorize Mario A. Reyna, P.E. (Vice-President of Melden & Hunt, Inc.), to sign any and all paperwork pertaining to the engineering design, the request for change of zone, and any variance request regarding the proposed subdivision development described as follows:

- Tract I: Being a 51.808-acre tract of land out of Lots 11 and 12, Section 279- Texas-Mexican Railway Company's Survey, Volume 24, Pages 168-171, H.C.D.R. Hidalgo County, Texas; and
- Tract II: Being a 19.135-acre tract of land consisting of: 2.746 acres out of Lot 7, E.M. Card Survey No. 1, Volume 8, Page 1, H.C.D.R. Hidalgo County, Texas and 16.659 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey, Volume 24, Pages 168-171, H.C.D.R. Hidalgo County, Texas; and
- Tract III: Being a 4.393-acre tract of land consisting of: 2.439 acres out of Lot 5, E.M. Card Survey No. 1 H.C.D.R. Hidalgo County, Texas and 1.954 acres out of Lot 12, Section 279, Texas-Mexican Railway Company's Survey, Volume 24, Pages 168-171, H.C.D.R. Hidalgo County, Texas.

This authorization agreement shall terminate and no longer be valid on September 24, 2021.

Stephanie McAllen Moore

Stephanie McAllen Moore – President
McAllen Management, LLC, General Partner of
John R. Willis Management Partnership, Ltd.
P.O. Box 1139
Edinburg, TX 78540-1139

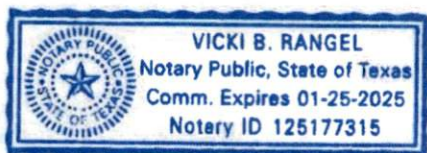
STATE OF TEXAS

§

COUNTY OF HIDALGO §

Before me, the undersigned authority, on this day personally appeared **Stephanie McAllen Moore. (President) of McAllen Management, LLC, General Partner of John R. Willis Management Partnership, Ltd.,** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 16TH day of June, 2021.



Vicki B. Rangel
Notary Public, State of Texas

ENTERED

AUG 13 2021

Initial: an



JAVIER VILLALOBOS, Mayor
JOAQUIN "J.J." ZAMORA, Mayor Pro Tem & Commissioner District 2
TONY AGUIRRE, JR., Commissioner District 1
J. OMAR QUINTANILLA, Commissioner District 3
TANIA RAMIREZ, Commissioner District 4
VICTOR "SEBY" HADDAD, Commissioner District 5
PEPE CABEZA DE VACA, Commissioner District 6

ROEL "ROY" RODRIGUEZ, P.E., City Manager

September 21st, 2021

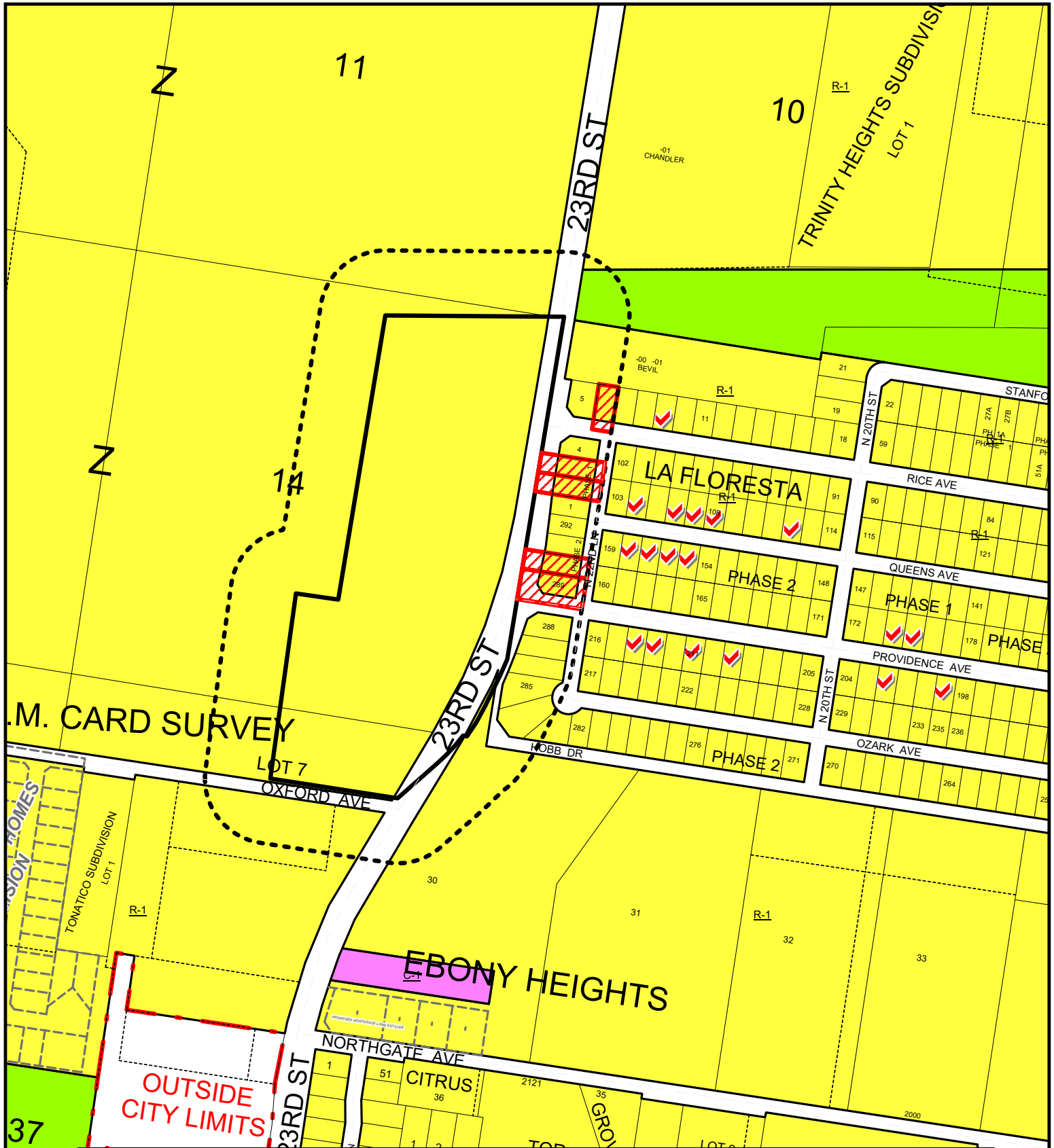
2400 Oxford Ave.
Petition in Opposition for REZ2021-0051

200 Ft. Radius: 1,784,000 Sq. Ft.
Subject Property: 835,100 Sq. Ft.
Total Area of Opposition: 63,317 Sq. Ft.

200 Ft Radius	<u>Total Area of Opposition</u>	= 0.*** x 100 =	Percentage
- <u>Subject Property</u>	Total Adjust Area		of Opposition
Total Adjusted Area			

1,784,000 Sq.Ft.	<u>63,317 Sq.Ft.</u>	= 0.067 x 100 =	6.7% Opposition
- <u>835,100 Sq.Ft.</u>	948,900 Sq.Ft.		
948,900 Sq.Ft.			

Prepared By: Planning Department



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.



SUBJECT PROPERTY



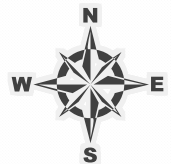
200 FT. NOTIFICATION BOUNDARY



OPPOSITION WITHIN 200FT



SIGNED OPPOSITION PETITION
OUT OF THE 200FT RADIUS





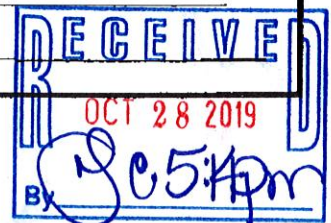
City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

8UB2019-0088

1300 Houston Avenue
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	Subdivision Name <u>Los Vecinos Subdivision</u> Location <u>At the northeast corner of the intersection of Neauhaus Road and Bensten Road</u> City Address or Block Number <u>Lots 4,5,6 & 7 of the McAllen First Suburan Citrus Grove</u> Number of lots <u>83</u> Gross acres <u>19.106</u> Net acres <u>19.106</u> Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>N/A</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</u> 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"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____ Legal Description <u>A subdivision of 19.106 acres situated in the City of McAllen Hidalgo County, Texas and being out of Lots 4,5,6 & 7 of the McAllen First Suburan Citrus Groves Subdivision</u>
Owner	Name <u>Tres Vecinos, LLC</u> Phone <u>956-802-9070</u> Address <u>P.O. Box 1258</u> City <u>Mission</u> State <u>Tx</u> Zip <u>78573</u> E-mail <u>dannydoublea@aol.com</u>
Developer	Name <u>Same as Owner</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>Halff Associates Inc</u> Phone <u>956-445-5227</u> Address <u>5000 W Military Hwy Suite 100</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u> Contact Person <u>Raul Garcia, PE or Roxxie Mann, EIT</u> E-mail <u>rgarcia@halff.com or rmann@halff.com</u>
Surveyor	Name <u>Same as Engineer</u> Phone _____ Address _____ City _____ State _____ Zip _____ E-mail _____

Rct# L071450 Pd \$3000



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" 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 DWG file 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 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.

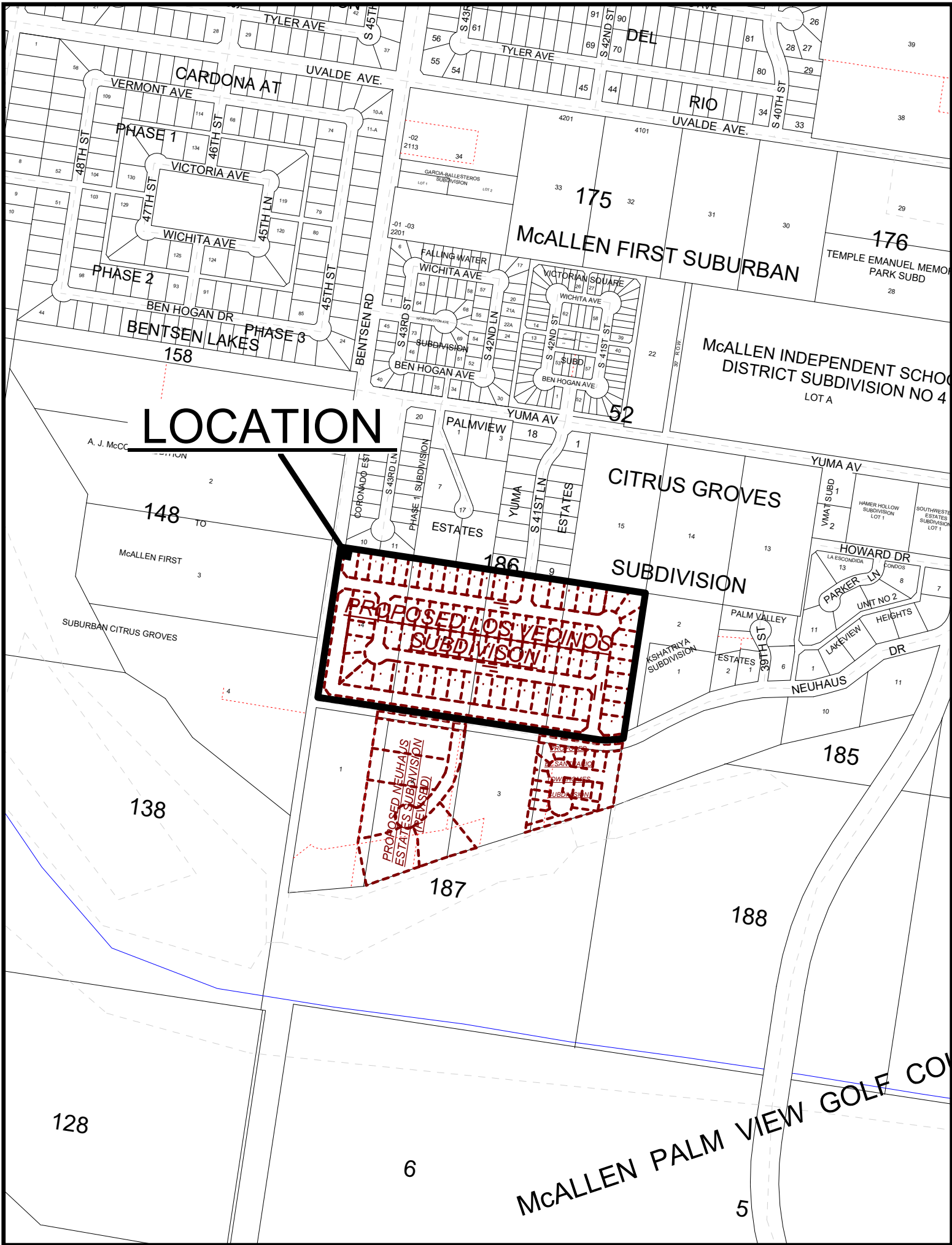
Signature  Date _____

Print Name Daniel Acevedo

Owner ☐

Authorized Agent ☒

Rev 03/11



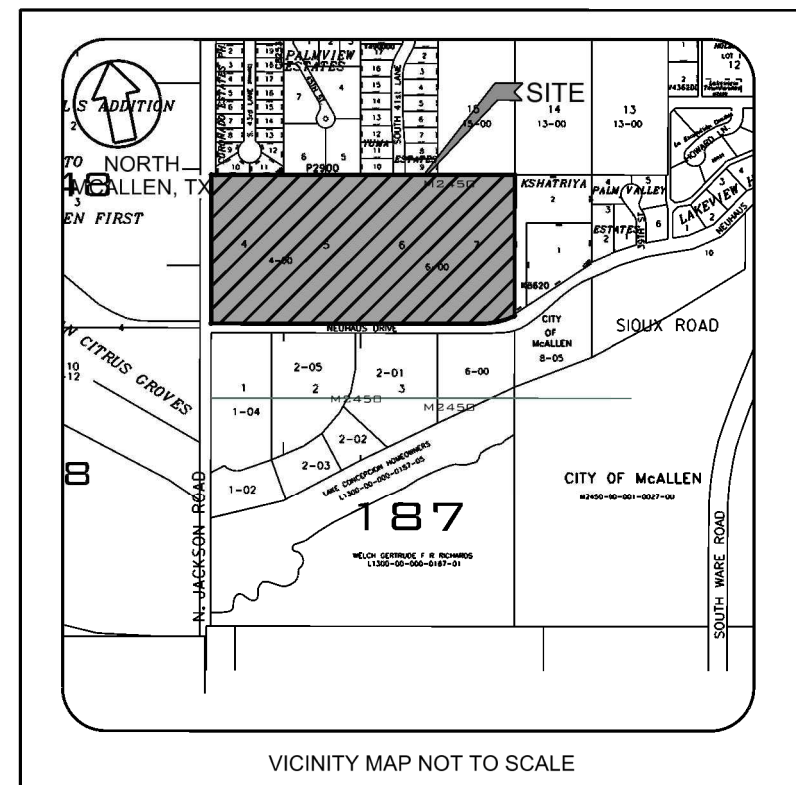
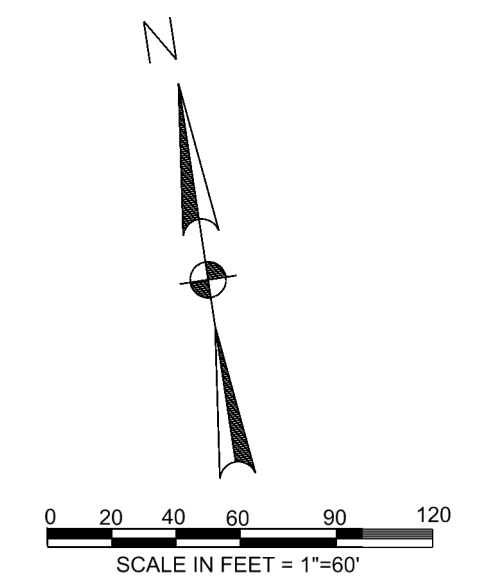
LOCATION

PROPOSED LOS YEPINDO
SUBDIVISION

PROPOSED NEUHAUS
ESTATES SUBDIVISION
(REVISED)

VALLEY ESTATES
SUBDIVISION

McALLEN PALM VIEW GOLF COURSE



STATE OF TEXAS
COUNTY OF HIDALGO

We, the undersigned, owners of the land shown on this plat and designated herein as LOS VECINOS SUBDIVISION an addition 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, easements, water lines, sewer lines, 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 hereof or on the official minutes of the applicable authorities of the City of McAllen.

Tres Vecinos
P.O. Box 1258
Mission, Texas 78573

Daniel Acevedo
General Partner
Tres Vecinos, LLC.

STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Daniel Acevedo 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 _____ Date _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

Chairman, Planning and Zoning Commission _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Tex. Water Code 49.21c. 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. Sesin, P.E., C.F.M.
General Manager
Hidalgo County Drainage District No. 1

Date _____

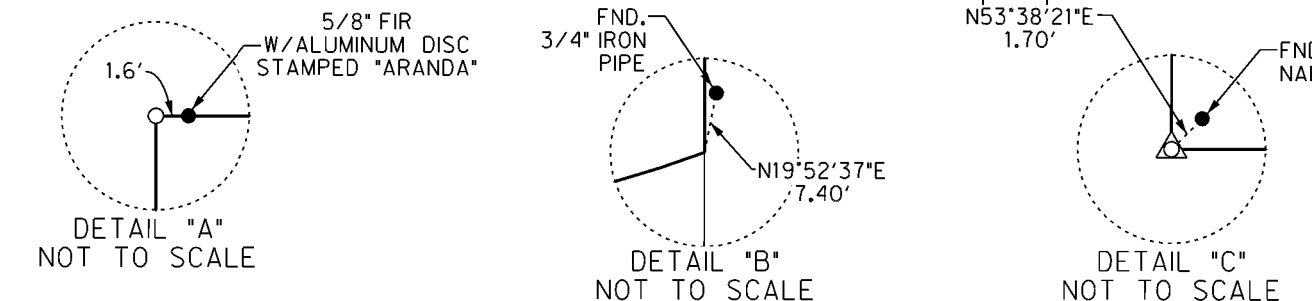
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATION

This Plat is hereby approved by the Hidalgo County Irrigation District No. 1 on this, the _____ day of _____, 20____.

No improvements of any kind including without limitation, trees, fences, and buildings shall be placed upon Hidalgo County Irrigation District No. 1 rights of ways or easements.

President _____ ATTEST _____ Secretary _____

- GENERAL NOTES:
- The Basis of Bearing is being referenced to the Texas Coordinate System, South Zone (4205) as derived from the Western Data System VRS Rio Grande Valley Cooperative Network. All distances are shown in surface. To convert to grid multiply by the combined scale factor of 0.99996.
 - By graphical plotting, the premises lies within Zone "B" as delineated on the Hidalgo County, Texas, Flood Insurance Rate Map, Panel Number 480334 0400 C, dated November 16, 1982, as published by the Federal Emergency Management Agency. 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 the base flood." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
 - This survey was prepared with the benefit of a Title Commitment GF No. 924051 as issued by Stewart Title Guaranty Company on October 11, 2019 with an effective date of October 4, 2019.
 - Benchmark Information:
MC86: Located 163 feet east of South Ware Road approximately 1300 feet south of Neuhaus Drive. Elevation: 96.99 feet (NAVD88).
 - Temporary Bench Mark (TBM) Information:
Cotton Spindle set at the Intersection of Neuhaus Drive and Bentsen Road
Elevation: 109.47 feet (NAVD88)
 - Minimum Building Setback Lines shall be:
Front: 25 ft. or greater for easements.
Rear: In accordance with the Zoning Ordinance, or greater for easements, except 25 ft for double fronting lots as may be applicable.
Interior Sides: In accordance with the Zoning Ordinance, or greater for easements.
Corner: 10 ft. or greater for easements.
Garage: 18 ft. except where greater setback is required, greater setback applies.
Minimum finish floor elevation: 18" above top of curb whichever is greater.
 - Storm water detention required for this development is 2.43 ac-ft to be detained within the regional detention system.
 - An engineered drainage detention plan, approved by The City of McAllen Engineering Department, shall be required prior to issuance of building permit.
 - A 6ft. opaque buffer is required from adjacent between multi-family residential and commercial, and industrial zones/uses and along S. Bentsen Road and Neuhaus Drive. A 8 ft. masonry wall is required between single family residential and commercial, industrial, or multi-family residential zones/uses.
 - 4 ft. wide minimum sidewalk required on: S. Bentsen Road, Neuhaus Drive and both sides of all interior streets.
 - All corners, angle points and points of curvature or tangency delineating the boundary of the land shown herein as being platted have been marked with a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" or left as found those monuments that represent or reference the boundary.
 - The developer shall be responsible for detaining and accommodating more than the detained volume shown on this plat if it is determined, at the permit stage, that the detention requirements are greater than stated on this plat, due to the impervious area being greater than the plat engineer considered in the hydraulic calculations for this subdivision.
 - No curb cut, access, or lot frontage permitted along S. Bentsen Road and Neuhaus Drive.
 - Common area is to be maintained by the lot owners and not by the City of McAllen.



METES AND BOUNDS

BEING a 19.106 acre (832,255, sq. ft.) tract of land situated in the City of McAllen Hidalgo County, Texas, out of Lots 4, 5, 6 and 7 of the McAllen First Suburban Citrus Groves Subdivision, as recorded in Volume 53, Page 20, as recorded in Map Records of Hidalgo County, Texas (M.R.H.C.T.), same being out of that called 9.70 and 9.98 acre tracts conveyed to Tres Vecinos, LLC, as described in Documents No 3073785 and No 3073786 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 19.106 acre tract and being more particularly described as follows:

COMMENCING at a cotton spindle found in the centerline of Bentsen Road (40.0' existing right of way) same being the northwest corner of said Lot 4;

THENCE South 81° 28' 19" East, along the north line of said Lot 4, a distance of 19.98 feet to the POINT OF BEGINNING, from where a 5/8-inch iron pipe found marking the southeast corner of "Aranda" found bears South 84° 16' 11" East, a distance of 1.61 feet, for the northwest corner of the herein described tract;

THENCE South 81° 28' 19" East, along the north line of said 19.106 acre tract, passing at a distance of 20.07 feet to a 1/2-inch iron rod with cap stamped "5732" for the southwest corner of Coronado Estates Phase I Subdivision, as recorded in Instrument No. 2831665 M.R.H.C.T., continuing along said north line, at a distance of 310.07 feet pass the southwest corner of Palmview Estates Subdivision, as recorded in Volume 19, Page 76 M.R.H.C.T., continuing along said north line, at a distance of 641.79 feet pass the southwest corner of Yuma Estates Subdivision, as recorded in Volume 53, Page 186 M.R.H.C.T., continuing along said north line, at a distance of 971.79 feet pass a 2-inch iron pipe found marking the southeast corner of said Yuma Estates Subdivision and continuing along said north line, for a total distance of 1300.00 feet to a 1/2-inch iron rod with cap stamped "Half" set at the northeast corner of aforementioned Lot 7 and northwa Subdivision as recorded in Instrument No. 2821830 M.R.H.C.T., for the northeast corner of the herein described tract;

THENCE South 08° 36' 36" West, along the common line of said Lot 7 and said Kshatriya Subdivision, a distance of 619.67 feet to the existing northerly right of way line of Neuhaus Drive (40.0' right of way), from where the point of a curvature of a curve to the right, for the southeast corner of the herein described tract;

THENCE Southwesterly, along the existing said northerly right of way line and along said curve to the right with an arc distance of 125.10 feet, having a delta angle of 20° 26' 19", a radius of 350.70 feet, and chord bearing of South 88° 23' 30" West, a chord distance of 124.44 feet to a PK-nail set, for an angle corner of the herein described tract;

THENCE North 81° 23' 49" West, continuing along said existing northerly right of way line, a distance of 1,177.53 feet to a point in the existing east right of way line of aforementioned Bentsen Road, from where a pk bears North 53° 37' 27" East, a distance of 1.70 feet, for the southwest corner of the herein described tract;

THENCE North 08° 36' 36" East, along said existing east right of way line, a distance of 640.03 feet to the POINT OF BEGINNING and containing an area of 19.106 acres (832,255 sq. ft.) of land, more or less.

CURVE DATA TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING
C1	50.00'	10.98'	12° 35' 03"	S 56° 37' 50" W
C2	25.00'	21.03'	48° 11' 31"	S 74° 26' 04" W
C3	50.00'	50.00'	57° 17' 46"	N 88° 25' 46" W
C4	50.00'	50.00'	57° 17' 45"	N 31° 8' 00" W
C5	50.00'	51.67'	59° 12' 24"	N 27° 07' 04" E
C6	25.00'	21.03'	48° 11' 24"	N 32° 37' 22" E
C7	25.00'	3.03'	06° 56' 00"	N 05° 03' 41" E
C8	50.00'	42.06'	48° 10' 59"	N 15° 29' 30" W
C9	25.00'	17.93'	41° 04' 50"	N 19° 20' 38" W
C10	302.75'	71.16'	13° 27' 55"	S 77° 20' 40" W
C11	50.00'	60.50'	69° 19' 56"	N 43° 15' 57" E
C12	50.00'	76.36'	14° 27' 04"	N 88° 41' 51" W
C13	302.75'	90.16'	57° 27' 57"	S 73° 20' 06" E
C14	25.00'	21.04'	48° 13' 22"	S 57° 25' 13" E
C15	50.00'	9.89'	11° 19' 59"	S 38° 56' 8" E
C16	50.00'	15.57'	17° 50' 42"	N 59° 15' 39" E
C17	25.00'	23.02'	23° 02' 40"	N 76° 29' 52" E
C18	50.00'	50.01'	57° 18' 07"	S 83° 9' 56" E
C19	50.00'	50.00'	57° 17' 46"	S 25° 52' 00" E
C20	25.00'	21.03'	48° 11' 21"	S 32° 37' 23" W
C21	50.00'	47.07'	53° 56' 11"	S 29° 44' 59" W
C22	330.70'	125.45'	21° 44' 08"	S 87° 44' 36" W

LEGEND

- - 1/2-INCH FOUND IRON ROD OR AS NOTED
- - 1/2-INCH SET IRON ROD WITH CAP STAMPED "HALFF"
- △ - CALCULATED POINT
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- VOL. - VOLUME
- P.G. - PAGE
- S.F. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT-OF-WAY
- C.M. - CONTROL MONUMENT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- T.B.M. - TEMPORARY BENCHMARK
- () - RECORD INFORMATION

CL - CENTER LINE OF ROAD

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

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

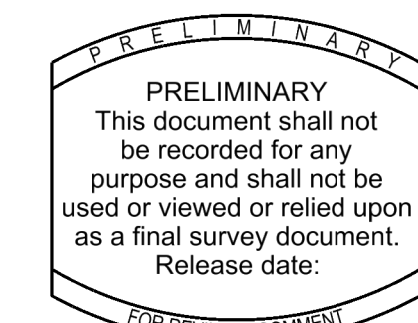
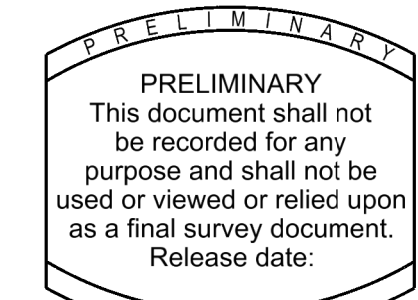
Date _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

Roxie Lee Mann
Licensed Professional Engineer
P.E. Registration No. 137892

Date _____



PRINCIPAL CONTACTS
OWNER: TRES VECINOS, LLC
ENGINEER: HALFF ASSOCIATES
SURVEYOR: HALFF ASSOCIATES

P.O. BOX 1258
5000 W. MILITARY STE. 100
MCALLEN, TX 78503

MISSION, TX 78573
MCALLEN, TX 78503
MCALLEN, TX 78503

PH: 956-802-9070
PH: 956-664-0286
PH: 956-664-0286

LOS VECINOS
SUBDIVISION

80 LOTS, 2 DRAINAGE AREAS

A SUBDIVISION OF 19.106 ACRES
SITUATED IN THE CITY OF MCALLEN
HIDALGO COUNTY, TEXAS
AND BEING OUT OF LOTS 4, 5, 6 & 7
OF THE MCALLEN FIRST
SUBURBAN CITRUS GROVES
SUBDIVISION

AVO: 037237.001
DATE OF PREPARATION: 9/21/2021
BY

HALFF

5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503
956-664-0286
TSPS NO. 10194444



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2021

SUBDIVISION NAME: LOS VECINOS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Bentsen Rd. 20 ft. ded. for 40 ft. from centerline for 80 ft. ROW

Paving: 52 ft. Curb & gutter: Both sides

**Must escrow monies if improvements are not built prior to recording.

Neuhaus Drive - 20 ft. dedication for 60 ft. ROW, and must match existing to east

Paving: 40 ft. Curb & gutter: Both sides

**Must escrow monies if improvements are not built prior to recording.

***Engineer submitted a variance letter on February 19, 2019, to not provide escrows for Neuhaus Dr. expansion and approved by City Commission with conditions.

S. 41st Street - 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both sides

**Align/match with existing street to the north

Other interior streets - 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both sides

Paving _____ Curb & gutter _____

* 600 ft. Maximum Cul-de-Sac.

* 800 ft. Block Length - As proposed block length is approximately 900 ft. without cross streets or stub out streets.

**Variance approved by P&Z Board for block exceeding 800 ft. length at the meeting held May 19, 2020 and CC on June 22, 2020.

Applied

Applied

Applied

Applied

Applied

NA

Compliance

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

NA

SETBACKS

* Front: 25 ft. or greater for easements.

* Rear: In accordance with the Zoning Ordinance, or greater for easements, except 25 ft. for double fronting lots as may be applicable.

* Interior Sides: In accordance with the Zoning Ordinance or greater for easements.

* Corner: 10 ft. or greater for easements.

* Garage: 18 ft. except where greater setback is required; greater setback applies.

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

Applied

Applied

Applied

Applied

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on: S. Bentsen Road, Neuhaus Drive and both sides of all interior streets.

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
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Bentsen Road and Neuhaus Drive	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
* Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along S. Bentsen Road and Neuhaus Drive	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets, detention areas, etc, must be maintained by the lot owners and not the City of McAllen.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Applied
**If a public subdivision, section 110-72 applies.	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Minimum lot width and lot area	Compliance
* Lots fronting public streets	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee: The Parkland Dedication Advisory Board met on May 5, 2020 to review a variance for fees in lieu of land dedication and City Commission approved it. Park fees will apply at \$700 x 80 lots proposed = \$56,000 due prior to recording	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The Parkland Dedication Advisory Board met on May 5, 2020 to review a variance for fees in lieu of land dedication and City Commission approved it. Park fees will apply at \$700 x 80 lots proposed = \$56,000 due prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC. The Parkland Dedication Advisory Board met on May 5, 2020 to review a variance for fees in lieu of land dedication and City Commission approved it. Park fees will apply at \$700 x 80 lots proposed = \$56,000 due prior to recording.	Required

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

TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. *Per Traffic Department, Trip generation has been approved - no TIA required. * Traffic Impact Analysis (TIA) required prior to final plat.	Compliance
	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy *Drainage area needs to have lot # or common lot A,B, etc. **Need note on plat regarding maintenance of common lots, detention areas, etc., prior to recording. ***HOA notes also required on plat, prior to recording. ****Subdivision disapproved in preliminary form at the meeting of November 19, 2019; due to missing ownership documentation. *****Lots decreased from 83 to 80 and South 41st Street no longer extends to Neuhaus Dr.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

LOCATION

PROPOSED LOS VECINOS
SUBDIVISION

PROPOSED NEUHAUS
ESTATE SUBDIVISION

McALLEN PALM VIEW GOLF CO

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	Eagle's Nest Subdivision		
	Location	West side of N. 2nd St. - Approx. 490' South of Northgate Lane		
	City Address or Block Number	None at this time		
	Number of Lots	5	Gross Acres	7.951
	Net Acres	7.587	ETJ	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning	R1	Proposed Zoning	R1
	Rezoning Applied for	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date	
	Existing Land Use	Vacant	Proposed Land Use	Single Family
	Irrigation District #	3		
	Replat	<input type="checkbox"/> Yes <input type="checkbox"/> No	Commercial	<input type="checkbox"/> Residential
Agricultural Exemption	<input type="checkbox"/> Yes <input type="checkbox"/> No	Estimated Rollback Tax Due		
Parcel #	162 767			
Tax Dept. Review				
Water CCN	<input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC	Other		
Legal Description	7.769 ac o/p Lots 11 & 12, Ebony Heights Citrus Groves Unit No. One, Vol. 5, Page 39, H.C.M.R.			
Owner	Name	Millennial Bear Farms, LLC		
	Address	P.O. Box 1548		
	City	Edinburg	State	Tx
	Zip	78540		
Developer	Name	Millennial Bear Farms, LLC		
	Address	P.O. Box 1548		
	City	Edinburg	State	Tx
	Zip	78540		
Contact Person	James Bassetti III			
Engineer	Name	Melden & Hunt, Inc.		
	Address	115 W. McIntyre		
	City	Edinburg	State	Tx
	Zip	78541		
Contact Person	Mario A. Reyna			
Surveyor	Name	Melden & Hunt, Inc.		
	Address	115 W. McIntyre		
	City	Edinburg	State	Tx
	Zip	78541		

ENTERED

SEP 08 2021

Initial: DM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
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- ☒ 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 9-2-21

Print Name Mario A. Reyna

Owner ☐

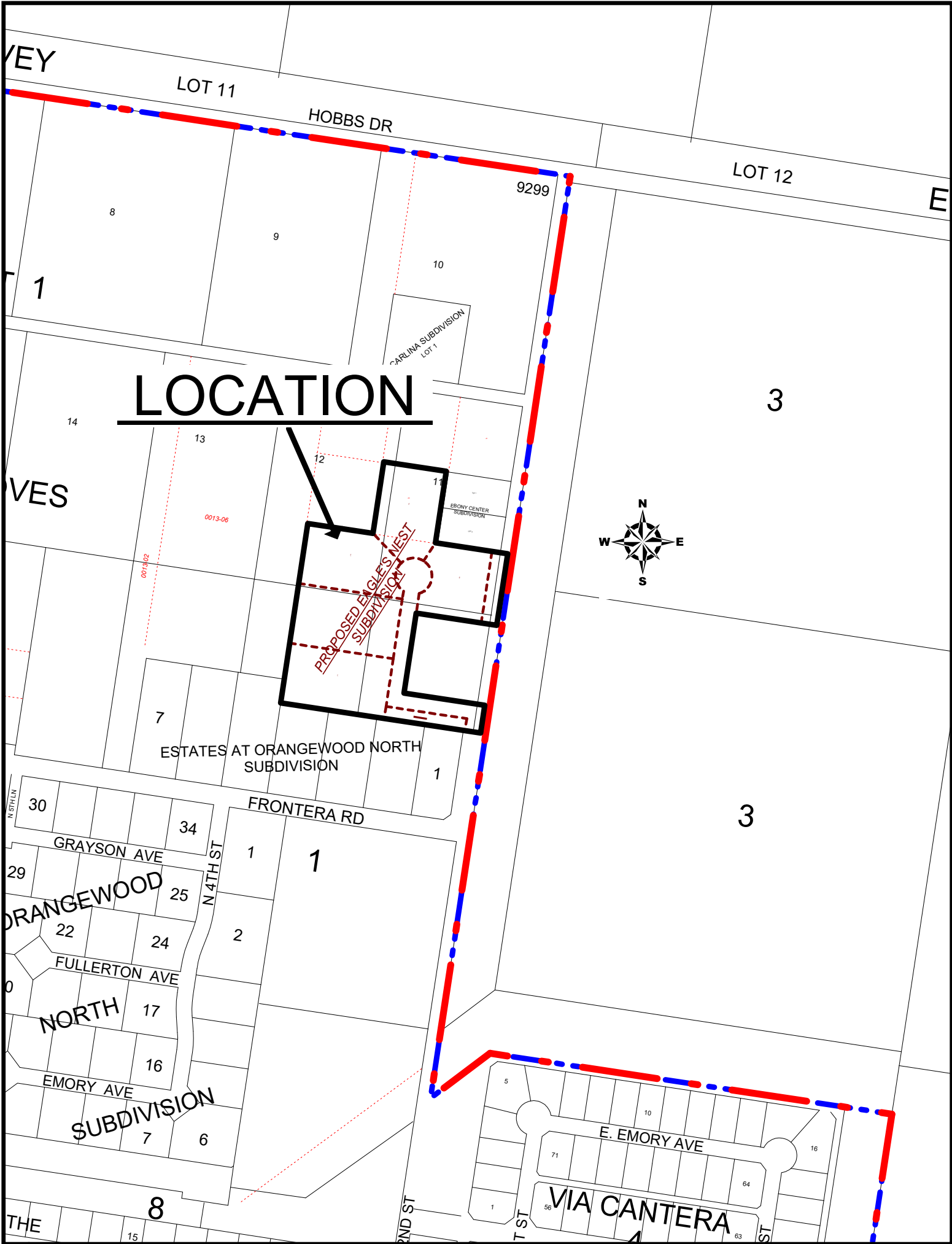
Authorized Agent ☒

ENTERED

08.2021

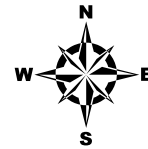
SEP 08 2021

Initial: _____



LOCATION

PROPOSED EAGLES NEST
SUBDIVISION

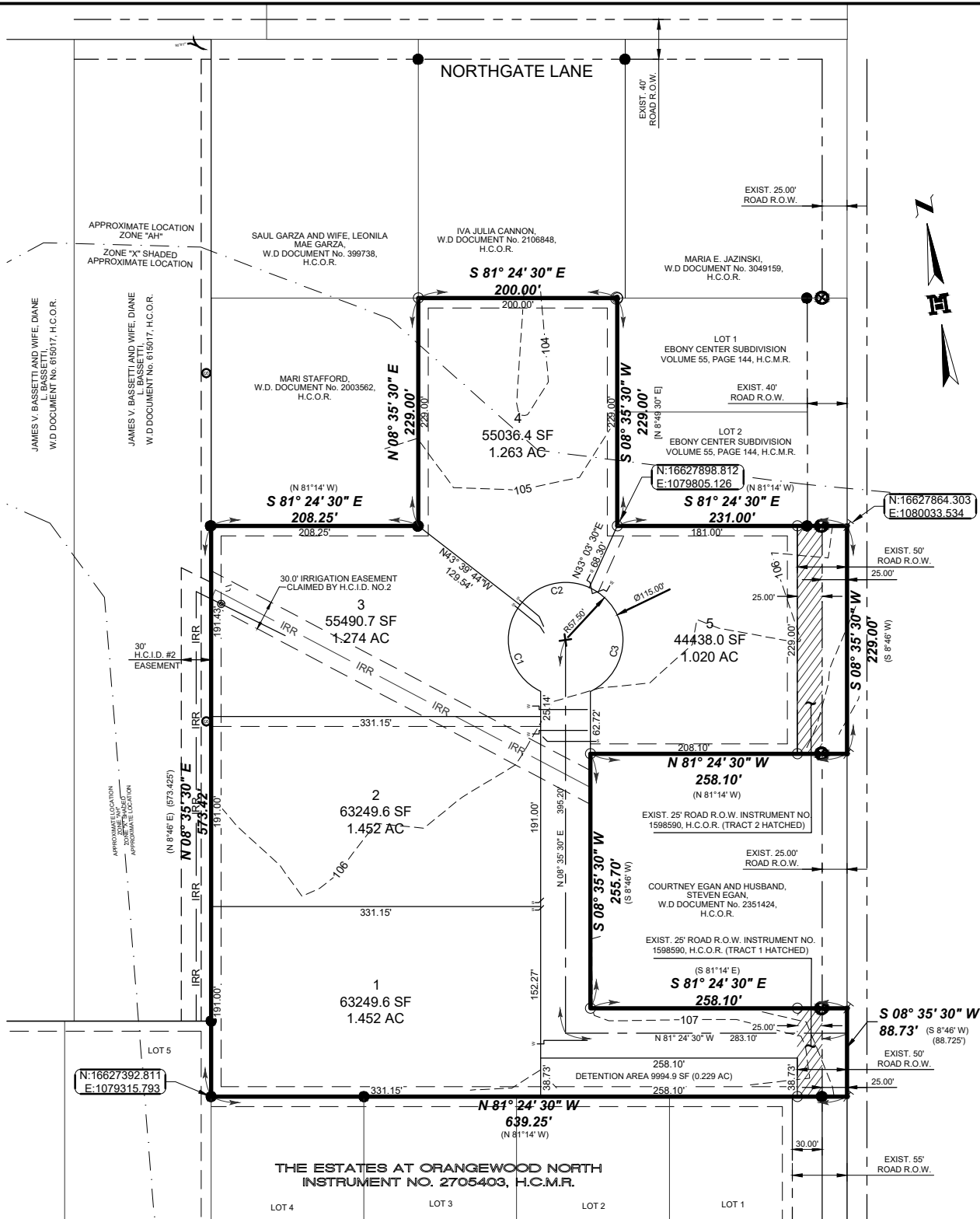


ESTATES AT ORANGEWOOD NORTH
SUBDIVISION

GRAYSON AVE
FULLERTON AVE
EMORY AVE
N 4TH ST
N 2ND ST
ORANGEWOOD NORTH
SUBDIVISION

E. EMORY AVE

VIA CANTERA



SUBDIVISION MAP OF
EAGLE'S NEST
 7.769 ACRES OUT OF LOTS 11 AND 12, EBONY
 HEIGHTS CITRUS GROVES UNIT NO. ONE,
 ACCORDING TO THE PLAT THEREOF RECORDED
 IN VOLUME 5, PAGE 39, H.C.M.R.,
 CITY OF McALLEN, HIDALGO COUNTY, TEXAS



City of McAllen

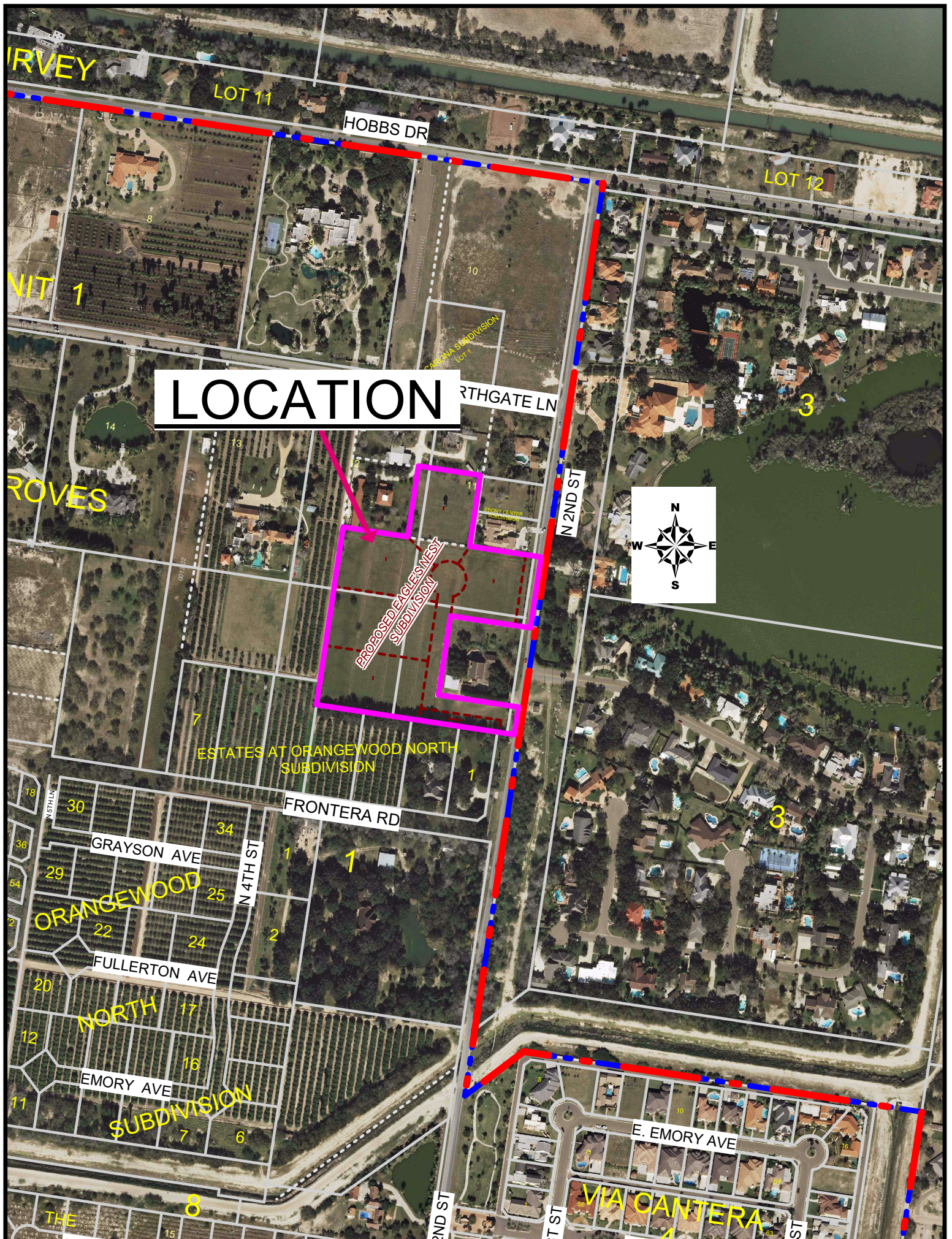
SUBDIVISION PLAT REVIEW

Reviewed On: 9/24/2021

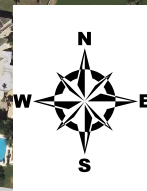
SUBDIVISION NAME: EAGLES NEST SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total ROW Paving: min. 65 ft. Curb & gutter: both sides *Revise street name as shown above **Revise plat to show required dedication for N. 2nd Street (Col. Rowe Blvd.) ***Remove shading pattern from existing ROW shown on plat under document number 1598590	Non-compliance
Paving _____ Curb & gutter _____ Interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides **Revise plat to show interior streets' width ***City of McAllen Thoroughfare Plan	Applied
* 800 ft. Block Length *Subdivision Ordinance: Section 134-118	Non-compliance
* 600 ft. Maximum Cul-de-Sac *Subdivision Ordinance: Section 134-105	Applied
	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 25 ft. or greater for easements, whichever is greater *Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft., except 25 ft. for Lot 5 *Revise plat as noted above **Zoning Ordinance: Section 138-356	Non-compliance
* Interior sides: 6 ft. or greater for easements, whichever is greater *Revise plat as noted above **Zoning Ordinance: Section 138-356	Non-compliance
* Side corner: 10 ft. or greater for easements whichever is greater **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where a greater setback is required, greater setback applies. *Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on the west side of N. 2nd Street (Col. Rowe Blvd.) and both sides of interior streets. *Revise plat as noted above **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 and along Frontera Road. *Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along *Variance letter required by Traffic Department for proposed access along N. 2nd Street due to spacing requirements not being met for 360 ft.	Non-compliance
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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.	Applied
*Section 110-72 applies for public subdivisions	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets *Zoning Ordinance: Section 138-356	Compliance
* Minimum lot width and lot area *Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot = \$3,500 to be paid prior to recording for 5 proposed lots	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation waived. Per Traffic Department, no TIA required prior to final plat.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Revise existing ROW shown along N. 2nd Street (Col. Rowe Blvd), and label accordingly ***Revise sidewalk requirement note ****Clarify whether HCID #2 easement shown across Lots 2 & 3 will be abandoned? *****Remove shading pattern shown along N. 2nd Street *****Show ROW width for interior streets *****Provide ownership map to verify no landlocked parcels are created.	Applied

*****Property referenced with doc# 2003562 spears to be landlocked and a turnaround may be needed along Lot 4 *****Lot 4 was once proposed to be a one lot subdivision under "Cesar & Ignacio Cepeda" (expired)	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied



LOCATION



SUB2021-0104



City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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

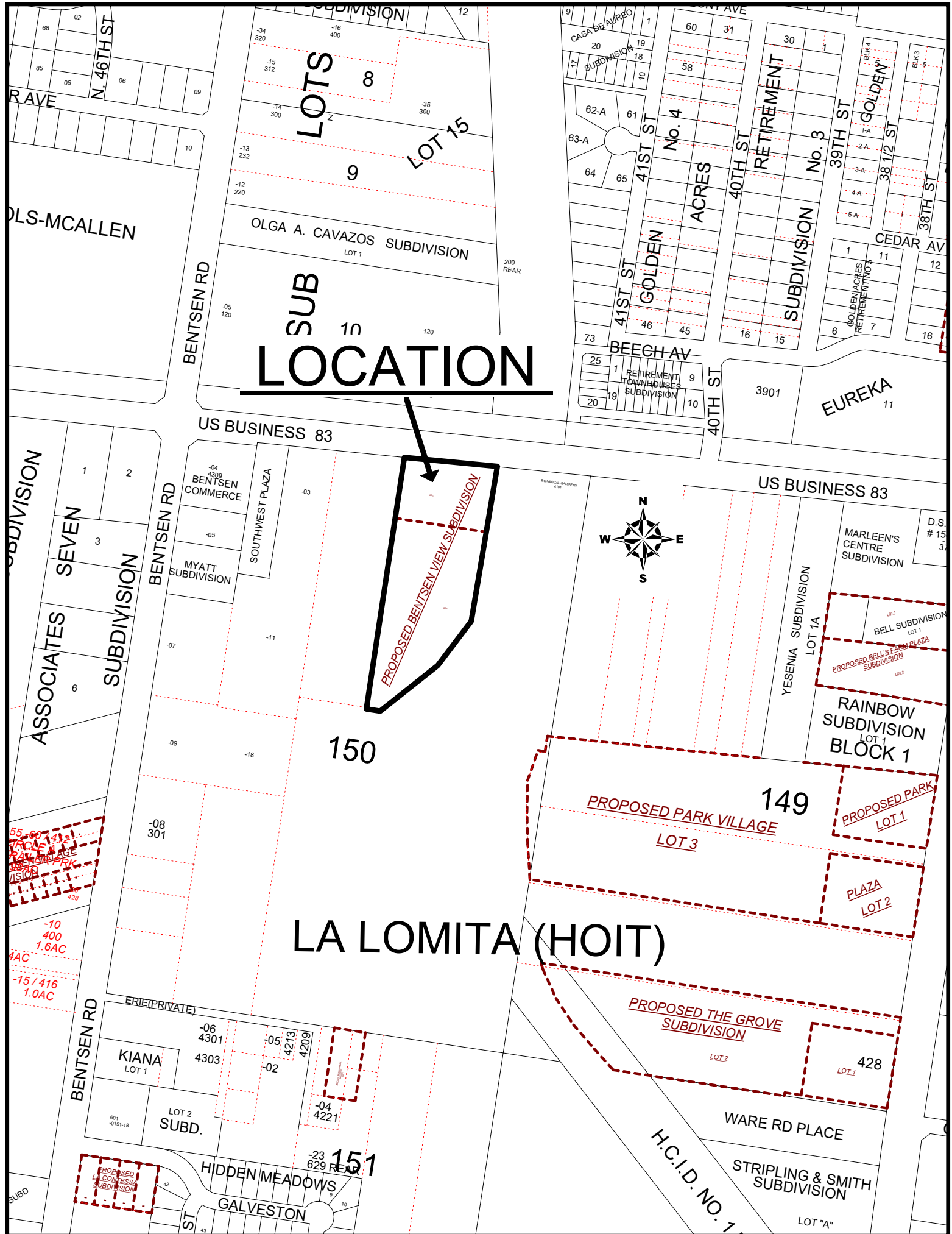
Project Description	<p>Subdivision Name <u>Bentsen View Subdivision</u></p> <p>Location <u>Approximate 800' east of N. Bentsen Rd/Bus. 83 intersection</u></p> <p>City Address or Block Number <u>4109 HWY 83</u></p> <p>Number of lots <u>2</u> Gross acres <u>4.676</u> Net acres _____</p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>7/20/2021</u></p> <p>Existing Land Use _____ Proposed Land Use <u>C-3</u> Irrigation District # <u>1</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 type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>Being 4.676 Acres out of Lot 150 of La Lomita Irrigation and Construction Company</u> <u>Subdivision of Porciones 61, 62, and 63, recorded in volume 24, Page 68-69 official public deed records Hidalgo Co.</u></p>
Owner	<p>Name <u>Adryca Properties, LLC</u> Phone <u>956-600-8628</u></p> <p>Address <u>1804 N. 23rd Street</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>E-mail <u>robertog20@yahoo.com</u></p>
Developer	<p>Name <u>SAME AS OWNER</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person <u>Roberto Garza</u></p> <p>E-mail <u>robertog20@yahoo.com</u></p>
Engineer	<p>Name <u>M2 Engineering, PLLC</u> Phone <u>956-600-8628</u></p> <p>Address <u>1810 E. Griffin Parkway</u></p> <p>City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u></p> <p>Contact Person <u>Hector Moreno</u></p> <p>E-mail <u>hector@m2-engineers.com</u></p>
Surveyor	<p>Name <u>Manuel Carrizalez, RPLS</u> Phone <u>512-470-1489</u></p> <p>Address <u>4807 Gondola Ave.</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78542</u></p>

ENTERED

SEP 14 2021

Initial: DM

SUB LOCATION





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/28/2021

SUBDIVISION NAME: BENTSEN VIEW SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
U.S. Business Highway 83 (Loop 374): 50 ft. ROW required from centerline for 100 ft. total ROW Paving: by the state Curb & gutter: by the state *Show centerline and label existing ROW on both sides	Non-compliance
Interior street(s): 60 ft. Paving: 40 ft. Curb & gutter: both sides *Revise plat and label interior ROW **City of McAllen Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____	Applied
Paving _____ Curb & gutter _____	Applied
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length *Revise layout to determine whether a variance request will be needed i.e. will there be interior streets? Lot 2 has no frontage. **Subdivision Ordinance: Section 134-118	Non-compliance
* 600 ft. Maximum Cul-de-Sac *Proposed layout needs to be revised since Lot is currently landlocked. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: Proposing 50 ft. or greater for easements or approved site plan. **Revise as noted above. ***Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 15 ft. or greater, for approved site plan or easement, whichever is greater *Zoning Ordinance: Sec.138-356	Applied
* Interior Sides: In accordance with the zoning ordinance or greater for easements, or approved site plan *Revise plat as noted above **Zoning Ordinance: Sec.138-356	Non-compliance
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: Proposing 18 ft. except where greater setback is required, greater setback applies *Application indicates proposed use is commercial, pending clarification whether or not garages are proposed **Zoning Ordinance: Section 138-356	TBD
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

SIDEWALKS	
* 5 ft. wide minimum sidewalk required on U.S. Business Highway 83 and both sides of any interior streets **Revise Note #16 as noted above ***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 #17 as noted above. Remove "Perimeter buffer must be built at time of subdivision improvements"... this is a requirement, not a plat note. ** Landscaping Ordinance: Sec.110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses *Subdivision Ordinance: Section 134-105	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along *Per Traffic Department, access spacing along U.S. Business Highway is 250 ft., variance letter request is needed prior to final approval.	Non-compliance
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 applies for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Lot 2 is landlocked, please revise plat and show Lot 2 fronting into a street, or show any proposed interior streets as applicable prior to final approval.	Non-compliance
* Minimum lot width and lot area **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation needed per Traffic Department to determine if TIA is required, prior to final plat.	Non-compliance

* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Revise proposed layout since Lot 2 is landlocked ***Show centerline and existing ROW on both sides ****Revise Note #16 since it references a different street name.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied



SUB2021-0102



City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name <u>SISTER'S SUBD.</u> Location <u>+/- 385' EAST OF INSPIRATION RD. ALONG N. SIDE</u> City Address or Block Number <u>12200 MILE 7 RD</u> Number of lots <u>23</u> Gross acres <u>6.90</u> Net acres <u>6.30</u> Existing Zoning <u>N/A</u> Proposed <u>RES.</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>HOME</u> Proposed Land Use <u>RES.</u> Irrigation District # <u>UNITED I.D.</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500⁰⁰</u> Parcel No. <u>318883</u> Tax Dept. Review <u>W0100-00-049-0001-04</u> Legal Description <u>6.90 GROSS AC. O/O LOT 49-1, WEST ADDITION TO SHARPLAND, I.D.C.T.</u>
Owner	Name <u>PATTY CASH: SAN J. RE SILVA</u> Phone _____ Address <u>5224 N. TRAFER ROAD</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78573</u> E-mail <u>CASH PATTY @ YAHOO.COM ; SCASAPEDA 9207 @ YAHOO.COM</u>
Developer	Name <u>SHIRAZ AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>DAVID O. SALINAS</u> Phone <u>682-9081</u> Address <u>2221 DAFFODIL AVE.</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>DAVID</u> E-mail <u>dsalinas @ salinasengineering.com</u>
Surveyor	Name <u>SHIRAZ AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____

ENTERED

SEP 10 2021

Initial: DM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☒ Title Report
- ☒ 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies
- ☒ 2 Location Maps
- ☒ 2 8 1/2" 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 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 1/2" 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] for Date 9/10/21

Print Name David D. O'Neil Sullivan

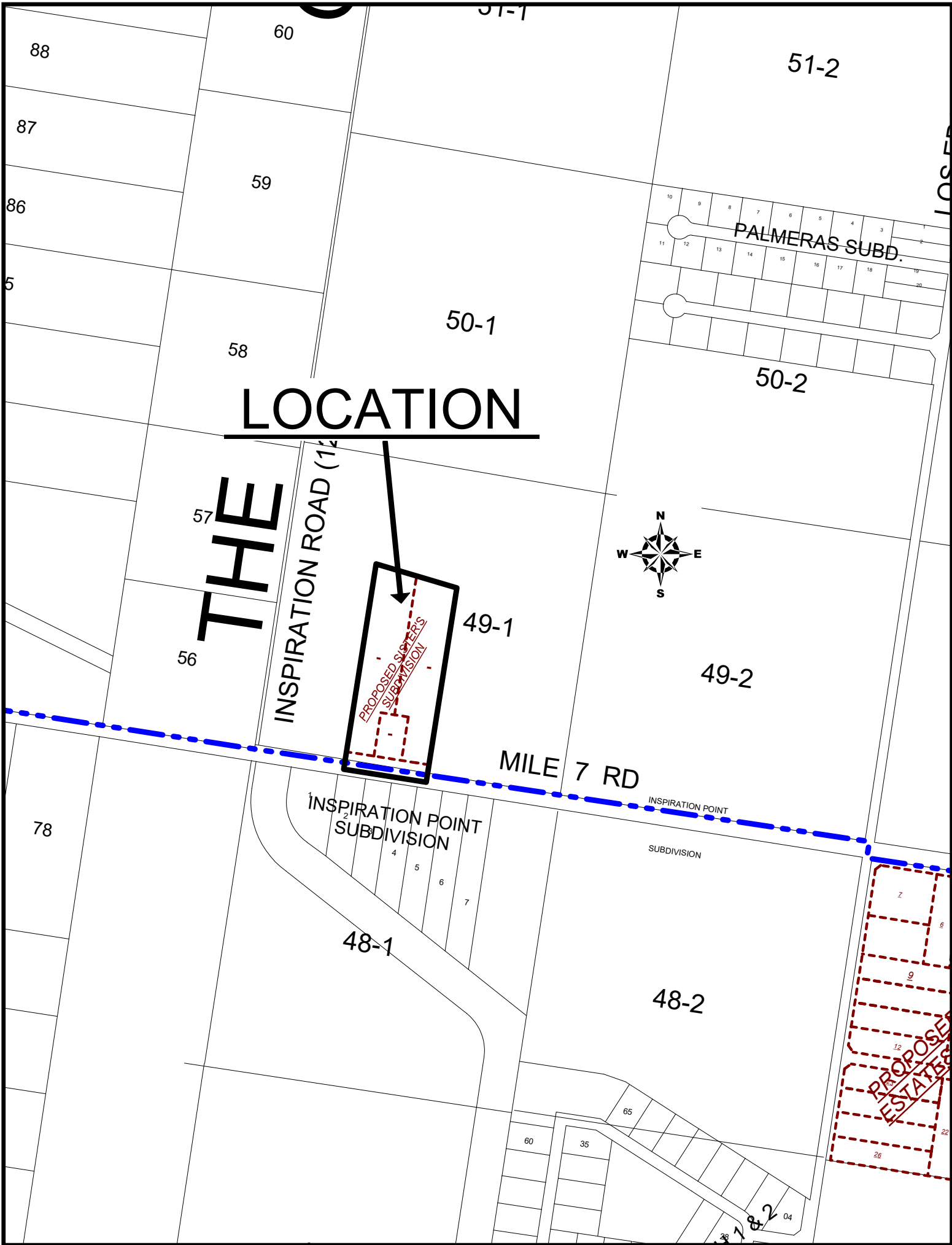
Owner ☐

Authorized Agent ☒

ENTERED

SEP 10 2021

Initial: DM



LOCATION

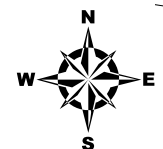
THE

INSPIRATION ROAD (1/2)

PALMERAS SUBD.

INSPIRATION POINT
SUBDIVISION

MILE 7 RD



PROPOSED SUBDIVISION

PROPOSED ESTATE



HIDALGO COUNTY, TEXAS.

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON SEPT. 10, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6676) (TPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2821 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-0081 (956) 680-1489 (FAC)
TPLS 12100 PARK 25 OFFICE BLDG. A SUITE 150, MC-220, AUSTIN, TEXAS 78773 (512) 238-2053



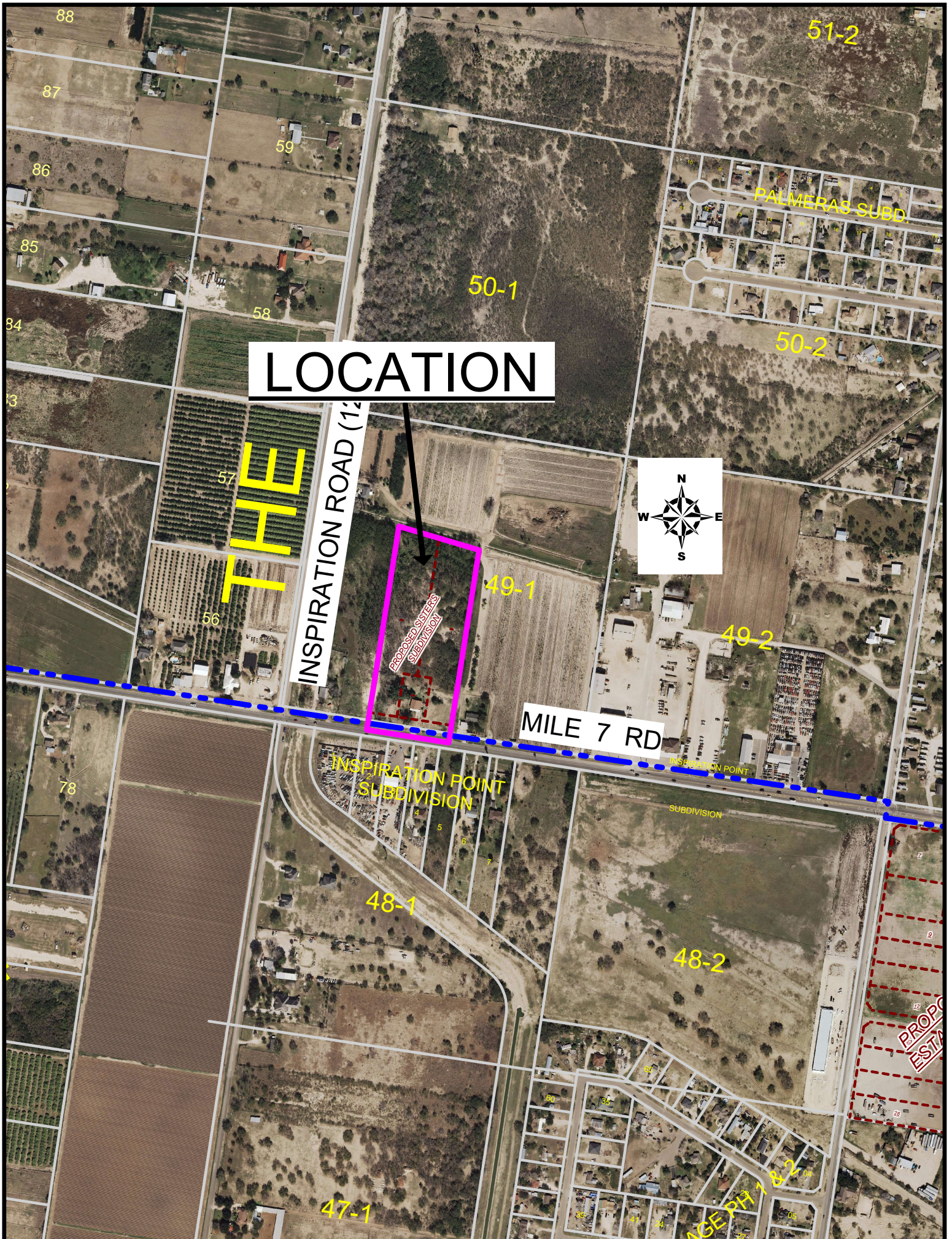
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/23/2021

SUBDIVISION NAME: SISTER'S SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
SH 107 - Mile 7 North Road (FM 681): 75 ft. ROW from centerline for 150 ft. total ROW Paving: by the state Curb & gutter: by the state **Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac *Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 *Alley/service drive easement required for commercial properties *Application indicates proposed use is residential **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: Proposing 75 ft. or in average with the average setbacks of existing structures, or easement, whichever is greater. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easement **Zoning Ordinance: Sec.138-356	Applied
* Interior sides: 6 ft. or greater for easements **Zoning Ordinance: Sec.138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies *Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on SH 107 (Mile 7 North Road) **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses ** Landscaping Ordinance: Sec.110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	

* No curb cut, access, or lot frontage permitted along *City's Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 applies for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Section 138-356	Compliance
* Minimum lot width and lot area **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: ETJ	Applied
* Rezoning Needed Before Final Approval *ETJ	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. *Subdivision is currently in the ETJ, if annexed prior to recording x 3 lots = \$2,100 will be due prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation waived by Traffic Department for 3-single family lots. No TIA required.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Ownership map required to verify no landlocked parcels are created	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied



LOCATION

INSPIRATION ROAD (12)

THE



MILE 7 RD

INSPIRATION POINT SUBDIVISION

PROPOSED SISTERS SUBDIVISION

SUBDIVISION

PROPOSED ESTABLISHMENT



City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

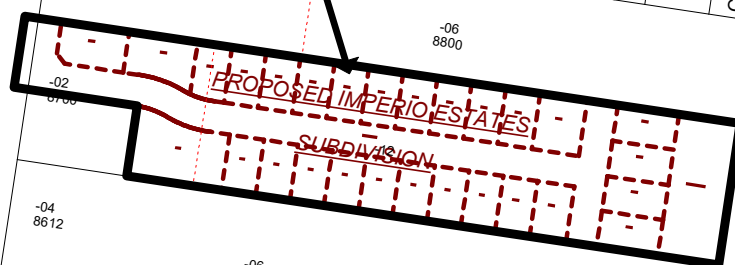
311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	<p>Subdivision Name <u>Imperio Estates Subdivision</u> <small>NORTHEAST CORNER OF THE INTERSECTION OF 29TH STREET & INCARNATE WORD AVENUE ON THE EAST</small></p> <p>Location <u>R.O.W. OF 29TH STREET.</u></p> <p>City Address or Block Number <u>8700 N. 29th ST</u></p> <p>Number of lots <u>28</u> Gross acres <u>5.68</u> Net acres <u>5.57</u></p> <p>Existing Zoning <u>A-O</u> Proposed <u>R-1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>AGRICULTURE</u> Proposed Land Use <u>SINGLE FAMILY RESIDENTIAL</u> Irrigation District # <u>1</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 type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>BEING A TRACT OF LAND OUT OF LOT 38, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECPDRS PF HIDALGO COUNTY.</u></p>
Owner	<p>Name <u>HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC</u> Phone <u>956-803-0341</u></p> <p>Address <u>2516 BUDDY OWENS</u></p> <p>City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u></p> <p>E-mail <u>JVALDEZ1980@YAHOO.COM</u></p>
Developer	<p>Name <u>HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC</u> Phone <u>956-803-0341</u></p> <p>Address <u>2516 BUDDY OWENS</u></p> <p>City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u></p> <p>Contact Person <u>JORGE VALDEZ</u></p> <p>E-mail <u>JVALDEZ1980@YAHOO.COM</u></p>
Engineer	<p>Name <u>RIO DELTA ENGINEERING</u> Phone <u>956-380-5152</u></p> <p>Address <u>921 S. 10TH AVENUE</u></p> <p>City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u></p> <p>Contact Person <u>IVAN GARCIA, P.E., R.P.L.S.</u></p> <p>E-mail <u>RIODELTA2004@YAHOO.COM</u></p>
Surveyor	<p>Name <u>RIO DELTA ENGINEERING</u> Phone <u>956-380-5152</u></p> <p>Address <u>921 S. 10TH AVENUE</u></p> <p>City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u></p> <p><i>EJ</i></p>

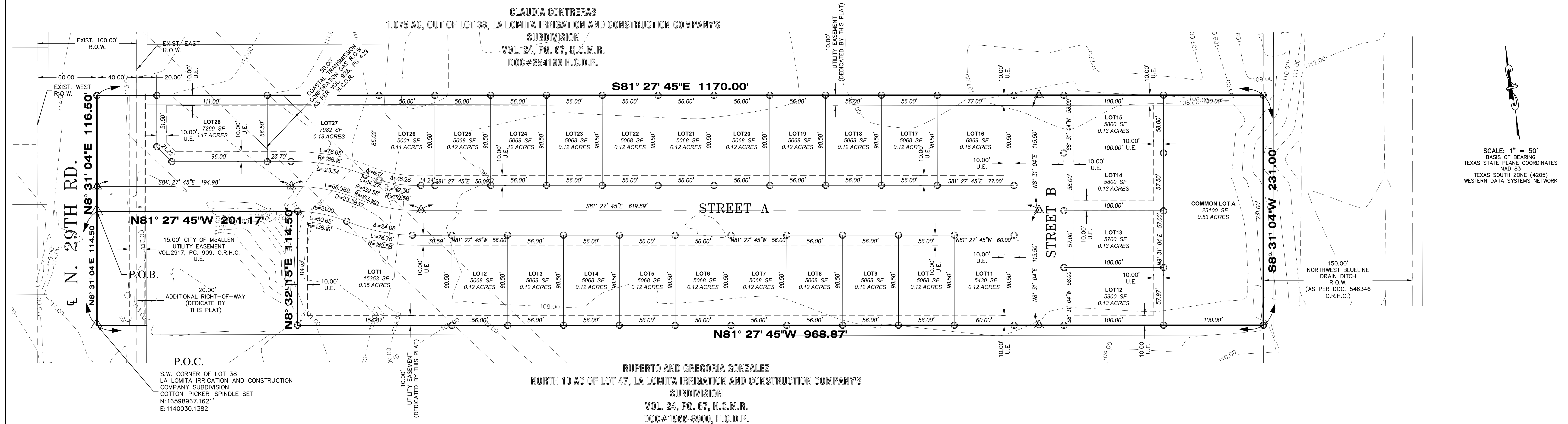
SEP 10 2021

BY: *CW*

LOCATION



BEING A 5.68 ACRE TRACT OF LAND OUT OF LOT 38, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/24/2021

SUBDIVISION NAME: IMPERIO ESTATES SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. 29th Street (Rooth Road): 50 ft. ROW required from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: both sides *Revise plat to show existing ROW and label any ROW being dedicated. **Plat shows a ROW section being dedicated outside the proposed subdivision boundaries; revise accordingly and revise closing arrows currently shown. ***City of McAllen Thoroughfare Plan</p>	Non-compliance
<p>N. 27th Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides *Replace "Street B" shown on plat for N. 27th Street **Label ROW width ***City of McAllen Thoroughfare Plan</p>	Non-compliance
<p>Indian Hill Avenue: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides *Label street name accordingly **Show ROW width ***Need to show adjacent centerline with existing centerline in Subdivision to the west, it cannot be less than 125 ft. ****City of McAllen thoroughfare Plan</p>	Non-compliance
Paving _____ Curb & gutter _____	Applied
Paving _____ Curb & gutter _____	Applied
<p>* 800 ft. Block Length *Street appears to exceed 800 ft., submit a variance request prior to final approval, or revise plat **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac *Revise plat as needed, or provide variance letter request and application for review **Subdivision Ordinance: Section 134-105</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 25 ft. or greater for easements *Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: 10 ft. or greater for easements *Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior sides: 6 ft. or greater for easements *Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: 10 ft. or greater for easements *Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, great setback will apply *Zoning Ordinance: Section 138-356</p>	Applied

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 29th Street (Rooth Road) and both sides of interior streets **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. *Revise Note #11; Oxford Road referenced. **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 *City's Access Management Policy	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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. *Revise Notes 15 & 16 since they reference a different subdivision - "Oxford Homes" **HOA bylaws need to be reviewed prior to recording. ***Section 110-72 applies for public subdivisions	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. *Section 110-72 applies for public subdivisions	Required
LOT REQUIREMENTS	
* Lots fronting public streets **"Common Lot A" does not meet frontage requirements of 25 ft.; revise plat accordingly prior to final approval to verify no sections are landlocked **Zoning Ordinance: Section 138-356	Non-compliance
* Minimum lot width and lot area **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: A-O Proposed: R-1 *Change of zone application will be reviewed by the P&Z Board on October 5, 2021; and City Commission on October 25, 2021.	Non-compliance
* Rezoning Needed Before Final Approval	Required
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording = \$19,600 due prior to recording for 28 proposed lots	Required

* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation has been waived per Traffic Department. No TIA is required prior to final plat.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Revise street names accordingly, and show ROW width for interior streets ***Revise Notes #11, 15 & 16 and replace "Oxford Homes Subdivision" references accordingly. ****HOA's need to be reviewed prior to recording *****Common Lot A needs at least 25 ft. frontage along a public street, revise plat accordingly since Common Lot A is landlocked under the proposed layout. *****Change of zone from A-O to R-1 will be reviewed by the P&Z Board on October 5, 2021 and City Commission on October 25, 2021. *****Variance letter and application may be required since Street A appears to exceed cul de sac requirement	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied



LOCATION

PROPOSED IMPERIO ESTATES
SUBDIVISION



City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>FALCON'S COVE</u>
	Location <u>SW Corner of Freddy Gonzalez Avenue and North 23rd Street</u>
	City Address or Block Number <u>9901 N 23RD ST.</u>
	Number of Lots <u>144</u> Gross Acres <u>51.809</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input 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>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</u>
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential _____
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>n/a</u>
	Parcel # _____ Tax Dept. Review _____
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____
Legal Description _____	
Owner	Name <u>John R. Willis Management Partnership, LTD</u> Phone _____
	Address <u>P.O. Box 1139</u> E-mail _____
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78540</u>
Developer	Name <u>Domain Development Corporation</u> Phone <u>(956) 661-8888</u>
	Address <u>100 East Nolana, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Shavi Mahtani, President</u>
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E.</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u> E-mail <u>fkurth@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

ENTERED

SEP 10 2021



Initial: NM

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

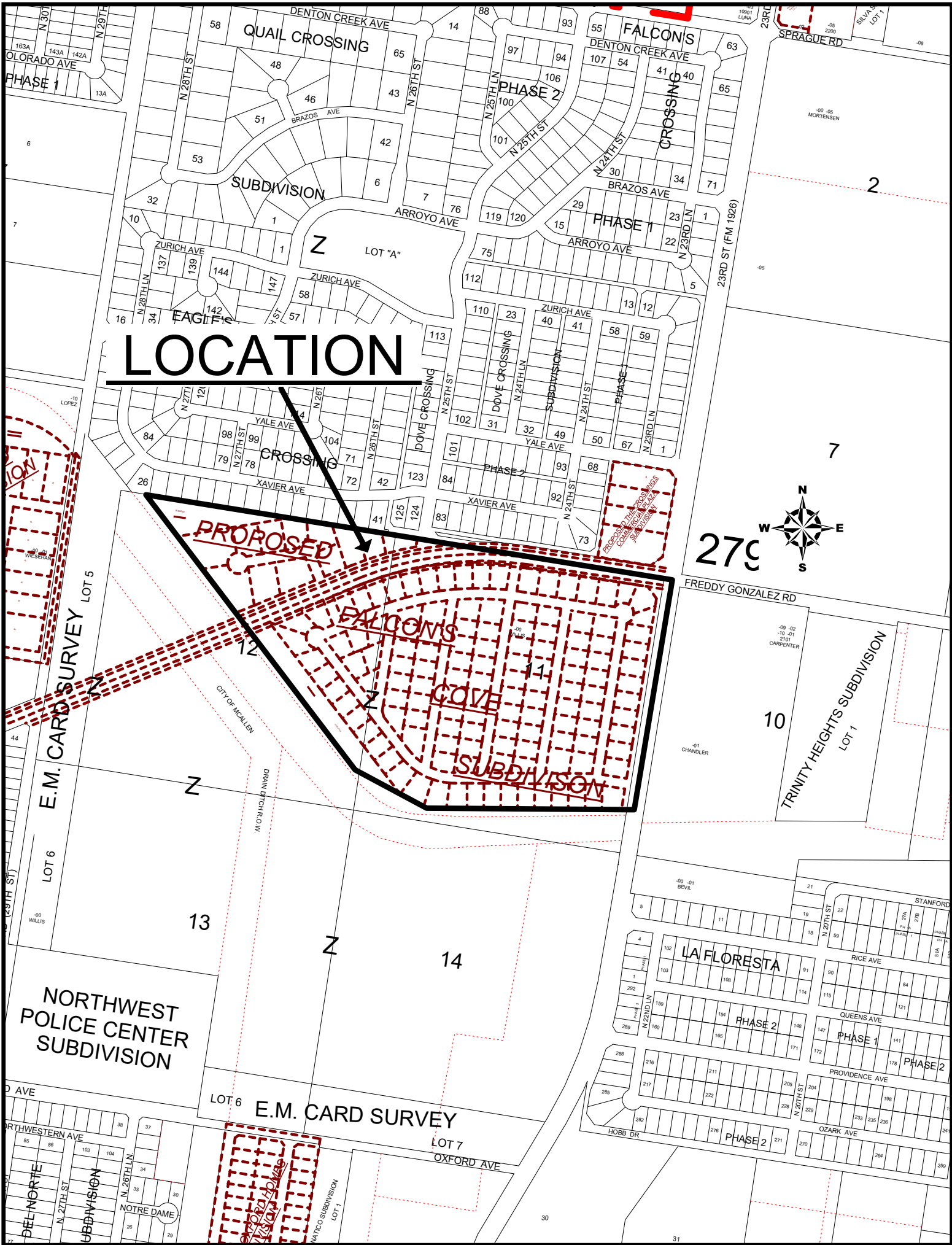
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 09.08.2021

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒



LOCATION



PROPOSED
FALCON'S
COVE
SUBDIVISION

NORTHWEST
POLICE CENTER
SUBDIVISION

LOT 6 E.M. CARD SURVEY

LOT 7 OXFORD AVE

LA FLORESTA

PHASE 2

PHASE 1

PHASE 2

PROVIDENCE AVE

PHASE 2

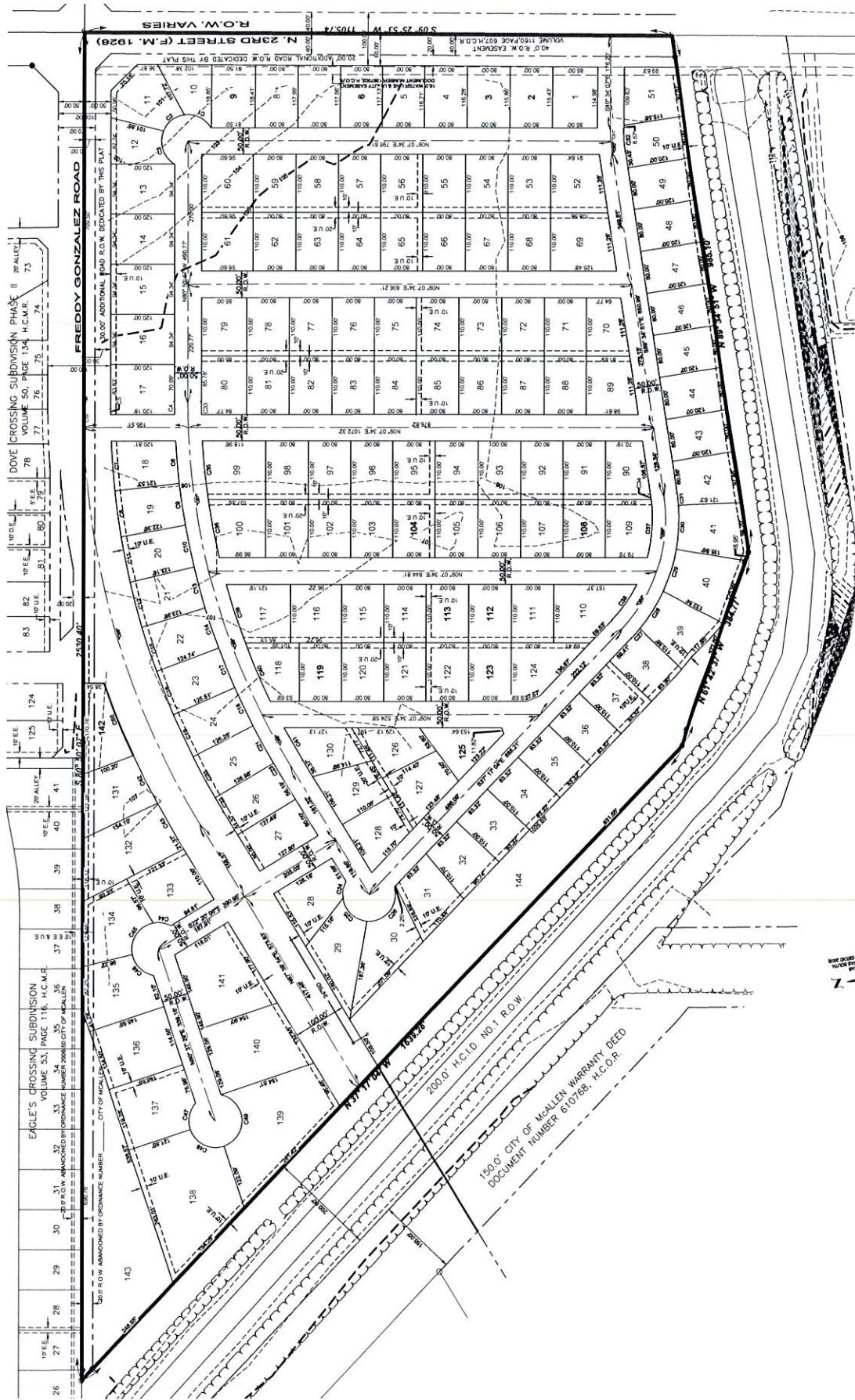
PHASE 2

PHASE 2

PHASE 2

PHASE 2

PHASE 2



SUBDIVISION MAP OF FALCON COVE SUBDIVISION

BEING A SUBDIVISION OF A 51.809 ACRES OF LAND SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11 & 12, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS.



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/20/2021

SUBDIVISION NAME: FALCON'S COVE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 23rd Street: 20 ft. dedication for 60 ft. from centerline for 120 total ROW.

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

**Please provide copy of document where 40 ft. existing ROW was dedicated prior to final.

***COM Thoroughfare Plan

Applied

Freddy Gonzalez Road: 30 ft. ROW dedication for 50 ft. from centerline for 100 ft. total ROW

Paving: 65 ft. Curb & gutter: Both sides

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

***Show ROW dedication ranges throughout the road prior to final to verify compliance with dedication requirements.

****Verify road alignment prior to final with staff.

*****Show document number where existing ROW was dedicated prior to final.

*****Please submit exhibit of future connection of Freddy Gonzalez Road with properties along North 29th Street prior to final.

***Subdivision Ordinance: Section 134-105

Non-compliance

North 25th Street (1/4 Mile Collector): 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

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

***Plat layout does not show extension of North 25th Street. Plat must be revised prior to final to comply with requirements.

***Subdivision Ordinance: Section 134-105

Non-compliance

E/W Residential Collector along south boundary: 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

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

***ROW and paving must be widened to comply with requirements prior to final.

****Street offset of less than 125 ft. with street between Lots 27 and 28. Plat layout to be revised to comply with requirements.

***Subdivision Ordinance: Section 134-105

Non-compliance

Internal Streets: 50 ft.

Paving: 32 ft. Curb & gutter: Both sides

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

***Include cul-de-sac radius prior to final to verify compliances with requirements. As per Fire Department, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around cul-de-sac.

****Street names will be assigned prior to final.

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

Non-compliance

* 800 ft. Block Length requirements exceeded.

** Block for Lots 18-27, 30-51, 61-69, 80-89, and 90-99 appear to exceed the maximum length requirement of 800 ft. Please revise layout prior to final to comply with requirements everywhere applicable.

*****Subdivision Ordinance: Section 134-118

Non-compliance

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

<ul style="list-style-type: none"> * 600 ft. Maximum Cul-de-Sac. **As per Fire Department, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around cul-de-sac. ***Subdivision Ordinance: Section 134-105 	Applied
ALLEYS	
<ul style="list-style-type: none"> ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 	NA
SETBACKS	
<ul style="list-style-type: none"> * Front: 25 ft. or greater for easements except 45 ft. or greater for easements for Lots 131, 132, 142. ** Plat note must be revised as shown above. ***Lots 143 and 144 must be labeled as detention areas/common areas on plat prior to final. No structures are permitted on detention areas/lots. if this changes, more requirements will be triggered. *****Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Rear: 10 ft. except 25 ft. for double fronting lots, or greater for easements. **** Plat note must be revised as shown above. *****Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Interior Sides: 6 ft. or greater for easements. **** Plat note must be revised as shown above. *****Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements. **** Plat note must be revised as shown above. *****Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies. *****Zoning Ordinance: Section 138-356 	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide minimum sidewalk required along North 23rd Street (FM 1926). 4 ft. wide minimum sidewalk required on Freddy Gonzalez, and both sides of all interior streets. **Sidewalk requirements might increase prior to final subject to Engineering Department requirements. ***Subdivision Ordinance: Section 134-120 	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along North 23rd Street (FM 1926) and Freddy Gonzalez Road. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

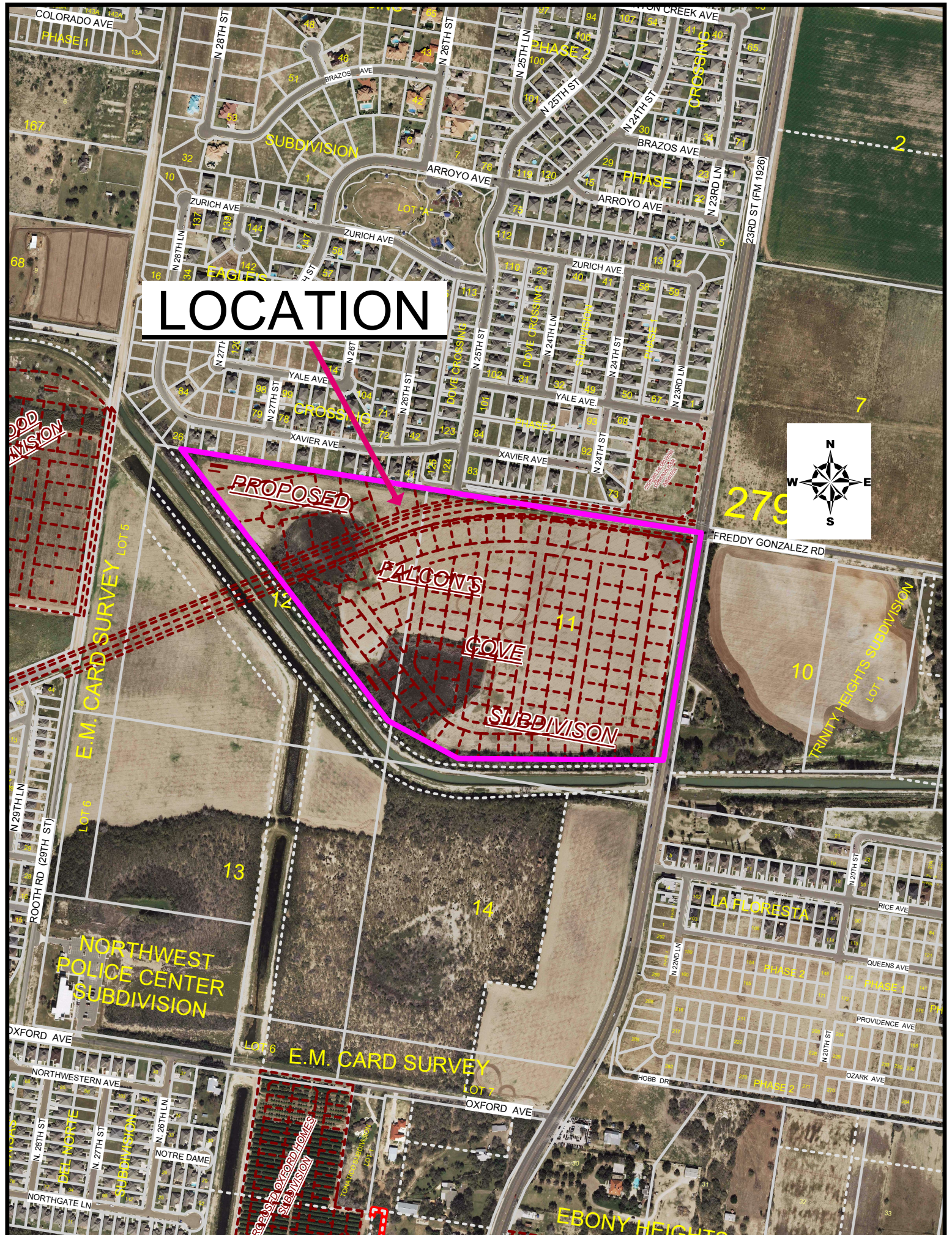
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North 23rd Street (FM 1926) and Freddy Gonzalez Road. * 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 and/or Detention Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. ***Lots 143 and 144 must be labeled as detention areas on plat prior to final to establish final requirements. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if 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. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
	NA
	NA
	Required
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> Minimum lot width and lot area. ***Street layout is being reviewed by staff to verify compliance with maneuverability at street intersections. Lots layout might have to be revised prior to final to comply with requirements. ***Zoning Ordinance: 138-1 * Lots fronting public streets. **Lot 143 is currently landlocked since it only has frontage to HCID #1 ROW. Plat layout must be revised to comply with requirements prior to final. **Zoning Ordinance: Section. 138-356 	Non-compliance
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 **Zoning Ordinance: Article V * Rezoning Needed Before Final Approval **Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Parkland Dedication Advisory Board review will be required prior to final to determine if land dedication or park fees will be required prior to recording. 	TBD
	TBD
	Non-compliance

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

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA will be required prior to final.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA will be required prior to final.	TBD
COMMENTS	
<p>Comments: Must comply with City's Access Management Policy</p> <p>**Lots 143 and 144 must be labeled as detention/common areas on plat prior to final to establish final requirements.</p> <p>***Street offset of less than 125 ft. with street between Lots 27 and 28. Plat layout to be revised to comply with requirements.</p> <p>***** Block for Lots 18-27, 30-51, 61-69, 80-89, and 90-99 appear to exceed the maximum length requirement of 800 ft. Please revise layout prior to final to comply with requirements everywhere applicable.</p> <p>*****Street layout is being reviewed by staff to verify compliance with maneuverability at street intersections. Lots layout, like Lot 125, 142, etc., might have to be revised prior to final to comply with requirements.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied

LOCATION





City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

Project Description	<p>Subdivision Name <u>Sunset Valley Subdivision</u> (Proposed Planned Unit Development)</p> <p>Location <u>Approximate 900' south of N. Bentsen Rd/Lark Ave. intersection</u></p> <p>City Address or Block Number <u>6000 N. BENTSEN RD</u></p> <p>Number of lots <u>36</u> Gross acres <u>13.116</u> Net acres _____</p> <p>Existing Zoning <u>R-1</u> Proposed <u>R-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use _____ Proposed Land Use <u>Duplex-Fourplex/Irrigation District # 1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>PRIDE O' TEXAS-W4.41AC-S5AC LOT 234,W 8.8AC LOT 235,N 124.35'</u> <u>& W 208.72'-S74.35' LOT 236 EXC W2AC-H/S 14.27AC GR 13.92AC NET</u></p>
Owner	<p>Name <u>Garman Investments, LP</u> Phone <u>956-600-8628</u></p> <p>Address <u>1804 N. 23rd Street</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>E-mail <u>robertog20@yahoo.com</u></p>
Developer	<p>Name <u>SAME AS OWNER</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person <u>Roberto Garza</u></p> <p>E-mail <u>robertog20@yahoo.com</u></p>
Engineer	<p>Name <u>M2 Engineering, PLLC</u> Phone <u>956-600-8628</u></p> <p>Address <u>1810 E. Griffin Parkway</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78572</u></p> <p>Contact Person <u>Hector Moreno</u></p> <p>E-mail <u>hector@m2-engineers.com</u></p>
Surveyor	<p>Name <u>Manuel Carrizales, RPLS</u> Phone <u>512-470-1489</u></p> <p>Address <u>4807 Gondola Ave.</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78542</u></p>

ENTERED

SEP 15 2021

Initial: DM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☐ Title Report
- ☒ 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies
- ☒ 2 Location Maps
- ☒ 2 8 1/2" 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 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 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

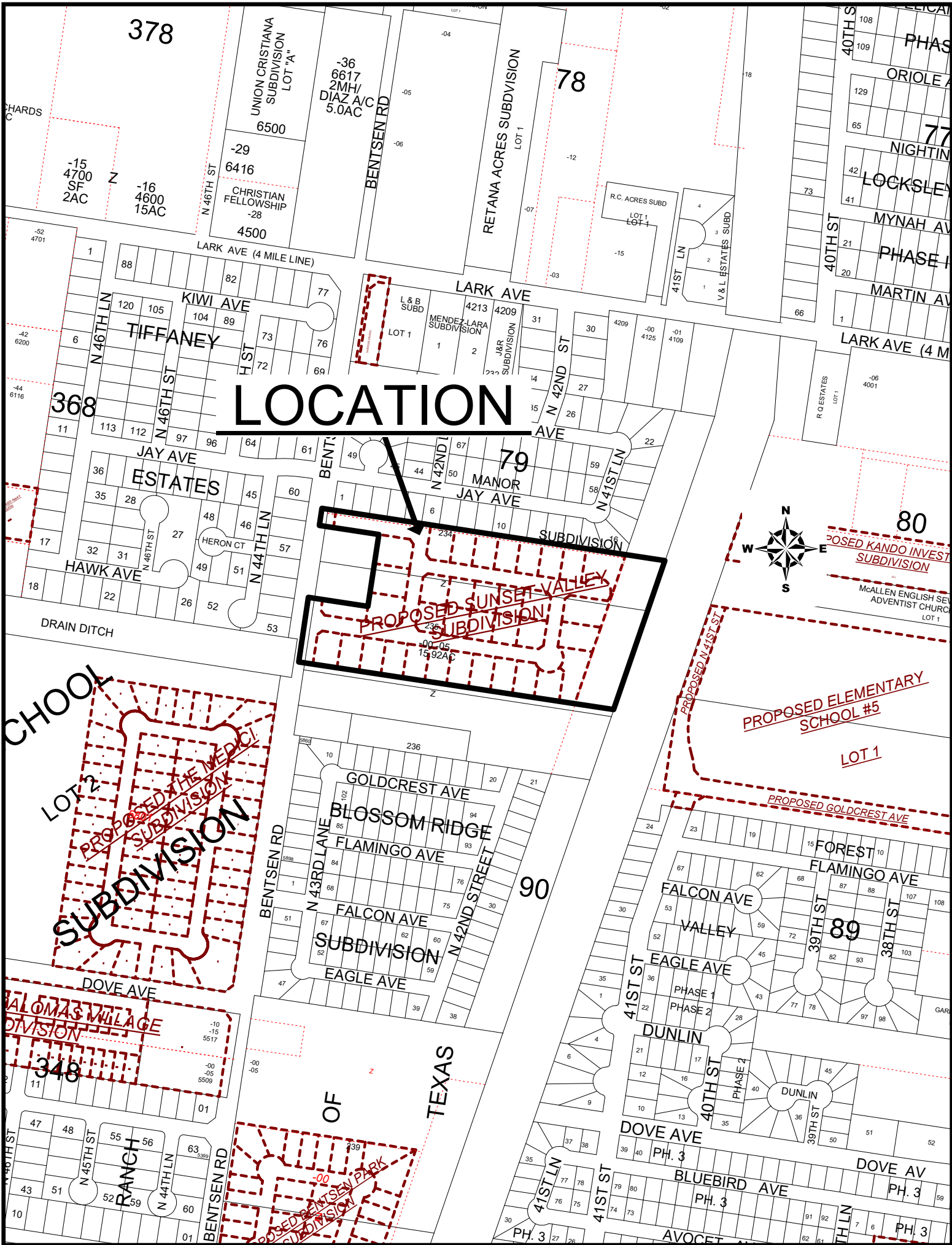
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 9/13/21

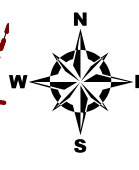
Print Name Roberto M. Garza

Owner ☒

Authorized Agent ☐



LOCATION



PROPOSED SUNSET VALLEY SUBDIVISION

PROPOSED THE MEDICI SUBDIVISION

PROPOSED ELEMENTARY SCHOOL #5

PROPOSED GOLDCREST AVE

PROPOSED ALOMAS VILLAGE SUBDIVISION

PROPOSED BENTSEN PARK SUBDIVISION

SCHOOL

OF TEXAS



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/27/2021

SUBDIVISION NAME: SUNSET VALLEY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Bentsen Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. of total ROW

Paving: 65 ft. Curb & gutter: Both sides

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

**Show ROW on both sides of centerline to verify ROW dedication requirements prior to final.

****COM Thoroughfare Plan

Required

Hawk Avenue: 60 ft. ROW required

Paving: 40 ft. required Curb & gutter: Both sides

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

***Gate details must be submitted (if applicable) and approved by staff prior to final plat review.

Gate details might increase ROW and paving requirements; minimum 20 ft. of paving width on each side of any proposed islands.

****Knuckles must have at least 96 ft. of paving face-to-face, and 10 ft. of ROW back of curb around cul-de-sac. Layout must be revised to comply with requirements prior to final.

*****Street names will be finalized prior to final plat review.

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

Non-compliance

Heron Avenue: 60 ft. ROW required

Paving: 40 ft. required Curb & gutter: Both sides

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

***40 ft. of paving width must be consistent throughout the whole street.

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

***Gate details must be submitted (if applicable) and approved by staff prior to final plat review.

Gate details might increase ROW and paving requirements; minimum 20 ft. of paving width on each side of any proposed islands.

****Knuckles/Cul-de-sacs must have at least 96 ft. of paving face-to-face, and 10 ft. of ROW back of curb around cul-de-sac. Layout must be revised to comply with requirements prior to final.

*****Street names will be finalized prior to final plat review.

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

Non-compliance

Other internal streets: 60 ft. ROW required

Paving: 40 ft. required Curb & gutter: Both sides

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

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

Non-compliance

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length:

**Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac:

****Knuckles/Cul-de-sacs must have at least 96 ft. of paving face-to-face, and 10 ft. of ROW back of curb around cul-de-sac. Layout must be revised to comply with requirements prior to final. Cul-de-sac in front of Lots 14 and 15 must be widened to comply with minimum requirements prior to final plat review.

**Subdivision Ordinance: Section 134-105

Non-compliance

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

ALLEYS	
ROW: 20 ft. Paving: 16ft. *Alley/service drive easement required for commercial properties **Dumpster easements or other requirements might be requested by Public Works Department prior to final plat review to verify compliance with trash collection requirements. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 25 ft. (Proposed) **Setbacks will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. **Zoning Ordinance: Section 138-356 * Rear: 15 ft. or greater for easements (proposed) **Setbacks will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. **Zoning Ordinance: Section 138-356 * Interior Sides: 6 ft. or greater for easements (proposed) **Setbacks will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements. **Setbacks will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. ***Plat note will have to be added prior to final plat review. **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required; greater setback applies. **Setbacks will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	TBD
	TBD
	TBD
	Non-compliance
	TBD
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Bentsen Road, and both sides of all internal streets. **Requirements will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. ***Plat note will have to be revised prior to final plat review. **** 5 ft. sidewalk might be required by Engineering Department prior to final plat review. *****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bentsen Road. **Requirements will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. **Landscaping Ordinance: Section 110-46	TBD

<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along north property line. **Requirements will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	TBD
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North Bentsen Road. **Plat note might be required to be added prior depending on the outcome of PUD process. * Site plan must be approved by the Planning and Zoning Commission and City Commission as part of the PUD process prior to final plat review. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Detention/Common Areas, any private streets/alleys, private drives, 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 subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72 	Applied
	Required
	NA
	Required
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Requirements will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. **Zoning Ordinance: Section. 138-356 * Lots fronting public streets. **Zoning Ordinance: 138-1 	Applied
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: Multi-family **Rezoning from R-1 (single-family residential) to R-3A (multi-family residential apartments) was withdrawn on May 12, 2021 after it being tabled at Planning and Zoning Board meeting of May 4, 2021. Opposition showed up mainly concerned with traffic increase and drainage issues. ***As per engineer, a Planned Unit Development application will be submitted prior to final plat review. PUD will have to be approved by P&Z and City Commission prior to final plat review. Approved PUD's site plan will have to be recorded along subdivision plat. ***Zoning Ordinance: Article V 	Non-compliance

<p>* Rezoning Needed Before Final Approval</p> <p>**Rezoning from R-1 (single-family residential) to R-3A (multi-family residential apartments) was withdrawn on May 12, 2021 after it being tabled at Planning and Zoning Board meeting of May 4, 2021. Opposition showed up mainly concerned with traffic increase and drainage issues.</p> <p>***As per engineer, a Planned Unit Development application will be submitted prior to final plat review. PUD will have to be approved by P&Z and City Commission prior to final plat review. Approved PUD's site plan will have to be recorded along subdivision plat.</p> <p>***Zoning Ordinance: Article V</p>	Non-compliance
PARKS	
* Land dedication in lieu of fee. Parkland Dedication Advisory Board review is required prior to final plat review to determine if park fees or land dedication will be required.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Parkland Dedication Advisory Board review is required prior to final plat review to determine if park fees or land dedication will be required.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC. to determine if park fees or land dedication will be required.	Non-compliance
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA will be required prior to final.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA will be required prior to final.	TBD
COMMENTS	
<p>Comments: Must comply with City's Access Management Policy</p> <p>**Rezoning from R-1 (single-family residential) to R-3A (multi-family residential apartments) was withdrawn on May 12, 2021 after it being tabled at Planning and Zoning Board meeting of May 4, 2021. Opposition showed up mainly concerned with traffic increase and drainage issues.</p> <p>***As per engineer, a Planned Unit Development application will be submitted prior to final plat review. PUD will have to be approved by P&Z and City Commission prior to final plat review. Approved PUD's site plan will have to be recorded along subdivision plat.</p> <p>****Street names will be established prior to final.</p> <p>***** Requirements such as as setbacks, accesses, buffers, sidewalks, etc. will be established after PUD process is finalized prior to final plat review.</p> <p>*****Engineer to clarify if subdivision is proposed to be public or private prior to final.</p> <p>*****Gate details must be submitted and approved by staff prior to final.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied

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



Sub 2021-0088



City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name The Quarter II
Location Northeast corner of South 1st Street and East Houston Avenue
City Address or Block Number 701 S. 1st ST.
Number of lots _____ Gross acres 5.24 Net acres 4.70
Existing Zoning R1 Proposed R1 Rezoning Applied For ☐ Yes ☐ No Date n/a
Existing Land Use Vacant Proposed Land Use Residential Irrigation District # 2 -Excluded
Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☐ No ☒ ETJ Yes ☐ No ☒
Agricultural Tax Exempt Yes ☒ No ☐ Estimated Rollback tax due n/a
Parcel No. 267080 Tax Dept. Review _____
Legal Description 5.24 Acres out of Lot 11 and 12 and 40.0 foot Road out of Rancho de la Fruta No. 1, Revised

Owner

Name Chazzland, LLC Phone 956-683-1000
a Texas Limited Liability Company
Address 314 So. 11th Street
City McAllen State Texas Zip 78501
E-mail beviljon@gmail.com

Developer

Name Same as Owner Phone _____
Address _____
City _____ State _____ Zip _____
Contact Person _____
E-mail _____

Engineer

Name Spoor Engineering Consultants, Inc. Phone 956-683-1000
Address 202 S. 4th Street
City McAllen State Texas Zip 78501
Contact Person Steve Spoor, P.E.
E-mail sec@spooreng.com

Surveyor

Name CVQ Land Surveyors Phone 956-618-1551
Address 517 Beaumont Ave
City McAllen State Tx Zip 78501

AUG 13 2021

BY: 

uploaded: Accela/L.F.

BAC

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 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

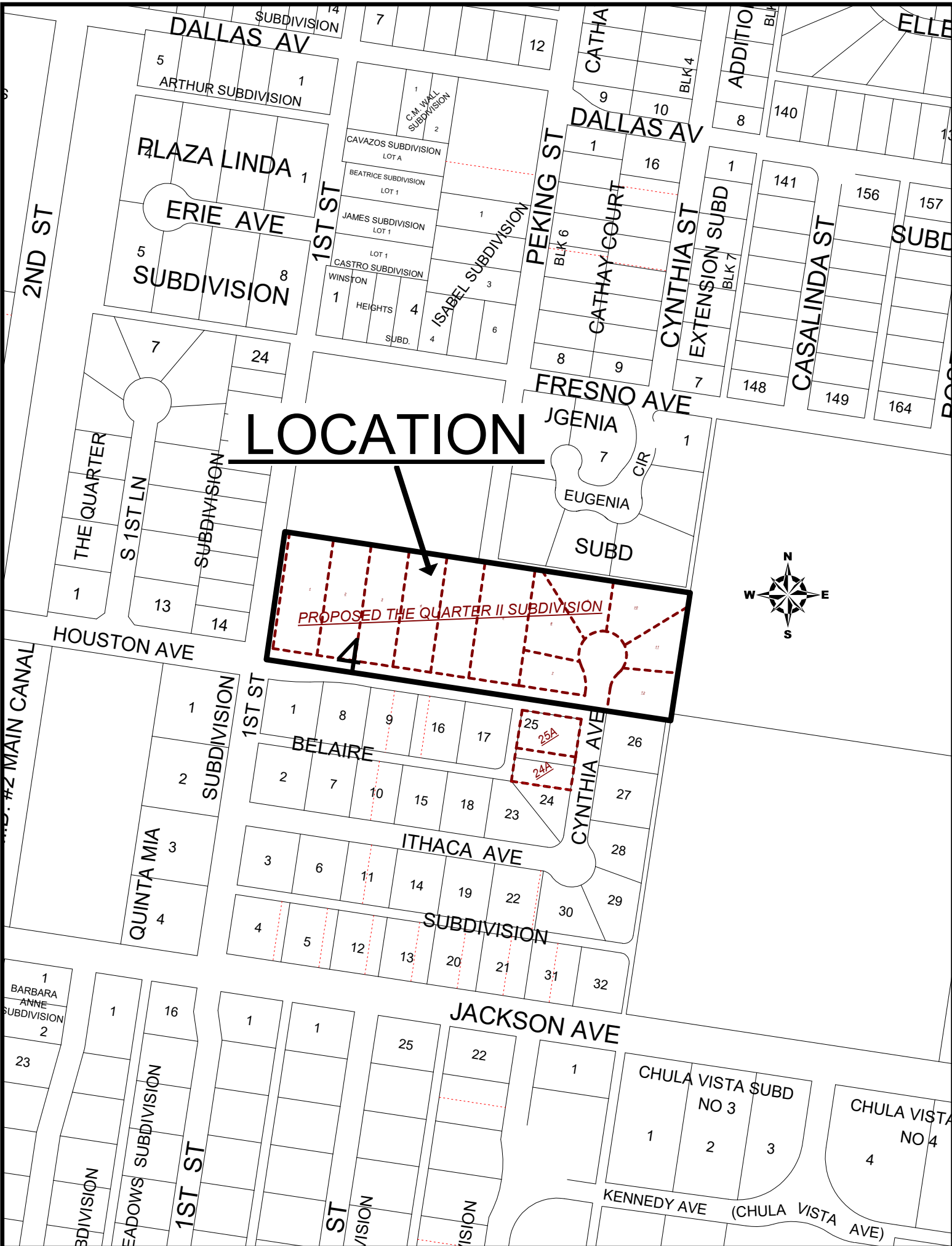
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  08-13-21 Date August 13, 2020

Print Name Steve Spoor

Owner ☐

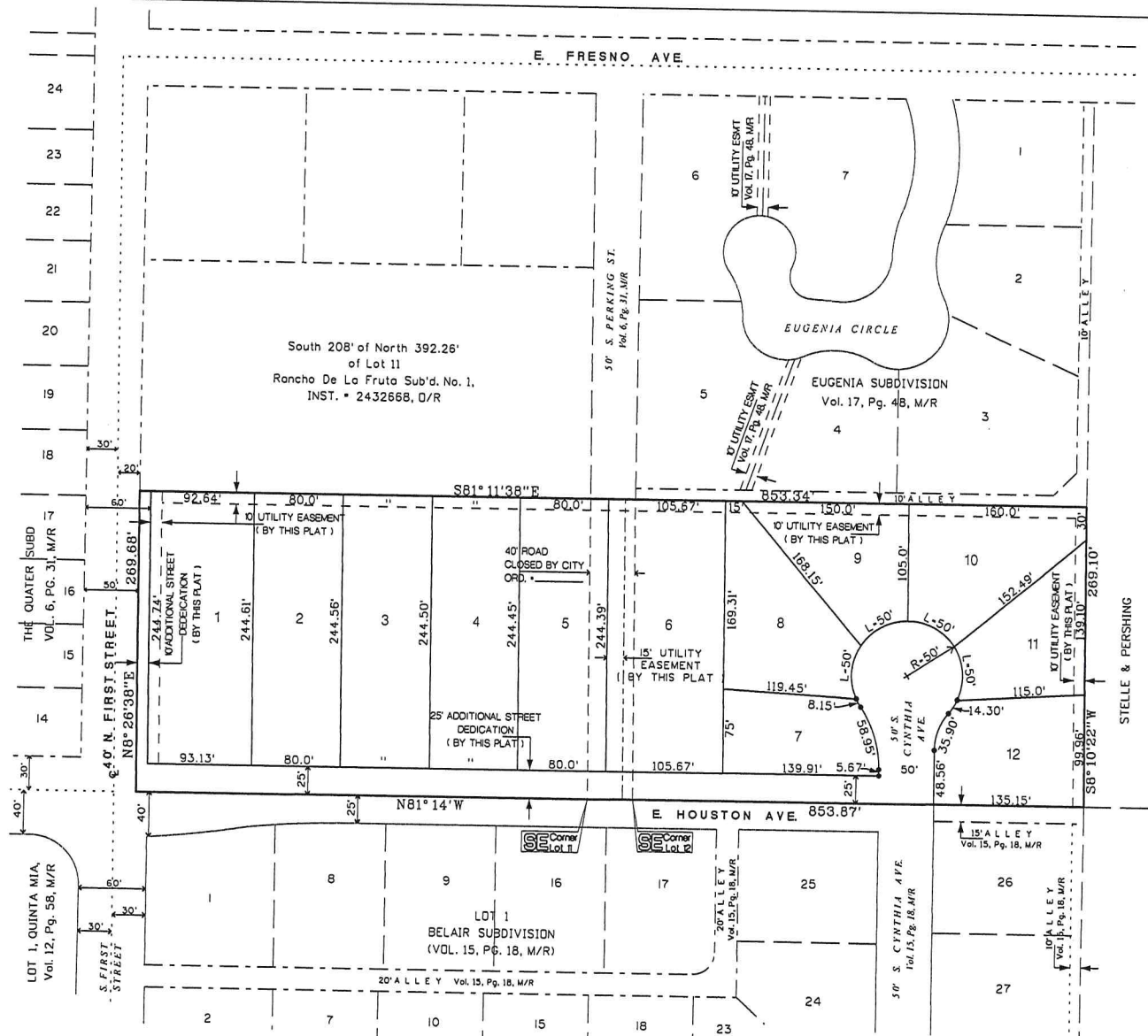
Authorized Agent ☒



LOCATION

PROPOSED THE QUARTER II SUBDIVISION

4



MAP OF THE QUARTER II

McALLEN, TEXAS
BEING A SUBDIVISION OF THE SOUTH 2 1/2 ACRES OF
LOT 11 AND THE SOUTH 2 1/2 ACRES OF LOT 12
RANCHO DE LA FRUTA SUB'D No.1, REVISED,
HIDALGO COUNTY, TEXAS,
TOGETHER WITH A PORTION OF DEDICATED (NOT OPEN)
40' ROAD LYING BETWEEN LOTS 11 AND 12,
ACCORDING TO PLAT RECORDED IN VOL. 6, PG. 31, MAP RECORDS,
HIDALGO COUNTY, TEXAS.
CONTAINING 5.24 AC. OF LAND, MORE OR LESS.



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/27/2021

SUBDIVISION NAME: THE QUARTER II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

South First Street: 10 ft. dedication for 30 ft. from centerline for 60 ft. total ROW
Paving: 40 ft. Curb & gutter: Both sides

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

***Subdivision Ordinance: Section 134-105

Applied

East Houston Avenue: 25 ft. dedication for 50 ft. total ROW

Paving: 32 ft. Curb & gutter: Both sides

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

***Subdivision Ordinance: Section 134-105

Applied

South Cynthia Street: 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both Sides

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

***Lot 7 configuration (southeast corner) might have to be revised prior to final to improve traffic measurability.

****Cul-de-sac must be revised to have 96 ft. of paving diameter face-to-face as per Fire Department with 10 ft. of ROW back-of-curb. ROW will have to be widened to comply with requirements prior to final.

***Subdivision Ordinance: Section 134-105

Non-compliance

South Peking Street: 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both Sides

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

****Cul-de-sac will have to be provided on the south end of Peking Street or loop street west to South 1st Street prior to final. Dead-end streets are not allowed.

***** Engineer submitted a variance application on September 17, 2021 to not require the extension or provision of a cul-de-sac at the south end of South Peking Street.

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

Non-compliance

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length.

**Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Compliance

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 greater for easements.

**Zoning Ordinance: Section 138-356

Applied

* Rear: 10 ft. or greater for easements.

**Zoning Ordinance: Section 138-356

Applied

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

* Interior Sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South First Street, East Houston Avenue, South Cynthia Street, South Peking Street and both sides of all interior streets. **Please revise plat note #9 as shown above prior to final. ****Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South First Street., and south side of Lot 7 along East Houston Avenue. **Please revise plat note #4 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.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along South First Street. **Add plat note as shown above prior to final.	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA document will be required to be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	Required

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

LOT REQUIREMENTS	
* Minimum lot width and lot area. ***Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 **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. As per Parks Dept., \$8,400 required to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for 12 single-family residences. No TIA required.	Complete
* As per Traffic Department, Trip Generation waived for 12 single-family residences. No TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management policy. **Abandonment must be finalized prior to final plat review, and provide for a cul-de-sac at the south end of Peking Avenue or loop street west to South First Street. *** As per Fire Department, submit auto-turn calculations on right turn maneuverability out of the cul-de-sac.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMEMNDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS, AND CLARIFICATION ON REQUESTED VARIANCE.	Applied

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

LOCATION



VAB 2021-0006



City of McAllen

Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project	Legal Description	5.24 Acres our of Lot 11 and 12, and 40' road, out of Rancho de la Fruta No. 1, Revised <u>proposed The Quarter II</u>			
	Street Address	1 East Houston Avenue			
	Number of lots	12	Gross acres	5.24	
	Existing Zoning	RI	Existing Land Use	Grassland	
<input type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required					
Applicant	Name	Chazzland, LLC, a Texas LLC		Phone Address	956-688-8857
	314 S. 11th Street	E-mail	beviljon@gmail.com		
	City	McAllen			
	State	Tx	Zip	78501	
Owner	Name	Chazzland, LLC, a Texas LLC		Phone	956-688-8857
	Address	314 S. 11th Street		E-mail	beviljon@gmail.com
	City	McAllen		State	Texas
	Zip	78501			
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	09-17-21
	Print Name	Steve Spoor, P.E.		<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Authorized Agent
Office	*FOR OFFICE USE ONLY*				
	APPLICATION FILING FEE:	<input type="checkbox"/> \$250.00			
	Accepted by			Payment received by	Date
	Rev 10/18				

RECEIVED
SEP 17 2021

BY:



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.

Variance #1- To not require additional 10 foot alley dedication on the North side, East of existing Peking Street

Variance #2 - To allow the dead ending of Peking Street at the North line of proposed subdivision without street extension or cul-de-sac

*****Please see attached Addendum to variance request for response to questions on this page*****

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

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.

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.

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.
 - a. Alley dedication – the 10' alley on Eugenia Subdivision, originally dedicated in 1971, has never been paved and has never been used as an alley; the additional dedication and construction of an alley could imperil the health of the row of oak trees along the north side of the property.
 - b. The dedication of Peking Street from Houston to Fresno occurred 100 years ago and serves no lots that front on Peking.
2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
 - a. The 10' dedication of the alley will not be used, and would deprive the applicant the use of the 10' x 406.67' strip of land; the dedication would solidify the 10' alley to the north, which 10' alley should be abandoned.
 - b. The dedication and paving of Peking Street would attract traffic that should not be in this neighborhood.
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.
 - a. n/a
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 provision of this chapter.
 - a. n/a
 - b. The dedication of Peking Street is not necessary for orderly development of the property which has access to So. 1st Street, E. Houston Avenue, and So. Cynthia Avenue. Peking Street dedication and paving is not necessary to the development of this 5.24 acre tract nor to the 3 lots that have frontage on Peking Street to be abandoned.

RECEIVED
SEP 17 2021

BY: 

Sub 2020-0061



City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name CAMPO DE SUENOS PHASE III SUBDIVISION
Location 1/4 MI. NORTH OF AUBURN AVE. - EAST OF WARE ROAD
City Address or Block Number NONE AT THIS TIME
Number of lots 64 Gross acres 13.496 Net acres 13.491
Existing Zoning Proposed R1 Rezoning Applied For ☐ Yes ☐ No Date
Existing Land Use VACANT Proposed Land Use RESIDENTIAL Irrigation District # 1
Residential Replat Yes ☒ No ☐ Commercial Replat Yes ☐ No ☒ ETJ Yes ☐ No ☐
Agricultural Tax Exempt Yes ☐ No ☐ Estimated Rollback tax due 0
Parcel No. 210502, 210504, 210500, 210553 Tax Dept. Review
Legal Description
APPROX. 13.496 AC O/O LOTS 45 & 52, LA LOMITA IRRIGATION & CONSTR. COMPANY

Owner 1

Name RIVERSIDE DEVELOPMENT SERVICES, LLC Phone C/O (956) 381-0981
Address 2606 ZINNIA AVENUE
City MCALLEN State TX Zip 78504
E-mail TAGUIRRECONSULTING@ME.COM

Developer

Name RIVERSIDE DEVELOPMENT SERVICES, LLC Phone C/O (956) 381-0981
Address 2606 ZINNIA AVENUE
City MCALLEN State TX Zip 78504
Contact Person ANTONIO M. AGUIRRE, JR. - MANAGER
E-mail TAGUIRRECONSULTING@ME.COM

Engineer

Name MELDEN & HUNT, INC. Phone (956) 381-0981
Address 115 W. MCINTYRE ST.
City EDINBURG State TX Zip 78541
Contact Person MARIO A. REYNA, P.E.
E-mail MARIO@MELDENANDHUNT.COM

Surveyor

Name MELDEN & HUNT, INC. Phone (956) 381-0981
Address 115 W. MCINTYRE ST.
City EDINBURG State TX Zip 78541

RECEIVED

SEP 16 2020

BY: CW

4:29 pm

Bulk

Proposed Plat Submittal

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

PLAT TO SHOW:

- ✓ Metes and bounds
- ✓ Lots numbered with dimensions and area of irregular lots noted
- ✓ Surrounding platted lots and/or lot lines for 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  Date _____

Print Name MARIO A. REYNA, P.E.

Owner ☐

Authorized Agent ☒



City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name CAMPO DE SUENOS PHASE III SUBDIVISION
Location 1/4 MI. NORTH OF AUBURN AVE. - EAST OF WARE ROAD
City Address or Block Number NONE AT THIS TIME
Number of lots 64 Gross acres 13.496 Net acres 13.491
Existing Zoning Proposed R1 Rezoning Applied For ☐ Yes ☐ No Date
Existing Land Use VACANT Proposed Land Use RESIDENTIAL Irrigation District # 1
Residential Replat Yes ☒ No ☐ Commercial Replat Yes ☐ No ☒ ETJ Yes ☐ No ☐
Agricultural Tax Exempt Yes ☐ No ☐ Estimated Rollback tax due 0
Parcel No. 210502, 210504, 210553, 210500 Tax Dept. Review
Legal Description
APPROX. 13.496 AC O/O LOTS 45 & 52, LA LOMITA IRRIGATION & CONSTR. COMPANY

Owner

Name JOSE R. SALINAS & MARIA J. SALINAS Phone C/O (956) 381-0981
Address 1500 FULLERTON AVENUE
City MCALLEN State TX Zip 78504
E-mail C/O MARIO@MELDENANDHUNT.COM

Developer

Name RIVERSIDE DEVELOPMENT SERVICES, LLC Phone C/O (956) 381-0981
Address 2606 ZINNIA AVENUE
City MCALLEN State TX Zip 78504
Contact Person ANTONIO M. AGUIRRE, JR. - MANAGER
E-mail TAGUIRRECONSULTING@ME.COM

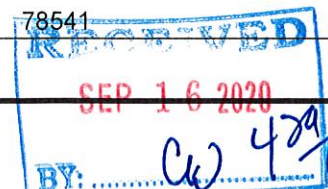
Engineer

Name MELDEN & HUNT, INC. Phone (956) 381-0981
Address 115 W. MCINTYRE ST.
City EDINBURG State TX Zip 78541
Contact Person MARIO A. REYNA, P.E.
E-mail MARIO@MELDENANDHUNT.COM

Surveyor

Name MELDEN & HUNT, INC. Phone (956) 381-0981
Address 115 W. MCINTYRE ST.
City EDINBURG State TX Zip 78541

BMLH



Proposed Plat Submittal

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- ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
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Minimum Developer's Requirements Submitted with Application

Owner's Signature

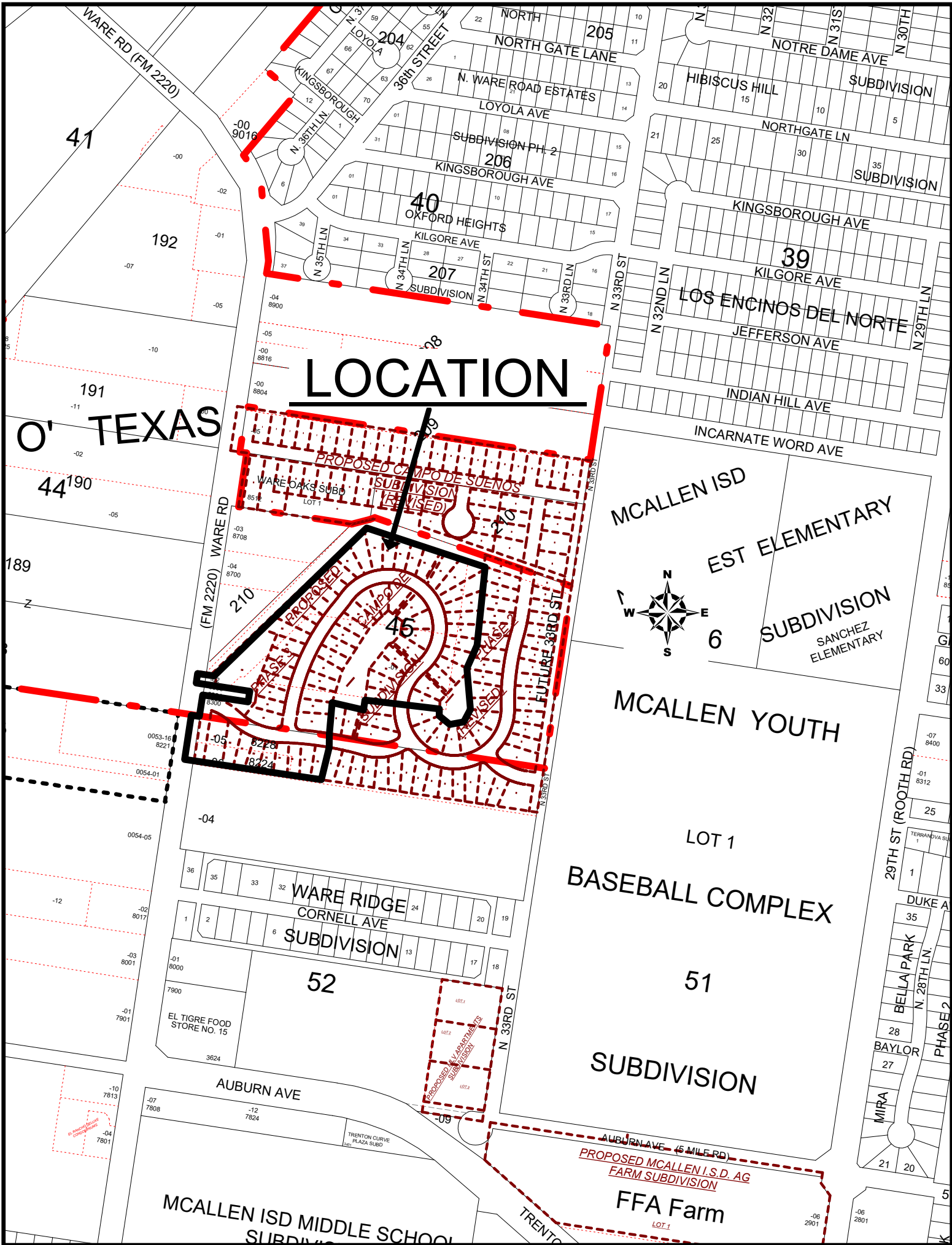
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date _____

Print Name MARIO A. REYNA, P.E.

Owner ☐

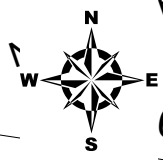
Authorized Agent ☒



LOCATION

O' TEXAS

MCALEN ISD
YOUTH EST ELEMENTARY
SUBDIVISION
SANCHEZ
ELEMENTARY



BASEBALL COMPLEX

SUBDIVISION

FFA Farm

PROPOSED CAMPO DE SUEÑOS
SUBDIVISION
(REVISED)

WARE RIDGE
CORNELL AVE
SUBDIVISION

AUBURN AVE

MCALEN ISD MIDDLE SCHOOL
SUBDIVISION

PROPOSED MCALEN I.S.D. AG
FARM SUBDIVISION

29TH ST (ROOTH RD)

DUKE A
BAYLOR
MIRA

BELLA PARK
N. 28TH LN
PHASE 2

SUBDIVISION MAP OF
CAMPO DE SUEÑOS
SUBDIVISION PHASE III
BEING A SUBDIVISION OF 13.908 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

CAMPO DE SUEÑOS SUBDIVISION PHASE III BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 13.908 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS, WHICH SAID 13.908 ACRES WERE CONVEYED TO RIVERSIDE DEVELOPMENT SERVICES, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3153502 AND DOCUMENT NUMBER 3153552, A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3158972, AND BY A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 3205186, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.908 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 45 AND WITHIN THE EXISTING RIGHT-OF-WAY OF WARE ROAD, FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 81° 22' 09" E ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH LINE OF SAID LOT 52, A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 08° 37' 51" E A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 81° 22' 09" E AT A DISTANCE OF 10.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF WARE ROAD, CONTINUING A TOTAL DISTANCE OF 170.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 08° 37' 51" E A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 81° 22' 09" W AT A DISTANCE OF 160.00 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF WARE ROAD, CONTINUING A TOTAL DISTANCE OF 200.00 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 08° 37' 51" E ALONG THE WEST LINE OF SAID LOT 45 AND WITHIN THE EXISTING RIGHT-OF-WAY OF WARE ROAD, A DISTANCE OF 35.60 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;

THENCE, N 45° 56' 21" E ALONG AN EAST LINE OF LOT 210, PRIDE O' TEXAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGES 58 AND 59, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 5.53 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 81° 22' 09" E A DISTANCE OF 52.65 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 46° 24' 51" E A DISTANCE OF 784.14 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;

THENCE, S 71° 43' 09" E A DISTANCE OF 15.35 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 04° 21' 48" E A DISTANCE OF 38.04 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 76° 14' 57" E A DISTANCE OF 13.53 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 70° 51' 03" E A DISTANCE OF 433.80 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 05° 00' 00" W A DISTANCE OF 330.54 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 24° 03' 41" W A DISTANCE OF 92.78 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 04° 52' 53" W A DISTANCE OF 152.25 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 28° 00' 00" W A DISTANCE OF 52.56 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 80° 00' 00" W A DISTANCE OF 52.47 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 51° 00' 00" W A DISTANCE OF 50.41 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 03° 00' 00" E A DISTANCE OF 25.16 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 86° 00' 00" W A DISTANCE OF 116.95 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

THENCE, N 78° 46' 21" W A DISTANCE OF 50.46 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

THENCE, N 82° 00' 00" W A DISTANCE OF 109.84 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08° 00' 00" W A DISTANCE OF 37.16 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 77° 00' 00" W A DISTANCE OF 119.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 05° 00' 00" W A DISTANCE OF 114.52 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 02° 12' 35" E A DISTANCE OF 51.14 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 15° 00' 00" W A DISTANCE OF 122.86 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 22' 09" W AT A DISTANCE OF 474.66 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF WARE ROAD, CONTINUING A TOTAL DISTANCE OF 514.66 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT

THENCE, N 08° 37' 51" E ALONG THE WEST LINE OF SAID LOT 52 AND WITHIN THE EXISTING RIGHT-OF-WAY OF WARE ROAD, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.908 ACRES, OF WHICH 0.207 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF WARE ROAD, LEAVING A NET OF 13.701 ACRES OF LAND, MORE OR LESS.

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 _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

RIVERSIDE DEVELOPMENT SERVICES, LLC
ANTONIO M. AGUIRRE, JR. MANAGER
2806 ZINNA AVE
McALLEN, TX 78504

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 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

THE UNDERSIGNED, LIENHOLDER HOLDING A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT AND DESIGNATED AS TAYLOR VALLEY ESTATES 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.

ADRIAN VILLARREAL-TRUSTEE
INTERNATIONAL BANK OF COMMERCE
ONE SOUTH BROADWAY
McALLEN, TX 78505

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADRIAN VILLARREAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/IS/HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS
MY NOTARY EXPIRES: _____

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 _____

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ DAY OF _____, 20____.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

PRESIDENT _____ SECRETARY _____

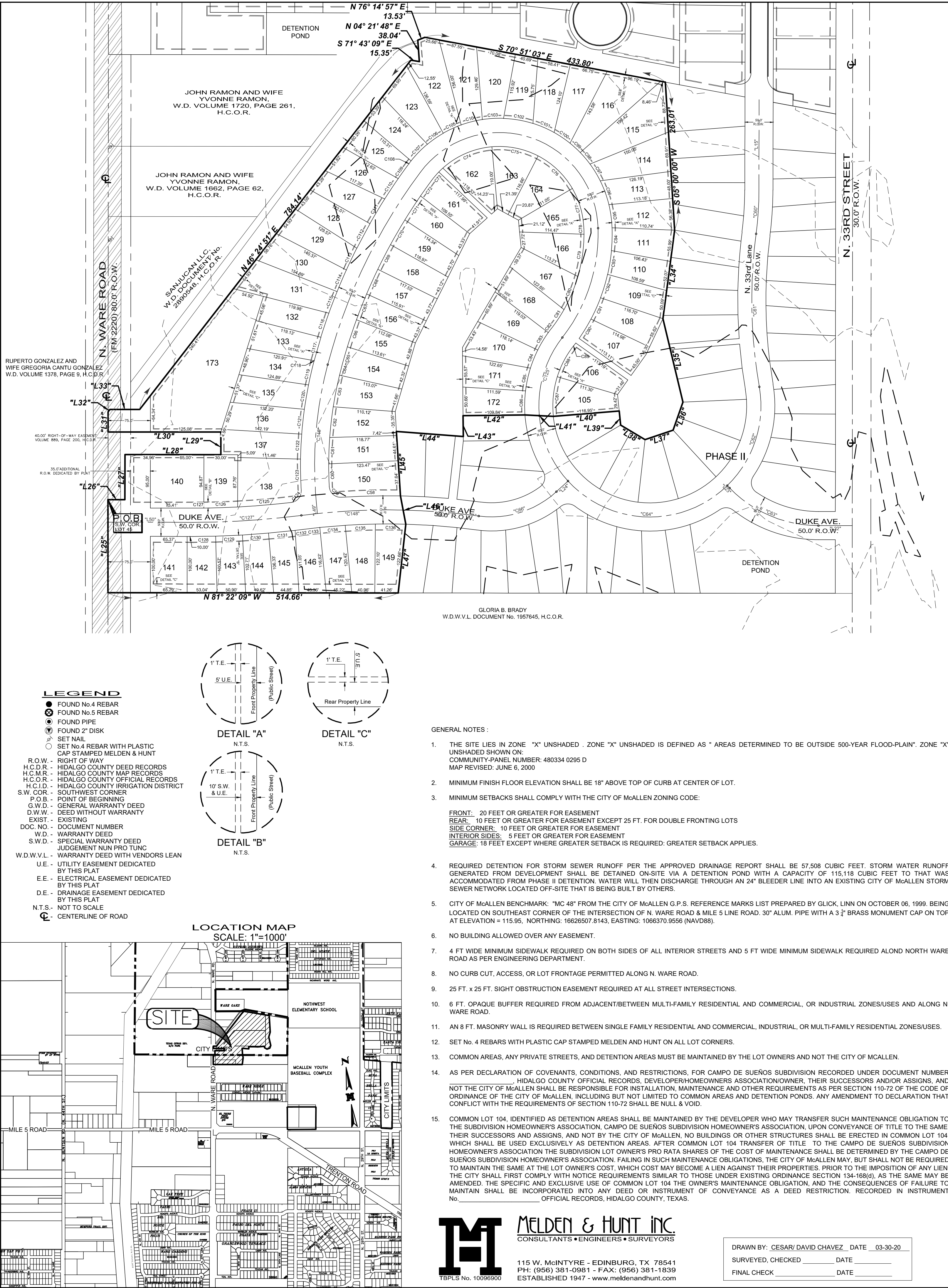


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



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

DRAWN BY: CESAR/ DAVID CHAVEZ DATE 03-30-20
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
105	5741.81	0.132	126	5368.49	0.124	147	5360.02	0.123	167	6083.21	0.139
106	5634.96	0.129	127	5580.77	0.128	148	5734.24	0.132	168	6119.52	0.140
107	5738.33	0.132	128	5762.56	0.133	149	5828.06	0.134	169	5700.26	0.131
108	5585.66	0.128	129	6535.50	0.150	150	7466.71	0.171	170	6184.96	0.142
109	5207.72	0.120	130	7279.47	0.167	151	5541.30	0.127	171	5578.17	0.128
110	5044.15	0.116	131	8377.41	0.192	152	5074.68	0.128	172	5144.30	0.118
111	5210.40	0.120	132	5372.36	0.123	153	5482.90	0.128	173	27566.51	0.633
112	5408.58	0.124	133	5657.97	0.130	154	5363.10	0.123			
113	5448.93	0.125	134	5677.03	0.130	155	5284.04	0.121			
114	6958.10	0.160	135	6047.42	0.139	156	5282.86	0.121			
115	9564.03	0.220	136	6362.81	0.147	157	5354.54	0.123			
116	8934.81	0.205	137	6501.88	0.149	158	5421.90	0.124			
117	6551.67	0.150	138	9116.08	0.209	159	5394.20	0.124			
118	5829.45	0.134	139	5643.97	0.130	160	5236.00	0.120			
119	5340.08	0.123	140	6024.64	0.207	161	5430.38	0.125			
120	6476.58	0.149	141	6532.78	0.150	162	6258.75	0.144			
121	7212.10	0.166	142	5779.07	0.119	163	5989.35	0.137			
122	8206.20	0.188	143	8001.00	0.115	164	8072.37	0.138			
123	8326.14	0.145	144	8001.00	0.115	165	8006.00	0.138			
124	5310.25	0.122	145	9001.01	0.115	166	5760.93	0.132			

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction
C58	104.98	1225.00	004° 54' 33"	N82° 48' 23"W	104.93	52.51	C78	10.06	275.00	002° 05' 46"	N37° 51' 48"E
C59	31.64	20.00	090° 39' 15"	S39° 50' 02"E	28.40	20.23	C79	75.94	275.00	015° 49' 20"	N16° 49' 21"E
C60	40.53	675.00	003° 26' 25"	S7° 06' 48"W	40.52	20.27	C80	63.81	275.00	013° 17' 39"	N31° 22' 50"E
C61	46.85	675.00	003° 38' 30"	S10° 49' 18"W	46.84	23.43	C81	41.00	275.00	008° 32' 34"	N42° 17' 50"E
C62	54.83	675.00	004° 39' 13"	S15° 08' 13"W	54.81	27.43	C82	8.49	222.00	002° 11' 25"	S45° 28' 30"W
C63	56.92	675.00	004° 49' 52"	S19° 02' 40"W	56.90	28.48	C83	36.13	222.00	009° 19' 28"	S30° 34' 04"W
C64	12.89	675.00	001° 05' 40"	S22° 50' 32"W	12.89	6.45	C84	34.89	222.00	008° 57' 07"	S30° 34' 47"W
C65	39.31	975.00	002° 18' 30"	S24° 32' 40"W	39.31	19.68	C85	41.03	222.00	010° 35' 20"	S20° 48' 33"W
C66	50.70	975.00	002° 58' 47"	S27° 11' 21"W	50.70	25.36	C86	42.97	222.00	011° 05' 21"	S9° 58' 13"W
C67	49.27	975.00	002° 53' 44"	S30° 07' 37"W	49.27	24.64	C87	70.93	172.00	023° 37' 36"	S14° 14' 53"W
C68	47.85	975.00	002° 48' 43"	S32° 58' 50"W	47.85	23.93	C88	61.57	172.00	020° 30' 32"	S30° 18' 57"W
C69	49.25	975.00	002° 53' 39"	S35° 50' 01"W	49.24	24.63	C89	7.01	325.00	001° 14' 11"	N45° 57' 07"E
C70	50.63	975.00	002° 56' 30"	S38° 46' 06"W	50.62	25.32	C90	40.22	325.00	007° 05' 28"	N40° 01' 31"E
C71	50.65	975.00	002° 56' 30"	S41° 44' 39"W	50.65	25.33	C91	41.48	325.00	007° 18' 45"	N32° 49' 24"E
C72	33.48	975.00	001° 57' 59"	S44° 12' 56"W	33.46	16.73	C92	43.50	325.00	007° 40' 08"	N25° 19' 58"E
C73	20.11	150.00	007° 40' 46"	S49° 02' 18"W	20.09	10.07	C93	42.58	325.00	007° 30' 24"	N17° 44' 42"E
C74	96.19	150.00	036° 44' 37"	S75° 04' 30"W	94.55	49.82	C94	40.71	325.00	007° 10' 35"	N10° 24' 12"E
C75	64.61	150.00	032° 19' 09"	N70° 23' 37"W	63.49	43.46	C95	41.31	200.00	011° 50' 07"	N0° 53' 51"E
C76	64.80	150.00	032° 23' 33"	N38° 02' 15"W	63.68	43.57	C96	45.10	200.00	012° 58' 08"	N11° 28' 47"W
C77	75.02	150.00	028° 39' 23"	N7° 30' 47"W	74.24	38.31	C97	34.85	200.00	009° 58' 41"	N22° 55' 41"W

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction
C98	28.89	200.00	007° 42' 18"	N31° 46' 09"W	28.87	13.47	C99	24.85	200.00	007° 07' 46"	N30° 09' 10"W
C100	34.12	200.00	009° 49' 31"	N47° 34' 19"W	34.08	17.10	C101	40.89	200.00	011° 42' 48"	N68° 18' 58"W
C102	52.85	200.00	015° 10' 12"	N71° 45' 28"W	52.80	26.63	C103	37.71	200.00	010° 48' 10"	N84° 44' 40"W
C104	38.73	200.00	011° 05' 38"	S84° 18' 26"W	38.68	18.42	C105	34.97	200.00	010° 01' 05"	S73° 45' 04"W
C106	34.26	200.00	009° 48' 50"	S63° 09' 07"W	34.21	17.17	C107	41.36	200.00	011° 52' 54"	S53° 00' 15"W
C108	6.57	200.00	001° 52' 53"	S46° 08' 22"W	6.57	3.28	C109	32.25	1,025.00	001° 48' 11"	S44° 17' 50"W
C110	43.19	1,025.00	002° 24' 52"	S42° 11' 19"W	43.19	21.60	C111	51.03	1,025.00	002° 51' 08"	S39° 33' 19"W
C112	49.42	1,025.00	002° 49' 44"	S36° 44' 52"W	49.41	24.71	C113	42.76	1,025.00	002° 23' 24"	S34° 10' 18"W
C114	41.72	1,025.00	002° 19' 55"	S31° 48' 39"W	41.72	20.86	C115	40.97	1,025.00	002° 17' 25"	S29° 29' 59"W
C116	45.12	1,025.00	002° 31' 19"	S27° 05' 37"W	45.12	22.56	C117	43.13	1,025.00	002° 24' 39"	S24° 37' 38"W

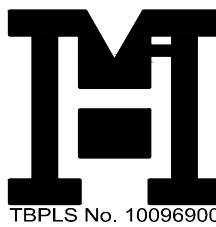
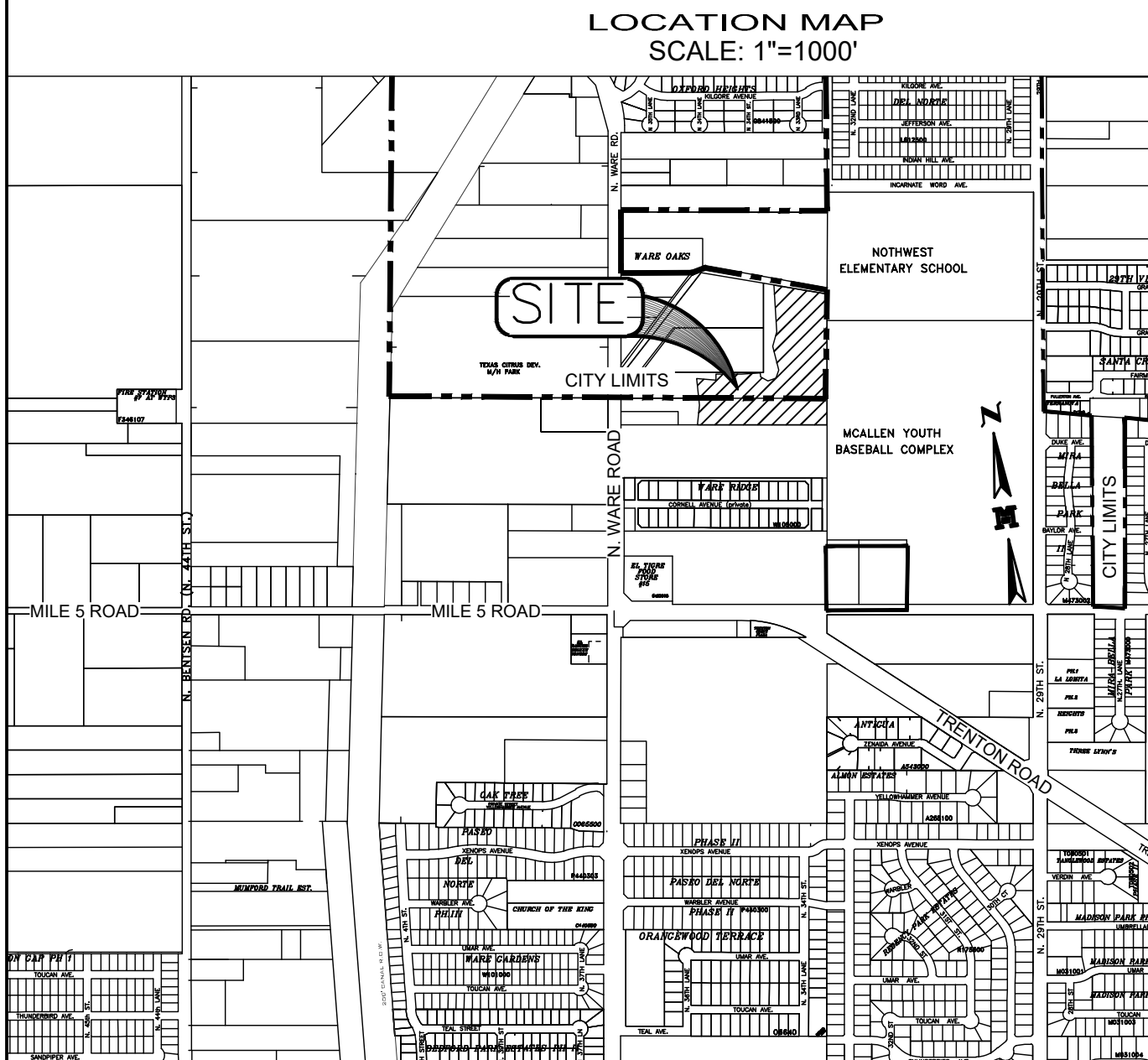
Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction
C118	5.58	1,025.00	000° 01' 57"	S23° 24' 20"W	5.58	0.29	C119	43.66	725.00	003° 27' 50"	S21° 39' 52"W
C120	43.83	725.00	003° 27' 50"	S18° 12' 28"W	43.83	21.82	C121	44.24	725.00	003° 29' 46"	S14° 43' 38"W
C122	44.22	725.00	003° 29' 41"	S11° 13' 55"W	44.21	22.12	C123	55.79	725.00	004° 24' 32"	S7° 18' 48"W
C124	30.28	20.00	088° 45' 10"	N48° 27' 07"E	27.47	16.90	C125	95.53	1,475.00	003° 42' 38"	S86° 18' 59"E
C126	60.04	1,475.00	002° 19' 56"	S83° 17' 42"E	60.03	30.02	C127	19.56	1,475.00	000° 49' 35"	S81° 44' 57"E
C128	40.38	1,525.00	001° 31' 02"	S82° 07' 40"E	40.38	20.19	C129	47.68	1,525.00	001° 47' 29"	S83° 46' 58"E
C130	46.32	1,525.00	001° 44' 25"	S85° 32' 53"E	46.32	23.16	C131	47.43	1,525.00	001° 46' 56"	S87° 18' 33"E
C132	14.40	1,525.00	000° 32' 28"	S88° 28' 10"E	14.40	7.30	C133	29.85	1,175.00	001° 27' 21"	N88° 00' 40"W
C134	45.01	1,175.00	002° 11' 41"	N86° 11' 18"W	45.00	22.51	C135	53.61	1,175.00	002° 36' 52"	N83° 47' 02"W
C136	54.09	1,175.00	002° 38' 15"	N81° 09' 20"W	54.08	27.05					

Centerline Lot Line Table		
Line #	Length	Direction
"L49"	12.81	N02° 37' 58"E
"L50"	150.44	S81° 22' 09"E

Boundary Line Table		
Line #	Length	Direction
"L25"	165.03	N06° 37' 51"E
"L26"	30.00	S81° 22' 09"E
"L27"	80.00	N08° 37' 51"E
"L28"	175.03	S81° 22' 09"E
"L29"	40.00	N08° 37' 51"E
"L30"	200.00	N81° 22' 09"W
"L31"	35.60	N08° 37' 51"E
"L32"	5.53	N45° 56' 21"E
"L33"	52.65	S81° 22' 09"E
"L34"	158.15	S18° 02' 48"W
"L35"	152.23	S04° 52' 53"E
"L36"	52.56	S28° 00' 00"W
"L37"	52.47	S80° 00' 00"W
"L38"	50.41	N51° 00' 00"W
"L39"	25.16	N03° 00' 00"E
"L40"	116.85	N88° 00' 00"W
"L41"	50.48	N78° 46' 21"W
"L42"	109.84	N82° 00' 00"W
"L43"	37.16	S08° 00' 00"W
"L44"	119.00	N77° 00' 00"W

Boundary Line Table		
Line #	Length	Direction
"L45"	114.52	S00° 00' 00"W
"L46"	51.14	S02° 12' 35"E
"L47"	122.68	S15° 00' 00"W

Center Line Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
"C128"	147.85	197.82	042° 49' 24"	S25° 03' 09"W	144.43
"C127"	193.01	1,500.00	007° 22' 20"	S85° 03' 19"E	192.87
"C146"	253.59	700.00	020° 45' 24"	S13° 09' 40"W	252.21
"C148"	180.97	1,200.00	008° 38' 26"	N84° 25' 16"W	180.87



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

DRAWN BY: CESAR/DAVID CHAVEZ DATE 03-30-20
SURVEYED, CHECKED DATE
FINAL CHECK DATE



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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2021

SUBDIVISION NAME: CAMPO DE SUEÑOS PHASE III SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Road: 35 ft. dedication for 75 ft. from centerline for 150 ft. of ROW

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

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

Duke Avenue (collector): 60 ft. Engineer is proposing 50 ft. Paving: 40 ft. Curb & gutter: Both sides

**Must escrow monies if improvements are not constructed prior to recording.

***Street name might be revised prior to final.

***Engineer is proposing a 10 ft. Sidewalk and Utility Easements along the front of all lots (142 -152) with frontage onto Duke Avenue (collector road) in lieu of the required 60 ft. of ROW.

Other interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides

**Must escrow monies if improvements are not constructed prior to recording

Paving _____ Curb & gutter _____

Paving _____ Curb & gutter _____

* 800 ft. Block Length.

***Engineer submitted a variance letter on December 3, 2020 to allow a block length of 960 ft. instead of the maximum allowed 800 ft. along the easternmost block of Phase 1 and 2.

**City Commission approved a variance to allow a block length greater than the maximum allowed 800 ft. at their February 22, 2021 meeting subject to adding a new common area access between North 33rd Lane and the common area, and the engineer mentioned that he would comply with that request.

* 600 ft. Maximum Cul-de-Sac.

Applied

Applied

Applied

NA

NA

Compliance

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

NA

SETBACKS

*FRONT: 20 FEET OR GREATER FOR EASEMENT

FRONT: 25 FEET FOR LOTS 83-86, 91-103 & 139-149 OR GREATER FOR EASEMENT

***Engineer submitted a variance letter on December 3, 2020 to allow a front setback of 20 ft. or greater for easements instead of the required 25 ft. or greater for easements.

****During the P&Z meeting of January 19, 2021 the engineer withdrew this request and stated that subdivision would comply with requirement.

*****Setbacks must be shown on plat as established on PUD approved at City Commission meeting of September 13, 2021 prior to recording.

Applied

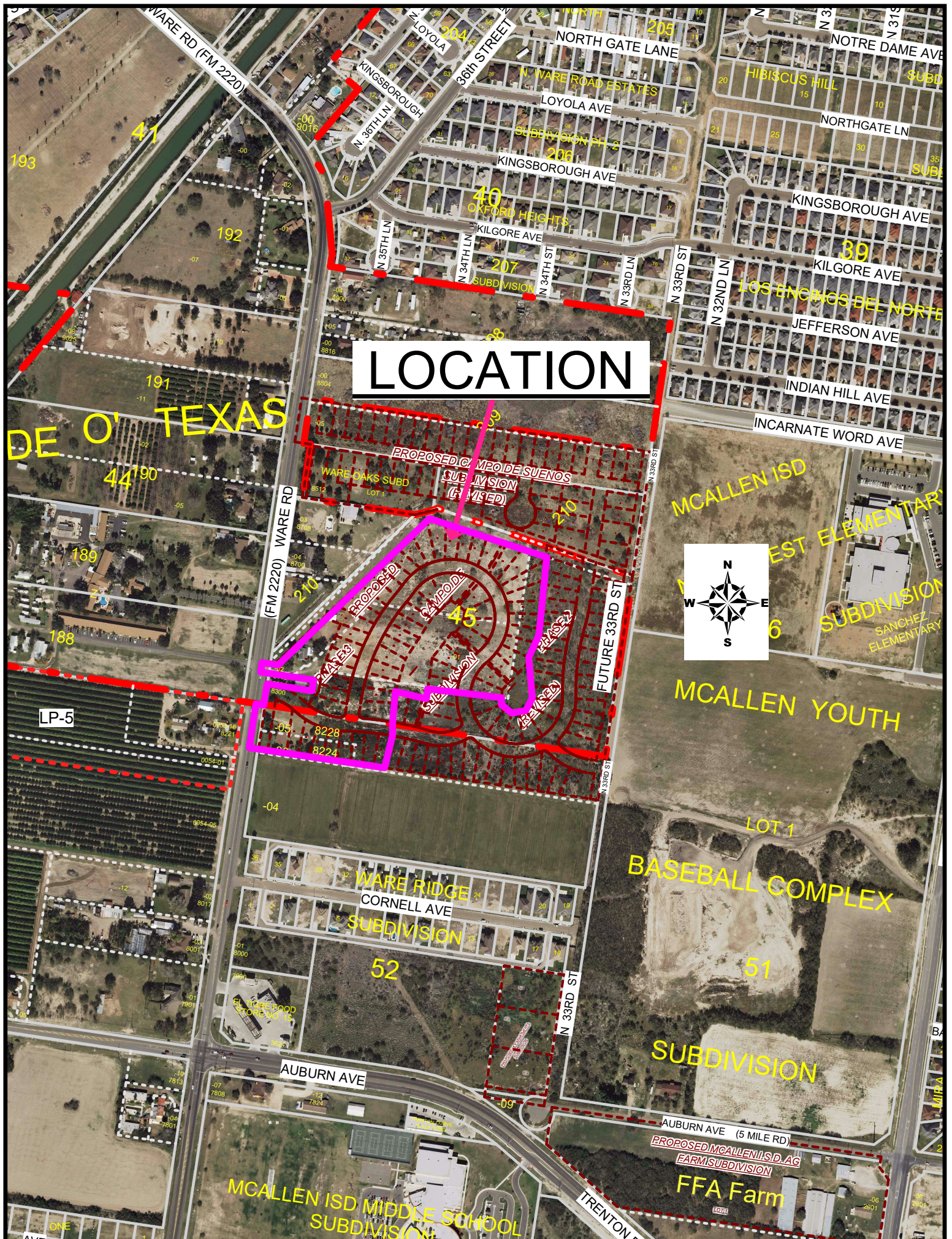
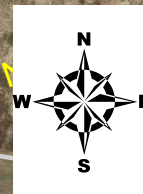
<p>* Rear: 10 ft. or greater for easements except 25 ft. for double fronting lots. ***Engineer submitted a variance letter on December 3, 2020 to allow a rear setback of 10 ft. or greater for easements for double fronting lots instead of the required 25 ft. or greater for easements for Lots 56-70. ****Planning and Zoning Board approved a variance to allow a "10 ft. rear setback or greater for easements including double fronting easements" at their January 19, 2021 meeting. *****Setbacks as established on PUD approved at City Commission meeting of September 13, 2021.</p> <p>* Interior sides: 6 ft. or greater for easements. ***Engineer submitted a variance letter on December 3, 2020 to allow a interior side setback of 5 ft. or greater for easements instead of the required 6 ft. or greater for easements. ****Planning and Zoning Board approved a variance to allow a 5 ft. interior side setback or greater for easements at their January 19, 2021 meeting. *****Setbacks as established on PUD approved at City Commission meeting of September 13, 2021.</p> <p>* Corner: 10 ft. or greater for easements. *****Setbacks as established on PUD approved at City Commission meeting of September 13, 2021.</p> <p>* Garage: 18 ft. except where greater setbacks is required, greater setback applies. ***Setbacks as established on PUD approved at City Commission meeting of September 13, 2021.</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
	Compliance
	Compliance
	Compliance
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on both sides of all interior streets and 5 ft. wide minimum sidewalk required along North Ware Road as per Engineering Department.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road.</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Ware Road.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Common Areas, any private streets, and detention areas must be maintained by the lot owners and not the City of McAllen</p> <p>* 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.</p> <p>***Section 110-72 applies for Public Subdivisions.</p>	Applied
	NA
	NA
	Required
	Required

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

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
ZONING/CUP	
* Existing: ETJ Proposed: R-1 ** Annexation and initial zoning approved by City Commission on their May 24, 2021 meeting.	Completed
* Rezoning Needed Before Final Approval ** Annexation and initial zoning approved by City Commission on their May 24, 2021 meeting.	Completed
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Not all lots meet the minimum frontage requirement of 50 ft. *****Lot dimensions and layouts as approved by PUD at City Commission meeting of September 13, 2021.	Applied
* Lots fronting public streets. ****Please verify that strip of land that used to belong to HCID No. 1 north of Lots 138-145 is placed within the subdivision boundaries of this plat to not create landlocked properties	Applied
PARKS	
* Land dedication in lieu of fee. **** As per Parks Department, Park requirements will not apply to this development.	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. **** As per Parks Department, Park requirements will not apply to this development.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. **** As per Parks Department, Park requirements will not apply to this development.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved. TIA approved.	Completed
* As per Traffic Department, Trip Generation approved. TIA approved.	Completed
COMMENTS	
Comments: Must comply with City's Access Management Policy. ***Clarify use of Lot 173. If Detention Area is proposed, please label accordingly prior to recording. ****Street names will have to be revised prior to final. ***** Label common areas with a letter or lot number. ****Street names will finalized and assigned prior to recording. *****PUD approved at City Commission meeting of September 13, 2021. Site plan approved by CC will have to be recorded along with plat, and conditions will have to be met as approved by CC.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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

LOCATION





TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

September 24, 2021

Edgar Garcia, Planning Director
City of McAllen Planning Dept.
311 N. 15th Street
McAllen, Texas 78505

RE: CAMPO DE SUENOS PHASE II & III- VARIANCE REQUEST

Dear Mr. Garcia:

On behalf of developer, Riverside Development Services, LLC, Melden & Hunt, Inc. is respectfully requesting a variance on CAMPO DE SUENOS SUBDIVISION PHASE II & III on the paving of half of 33rd Street. As part of this development that is currently under construction. The developer will be dedicating 30 feet of R.O.W. by plat and is proposing to pave a 25 feet section of 33rd street as part of the public improvements of this subdivision.

If you need additional information, please don't hesitate to contact us.

Respectfully,

Mario A. Reyna, P.E.
Vice-President

ENTERED

SEP 28 2021

Initial: NR

1" = 60 feet

WARE ROAD 80.0' R.O.W.

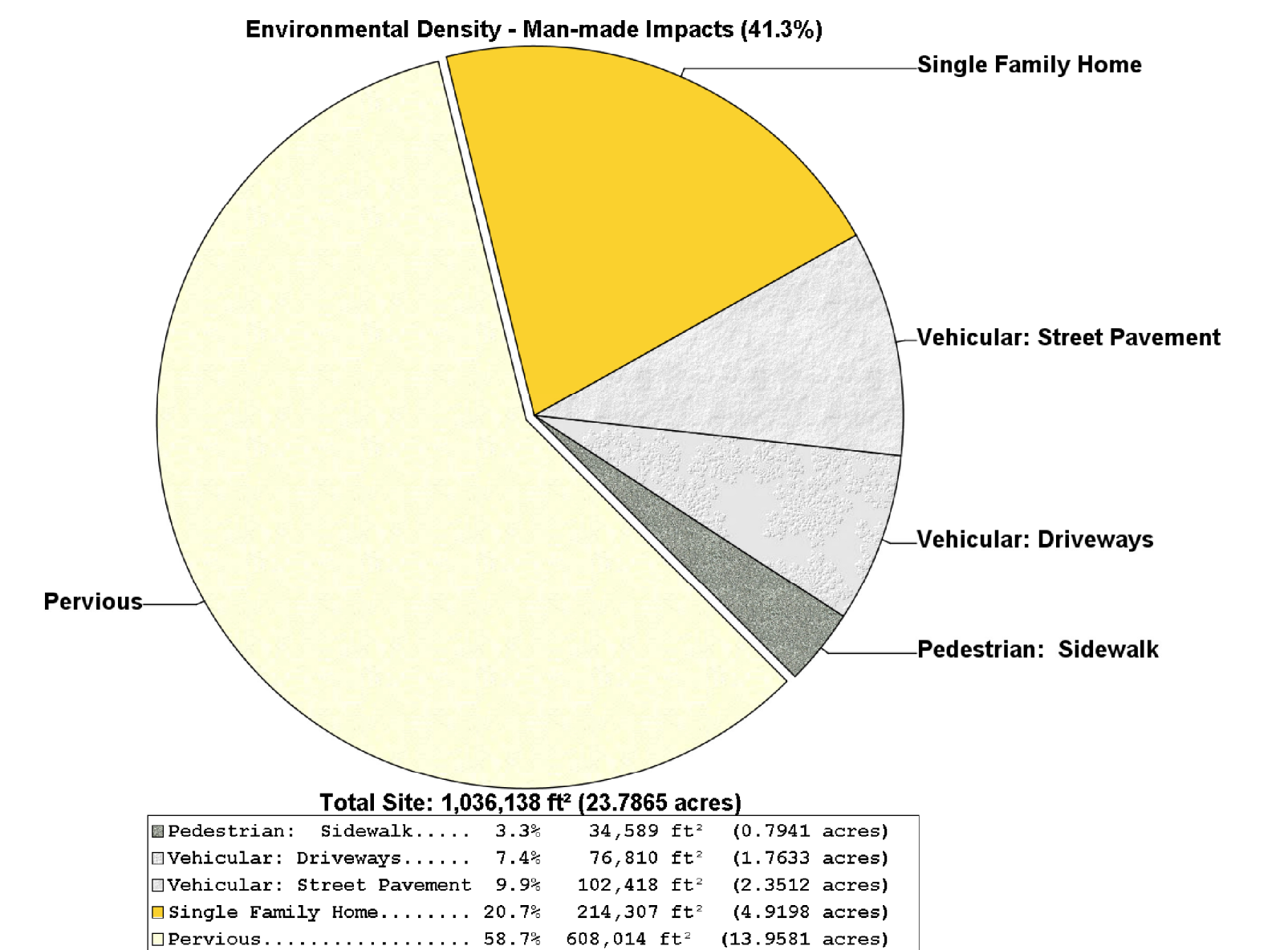
N. 33RD STREET

30.0' R.O.W.

Campo de Sueños

Total Lots: 118 (5,000 ft² min.)
(6,000.3 ft² average)
Lineal Feet of street 3,662

Rick Harrison Site Design
Studio



Sub 2020-0060



City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>CAMPO DE SUENOS PHASE II SUBDIVISION</u></p> <p>Location <u>1/4 MI. NORTH OF AUBURN AVE. - EAST OF WARE ROAD</u></p> <p>City Address or Block Number <u>NONE AT THIS TIME</u></p> <p>Number of lots <u>47</u> Gross acres <u>9.486</u> Net acres <u>9.486</u></p> <p>Existing Zoning _____ Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>VACANT</u> Proposed Land Use <u>RESIDENTIAL</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>210552/210550</u> Tax Dept. Review _____</p> <p>Legal Description _____</p> <p><u>APROX. 9.486 AC. O/O LOTS 45 & 52, LA LOMITA IRRIGATION & CONSTR. COMPANY</u></p>
Owner	<p>Name <u>RIVERSIDE DEVELOPMENT SERVICES, LLC</u> Phone <u>C/O (956) 381-0981</u></p> <p>Address <u>2606 ZINNIA AVENUE</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail <u>TAGUIRRECONSULTING@ME.COM</u></p>
Developer	<p>Name <u>RIVERSIDE DEVELOPMENT SERVICES, LLC</u> Phone <u>C/O (956) 381-0981</u></p> <p>Address <u>2606 ZINNIA AVENUE</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>ANTONIO M. AGUIRRE, JR. - MANAGER</u></p> <p>E-mail <u>TAGUIRRECONSULTING@ME.COM</u></p>
Engineer	<p>Name <u>MELDEN & HUNT, INC.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. MCINTYRE ST.</u></p> <p>City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>MARIO A. REYNA, P.E.</u></p> <p>E-mail <u>MARIO@MELDENANDHUNT.COM</u></p>
Surveyor	<p>Name <u>MELDEN & HUNT, INC.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. MCINTYRE ST.</u></p> <p>City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u></p>

Sub

SEP 16 2020
BY: 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 blue-line copies
- ☒ 2 Location Maps
- ☒ 2 8 ½" 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

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 blue-line copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

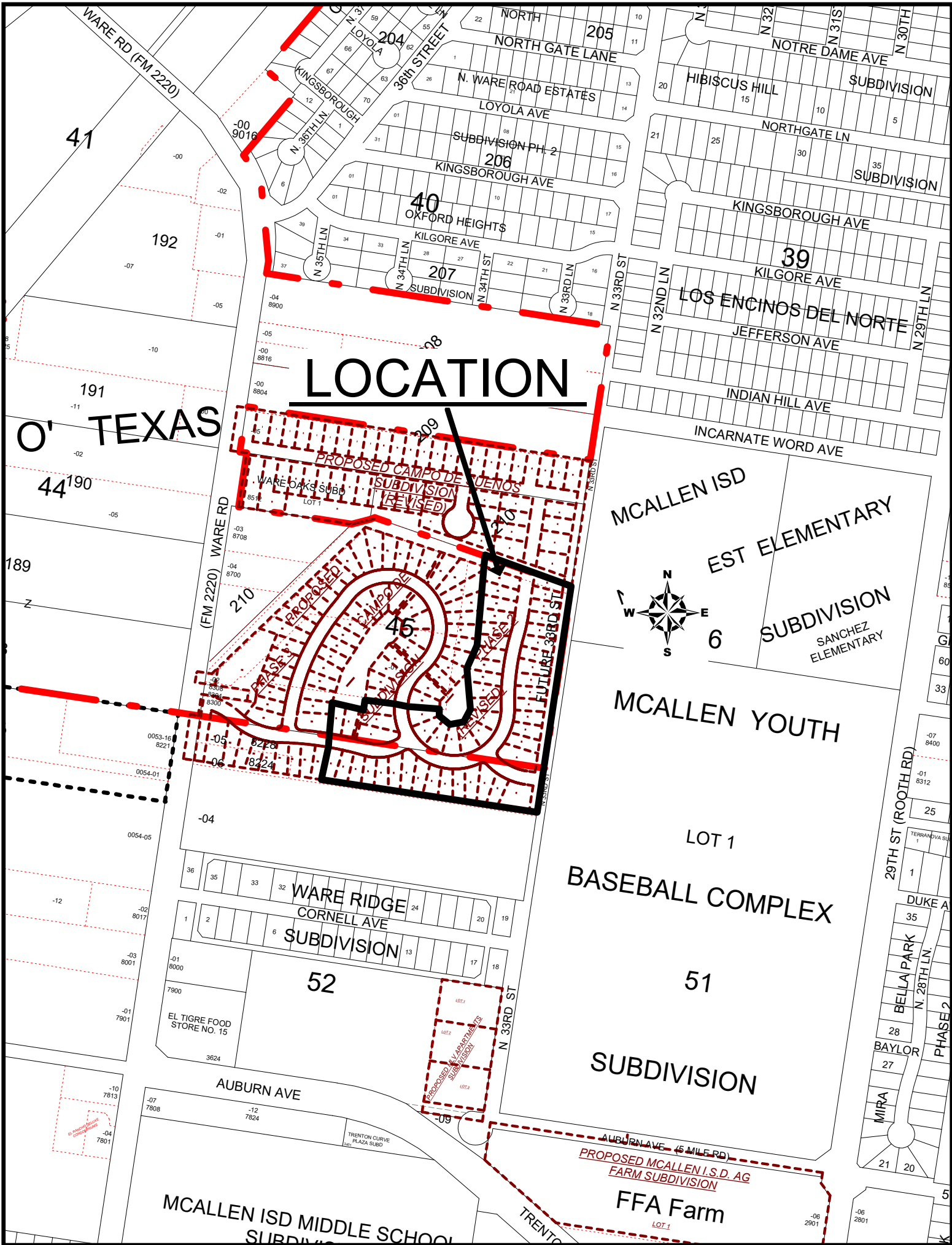
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

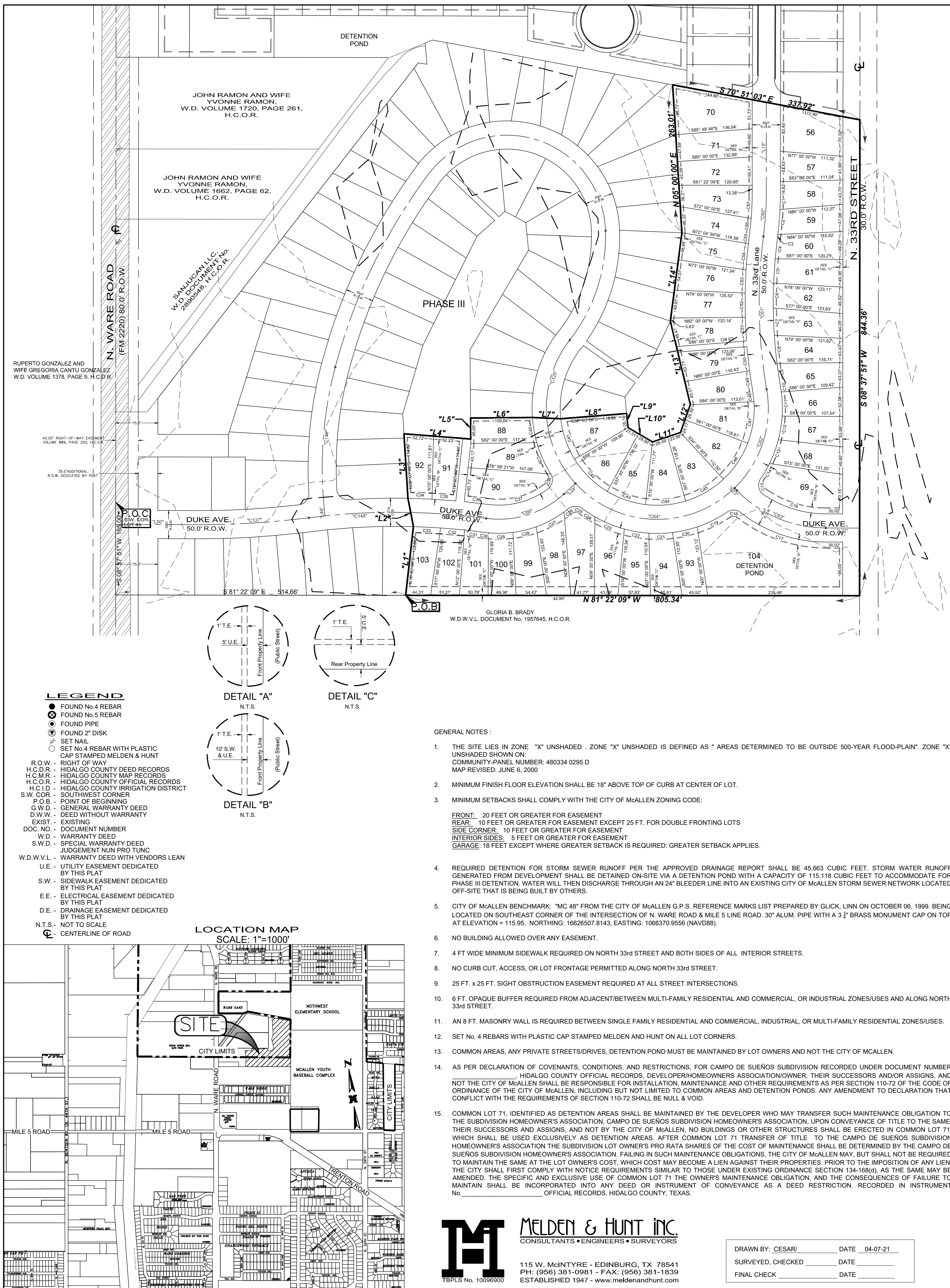
Signature  Date _____

Print Name MARIO A. REYNA, P.E.

Owner ☐

Authorized Agent ☒





SUBDIVISION MAP OF CAMPO DE SUEÑOS SUBDIVISION PHASE II

BEING A SUBDIVISION OF 9.755 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

CAMPO DE SUEÑOS SUBDIVISION PHASE II BEING A TRACT OF LAND CONTAINING 9.755 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS, WHICH SAID 9.755 ACRES WERE CONVEYED TO RIVERSIDE DEVELOPMENT SERVICES, BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 3135302 AND DOCUMENT NUMBER 3135352 AND A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 3205186, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.755 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 45;

THENCE, S 08° 37' 51" W A DISTANCE OF 165.00 FEET;

THENCE, S 81° 22' 09" E A DISTANCE OF 514.66 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 15° 00' 00" E A DISTANCE OF 122.66 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 02° 12' 35" W A DISTANCE OF 51.14 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 05° 00' 00" E A DISTANCE OF 114.52 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 77° 00' 00" E A DISTANCE OF 119.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 00' 00" E A DISTANCE OF 37.16 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 82° 00' 00" E A DISTANCE OF 109.84 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 78° 46' 21" E A DISTANCE OF 50.46 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 86° 00' 00" E A DISTANCE OF 116.95 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 03° 00' 00" W A DISTANCE OF 25.16 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 51° 00' 00" E A DISTANCE OF 50.41 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 80° 00' 00" E A DISTANCE OF 52.47 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 28° 00' 00" E A DISTANCE OF 52.56 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 04° 52' 53" W A DISTANCE OF 152.25 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 24° 03' 41" E A DISTANCE OF 92.78 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 05° 00' 00" E A DISTANCE OF 330.54 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 70° 51' 03" E A DISTANCE OF 337.92 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 37' 51" W AT A DISTANCE OF 679.36 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 45 AND THE NORTHEAST CORNER OF SAID LOT 52, CONTINUING A TOTAL DISTANCE OF 844.36 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 22' 09" W AT A DISTANCE OF 805.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.755 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

RIVERSIDE DEVELOPMENT SERVICES, LLC
ANTONIO M. AGUIRRE, JR. MANAGER
2606 ZINNIA AVE.
MCALLEN, TX. 78504

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 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

THE UNDERSIGNED, LIENHOLDER HOLDING A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT AND DESIGNATED AS TAYLOR VALLEY ESTATES 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.

ADRIAN VILLARREAL-TRUSTEE
INTERNATIONAL BANK OF COMMERCE
ONE SOUTH BROADWAY
MCALLEN, TX 78505

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADRIAN VILLARREAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/HIS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS
MY NOTARY EXPIRES: _____

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ DAY OF _____, 20____.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

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

M MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE • EDINBURG, TX 78541
PH: (956) 381-0981 • FAX: (956) 381-1939
ESTABLISHED 1947 • www.meldenandhunt.com

DRAWN BY: CESAR/ _____ DATE 04-07-21
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



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

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
56	8478.40	0.195	77	5961.59	0.137	97	7341.09	0.169
57	5306.73	0.122	78	6023.85	0.138	98	6338.46	0.146
58	5180.86	0.119	79	5753.37	0.132	99	5593.13	0.128
59	5211.16	0.120	80	5581.17	0.128	100	5311.84	0.118
60	5448.72	0.125	81	5996.66	0.138	101	5311.84	0.122
61	5622.26	0.129	82	5898.42	0.135	102	5547.29	0.127
62	5617.69	0.129	83	5897.58	0.135	103	5617.11	0.129
63	5669.38	0.130	84	5782.15	0.133	104	29232.46	0.671
64	5555.67	0.128	85	5771.84	0.133			
65	5315.15	0.122	86	5840.39	0.134			
66	5130.30	0.118	87	5752.23	0.132			
67	5310.30	0.122	88	5075.90	0.117			
69	10180.96	0.234	89	6358.40	0.146			
70	9687.47	0.222	90	8102.97	0.186			
71	8529.26	0.190	91	5276.91	0.121			
72	6071.36	0.139	92	5368.63	0.123			
73	6235.50	0.143	93	5276.91	0.121			
74	5555.91	0.128	94	5410.67	0.124			
75	5708.78	0.131	95	5772.44	0.133			
76	5857.82	0.134	96	8653.51	0.198			

Center Line Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
"C50"	77.64	600.00'	007° 24' 50"	N12° 20' 16"E	77.58'
"C51"	272.37	900.00'	017° 20' 23"	S7° 22' 29"W	271.33'
"C52"	191.60	197.00'	055° 43' 28"	N26° 34' 02"E	184.14'
"C53"	175.80	220.00'	045° 47' 50"	S58° 28' 12"E	171.21'
"C54"	315.04	197.00'	091° 37' 39"	S79° 45' 29"E	282.53'
"C55"	149.13	170.00'	050° 18' 49"	N81° 11' 19"E	144.40'
"C57"	134.49	1,196.19'	006° 26' 30"	N76° 53' 43"W	134.42'
"C125"	147.85	197.82'	042° 49' 24"	S25° 07' 09"W	144.43'

Boundary Line Table		
Line #	Direction	Length
"L1"	N 15° 00' 00" E	122.68'
"L2"	N 03° 10' 30" W	51.14'
"L3"	N 05° 00' 00" E	114.52'
"L4"	S 77° 00' 00" E	119.00'
"L5"	N 08° 00' 00" E	37.16'
"L6"	S 82° 00' 00" E	109.84'
"L7"	S 78° 40' 21" E	50.48'
"L8"	S 86° 00' 00" E	116.95'
"L9"	S 03° 00' 00" W	25.16'
"L10"	S 51° 00' 00" E	50.41'
"L11"	N 80° 00' 00" E	52.47'
"L12"	N 28° 00' 00" E	52.56'
"L13"	N 04° 52' 53" W	152.25'
"L14"	N 15° 02' 45" E	158.15'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.77	625.00'	002° 43' 47"	N6° 59' 44"E	29.77'
C2	44.49	625.00'	004° 04' 13"	N13° 23' 44"E	44.39'
C3	6.70	625.00'	000° 36' 50"	N15° 44' 16"E	6.70'
C4	36.78	875.00'	002° 24' 30"	S14° 50' 26"W	36.78'
C5	43.01	875.00'	002° 48' 58"	S12° 13' 42"W	43.00'
C6	44.43	875.00'	002° 54' 32"	S9° 21' 56"W	44.42'
C7	48.50	875.00'	003° 10' 33"	S6° 19' 24"W	48.49'
C8	49.88	875.00'	003° 16' 21"	S3° 05' 57"W	49.97'
C9	42.12	875.00'	002° 49' 29"	S0° 05' 02"W	42.11'
C10	9.08	222.00'	002° 20' 39"	N0° 07' 23"W	9.08'
C11	42.95	222.00'	011° 05' 04"	N6° 35' 29"E	42.88'
C12	42.52	222.00'	010° 58' 30"	N17° 37' 17"E	42.46'
C13	45.12	222.00'	011° 38' 46"	N28° 55' 55"E	45.05'
C14	31.53	222.00'	008° 08' 16"	N38° 49' 26"E	31.50'
C15	31.34	20.00'	089° 46' 23"	S1° 59' 37"E	28.23'
C16	117.38	195.00'	034° 29' 21"	S64° 07' 29"E	115.62'
C17	162.99	245.00'	038° 09' 59"	S62° 19' 40"E	160.00'
C18	25.19	20.00'	072° 10' 25"	N79° 20' 23"W	23.56'
C19	59.50	222.00'	015° 21' 20"	N72° 15' 04"E	59.32'
C20	45.20	222.00'	011° 39' 58"	N85° 49' 42"E	45.12'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	42.08	222.00'	010° 51' 41"	S82° 58' 28"E	42.02'
C22	44.30	222.00'	011° 29' 58"	S71° 49' 39"E	44.22'
C23	56.64	222.00'	014° 37' 05"	S58° 48' 08"E	56.49'
C24	26.13	222.00'	006° 44' 35"	S48° 07' 18"E	26.11'
C25	27.69	21.00'	075° 32' 48"	N82° 31' 24"W	25.73'
C26	8.94	195.00'	002° 37' 38"	N81° 01' 02"E	8.94'
C27	56.14	195.00'	016° 29' 38"	N70° 34' 40"E	55.94'
C28	42.36	195.00'	012° 26' 50"	N80° 02' 54"E	42.28'
C29	43.61	195.00'	012° 48' 53"	S82° 19' 15"E	43.52'
C30	7.60	195.00'	002° 14' 02"	S14° 47' 47"E	7.60'
C31	35.33	1,175.00'	001° 43' 23"	N74° 32' 28"W	35.33'
C32	42.64	1,175.00'	002° 04' 44"	N76° 26' 31"W	42.63'
C33	48.35	1,175.00'	002° 21' 28"	N78° 39' 37"W	48.35'
C34	42.67	1,225.00'	001° 59' 44"	N79° 21' 14"W	42.66'
C35	42.50	1,225.00'	001° 59' 15"	N77° 21' 44"W	42.49'
C36	42.49	1,225.00'	001° 59' 14"	N74° 40' 23"W	42.49'
C37	112.44	145.00'	044° 25' 48"	N84° 06' 20"E	106.64'
C38	28.66	20.00'	084° 57' 40"	N79° 20' 23"W	27.01'
C39	60.84	222.00'	015° 42' 04"	S15° 13' 12"E	60.65'
C40	45.70	222.00'	011° 47' 43"	S1° 28' 19"E	45.62'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	76.27	172.00'	025° 24' 24"	S10° 16' 08"E	75.65'
C42	82.15	172.00'	027° 21' 56"	S36° 39' 18"E	81.37'
C43	72.24	172.00'	024° 02' 54"	S62° 22' 12"E	71.71'
C44	72.07	172.00'	024° 00' 30"	S86° 34' 25"E	71.55'
C45	78.13	172.00'	026° 01' 37"	N88° 34' 32"E	77.46'
C46	78.07	172.00'	026° 00' 21"	N42° 33' 33"E	77.40'
C47	74.72	172.00'	024° 52' 24"	N17° 06' 40"E	74.13'
C48	17.90	172.00'	003° 57' 41"	N1° 41' 08"E	17.89'
C49	37.82	925.00'	002° 20' 34"	S0° 07' 26"E	37.82'
C50	42.94	925.00'	002° 39' 35"	S2° 22' 39"W	42.94'
C51	42.16	925.00'	002° 36' 42"	S5° 37' 57"W	42.16'
C52	42.91	925.00'	002° 39' 28"	S8° 16' 03"W	42.91'
C53	41.18	925.00'	002° 32' 02"	S10° 52' 18"W	41.18'
C54	46.85	925.00'	002° 52' 23"	S13° 38' 31"W	46.85'
C55	16.27	925.00'	001° 00' 28"	S15° 32' 27"W	16.27'
C56	28.75	575.00'	002° 51' 56"	N14° 38' 43"E	28.75'
C57	45.65	575.00'	004° 32' 54"	N10° 54' 18"E	45.63'

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 04-07-2021
ENGINEERING JOB No. 18207.00

DATE

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO:

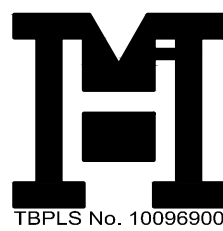
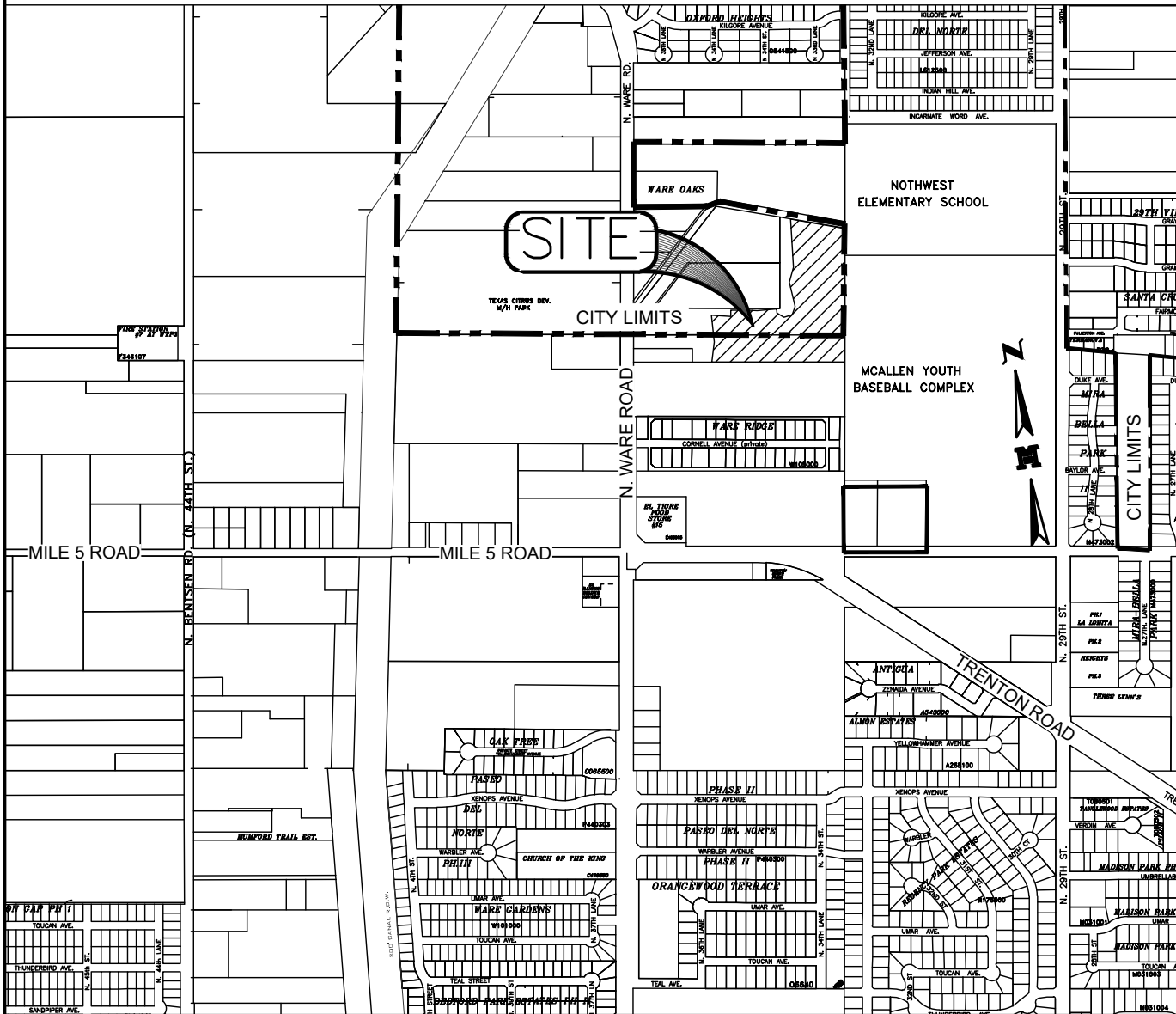
I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF CAMPO DE SUEÑOS SUBDIVISION PHASE II & III, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-27-17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 11-27-18
T: 1047, PAGE 67
SURVEY JOB No. 18207.08

DATE



LOCATION MAP
SCALE: 1"=1000'



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

DRAWN BY: CESAR/DAVID CHAVEZ DATE 03-30-20
SURVEYED, CHECKED DATE
FINAL CHECK DATE



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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2021

SUBDIVISION NAME: CAMPO DE SUEÑOS PHASE II SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 33rd Street: 30 ft. of dedication for 60 ft. of ROW

Paving: 40 ft. Curb & gutter: Both sides

**Please show ROW on both sides of centerline prior to recording

***Must escrow monies if improvements are not constructed prior to recording.

***The engineer submitted a variance requesting to pave only 25 ft. instead of the required 40 ft.

Duke Avenue (E/W collector): 50 ft. ROW with 10 ft. Utility and Sidewalk easements along both sides of Duke Avenue

Paving: 40 ft. Curb & gutter: Both sides

**Must escrow monies if improvements are not constructed prior to recording.

***Street name must be revised to Emory Avenue prior to recording.

North 33rd Lane: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides

**Must escrow monies if improvements are not constructed prior to recording.

Other interior streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both sides

**Must escrow monies if improvements are not constructed prior to recording.

Paving _____ Curb & gutter _____

* 800 ft. Block Length. The combined length of the easternmost block of Phase 1 and Phase 2 is approximately 960 ft. Please revise plat to comply with requirements or request a variance prior to final.

***Engineer submitted a variance letter on December 3, 2020 to allow a block length of 960 ft. instead of the maximum allowed 800 ft. along the easternmost block of Phase 1 and 2.

****City Commission approved a variance to allow a block length greater than the maximum allowed 800 ft. at their February 22, 2021 meeting subject to adding a new common area access between North 33rd Lane and the common area, and the engineer mentioned that he would comply with that request.

* 600 ft. Maximum Cul-de-Sac.

Required

Applied

Applied

Applied

NA

Compliance

NA

ALLEYS

ROW: 20 ft. Paving: Both sides

*Alley/service drive easement required for commercial properties

NA

SETBACKS

*FRONT: 20 FEET OR GREATER FOR EASEMENT

FRONT: 25 FEET FOR LOTS 83-86, 91-103 & 139-149 OR GREATER FOR EASEMENT

***Engineer submitted a variance letter on December 3, 2020 to allow a front setback of 20 ft. or greater for easements instead of the required 25 ft. or greater for easements.

****During the P&Z meeting of January 19, 2021 the engineer withdrew this request and stated that subdivision would comply with requirement.

*****Setbacks must be shown on plat as established on PUD approved at City Commission meeting of September 13, 2021 prior to recording.

Required

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

<p>* Rear: 10 ft. or greater for easements except 25 ft. for double fronting lots. ***Engineer submitted a variance letter on December 3, 2020 to allow a rear setback of 10 ft. or greater for easements for double fronting lots instead of the required 25 ft. or greater for easements for Lots 56-70. ****Planning and Zoning Board approved a variance to allow a "10 ft. rear setback or greater for easements including double fronting easements" at their January 19, 2021 meeting. *****Setbacks as established on PUD approved at City Commission meeting of September 13, 2021.</p> <p>* Interior sides: 6 ft. or greater for easements. ***Engineer submitted a variance letter on December 3, 2020 to allow a interior side setback of 5 ft. or greater for easements instead of the required 6 ft. or greater for easements. ****Planning and Zoning Board approved a variance to allow a 5 ft. interior side setback or greater for easements at their January 19, 2021 meeting. *****Setbacks as established on PUD approved at City Commission meeting of September 13, 2021.</p> <p>* Corner: 10 ft. or greater for easements. *****Setbacks as established on PUD approved at City Commission meeting of September 13, 2021.</p> <p>* Garage: 18 ft. except where greater setbacks is required, greater setback applies. ***Setbacks as established on PUD approved at City Commission meeting of September 13, 2021.</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN *****Setbacks as established on PUD approved at City Commission meeting of September 13, 2021.</p>	Required
	Compliance
	Compliance
	Compliance
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on North 33rd Street and both sides of all interior streets.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 33rd Street. Others as may be applicable prior to final.</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North 33rd Street.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Common Areas, any private streets/drives, detention pond, must be maintained by the lot owners and not the City of McAllen.</p>	Applied
	NA
	NA
	Required

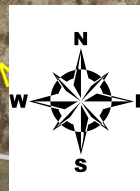
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 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.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Not all lots meet the minimum frontage requirement of 50 ft. ****Lot dimensions and layouts as approved by PUD at City Commission meeting of September 13, 2021.	Applied
* Lots fronting public streets.	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: R-1 ** Annexation and initial zoning approved by City Commission on their May 24, 2021 meeting.	Completed
* Rezoning Needed Before Final Approval. *Annexation and initial zoning approved by City Commission on their May 24, 2021 meeting.	Completed
PARKS	
* Land dedication in lieu of fee. As per Parks Department, Park requirements will not apply to this development.	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. **** As per Parks Department, Park requirements will not apply to this development.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. ****As per Parks Department, Park requirements will not apply to this development.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved. TIA approved.	Completed
* As per Traffic Department, Trip Generation approved. TIA approved.	Completed
COMMENTS	
Comments: Must comply with City's Access Management Policy. ****Street names will finalized and assigned prior to recording. *****PUD approved at City Commission meeting of September 13, 2021. Site plan approved by CC will have to be recorded along with plat, and conditions will have to be met as approved by CC.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED, AND APPROVAL OF THE REQUESTED VARIANCE.	Applied

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



LOCATION





TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

September 24, 2021

Edgar Garcia, Planning Director
City of McAllen Planning Dept.
311 N. 15th Street
McAllen, Texas 78505

RE: CAMPO DE SUENOS PHASE II & III- VARIANCE REQUEST

Dear Mr. Garcia:

On behalf of developer, Riverside Development Services, LLC, Melden & Hunt, Inc. is respectfully requesting a variance on CAMPO DE SUENOS SUBDIVISION PHASE II & III on the paving of half of 33rd Street. As part of this development that is currently under construction. The developer will be dedicating 30 feet of R.O.W. by plat and is proposing to pave a 25 feet section of 33rd street as part of the public improvements of this subdivision.

If you need additional information, please don't hesitate to contact us.

Respectfully,

Mario A. Reyna, P.E.
Vice-President

ENTERED

SEP 28 2021

Initial: NR

1" = 60 feet

WARE ROAD 80.0' R.O.W.

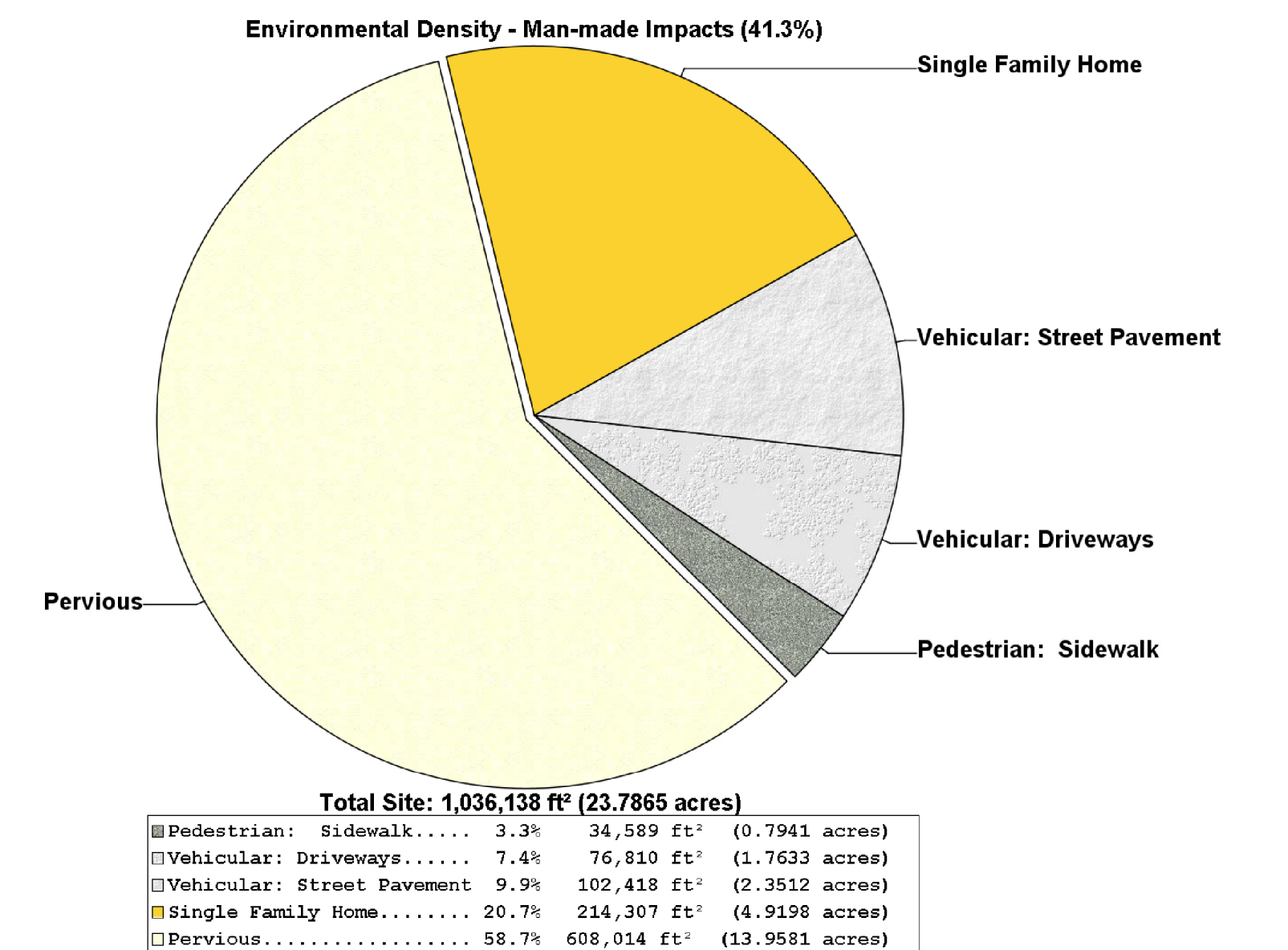
N. 33RD STREET

30.0' R.O.W.

Campo de Sueños

Total Lots: 118 (5,000 ft² min.)
(6,000.3 ft² average)
Lineal Feet of street 3,662

Rick Harrison Site Design
Studio



SUB2020-0048



City of McAllen
Planning Department

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

APPLICATION FOR

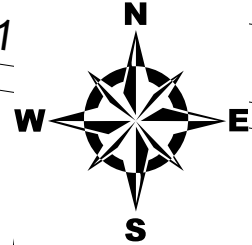
SUBDIVISION PLAT REVIEW

Project Description	<p>Subdivision Name <u>Garcia Estates</u></p> <p>Location <u>SW C Gumwood Avenue & 29th St.</u></p> <p>City Address or Block Number <u>2901 Gumwood</u></p> <p>Number of lots <u>3</u> Gross acres <u>0.40</u> Net acres <u>0.40</u></p> <p>Existing Zoning <u>R1</u> Proposed <u>R1</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>single family</u> Irrigation District # _____</p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input 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 type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>185437</u> Tax Dept. Review <u>Norma Guerra</u></p> <p>Legal Description <u>Approx. 0.40 ac. being East 1/2 Lot 1 of Reub. of N. 1/2 L 72 & 73 BL 2 C & Hammond aka Lot 1 Unicorn Acres</u></p>
Owner	<p>Name <u>Sonia Garcia / Erik J. Mora</u> Phone <u>956 (956) 381-0981</u></p> <p>Address <u>7608 N. 20th St.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail <u>90ruben@meldenandhunt.com</u></p>
Developer	<p>Name <u>Sonia Garcia / Erik J. Mora</u> Phone <u>956 (956) 381-0981</u></p> <p>Address <u>7608 N. 20th St.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>Sonia Garcia</u></p> <p>E-mail <u>sonia910@yahoo.com</u></p>
Engineer	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre</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 & Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p>

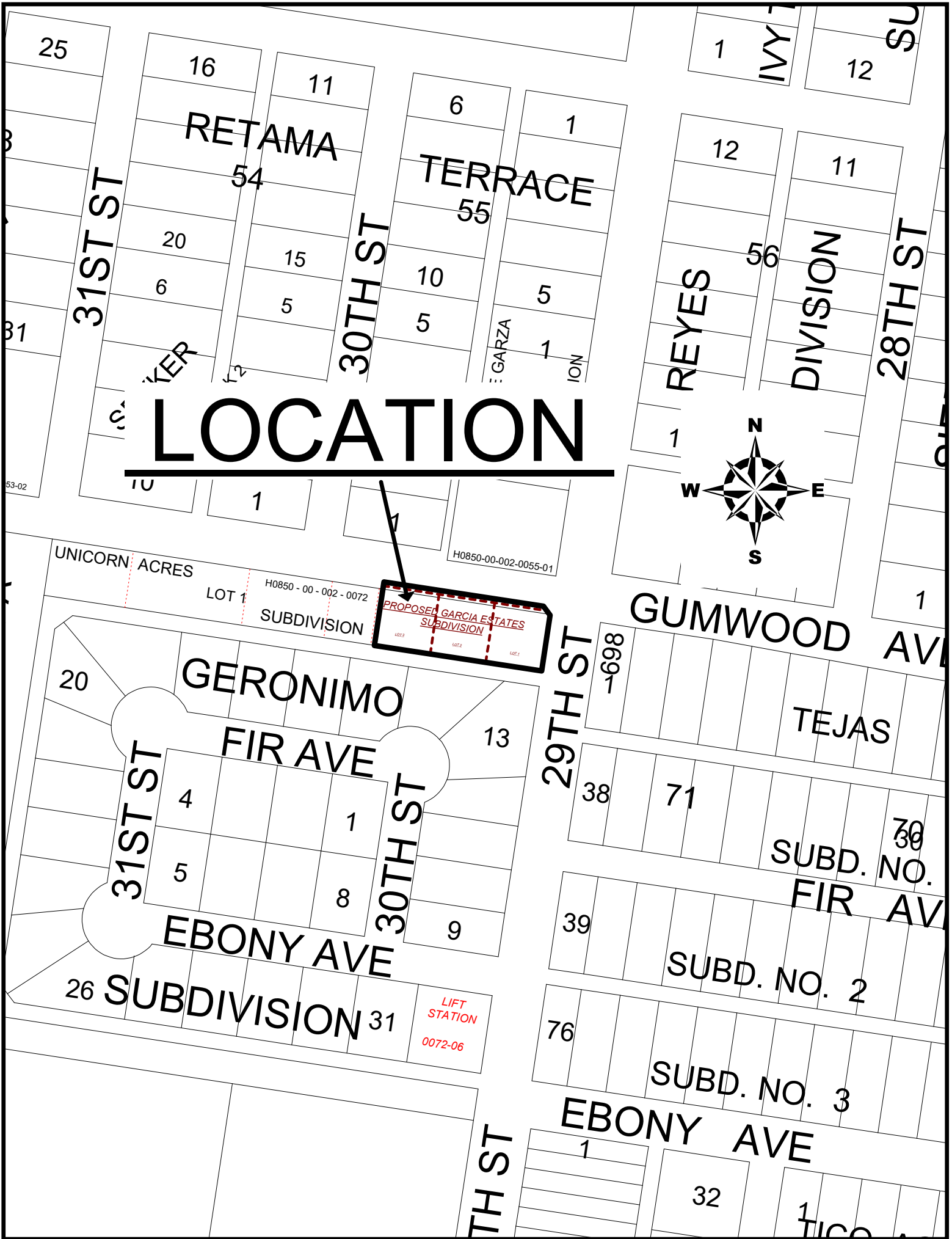
Ret # 728117 Pd \$300



LOCATION



PROPOSED GARCIA ESTATES
SUBDIVISION



SPYKER SUBDIVISION,
VOL. 15, PG. 7,
H.C.M.R.

HINOJOSA ARTURO JR.

Q GUMWOOD AVENUE

P.O.B.

P.O.C.
N.E. COR. LOT 1,
UNICORN ACRES

THE FERNANDO GONZALEZ,
TRUSTEE OF THE MODESTO GONZALEZ
MANAGEMENT TRUST TRACT: THE EAST
300.0 FEET OF THE WEST 60.0 FEET
OF LOT 1, UNICORN ACRES,
S.W.D. DOC. No. 2205761, H.C.O.R.

N 08° 15' 34" E

81.66'

3
5490.864 SQ. FT.
0.126 AC.

15.00' U.E. DEDICATED
BY THIS PLAT

2
5490.864 SQ. FT.
0.126 AC.

1
5490.864 SQ. FT.
0.126 AC.

10.00' U.E.
DEDICATED
BY THIS PLAT

S 08° 23' 19" W

14.15'

THE CITY OF McALLEN TRACT:
A 0.020 OF AN ACRE TRACT OUT OF
LOT 1, UNICORN ACRES,
W.D. DOC. No. 1112323, H.C.O.R.

N. 29TH STREET

N:16602719.974
E:1065158.649

100' ALLEY

N:16602688.586
E:1065371.416

16

15

GERONIMO SUBDIVISION,
VOL. 20, PG. 169, H.C.M.R.

14

13



BEARING BASIS AS PER
GERONIMO SUBDIVISION
VOL. 20, PG. 169 H.C.M.R.

SCALE: 1" = 40'

PLAT OF **GARCIA ESTATES SUBDIVISION**

BEING A RESUBDIVISION OF 0.40 OF ONE ACRE SITUATED IN THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 1, UNICORN ACRES,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 3, HIDALGO
COUNTY MAP RECORDS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN
RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2734788,
HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS



City of McAllen

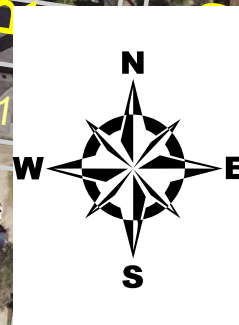
SUBDIVISION PLAT REVIEW

Reviewed On: 8/12/2021

SUBDIVISION NAME: GARCIA ESTATES	
STREETS AND RIGHT-OF-WAYS	
N. 29th Street: 10 ft. ROW dedication required for 50 ft. from centerline required for 100 ft. total ROW Paving: min. 52 ft. Curb & gutter: Both sides *Variance letter submitted by engineer dedicating 5 ft. of additional ROW for N. 29th Street instead of the required 10 ft.	Non-compliance
Gumwood Avenue: 20 ft. dedication required for 40 ft. from centerline for a total of 80 ft. ROW Paving: min. 52 ft. Curb & gutter: Both sides *Variance letter received proposing 10 ft. of additional ROW instead of the required 20 ft. along Gumwood Avenue.	Non-compliance
* 800 ft. Block Length	Compliance
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Existing alley to the south currently not paved. ***Review Sec. 134-106 re: alleys fronting collector/arterial roads	Non-compliance
SETBACKS	
* Front: 45 ft. or greater for approved site plan or easements **Please revise plat note as shown above prior to final.	Non-compliance
* Rear: 10 ft. or greater for approved site plan or easements	Applied
* Sides: 6 ft. or greater for approved site plan or easements	Applied
* Corner side: 25 ft. or greater for easements **Revise plat as noted above	TBD
* Garage: 18 ft. except where greater setback is required, greater setback applies	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Gumwood Avenue and N. 29th Street.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Engineer to show access locations due to Gumwood Avenue being a collector road requiring 200 ft. spacing between accesses	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **If proposed number of lots changes, new requirements might be triggered.	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area	Compliance
* Lots fronting public streets	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 (Single Family Residences)	Compliance
* Rezoning not required if proposed use is single family residences.	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Per parks Department \$700 x 3 lots = \$2,100	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for three single family residences. No TIA required.	Completed
* As per Traffic Dept., Traffic Impact Analysis (TIA) not required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Clarify ROW dedication on Gumwood Avenue and N. 29th Street Subdivision was approved in preliminary form at the P&Z meeting of August 18, 2020. Plat needs to be revised to match variance letter request before it can be presented to P&Z Board. ***Provide an exhibit showing the ROW being dedicated, the existing ROW and where the missing ROW will be acquired from ****Review sec. 134-106 re: lots fronting collector/arterial roads	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED AND CLARIFICATION ON THE REQUESTED VARIANCES.	Applied

A black and white illustration of a compass rose. The rose has eight points, with the four cardinal directions labeled: 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left. The rose is composed of alternating black and white segments, creating a star-like pattern. The letters are in a bold, sans-serif font.





TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

May 13, 2021

Edgar Garcia, Planning Director
CITY OF MCALLEN PLANNING DEPT.
311 N. 15TH St.
McAllen, TX 78501

RE: Variance for Additional R.O.W. Requirement - Garcia Estates

Dear Mr. Garcia:

On behalf of the owners, Sonia Garcia & Erik Mora, Melden and Hunt, Inc. is requesting a variance to the additional right-of-way being required by City of McAllen Planning Department for **GARCIA ESTATES**.

We will dedicate an additional 10 feet of right of way in lieu of the required 20 feet on Gumwood Avenue. The dedicated 10 feet would complete a 50-foot road right-of-way for Gumwood Avenue fronting **GARCIA ESTATES** which will leave room for the future right-of-way to be 60-feet if the adjacent property to the north dedicates an additional 10 feet. In our observation of the Gumwood corridor at a minimum of a ¼ mile to the West and East of our site, there is a maximum right of way of 50 feet. Due to the nature of the existing improvements along this corridor an 80-foot right-of-way would not be feasible.

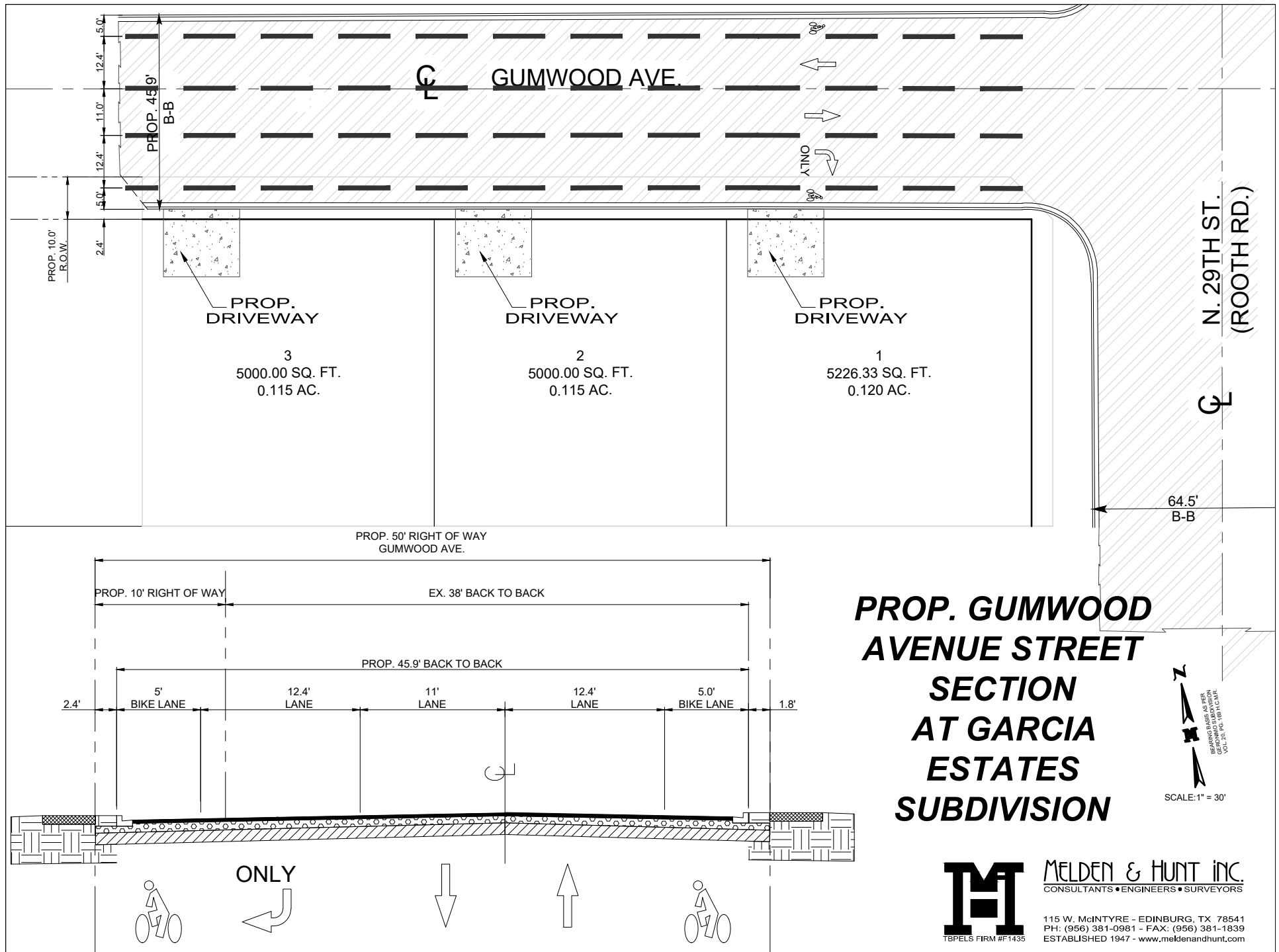
In addition, we will dedicate an additional 5 feet of right of way in lieu of the required 10 feet on 29th Street. The dedicated 5 feet would complete a 75-foot road right-of-way for 29th Street fronting **GARCIA ESTATES**.

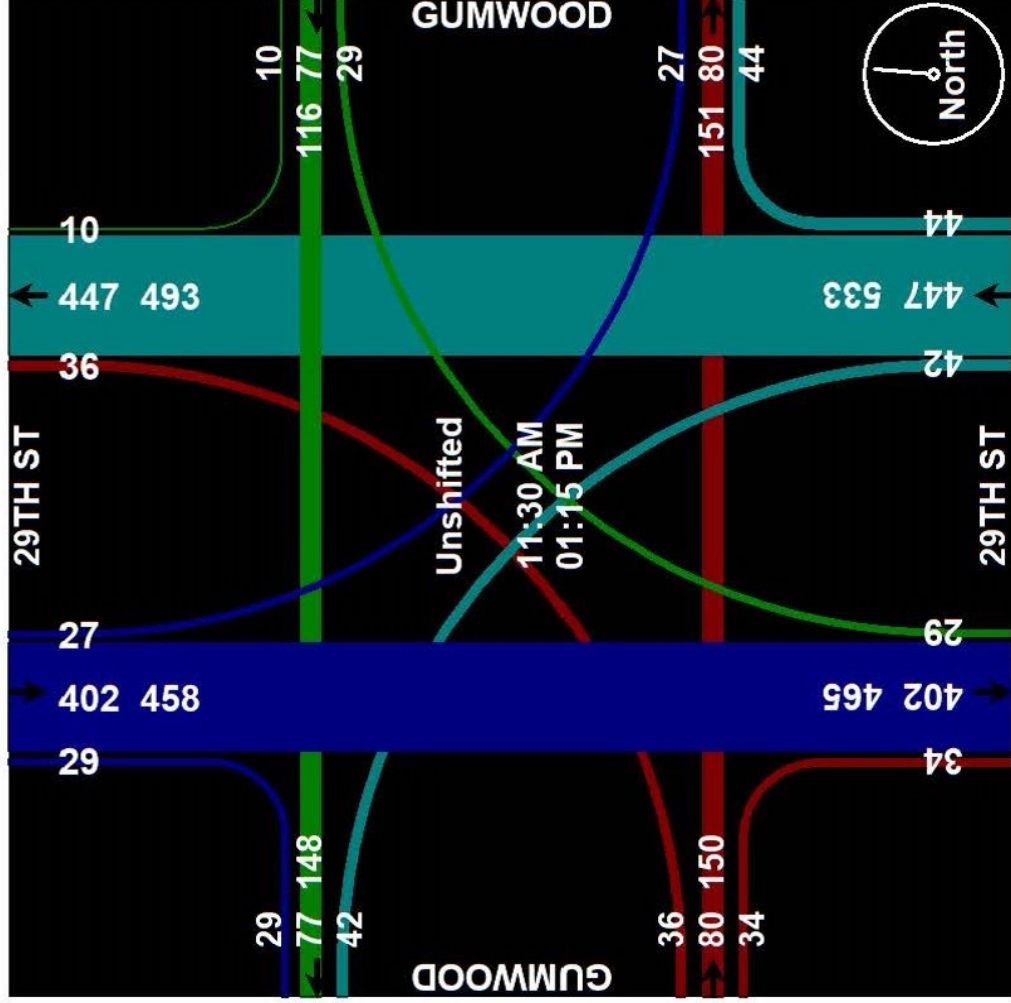
If you need additional information, please don't hesitate to contact us. We look forward to presenting this item at your next P&Z Meeting. Thank you.

Sincerely,

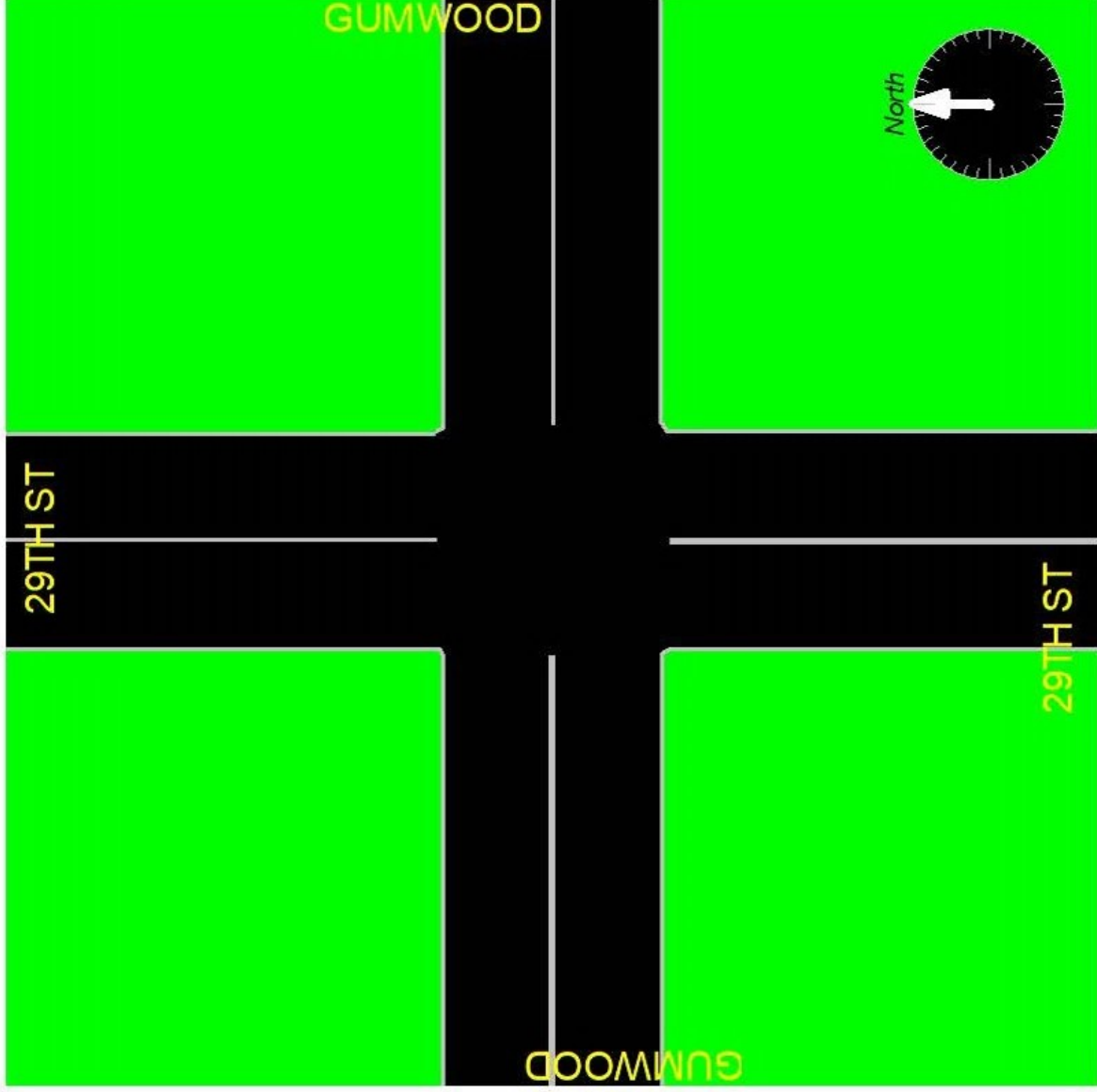


Ruben James De Jesus, P.E., R.P.L.S.
Vice President





File Name : Noon Peak Hours
Site Code : 00000000
Start Date : 6/8/2021
Page No : 3

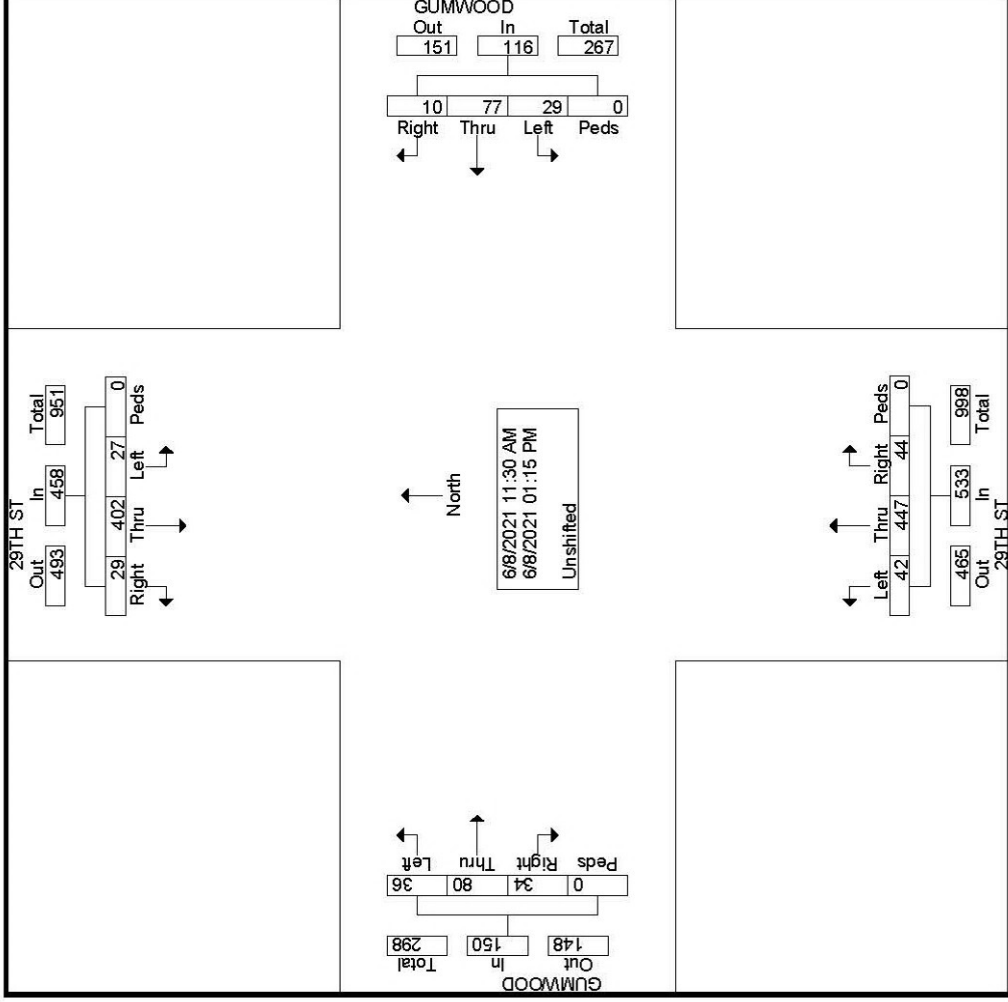


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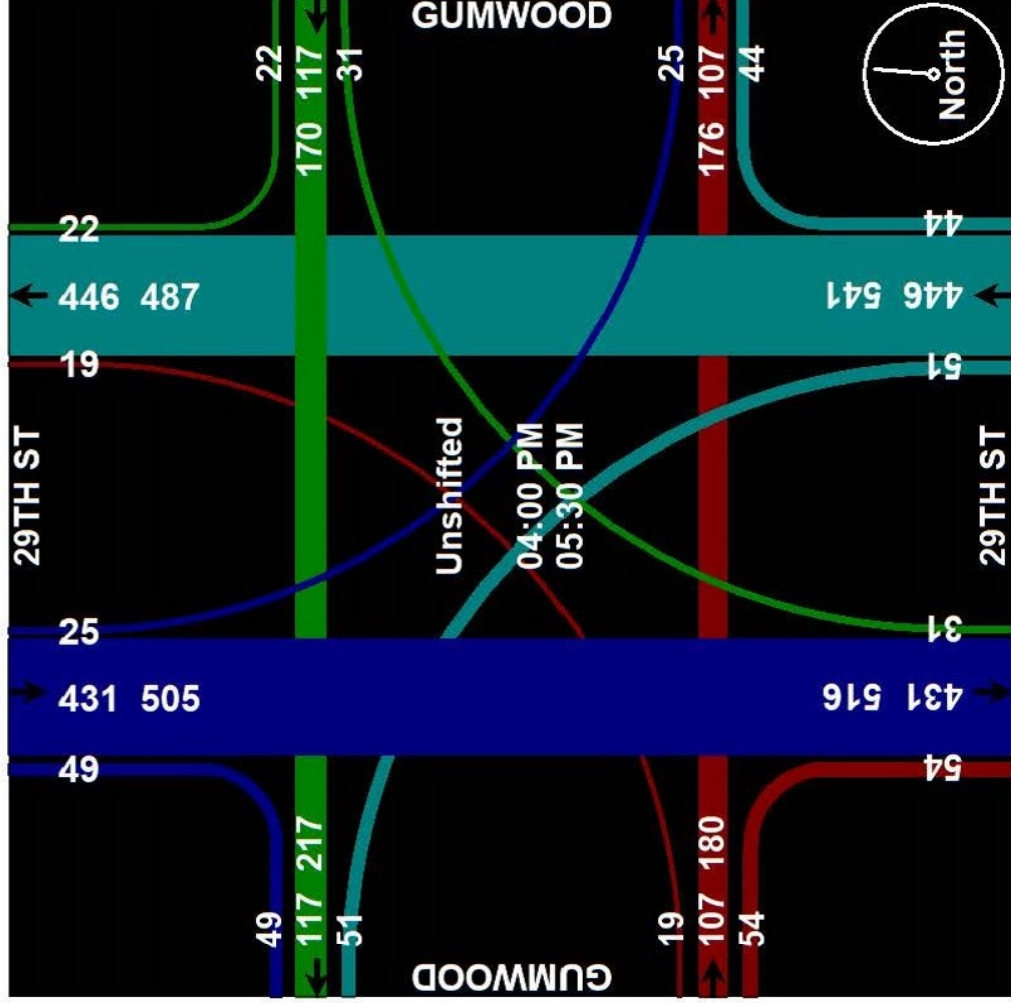
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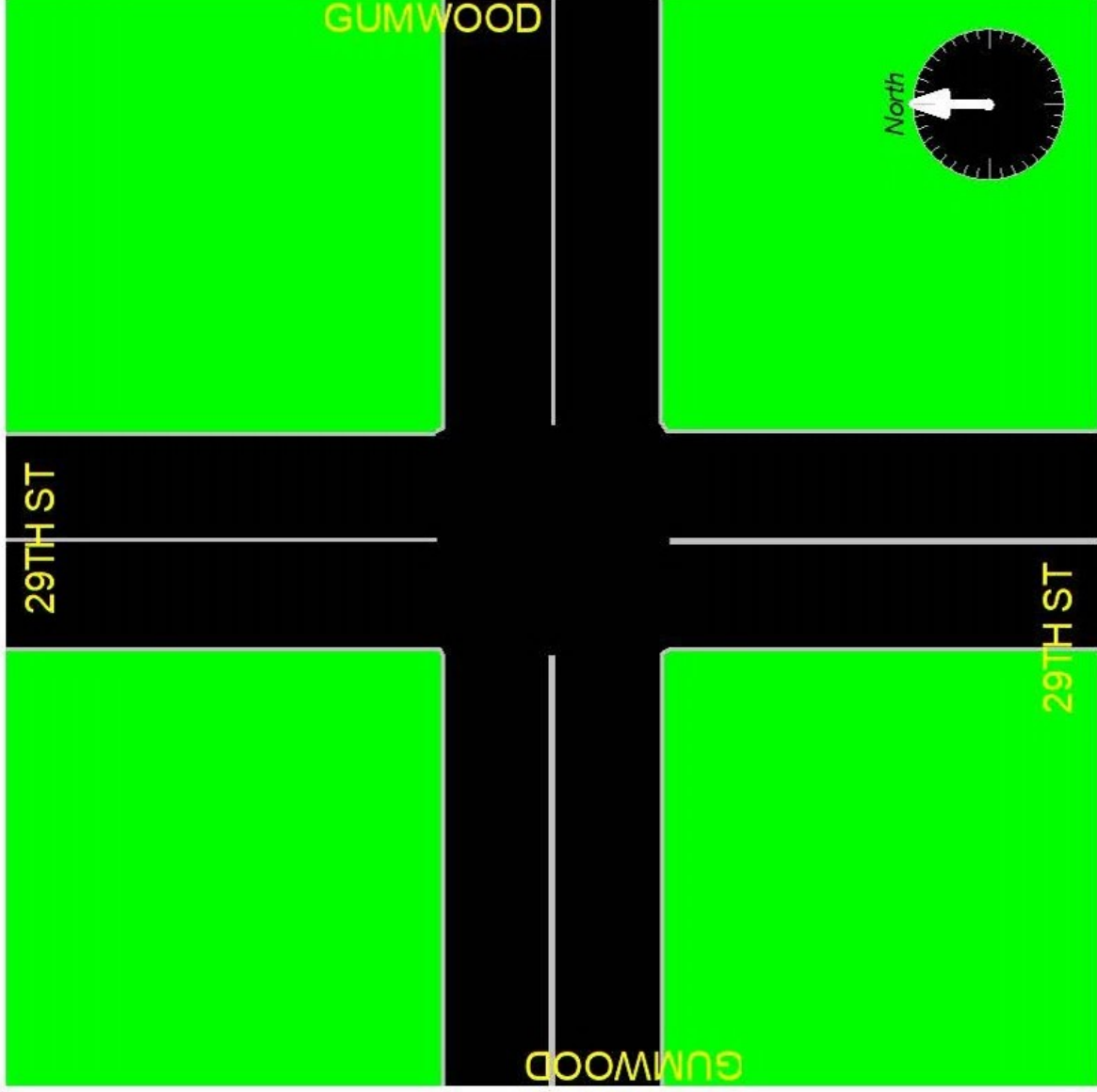
	29TH ST					GUMWOOD					29TH ST					GUMWOOD					
Start Time	From North			From East			From South			From West			Int. Total								
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru		Left	Peds	App. Total					
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11:45 AM	1	44	8	0	53	1	8	8	0	17	9	46	5	0	60	1	12	1	0	14	144
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12:00 PM	3	69	2	0	74	4	17	4	0	25	8	67	5	0	80	6	12	4	0	22	201
12:15 PM	3	55	3	0	61	0	13	2	0	15	2	63	2	0	67	4	11	3	0	18	161
12:30 PM	5	41	4	0	50	1	9	6	0	16	4	52	3	0	59	4	7	9	0	20	145
12:45 PM	2	45	1	0	48	0	10	6	0	16	4	50	7	0	61	4	14	7	0	25	150
Total	13	210	10	0	233	5	49	18	0	72	18	232	17	0	267	18	44	23	0	85	657
01:00 PM	6	48	2	0	56	1	4	1	0	6	4	59	6	0	69	7	7	5	0	19	150
01:15 PM	3	47	5	0	55	1	9	1	0	11	6	57	10	0	73	5	5	2	0	12	151
Grand Total	29	402	27	0	458	10	77	29	0	116	44	447	42	0	533	34	80	36	0	150	1257
Approch %	6.3	87.8	5.9	0		8.6	66.4	25	0		8.3	83.9	7.9	0		22.7	53.3	24	0		
Total %	2.3	32	2.1	0	36.4	0.8	6.1	2.3	0	9.2	3.5	35.6	3.3	0	42.4	2.7	6.4	2.9	0	11.9	



File Name : Evening Peak Hours
Site Code : 00000000
Start Date : 6/8/2021
Page No : 2



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Site Code : 00000000
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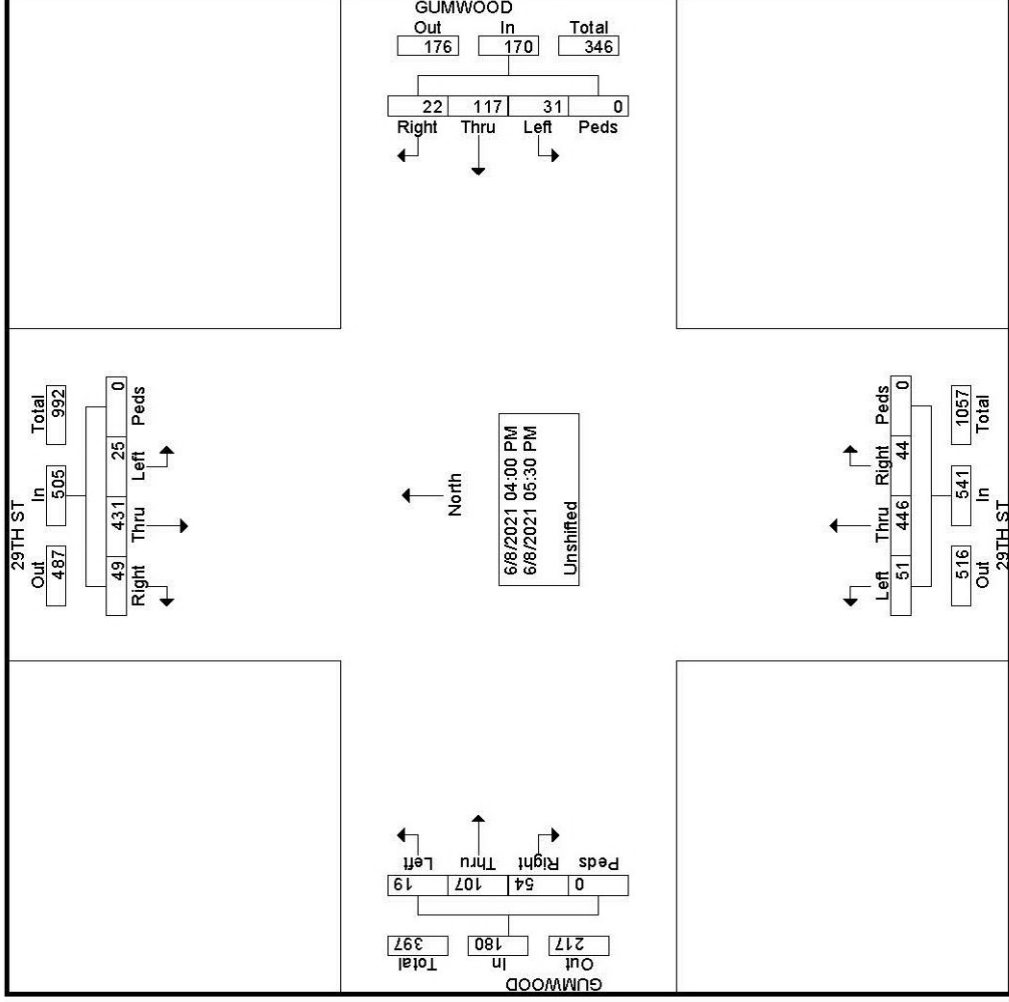
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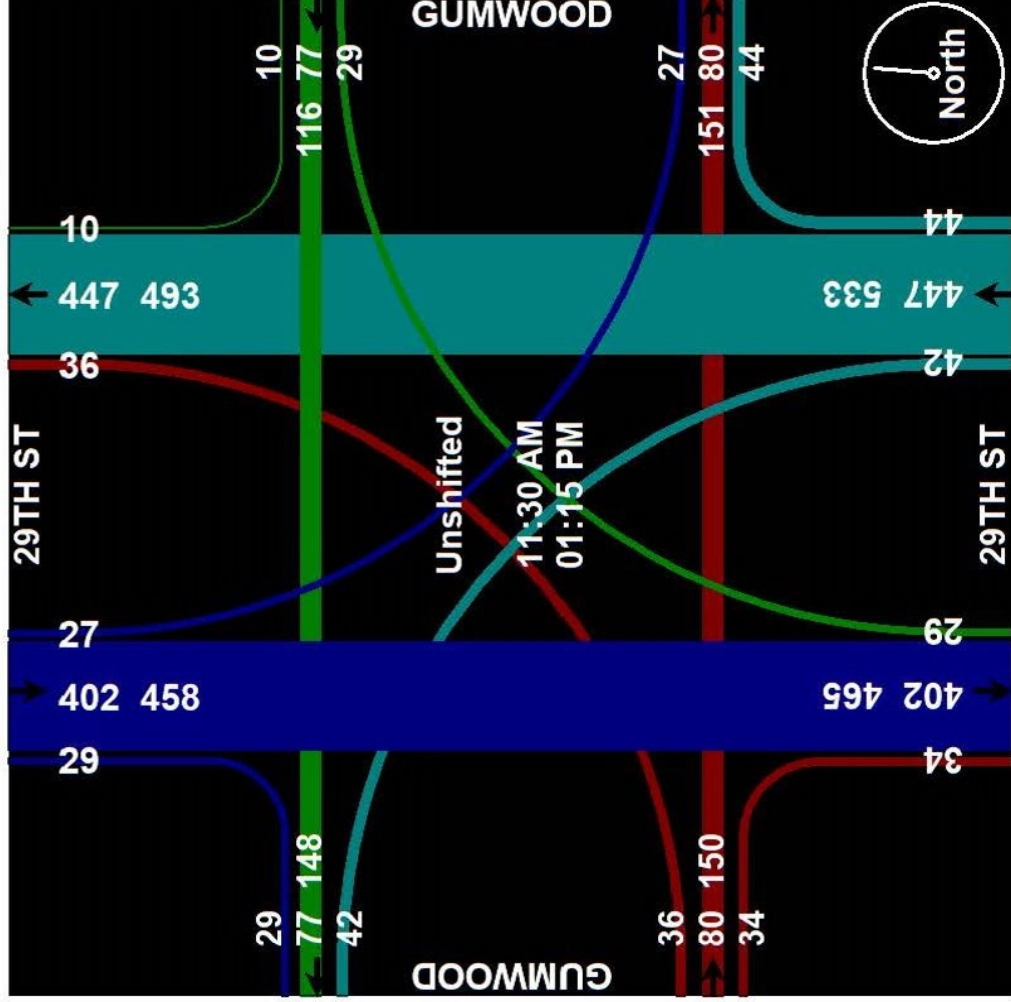
Start Date : 6/8/2021

Page No : 1

Groups Printed- Unshifted

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Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
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Grand Total	49	431	25	0	505	22	117	31	0	170	44	446	51	0	541	54	107	19	0	180	54	107	19	0	180	1396
Apprch %	9.7	85.3	5	0	36.2	12.9	68.8	18.2	0	12.2	8.1	82.4	9.4	0	38.8	3.9	59.4	10.6	0	12.9	3.9	59.4	10.6	0	12.9	
Total %	3.5	30.9	1.8	0	36.2	1.6	8.4	2.2	0	12.2	3.2	31.9	3.7	0	38.8	3.9	7.7	1.4	0	12.9	3.9	7.7	1.4	0	12.9	





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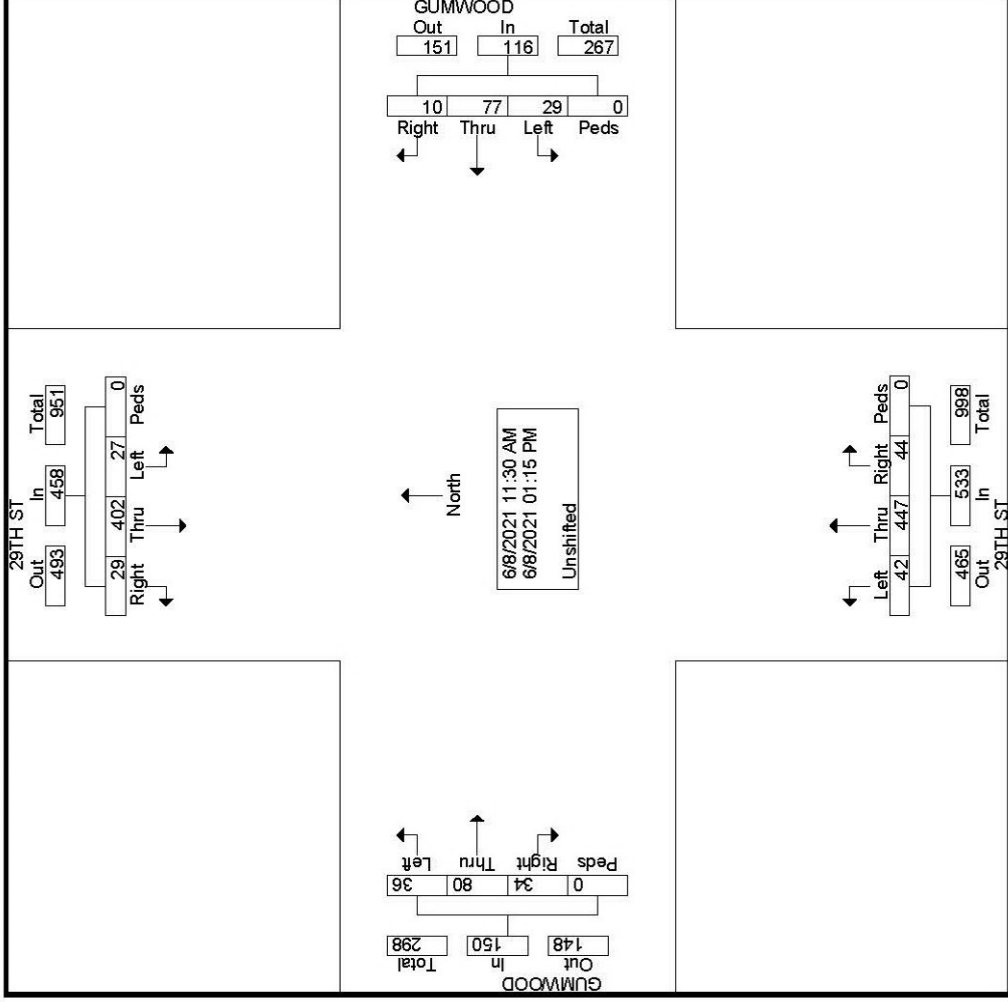


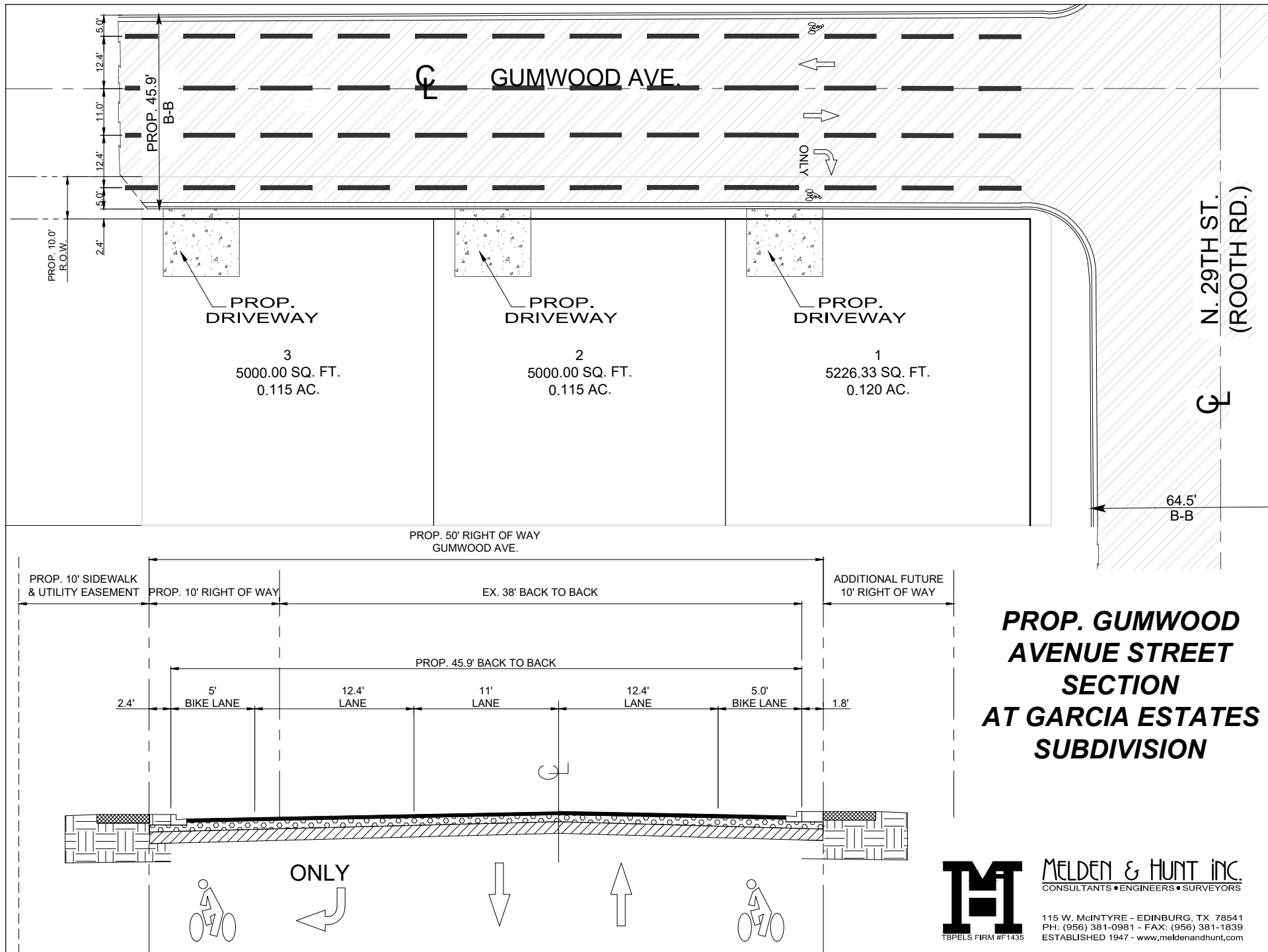
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Start Time	From North		From East		App. Total	From South		From West		Int. Total	From North		From East		App. Total	From South		From West		Int. Total
	Right	Thru	Left	Peds		Right	Thru	Left	Peds		Right	Thru	Left	Peds		Right	Thru	Left	Peds	
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12:15 PM	3	55	3	0	61	0	13	2	0	15	2	63	2	0	67	4	11	3	0	18
12:30 PM	5	41	4	0	50	1	9	6	0	16	4	52	3	0	59	4	7	9	0	20
12:45 PM	2	45	1	0	48	0	10	6	0	16	4	50	7	0	61	4	14	7	0	25
Total	13	210	10	0	233	5	49	18	0	72	18	232	17	0	267	18	44	23	0	85
01:00 PM	6	48	2	0	56	1	4	1	0	6	4	59	6	0	69	7	7	5	0	19
01:15 PM	3	47	5	0	55	1	9	1	0	11	6	57	10	0	73	5	5	2	0	12
Grand Total	29	402	27	0	458	10	77	29	0	116	44	447	42	0	533	34	80	36	0	150
Approch %	6.3	87.8	5.9	0		8.6	66.4	25	0		8.3	83.9	7.9	0		22.7	53.3	24	0	
Total %	2.3	32	2.1	0	36.4	0.8	6.1	2.3	0	9.2	3.5	35.6	3.3	0	42.4	2.7	6.4	2.9	0	11.9



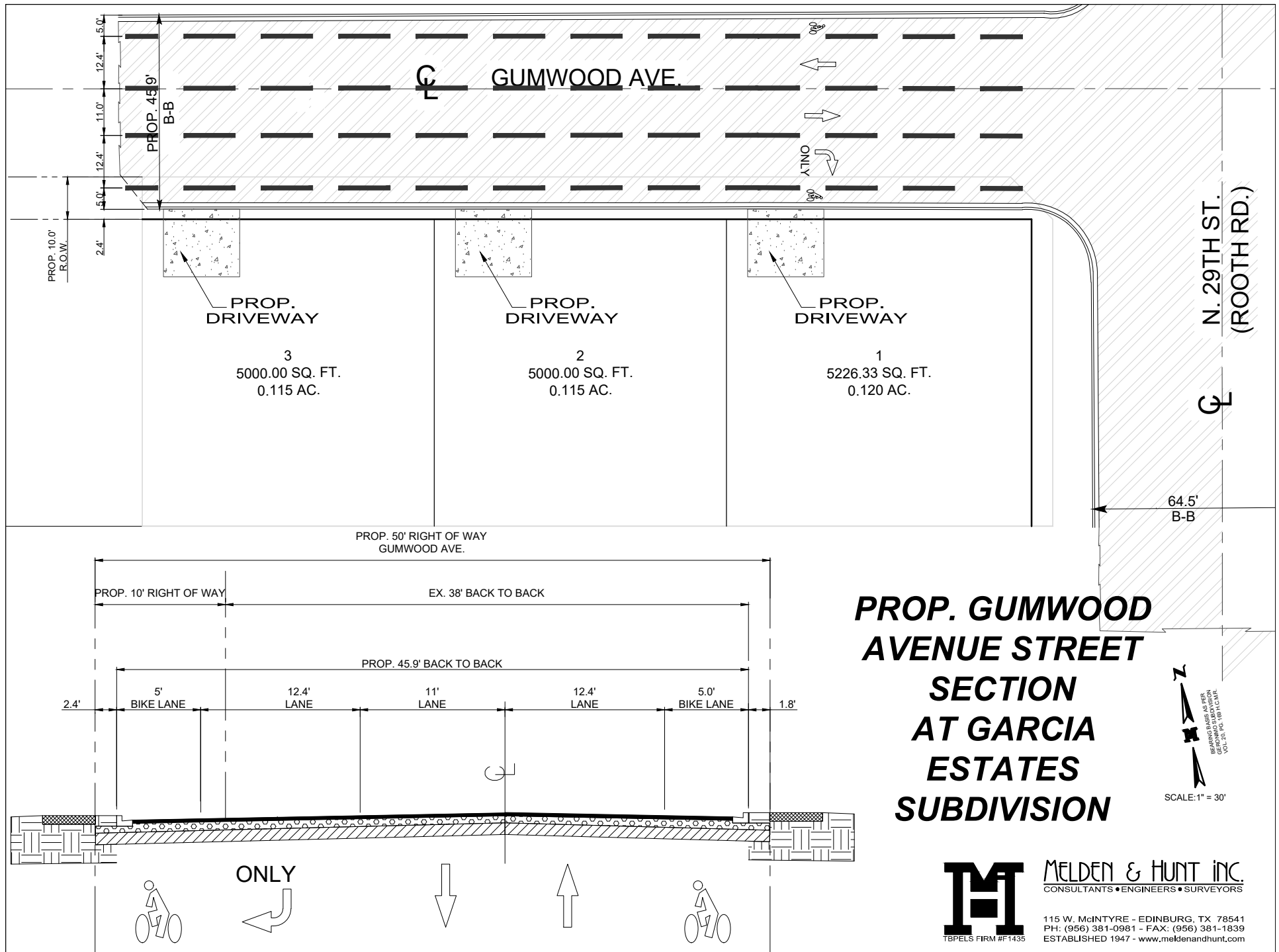


**PROP. GUMWOOD
AVENUE STREET
SECTION
AT GARCIA ESTATES
SUBDIVISION**



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



ORDINANCE NO. 2021- _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN AT CHAPTER 138 (“ZONING”), Article VI (“SUPPLEMENTARY DISTRICT REGULATIONS”), DIVISION 3 (“LOTS AND YARDS”) UPDATING THE REQUIREMENTS FOR DOUBLE-FRONTING LOTS; PROVIDING FOR SEVERABILITY, AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City of McAllen seeks to encourage development while maintaining high quality of life and property values;

WHEREAS, the City of McAllen regulates development through its Code of Ordinances;

WHEREAS, the City Commission finds that it is in the public interest to amend the McAllen Code of Ordinances to update certain requirements with regard to double-fronting lots;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:

SECTION I: The Code of Ordinances, City of McAllen, Chapter 138 (“Zoning”), Article VI (“Supplementary District Regulations”), Division 3 (“Lots and Yards”) is hereby amended as follows:

Sec. 138-36. – Front yards.

(a) When 50 percent or more of the frontage on one side of a street on any one block

is improved with buildings that have a front yard which is greater than the required front yard in the district, no new building shall project beyond the average front yard so established or the front yard setback set by this chapter.

(b) ~~On lots having double frontage, the required front yard shall be provided on both streets.~~Where lots have double frontage, running through from one street to another, a required front yard shall be provided on one street only.

(c) In a residential district, no fence, structure or planting higher than three feet above the streetflow gutter line shall be maintained within 25 feet of the curb intersection. Palm trees or similar small trunk trees or vegetation may occupy this area provided that the foliage is continuously trimmed a minimum of eight feet above street grade.

(d) Filling station pumps and pump islands may be located within a required yard provided they are not less than 13 feet from any property line or 18 feet from the curb, whichever is greater, and not less than 100 feet from any residential district boundary.

SECTION II: The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen, Section 2-56. Publication of ordinances.

SECTION III: The City Secretary of the City of McAllen is hereby authorized and directed to cause the language in Chapter 138, Article VI, Division 3 of the McAllen Code of

Ordinances, as amended by Sections I and II, hereinabove, to be published in the appropriate location in the said Code of Ordinances.

SECTION IV: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners, and execution by the Mayor.

SECTION V: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this ____ day of _____, 2021, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day _____, 2021.

CITY OF MCALLEN

By: _____
Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC, City Secretary

Approved as to form:

Isaac J. Tawil, City Attorney