

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 20, 2022 - 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 held on September 7, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Sara C. Lopez for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park, at Lot 1, Lopez-Torres Subdivision, Hidalgo County, Texas; 4300 South Ware Road. **(CUP2022-0123)**
2. Request of Sharon Castro, for a Conditional Use Permit, for one year, for a Home Occupation (speech therapy), at Lot 9 and the west 1.00 foot of Lot 10, save and except the west 1.00 foot of lot 9, Amended Map of Parkland Estates Subdivision, Hidalgo County, Texas; 125 East Harvey Drive. **(CUP2022-0124).**
3. Request of Julian R. Aguilar for a Conditional Use Permit, for one year, and adoption of an ordinance for a Bar and a vape shop at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite D. **(CUP2022-0125)**
4. Request of Manuel Tiscareno on behalf of Tiscareno Studio, for a Conditional Use Permit, for one year, for a Home Occupation (Bridal Studio) at Lot 1 and the North one-half of Lot 2, Block 6, North McAllen, Hidalgo County, Texas, 721 North 15th Street. **(CUP2022-0127) WITHDRAWN**
5. Request of Antonio Baldemar Alvarez, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a single family dwelling at Lot 13, Block 30, Hammond's Addition, Hidalgo County, Texas, 2014 Austin Avenue. **(CUP2022-0129)**
6. Request of Caltia Construction LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development, at the South 10

acres of the North 15 acres of Lot 52, La Lomita Irrigation & Construction Company's Subdivision (Proposed Andara Apartments at Ware Subdivision), Hidalgo County, Texas, 8200 North Ware Road. **(CUP2022-0086)**

b) REZONING:

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

c) SUBDIVISION:

1. Virginia Terrace No. 1, 2, 3, & 4, Lots 2A and 2B, No. 3, 806 South "G" Street, Best Assets. LLC **(SUB2022-0036)(FINAL)MGE**
2. Alaniz Subdivision Lots 25A, 25B, 25C, 25D, and 26A, 201 North 28th Street, Habitat Developers, LLC **(SUB2022-0009)(FINAL)SEC**

3) SITE PLAN:

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

4) CONSENT:

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

5) SUBDIVISIONS:

- a) Hacienda Los Cantu Subdivision, 2000 South Jackson Road, Blanca Cantu **(SUB2022-0105)(PRELIMINARY)SEA**
- b) Summit Park North Lots 11A & 13A Subdivision, 821 East Esperanza Avenue, Summit Park Properties, LLC and Jaime Gonzalez, Jr **(SUB2022-0108)(PRELIMINARY)SEC**
- c) Belterra at Tres Lagos Phase I Subdivision, 14301 North Shary Road, Belterra at Tres Lagos, LLC. **(SUB2022-0104)(PRELIMINARY)M&H**
- d) Belterra at Tres Lagos Phase II Subdivision, 14401 North Shary Road, Belterra at Tres Lagos, LLC. **(SUB2022-0103)(PRELIMINARY)M&H**
- e) 4700 Ware Subdivision, 4900 North Ware Road, Rhodes Development Inc. **(SUB2021-0041)(REVISED PRELIMINARY)M&H**
- f) E. Fir Ave. Mobile Home Park, 901 East Fir Avenue, Auto Diagnostic Center, LLC **(SUB2022-0106)(PRELIMINARY)PS**

- g) Re-plat of Lot 1, Balderas Ranch Subdivision, 18500 North Moorefield Road, Leandro Balderas (SUB2022-0101)(PRELIMINARY) R.E.GA**
- h) Turin Estates Phase I Subdivision, 5200 North Ware Road, Turin Ventures, LLC. (SUB2022-109)(PRELIMINARY)QHA**

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 on Tuesday, September 7, 2022, at 3:43p.m. in the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

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

CALL TO ORDER - Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

1) MINUTES:

- a) Minutes for the meeting held on August 16, 2022.

The minutes for the regular meeting held in August 16, 2022 was approved as submitted by Vice Chairperson Mr. Gabriel Kamel. Seconding the motion was Mr. Emilio Santos Jr. which carried unanimously with 4 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

1. Request of John A. Simon, for a Conditional Use Permit, for one year, for a Bar at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas; 2007 Orchid Avenue. **(CUP2022-0115)**

Mr. Marco Rivera stated that the property is located on the south side of Orchid Avenue, approximately 100 ft. west of North Bicentennial Boulevard and is zoned C-3 (general business) District. The surrounding zoning is C-3 District in all directions. Surrounding land uses include the IMAS museum, gymnasium, dance studio, offices, retail, nightclubs and vacant properties. A bar is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.

The initial conditional use permit for this establishment (Simon Sez II) was approved by the Planning and Zoning Commission on March 16, 1993 and has been renewed annually. The last permit was approved for renewal was on August 5, 2021.

The applicant is proposing to continue to operate a bar from the existing building. The hours of operation will continue to be from 4:00 p.m. to 2:00 a.m. Monday through Friday and 6:00 p.m. through 2:00 a.m. Saturday.

The Police Activity report for service calls from August 01, 2021 to August 31, 2022 has been requested, and is pending to be received. No concerns or complaints have been received by the Planning Department. The Fire and Health Departments have inspected the location; no violations were found. Staff has not received any calls in opposition to the request. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of 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 300 ft. of the McAllen International Museum; however, staff has not received any complaints from the McAllen International Museum Board.
- 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 Orchid Avenue and is near Nolana Avenue.
- 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, especially those in adjacent residential areas, by providing additional on site parking. Based on the square footage of the building, 24 parking spaces are required. Seven parking spaces are provided on site. Parking agreements were submitted to meet parking requirements with a total of 27 spaces. The parking agreement expired August 31, 2021, the new parking agreement is currently in the process.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance. The unpaved areas (east side) cannot be used for parking. This area is not fenced off.

- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The allowable number of persons within the building shall be restricted to 96 persons.

Staff recommends approval of the request, for one year, subject to the conditions noted, renewal of the parking agreement, and compliance with requirements in Section 138-118(4) of the Zoning Ordinance, and Health and Fire Department requirements.

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

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

2. Request of Yair Cruz for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at East 91.2 feet of Lot 1, Lot 2 and South 30.57 feet of Lot 3, Block 2, Excluding the South 16 feet, West 48.8 feet of Lot 2, McAllen Addition Subdivision, Hidalgo County, Texas; 1100 Austin Avenue. **(CUP2022-0119)**

Mr. Marco Rivera stated that the property is located on the southwest corner of South 11th Street and Austin Avenue, the property is zoned C-3 (general business) District, adjacent zoning is C-3 District in all directions. Surrounding land uses include Wing Zone Grill & Tap, House Wine & Bistro, Philly 77, Chase Tower, and commercial businesses. An event center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

This is the initial request for a conditional use permit at this location.

The applicant is proposing to operate an existing two-story building as an event center with no alcohol sales only BYOB (bring your own bottle). The building location is 7,743.5 sq. ft. in size and the proposed hours of operation are from 10:00 AM to 5:00 AM Monday through Sunday.

The establishment is located within the ECOD (Entertainment and Cultural Overlay District), and the applicant has applied for a SUP (special use permit) as per section 138-333. The ordinance states: A patron, customer, or guest of a bar, restaurant, entertainment or cultural establishment, or other establishment in the ECOD may not bring wing malt alcoholic beverages (beer), distilled beverages or other beverages produced through distillation into such establishments. An Event Center may not operate within the ECOD without a special use permit. A special use permit shall make necessary and reasonable provision to keep litter to a minimum, and to keep it from blowing onto or being deposited on adjacent streets and properties. Staff has received several calls in opposition to the request, the calls have indicated concerns that this business is operating already;

social media is advertising the establishment as a nightclub and allowing BYOB with the late hours of operation until 5:00AM.

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

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residential use or residentially zoned property.
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 access to 10th Street, which is a main street.
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the sq. ft. of the event center 78 parking spaces are required of which 4 would have to be accessible to persons with disabilities. The existing establishment does not comply with parking. A parking agreement has been providing in order to cover the remaining parking spaces needed.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff has received multiple calls in opposition

Staff recommends disapproval of the request based on the proposed establishment requesting to operate with BYOB which is prohibited in the ECOD, and operating hours proposed to be until 5:00AM. Which would encourage increased late night presence downtown.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. These were the following oppositions:

Citizen Mr. Jorge Martinez (1001 Ash Avenue) stated that his concern is his establishment (food truck) is located 1 block away and has had several parking issues.

Citizen Mr. Larry Delgado (1217 Highland Avenue) stated his concern is that since his establishment (Housewine and Bistro) is adjacent to this business, they share a trash bin and there is always trash thrown around his establishment.

City of McAllen Attorney, Mr. Isaac Tawil stated that they have taken legal action to obtain a temporary restraining order against the operation of this establishment due to permits that have not been obtained and are required by the city (Conditional Use Permit, Special Use Permit, City Occupancy Permit) yet the establishment continues to operate.

After a lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove. Ms. Erica De La Garza seconded the motion, which was approved with four members present and voting.

3. Request of Vincent G. Huebinger on behalf of SBA Communications, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a personal wireless service facility, at a 750 sq. ft. lease area and a 20 feet wide access and utility easement out of Lot 4, Block 3 (Railroad Right of Way), Steele and Pershing Subdivision, Hidalgo County, Texas; 151 East Trenton Road. **(CUP2022-0113)**

Mr. Marco Rivera stated that the subject property is located along the northside of Trenton Road. The 750 sq. ft. lease area is an interior tract that is part of a parcel that has a zoning classification of A-O (agricultural and open space) District. Surrounding zoning are C-3 (general business) District to the east, A-O District to the west, and R-1 (single-family residential) District to the northwest corner and to the south. Land uses in the area include Premier Storage, and vacant property to the west. A personal wireless service facility is allowed in an A-O District with a Conditional Use Permit and in compliance with requirements. The 750 sq. ft. lease area in question is described by metes and bounds, and is located on the southeast portion of the tract that is owned by Missouri Pacific Railroad Company.

The applicant is proposing to place a 84 ft. monopole located on the center of the lease area. The proposal will need to meet all building permit requirements. Federal Aviation Administration (FAA) approval must be obtained prior to beginning construction. In addition, the request must comply with requirements set forth in Section 138-118(11) of the zoning ordinance as follows:

- a) Maximum height of pole or tower structure of 80 feet within commercial zones or within 200 feet of an existing residential structure;
 - The applicant is not locating within a commercial zone;
- b) Maximum height of pole or tower structure of 120 feet within industrial zones for measuring distance purposes, the leasehold interest area boundary or compound area boundary, whichever is greater shall be utilized;
 - The applicant is proposing to construct a 84 ft. in height monopole
- c) Only one pole or tower structure-allowed per lot or tract within a commercial or industrial zone;
 - There is no other pole structure on property;
- d) The applicant shall attempt to locate the proposed facility on an existing structure, or

base station, as per subsections k—m of this section. If collocation of the proposed wireless facility is not possible (as per subsections k—m of this section) then the applicant for a personal wireless service facility must submit at least two alternative designs for antenna and supporting structure, pole or tower design (including the equipment shelter, as per subsection h, below) that is treated with an architectural material (e.g., "stealth" design) so as to conform to the predominant architectural environment in the area of the facility. Such "stealth" personal wireless service facility shall blend into its proposed surroundings such as a tree, flag pole or other feature, to be approved. When a tree-type stealth design is used, one live and growing tree of the same variety or species one-half the height of the proposed tower shall be planted at the time of installation;

- Collocation for proposal is not possible;
- e) Minimum spacing between poles and tower structures within commercial or industrial zones of 1,000 feet measured in a direct line of another tower;
- There are no co-locatable towers within 1,000 feet;
- f) Must comply with applicable setbacks;
- g) A masonry wall shall be required as a buffer if pole or tower structure is located within the front or side yard, or adjacent to a residential use or zone;
- h) The transmission equipment structure installed at the base of the proposed tower shall be not greater than 180 square feet and constructed to conform to the predominant architectural environment;
- i) A landscaped buffer area to soften the visual impact shall commence along the perimeter of the lease area or the property line. At least one row of shrubs shall be installed as well as trees as appropriate shall be included. Materials shall be of a variety which can be expected to grow to form a continuous hedge at least six feet in height within two years of planting;
- A 6 ft. wooden fence will be built along the south side property line;
- j) The pole or tower structure will be constructed or installed with the capabilities of locating thereon additional personal wireless service facilities when tower or pole is greater than 80 feet in height. The applicant agrees to cooperate with other personal wireless service facility providers in collocating additional facilities on permitted support structures;
- k) A permittee shall exercise good faith in collocating with other providers and sharing the permitted structure, provided such shared use does not give rise to a substantial technical level impairment of the ability to provide the permitted use (i.e., a significant interference in broadcast or reception capabilities as opposed to a competitive conflict or financial burden). Such good faith shall include sharing technical information to evaluate the feasibility of co-location. In the event a dispute arises as to whether a permittee has exercised good faith in accommodation other users, the city may require a third party technical study at the expense of either or both the applicant and permittee;
- l) All conditional use applicants shall demonstrate good-faith, reasonable efforts in developing a collocation alternative for their proposed personal wireless service facility

site, which efforts shall be documented to the city and shall include, but not be limited to, providing technical details sufficient to determine co-locations efforts. If the applicant asserts that co-location is not possible, the applicant must provide, in addition to the foregoing, an affidavit in a form provided by the city stating that all efforts to collocate the personal wireless facility at an existing facility have been exhausted and that there is no possibility of co-location on the existing towers;

- m) Failure to comply with the collocation requirements of this section may result in the denial of a permit request or revocation of an existing permit;
- n) If any applicant provides false or misleading information on their application, or in the application process to obtain a permit for a personal wireless facility, then their application may be denied or revoked at the expense of the applicant or the permittee;
- o) If property is leased, term of conditional use permit shall be co-terminus with that term of lease of property;
- o) Construction of tower and equipment facilities shall meet applicable building codes and wind loads;
- p) Notwithstanding the above conditions, to the extent an applicant is fully qualified as an eligible facilities request under Section 6409, in the event of a conflict between the above conditions in this subsection and those criteria and conditions in section 138-1.A., above, and the 2014 Infrastructure Order, then section 138-1.A., and the 2014 Infrastructure Order control, subject to the city reservation of rights, as set forth in the preface to section 138-1.A.

Staff recommends approval of the request subject to Section 138-118(11) of the zoning ordinance, compliance with co-location conditions, FAA approval, and building permit requirements.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Ms. Erica De la Garza moved to approve the permit with Vice Chairperson Mr. Gabriel Kamel seconding the motion, which was approved with four members present and voting.

4. Request of Javier Hernandez on behalf of Pendulum Development Inc. for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Event Center at Lots 7 and 8, Block 45, North McAllen Addition, Hidalgo County, Texas, 220 North Main Street. **(CUP2022-0120)**

Mr. Kaveh Forghanparast stated that the property is located on the southeast corner of side of Cedar Avenue and North Main Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District to the north, west, east, and south, and R-3A (multifamily residential apartment) District to the northeast. Surrounding land uses include a vacant church, SALT-New American Table Restaurant, Horizon Montessori School, commercial businesses, offices, Archer Park, Casa De Palmas Hotel, single-family residences, and apartments. An event

center is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with the requirements.

The applicant is proposing to change the use of an existing 8,265 sq. ft. gymnasium to an event center, and operate under the name of The Venue on Main. The hours of operation will be from 8:00 A.M. to 12:00 A.M. daily.

During the site visit, staff noticed that some parking spaces need to be paved according to the City requirements. The Fire Department inspected the property and allowed the CUP process to continue. The applicant must obtain the required health permits. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and a vacant church;
- 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 access to Business 83 via Cedar Avenue and North Main Street;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the multi-purpose area and conference rooms, 70 parking spaces are required and 70 spaces are provided. A recorded parking agreement is required and the parking lots must be paved according to Section 138-400 of the Zoning Ordinance, free of potholes, and clearly striped;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) and #3 (parking) of Section 138-118(4) of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. These were the following oppositions:

Ms. Jessica Delgado (1217 Highland) stated that her concern was the parking issues.

Representative Mr. Javier Hernandez (220 N. Main Street) stated that this establishment has been given permission to use parking lots available at an adjacent church that is not in use.

After a brief discussion Vice Chairperson Mr. Gabriel Kamel moved to disapprove with favorable recommendation subject to the parking agreement, signing and recording and Mr. Emilio Santos seconded the motion, which was disapproved with three members present and voting for and one, Ms. Erica De la Garza opposing.

- 5) Request of Ricardo Vega and Melinda V. Vega on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Event Center (Picture Venue) at 4.983 acres out of Lot 78, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 6712 North Bentsen Road. **(CUP2022-0117)**

Mr. Kaveh Forghanparast stated that the property is located on the east side of North Bentsen Road, approximately 960 ft. north of Lark Avenue and is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District to the north, west, and south, and A-O (agricultural and open space) District to the east. Surrounding land uses includes single-family residences, an orchard, agriculture, and vacant land. An event center is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with the requirements.

The initial application for a Conditional Use Permit for an event center and picture venue for the subject property, known as Maddie's Pumpkin Patch, was submitted on September 8, 2021. A petition from 27.8% of the property owners in opposition of the requested CUP was received by staff on October 19, 2021. The City Commission approved the CUP for the subject property on November 22, 2021, for 9 months subject to dust mitigation, fencing the property, and the hours of operation being from 9 AM to 7 PM. In April 2021, the applicant informed staff that the fence was built, therefore staff visited the site on April 13, 2021. During the site visit, the applicant stated that water spray has been used for dust mitigation. A site plan drawn by staff showing where a cedar fence was built is included in the packet. The Conditional Use Permit was signed and picked up by the applicant on April 14, 2021, which was expired on August 22, 2022. A CUP application to continue the operation of the event center and picture venue for one year was submitted by the applicant on August 2, 2022.

The applicant is proposing to continue the operation of a picture venue and event center from approximately 8 ½ acre property. Approximately, 5 acres are being used for the picture venue and event area and 3 ½ acres for the parking area. The hours of operation are proposed from 9:00 A.M. to 8:00 P.M. daily during the daylight saving time and from 9:00 A.M. to 7:00 P.M. after that. During the site visit, staff noticed that the parking area is not paved and is covered with weed. The applicant stated that the weed will be cut and water spray will be used for dust mitigation.

The Fire Department has inspected the establishment, and allowed the CUP process to continue. The Health Department stated that the establishment must obtain required health permits for any food sales, provide required restrooms for the public, and trash receptacles. The establishment

must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential properties; however, the proposed hours of operation is from 9:00 A.M. to 8:00 P.M.;
- 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 North Bentsen Road;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the picture venue and event area, 1,525 parking spaces are required and no paved parking spaces are provided. A 3 ½ acre of unpaved tract is being used for the parking area. On-site parking will need to be paved and striped and be clear of potholes to comply with City standards;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff recommends disapproval of the request based on noncompliance with the required zoning (C-3 District), requirements #1 (distance), and #3 (parking) of Section 138-118(4) of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Mr. Jaime Morales spoke on behalf of Ricardo Vega requesting a favorable recommendation. He stated that all concerns and requests that were asked of the applicant have been resolved.

After a brief discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove with favorable recommendation and Mr. Emilio Santos Jr. seconded the motion, which was disapproved with four members present and voting.

- 6) Request of Shawn M. Mendiola on behalf of Stick Lizards Bar and Grill for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar and grill at Lot 25 and the West ½ of Lot 26, Gartman's Subdivision, Hidalgo County, Texas; 1113 Upas Avenue. **(CUP2022-0118)**

Ms. Katia Sanchez stated that the property is located on the south side of Upas Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the northeast and east, R-3A (multifamily residential apartments) District to the northwest and north, R-2 (duplex-fourplex residential) District to the west, and R-1 (single family residential) District to the west and south. Surrounding land uses include Treasures from the Attic & Co. antique store, New and Again Antiques Mall, and single family residential. A bar is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a bar from the existing 1,590 square foot building. The proposed hours of operation will be from 4:00 p.m. to 12:00 a.m. Monday through Sunday. The establishment consists of a bar area, storage room, a room with kitchen appliances (air fryer, ice machine, refrigerator), two bathrooms, two rooms with seating area, and a front patio area with additional seating.

The locale had previously applied for a bar Conditional Use Permit in December of 2020. The item was presented before City Commission on December 14th, where it received neighborhood opposition and was denied.

The Fire Department inspection has failed as the occupancy load signage must be updated. The Health Department inspection has passed, however, the Health Department noted that they have received numerous noise complaints at the location. The police activity report is attached, which indicates service calls from August 2021 to present. The Planning Department has received two calls and a petition in opposition to the request in regards to the off street parking and the location of the bar adjacent to residential area, the attached petition indicates a total opposition percentage of 20.3%. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the north, south, and west;
- 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 is approximately 480 ft. from North 10th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. As per the submitted site plan, the 1,590 square footage (indoor and outdoor) does require 16 parking spaces, 9 parking spaces are provided on site. The Planning Department

has not received an updated site plan of the total square footage as the establishment has increased seating area on premise. The applicant submitted an invalid parking agreement as it is not signed by the property owner.

- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) and #3 (parking) of Section 138-118(4) of the Zoning Ordinance, as well as due to continuous disruption to surrounding residential properties.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. The following are the oppositions:

Mr. Javier Pena (4511 N. Cynthia) represented 17 residents who have signed a petition and are opposing due to trash, noise, traffic issues and alcohol consumption. They are concerned for an increase of violence in the neighborhood.

Applicant, Mr. Shawn Mendiola (1113 Upas Avenue) stated that even though he has had the police go to his establishment, they have not been cited. They do not want to run as a “bar” but as a bar and grill. Chairperson Mr. Michael Fallek stated to Mr. Mendiola that he needs to comply with parking requirements.

Assistant City Attorney Mr. Austin Stevens stated that there is an ongoing litigation case regarding the cooperation of an audit.

After a lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove and Mr. Emilio Santos Jr. seconded the motion, which was disapproved with four members present and voting.

b) SUBDIVISIONS:

**1) Nolana Town Center Phase II, Lots 1A, 2A, & 3A, 1124 East Nolana Avenue,
Texas Community Bank (SUB2022-0029)(FINAL)SEC**

Ms. Liliana Garza stated that E. Nolana Avenue: 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state. Revise all street references to E. Nolana Avenue. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N. "K" Center Street: 35 ft. from centerline for 70 ft. ROW. Paving: 44 ft. Curb & gutter: both sides Label centerline for N. "K" Center Street, prior to recording. Clarify instrument number for the 0.927 ac. tract dedicated to city on east side, revise plat accordingly. As per plat submitted on August 19, 2022, plat now presents two recorded documents with corresponding document numbers. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Paving, curb and gutter Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Add note as shown prior to recording: "24 ft. private service drive easement will be reviewed as part of the site plan and will be maintained by the lot owners and not the city of McAllen." Alley/service drive easement required for commercial properties. Please clarify 24 ft. service drive easement shown on plat submitted on 7/5/22 as it does not extend to Lot 1A. As per plat submitted on August 19, 2022 Private service drive easement stubs out to Lot 1A. Subdivision Ordinance: Section 134-106. Front/E. Nolana Ave: 60 ft. or greater for approved site plan or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for site plan or easements. Zoning Ordinance: Section 138-356. Corner/N. "K" Center St.: 35 ft. or greater for approved site plan or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 5 ft. sidewalk is required along E. Nolana Avenue and a 4 ft. minimum sidewalk is required along N. "K" Center Street. Revise plat note as shown prior to recording. Sidewalks are subject to increase to 5 ft. as per Engineering Department requirements, prior to recording. Finalize note wording, 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. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy Required. Site plan must be approved by the Planning & Zoning Commission prior to issuance of any building permit. If proposing to remove plat note from existing recorded plat, vacating plat will be required. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area**Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3 Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved, TIA waived. Must comply with City's Access Management Policy. Gas easement referenced on east side is shown different from existing recorded plat, please clarify/revise accordingly. Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat. At the P&Z meeting of March 22, 2022, the Board approved the subdivision in preliminary form subject to conditions noted, utilities and drainage approval.

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

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed subdivision. There was none.

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

3) SITE PLAN:

- a) Site plan approval for LOT 1, Rolando Gomez Properties 1 Subdivision, Hidalgo County, Texas; 3224 Buddy Owens Boulevard. **(SPR2019-0009)**

Ms. Katia Sanchez stated that the property is located on the northwest corner of Buddy Owens Boulevard and North 33rd Street is zoned C-3L (light commercial) District. The adjacent zoning is C-3L District to the east, A-O (agricultural – open space) District to the south and R-1 (single family residential) District to the north and west. Surrounding land use include single family residences, commercial businesses and De Leon Soccer Complex and Middle School. The property is part of Rolando Gomez Properties Subdivision, which was recorded on June 27, 2005. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant is proposing to construct and operate as a retail plaza with a 4,318 square foot facility.

Based on the square footage of the proposed retail plaza, 14 parking spaces are required, 21 parking spaces are provided on site. The required accessible parking space is 1, 1 accessible parking space are provided on site. Access to the site is off a curb cut on North 33rd Street. Required landscaping for the lot is 1,908 square feet, 2,736 square feet is provided, with trees required as follows: 10 – 2 ½" caliper trees, or 5 – 4" caliper trees, or 3 – 6" caliper trees, or 20 palm trees. Minimum 10' wide landscape strip (5' wide with 3' hedge for properties less than 200' deep) required inside the property line along Buddy Owens Boulevard and North 33rd Street. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 feet of a landscaped area with a tree, as required by ordinance. 4' sidewalk required along North 33rd and Buddy Owen Boulevard. No part of gates for the dumpster enclosure to swing into Right-of-Way. No structures are permitted over easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet.

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

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

- b) Site plan approval for Lot 2, Rolando Gomez Properties 1 Subdivision, Hidalgo County, Texas; 3228 Buddy Owens Boulevard. **(SPR2022-0039)**

Ms. Katia Sanchez stated that the property is located on the northwest corner of Buddy Owens Boulevard and North 33rd Street is zoned C-3L (light commercial) District. The adjacent zoning is C-3L District to the east, A-O (agricultural – open space) District to the south and R-1 (single family residential) District to the north and west. Surrounding land use include single family residences, commercial businesses and De Leon Soccer Complex and Middle School. The property is part of Rolando Gomez Properties Subdivision, which was recorded on June 27, 2005. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant is proposing to construct and operate as a car wash.

Based on the square footage of the proposed car wash, 6 parking spaces are required, 6 parking spaces are provided on site. The required accessible parking spaces is 1, 1 accessible parking spaces are provided on site. Access to the site is 25' from back to back of Curb Cut along Buddy Owens Boulevard. Required landscaping for the lot is 1,329 square feet, 1,637 square feet is provided, with trees required as follows: 7 – 2 ½" caliper trees, or 4 – 4" caliper trees, or 2 – 6" caliper trees, or 14 palm trees. Minimum 10' wide landscape strip (5' wide with 3' hedge for properties less than 200' deep) required inside the property line along Buddy Owens Boulevard. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 feet of a landscaped area with a tree, as required by ordinance. A 5 feet wide sidewalk along Buddy Owens Boulevard. No part of gates for the dumpster enclosure to swing into Right-of-Way. No structures are permitted over easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet.

As per Utilities Engineering Department, the applicant will need to provide a utility layout indicating:

- 1) The placement of the domestic water meter and that the water meter is not located where proposed trees are to be placed.
- 2) A separate connection will be required for the irrigation water service as the direct connection to the domestic service line is not permitted.
- 3) It is recommended by the Utilities Engineering Department to have the sewer service to be placed within a green area so that a steel valve cover would not be needed if within a paved area.

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

After a brief discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve site plan subject to conditions noted and Mr. Emilio Santos Jr. seconded the motion, which was approved with three members present and voting and one, Ms. Erica De la Garza opposing.

- c) Site plan approval for LOT 1, TNB 3 Subdivision, Hidalgo County, Texas; 6901 North 10th Street. **(SPR2022-0027)**

Ms. Katia Sanchez stated that the property is located along the south side of Robin Avenue and on the west side of North 10th Street. The tract has a total lot size of 2.21 acres. The property is

zone C-3 (general commercial) District. The adjacent zoning is C-3 District to the north, south. The adjacent zoning is C-1 (office building) District to the east. The adjacent zoning is R-3T (multifamily townhouse) District to the west. Surrounding land uses are Viva Life Christian Gift Shop, Taco Bell, Growing Smiles Children's Dental Center, and The Boot Jack.

The applicant is proposing to construct and operate as a bank and restaurant.

Based on the square footage of the proposed bank and annex building, 165 parking spaces are required, 165 parking spaces are provided on site. 126 parking spaces are required for the proposed bank and 39 parking spaces are required for the proposed restaurant. The required accessible parking space is 6, 7 accessible parking space are provided on site. Access to the site is along Robin Avenue and North 10th Street. Required landscaping for the lot is 15,580.18 square feet, 32,518 square feet is provided, with trees required as follows: 33 – 2 ½" caliper trees, or 17 – 4" caliper trees, or 9 – 6" caliper trees, or 14 palm trees. Minimum 10' wide landscape strip (5' wide with 3' hedge for properties less than 200' deep) required inside the property line along North 10th Street and Robin Avenue. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 feet of a landscaped area with a tree, as required by ordinance. 5 feet sidewalk required along North 10th Street and Robin Avenue. No part of gates for the dumpster enclosure to swing into Right-of-Way. No structures are permitted over easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet.

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

Being no discussion, Ms. Erica De la Garza moved to approve site plan and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

4) CONSENT:

- a) Villas de Allende Subdivision, 1600 North Taylor Road, DG and GG Investments, LLC **(SUB2021-0033)(REVISED FINAL)(Previously Approved as Taylor View)SEC**
- b) Nolana Retail Subdivision, 1300 East Nolana Avenue, South Padre Retail Center LTD **(SUB2020-0036)(REVISED FINAL)AEC**
- c) Chaises De Jardin Subdivision, 2501 Rusell Road, Jane Cross **(SUB2022-0099)(FINAL)MDCE**
- d) Frontera Forest Subdivision, 1721 Frontera Road, Robert H. Crane **(SUB2022-0096)(FINAL)CH**

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve final 4a-d and Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

5) SUBDIVISIONS:

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

Ms. Liliana Garza stated that the North Jackson Road: Min. 10 ft. dedication for min. 60 ft. from centerline for 120 ft. ROW Paving: min. 65 ft. Curb & gutter: both sides. Must escrow monies as needed if not constructed prior to recording. Access on North Jackson Road between Lots 15 and 16 will be used for emergency exit only for City Departments and it will be shown on the plat as such prior to recording. Previously proposed exit access will not be required. No accesses proposed on North Jackson Road. City of McAllen Thoroughfare Plan. North "K" Center Street: Dedication required for 80 ft. total ROW Paving: 44 ft. Curb & gutter: both sides. Must escrow monies as needed if not constructed prior to recording. Show ROW from centerline to new property line and total ROW after accounting for ROW dedication prior to recording. Verify that ROW is align with properties to the north and south. Please provide copy of document "30 ft. HCID No. 2 exclusive ROW easement Volume 19, Page 289 & Volume 16, Page 5" prior to final for staff to review. Abandonment number just be included on plat prior to recording. Subdivision Ordinance: Section 134-105. East Jonquil Avenue: 30 ft. from centerline for 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides must escrow monies if improvements are not built prior to recording. Provide copies of documents "15 ft. Utility Easements Doc. 1771099" and "10 ft. Utility Easements Doc. 1018794" prior to final for staff to review prior to recording. Subdivision Ordinance: Section 134-105. Internal Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides must escrow monies if improvements are not built prior to recording. Submit revised gate details prior to recording for staff to approve. Gate details might increase ROW requirements. If any changes to ROWs are proposed, subdivision will have to be presented for revised consideration. Street names will be established prior to recording. If any islands are proposed, drives on both sides will have to be at least 20 ft. paving wide. As per Engineer, Street C will be 50 ft. ROW with 40 ft. paving and sidewalk easements on both sides of the street. If any ROW or paving variances are required, they must be finalized prior to final plat. Subdivision Ordinance: Section 134-105. Paving, curb and gutter. 800 ft. Block Length. Variance application submitted by the engineer on June 10, 2021 and revised layout submitted on August 11, 2021. Variance approved at P&Z meeting of September 7, 2021 and by City Commission on September 27, 2021. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. 20 ft. by 20 ft. ROW clip required at all alley intersections. Alleys are only allowed in private residential developments, and all streets and alleys need to be shown as "private". Paving requirements must meet minimum City Standards and maneuverability requirements. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan. Engineer submitted Variance request on August 30, 2022 proposing: 10 ft. front setback for unenclosed carports only for Lots 1-15 and Lots 44-62 in lieu of the 20 ft. requirement. Building setback will remain as shown above. If variance request for the front setback for unclosed carports for Lots 1-15 and Lots 44-62 is approved, front setback note wording must be finalized prior to recording. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan.*Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Engineer submitted Variance request on August 30, 2022 proposing: 5 ft. interior side setback in lieu of the 6 ft. requirement. If variance request for the side setback is approved, interior side setback note wording must be finalized prior to recording. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along North Jackson Road and 4 ft. wide minimum sidewalk required along East Jonquil Avenue, North "K" Center Street and

both sides of all internal streets. 5 ft. sidewalks required along North Jackson Road as per Engineering Department. Please revise plat note #7 as shown above 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, along North Jackson Road, East Jonquil Avenue and North "K" Center Street. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Jackson Road (only emergency exit for City Services between Lots 15-16), East Jonquil Avenue and North "K" Center Street. City's Access Management Policy. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Site plan review might be required depending on the amount of units proposed per lot prior to building permit issuance. Common or Detention Areas, any private streets/alleys, and/or gates must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: A-O Proposed: R-3A. Rezoning approved by Planning and Zoning Board on March 16, 2021 and City Commission on April 12, 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning approved by Planning and Zoning Board on March 16, 2021 and City Commission on April 12, 2021. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Variance approved to pay 50% of required park fees prior to subdivision being recorded and the other 50% to be paid at the time of building permit. A plat note will be included on the plat prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Board approved variance on October 12, 2021. As per Traffic Department, Trip Generation approved; TIA not required. Subdivision is proposed to be private and it will meet requirements for private subdivisions such as "private" references, signature blocks, plat notes, HOA, etc. prior to recording. Abandonment of "30 ft. HCID No. 2 exclusive ROW easement" along North "K" Center Street will be done by a separate instrument and must be recorded prior to recording. Access to North Jackson Road between Lots 15-16 will only be used for City Services as an emergency exit gate. Previously proposed exit access will not be required. No accesses proposed on South Jackson Road. Any gate details revisions must be addressed prior to recording of plat. Subdivision previously approved in Revised Final form at the P&Z meeting of December 07, 2021. Revised Final review required due to variance request for front and side setback. Staff recommends approval of the subdivision in revised final form subject to conditions noted, and clarification of the variance requests.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in revised final form and Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

- b) Depot Estates Subdivision, 7008 North 23rd Street, Rainbow Falls Properties, LLC (SUB2021-0012)(FINAL)M&H

Mr. Mario Escamilla stated that North 23rd Street: 20 ft. of dedication for 60 ft. from centerline for

120 ft. of ROW Paving: By the state Curb & gutter: By the state. Monies must be escrowed prior to recording if improvements are not built. Subdivision Ordinance: Section 134-105. 600 ft. Maximum Cul-de-Sac. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. As per plat submitted on 8/5/22, please clarify 24 ft. access easement on the southwest corner as adjacent property to the south is already developed. Plat note will be required as shown prior to recording, "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen. Front: Proposing: 40 ft. or greater for easements or approved site plan. Please clarify front setback, front setback should be in accordance with zoning ordinance or in line with existing structures, or approved site plan, or greater for easements, whichever is greater applies. As of August 24, 2022, Engineer has submitted Variance request for a proposed front setback request of 40 ft. in reference to the required setback per ordinance of 60 ft. as that is the average of the existing structures along that block. Note wording must be finalized prior to recording. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Garage: 18 ft., except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on North 23rd Street. As per Engineering, 5 ft. wide minimum sidewalk required along North 23rd 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. Revise note as shown above prior to recording. 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. Must comply with City's Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private service drives must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Minimum lot width and lot area. Existing: R-3A Proposed: R-3A. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Engineer, Developer is looking into building 28 units. Park fees apply at a rate of \$700 per dwelling unit for a total amount of \$19,600. This is in accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance. Amount is based on \$700 for each individual unit and payable prior to plat recording. Fees can go up or down, they are dependent on the number of dwelling units. As per Traffic Department, Trip Generation has been approved, no TIA is required/ Must comply with City's Access Management Policy. Internal site plan review will be required before building permit issuance. Subdivision was approved in preliminary form at the P&Z meeting held September 16, 2020.

Staff recommends approval of the subdivision in final form subject to conditions noted and clarification of the requested variance.

Being no discussion, Mr. Emilio Santos Jr. moved to approve subdivision as final and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

c) Rancho Subdivision Lots 31A, 31B, and Lots 33A, 33B, 5311 South 28th Street, Viridiana Suchil(**SUB2022-0098**)(**PRELIM**)SE

Mr. Mario Escamilla stated South 28th Street: Existing 60 ft. total ROW. Paving :32 ft. Curb & gutter: Both Sides Existing paving 28.3' clarify prior to final. Label centerline on plat prior to final.

Provide how existing ROW was dedicated on plat prior to final. Provide a copy of any referenced document regarding existing ROW. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Thoroughfare Plan paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW : 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front : In accordance with the Zoning Ordinance or greater for easements or inline with existing structures, whichever is greater applies. Revise note as shown above prior to final. Proposing: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements, whichever is greater applies. Revise note as shown above prior to final. Proposing: 10 ft. or easement whichever is greater. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements, whichever is greater applies. Revise note as shown above prior to recording. Proposing: 6ft or easement whichever is greater. Zoning Ordinance: Section 138-356. Garage:18 ft. except where greater setbacks is required; greater setback applies. Revise note as shown above prior to final. Proposing:18 ft. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South 28th Street. Sidewalks are subject to increase to 5 ft. as per Engineering Department requirements, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded simultaneously with plat. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at a rate of \$700 per dwelling unit and payable prior to plat recording. In this case it's \$2,800, \$700 for each individual home. As per Traffic Department, Trip Generation for a 4 lot subdivision will be waived. Must comply with City's Access Management Policy. Public Hearing with notices will be required for the resubdivision. Revise subdivision name as shown on plat and all applicable documents: "Rancho Lots 31A,31B, and 33A,33B Subdivision".

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in preliminary form subject to conditions noted and Ms. Emilio Santos seconded the motion, which was approved with four members present and voting.

d) San Felipe on Northgate Lane Subdivision, 400 Northgate Lane, Fortis Land Holdings, LLC **(SUB2022-0094)(PRELIM)RDE**

Mr. Mario Escamilla stated Northgate Lane: Proposing additional 20 ft. of dedication for 60 ft. total ROW. Paving: 44 ft. Curb & gutter: Both Sides. Clarify proposed 20 ft. additional ROW dedication prior to final. Please show enterline on plat prior to final. Please provide how existing ROW was dedicated on plat prior to final. Please provide a copy of any referenced document regarding existing ROW. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Revise note as shown above prior to final. Proposing: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Northgate Lane Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Finalize plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise note as shown above prior to final. Clarify existing note reference to Northgate Lane prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development

Fees Ordinance, Park fees apply at a rate of \$700 per dwelling unit. In this case, fees amount to \$5,500 and payable prior to plat recording. Fees can go up or down; they are dependent on the number of units. As per Traffic Department, Trip Generation waived for 5 single family residential lots. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Emilio Santso moved to approve subdivision and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

e) Hidago County Head Start Outdoor Learning Environments and Discovery Classrooms Subdivision, 1901 State Hwy 107, Hidalgo County **(SUB2022-0102)(FINAL)HCDD1**

Mr. Mario Escamilla stated State Highway 107: Plat shows existing 172 ft. of total ROW. Paving: By the state Curb & gutter: By the state, please show centerline on plat prior to recording. Show existing ROW on both sides of centerline prior to recording. Please provide on plat how existing 172 ft. of ROW was dedicated, prior to recording. Please provide a copy of any referenced document regarding existing ROW. City of McAllen Thoroughfare Plan requires 150 ft. of total ROW however there is 172 ft. of existing ROW. N/S Quarter Mile Collector (east boundary):dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides recorded subdivision to the East dedicated for future N/S collector. Street alignment and ROW being reviewed and plat would need to be revised accordingly. As of August 11,2022,Engineer has submitted Variance request letter in regards to ROW dedication for both N/S collector and E/W collector, request is under reviewed by staff. Please provide ownership map to verify that no landlocked properties exist or will be created. Staff reviewed N/S collector and E/W collector alignment, and there is no need for the streets. Monies must be escrowed if improvements are not built prior to recording. Subdivision Ordinance: Section 134-105. E/W Quarter Mile Collector (south boundary):dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides. Street alignment and R.O.W being reviewed and plat would need to be revised accordingly. As of August 11,2022,Engineer has submitted Variance request letter in regards to ROW dedication for both N/S collector and E/W collector, request is under reviewed by staff. Please provide ownership map to verify that no landlocked properties exist or will be created. Staff reviewed N/S collector and E/W collector alignment, and there is no need for the streets. Monies must be escrowed if improvements are not built prior to recording. Subdivision Ordinance: Section 134-105. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. As per meeting with staff on August 19,2022 , Hidalgo County development team to provide plat note as shown prior to recording, "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen. "Subdivision Ordinance: Section 134-106. Front : In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise note as shown above, prior to recording. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise note as shown above, prior to recording. Zoning Ordinance:

Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along State Highway 107. Revise note as shown above, prior to recording. (Remove reference to ADA ramps.) Additional sidewalks may be required along collector streets once ROW requirements have been finalized. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. As per Traffic Department any new access would require a variance request. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. As of July 2, 2022 a site plan has been submitted for staff review, any changes to approved site plan for conditional use permit may require amending of such permit. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Plat note as needed-finalize wording prior to recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C3-General Business District and C4-Commercial Industrial District Proposed: A conditional use permit (CUP) is required for a institutional use; if an existing CUP exists amending of the permit will be required as applicable. At the City Commission meeting of August 22, 2022 the Board approved a Conditional Use Permit for Life of Use for a Institutional use at the subject property. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved no TIA required. *Must comply with City's Access Management Policy. A conditional use permit (CUP) is required for a institutional use; if an existing CUP exists amending of the permit will be required as applicable. At the City Commission meeting of August 22, 2022 the Board approved a Conditional Use Permit for Life of Use for a Institutional use at the subject property. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. As of July 22, 2022 a site plan has been submitted for staff review, any changes to approved site plan for conditional use permit may require amending of such permit. Subdivision was approved in Preliminary form at the Planning and Zoning commission meeting of May 17th, 2022.

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

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

f) Fortis Plaza Las Fuentes Subdivision, 5700 North 10th Street, Fortis Land Holdings, LLC and El Pistalon, LLP **(SUB2022-0093)(PRELIM)RDE**

Ms. Liliana Garza stated N. 10th Street: 60 ft. ROW existing from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state Provide Document number regarding existing ROW dedication on both sides of centerline prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Dove Avenue: Dedication required for 75 ft. ROW from centerline for 150 ft. ROW. Paving: 65 ft. Curb & gutter: both sides. The Foresight Comprehensive Map calls Dove Avenue to be 75 ft. from centerline for 150 ft. total ROW. Initial plat submittal demonstrates existing 100 ft. ROW with no additional dedication. Provide Document number regarding existing ROW dedication on both sides of centerline prior to final. ROW requirement being reviewed and plat would need to be revised

accordingly prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare plan paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Proposing Plat Note: "A private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the City of McAllen." Plat note will need to be finalized prior to final. Subdivision Ordinance: Section 134-106. Front: North 10th Street: 60 ft. or greater for approved site plan, or easements, whichever is greater applies. Existing plat provides for a 60 ft. setback or greater for approved site plan. Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat. Please revise plat note #2 as shown above prior to final. Dove Avenue: 50 ft. or greater for approved site plan, or easements, whichever is greater applies. Existing plat provides for a 50 ft. setback or greater for approved site plan. Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat. Please revise plat note #2 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356 Corner Setbacks for North 10th Street and Dove Avenue as noted above. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North 10th Street and Dove Avenue. Please revise plat note #8 as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses or greater as per agreement. Please revise plat note #11 as shown above prior to final. Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please revise plat note #10 as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning & Zoning Commission prior to issuance of building permit. Existing plat provides note, please add plat note prior to final. Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Please revise name of plat to "Plaza Las Fuentes Fortis" or "Plaza Las Fuentes Fortis Lots 1E & 1D". Please revise lot numbers to Lot 1E & Lot 1D. Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat.

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

Being no discussion, Ms. Erica De la Garza moved to approve subdivision in preliminary form subjects to conditions noted and Mr. Emilio Santos Jr. seconded the motion, which was approved

with five members present and voting.

g) Matias Estates Subdivision, 11600 North Rooth Road, Matias Gonzalez
(SUB2022-0097)(PRELIM)SE

Ms. Liliana Garza stated N.29th Street (Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. total ROW. Paving:65 ft. Curb & gutter: Both Sides please show centerline on plat prior to final. Show existing ROW dimension on both sides of centerline total ROW after any dedication prior to final. Label any dedications by this plat or existing along plat boundary. Please provide how existing ROW was dedicated on plat prior to final. Please provide a copy of any referenced document regarding existing ROW. Please remove paving stripes from plat prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front : 45 ft. or in line with average setbacks of existing structures, or greater for easements, whichever is greater applies. Revise note as shown above, prior to final. Proposing: 40 ft. or greater for easements or or in line with existing structures, whichever is greater. Clarify and finalize setback notes prior to final. Zoning Ordinance: Section 138-356. Rear:10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage:18 ft. except where greater setbacks is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N.29th Street (Rooth Road). Revise note as shown above prior to final. Sidewalks are subject to increase to 5 ft. as per Engineering Department requirements, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lots fronting public streets. Clarify area along N.29th Street (Rooth Rd.)with boundary dimensions of 25.59' and 34.94', prior to final. Include original subdivision boundary. Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line. Subdivision Ordinance: Section 134-1. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at a rate of \$700 per dwelling unit and payable prior to plat recording. If it's only one single family home then the fee is \$700. As per Traffic Department, Trip Generation for 1 lot subdivision will be waived. Must comply with City's Access Management Policy. Clarify area along N.29th Street (Rooth Rd.)with boundary dimensions of 25.59' and 34.94', prior to final. Include original subdivision boundary. Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line. Revise all street references to N.29th Street (Rooth Road) on plat prior to final.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted,

drainage and utilities approvals.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in preliminary form and Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

7) Information: City Commission Actions from August 22, 2022

- a) Mr. Edgar Garcia spoke regarding actions taken by the City Commission Board.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Emilio Santos Jr. adjourned the meeting at 4:51 p.m. and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which carried unanimously with four members present and voting.

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

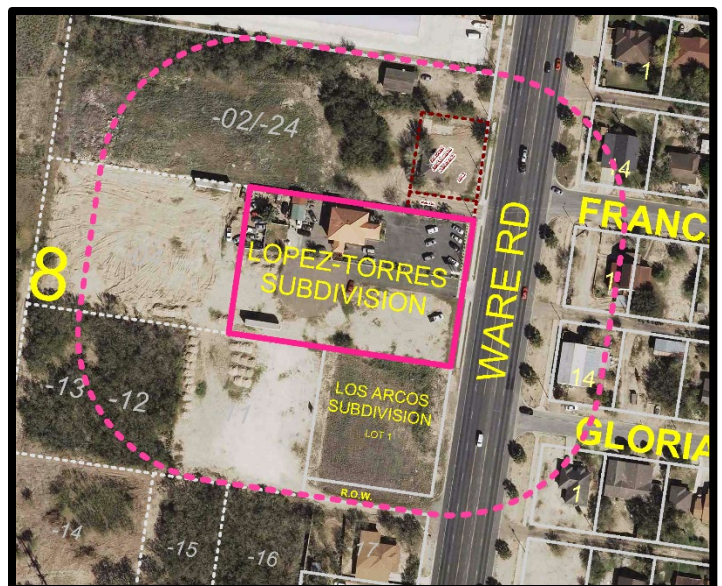
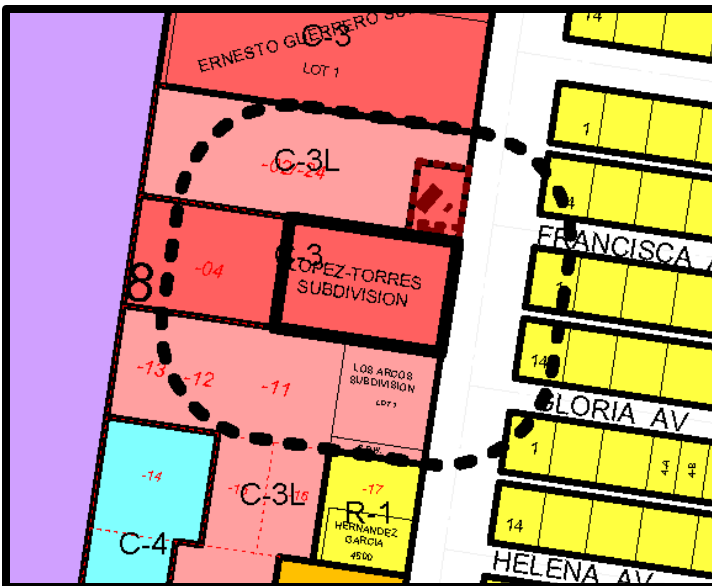
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 08, 2022.

SUBJECT: REQUEST OF SARA C. LOPEZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A FOOD TRUCK PARK, AT LOT 1, LOPEZ-TORRES SUBDIVISION, HIDALGO COUNTY, TEXAS; 4300 SOUTH WARE ROAD. (CUP2022-0123)

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



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

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

The Fire and Health Departments are pending inspections.

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

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

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

RECOMMENDATION:

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





MONDAY CLOSED
TUE-SUN 4pm-12am
@Chuchislimexico

**NOTICE
FOOD TRUCK
PARK
FOR
THIS PROPERTY
CUP2022-0123**

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



Memo

TO: Planning and Zoning Commission

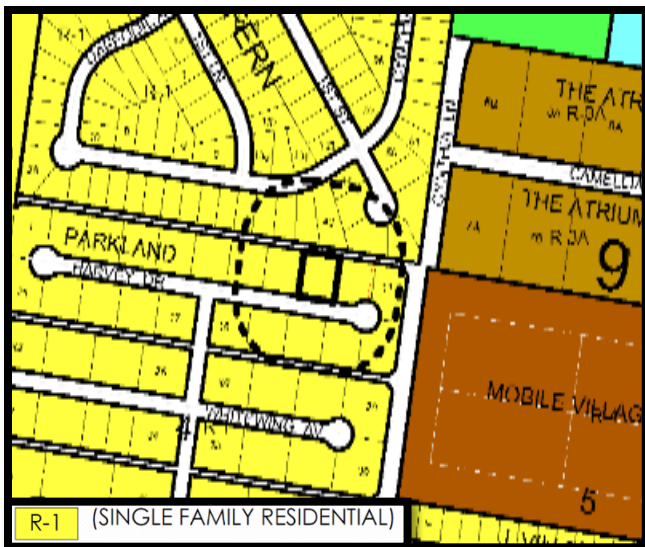
FROM: Planning Staff

DATE: September 08, 2022

SUBJECT: REQUEST OF SHARON CASTRO, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (SPEECH THERAPY), AT LOT 9 AND WEST 1.00 FOOT OF LOT 10, SAVE AND EXCEPT THE WEST 1.00 FOOT OF LOT 9, AMENDED MAP OF PARKLAND ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 125 EAST HARVEY DRIVE. (CUP2022-0124)

BRIEF DESCRIPTION:

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



REQUEST/ANALYSIS:

The applicant is proposing to operate a speech therapy business in a 100 square foot office area and a 121 square foot therapy room inside the existing residence as per the submitted floor plan. The proposed hours of operation will be from 8:00 a.m. to 5:00 p.m. Monday through Friday and by appointment only.

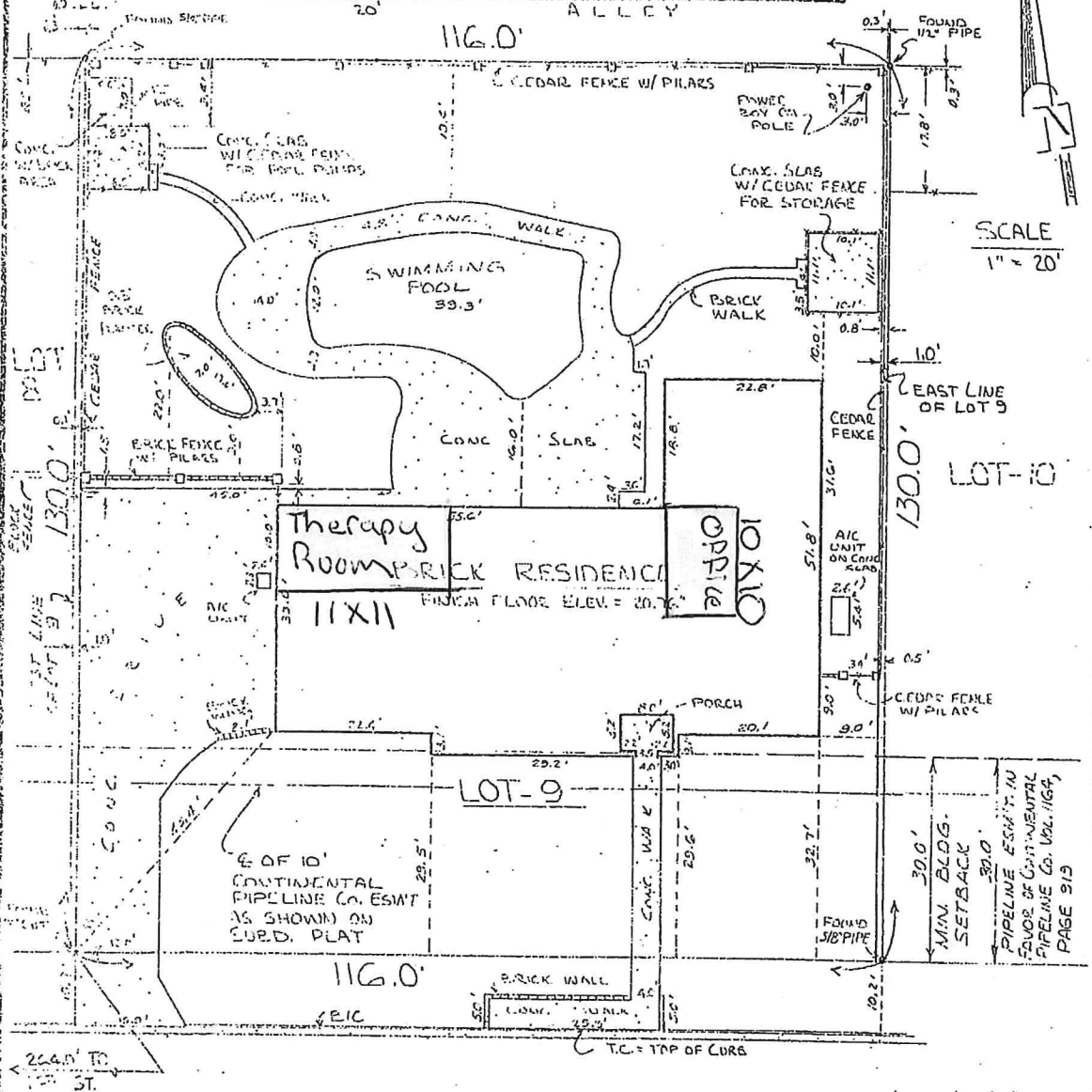
Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the certificate. The Fire Department conducted an inspection of the establishment and items are pending for compliance. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use.
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district. No signage proposed;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration of the building nor exterior display;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises; The applicant lives at the residence.
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer.
- 7) No retail sales (items can be delivered).
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

RECOMMENDATION:

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

SALINAS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
1013 SYCAMORE - McALLEN, TEXAS
682-9081



*Same plat
(set up)*





**NOTICE
HOME
OCCUPATION
FOR
THIS PROPERTY
CUP 2022-0124**

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



125 E

125

U.S. MAIL
FIRST-CLASS PERMIT
MCALLEN TEXAS

Planning Department

Memo

TO: Planning and Zoning Commission

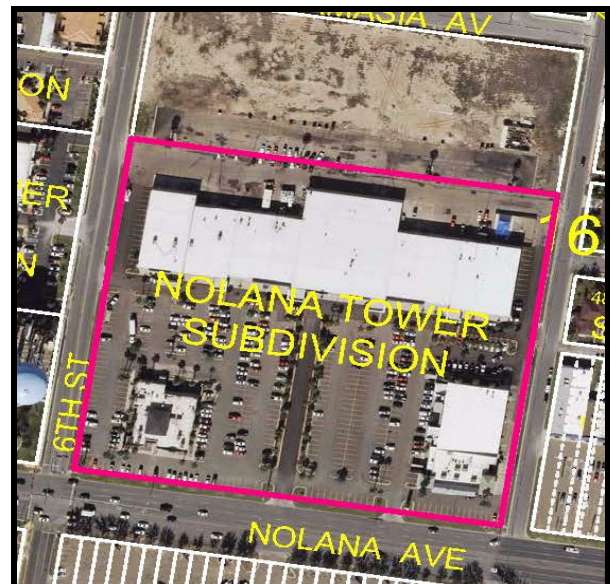
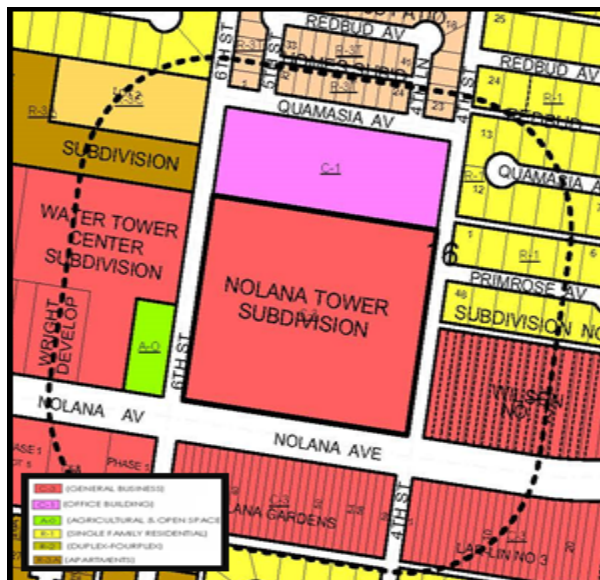
FROM: Planning Staff

DATE: September 07, 2022

SUBJECT: REQUEST OF JULIAN R. AGUILAR FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR AND A VAPE SHOP AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITE D. (CUP2022-0125)

BRIEF DESCRIPTION:

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



HISTORY:

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

REQUEST/ANALYSIS:

The applicant is proposing to operate a bar/vape shop (The Hotbox) from the existing 2,398.5 sq. ft. lease space within the retail center. The proposed hours of operation are from 12:00 p.m. to 12:00 a.m (midnight), Monday thru Sunday.

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

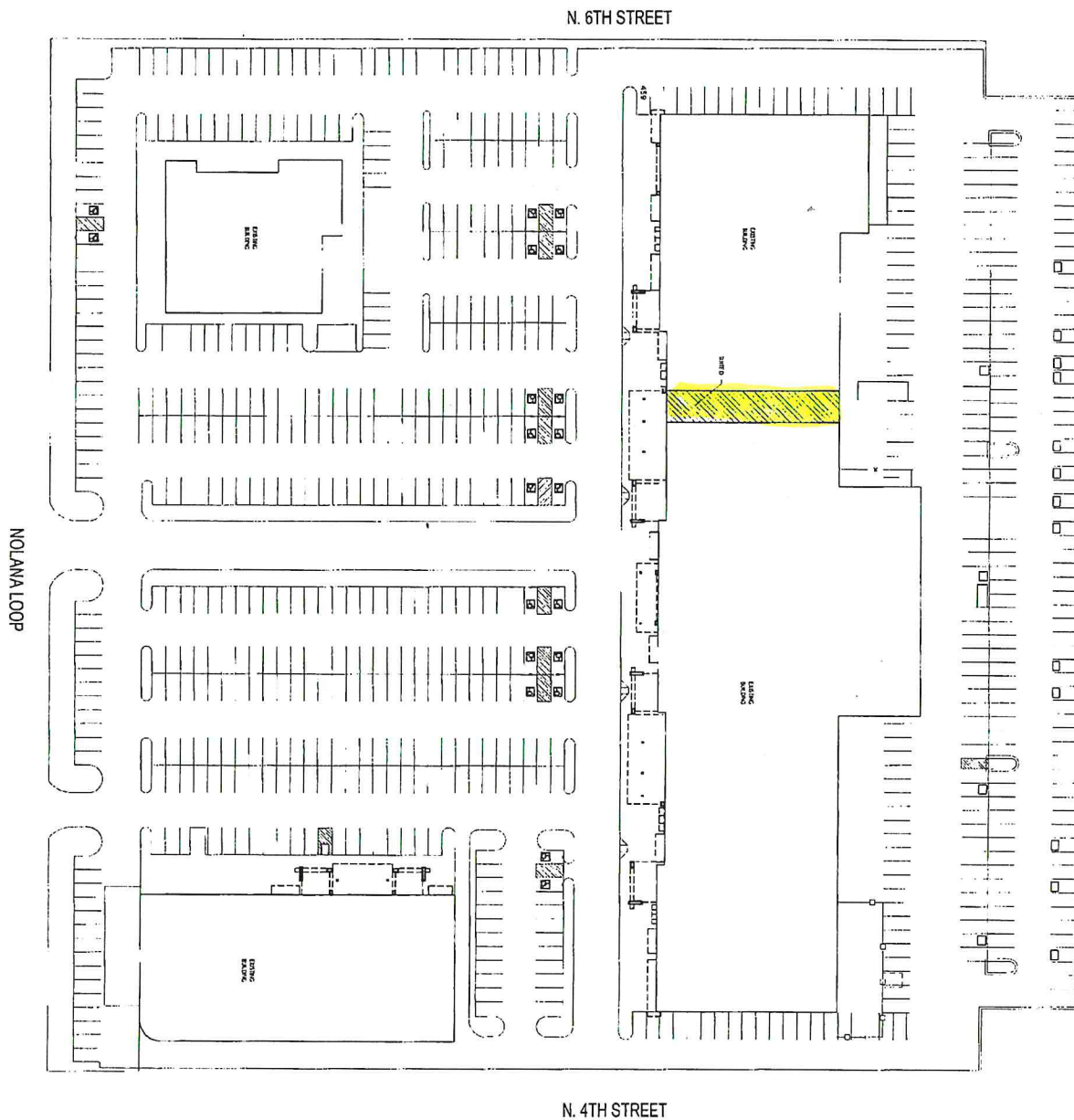
- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;
- c) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 2,398.5 sq. ft. bar/vape shop hall requires 25 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 1 accessible parking space is required and are provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;
- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- f) The abovementioned business must make provisions to keep litter to a minimum, and

to keep it from blowing onto adjacent streets and properties;

- g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspection Department as part of the building permit review process.

RECOMMENDATION:

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



1 SITE PLAN
Scale: 3/8" = 1'-0"

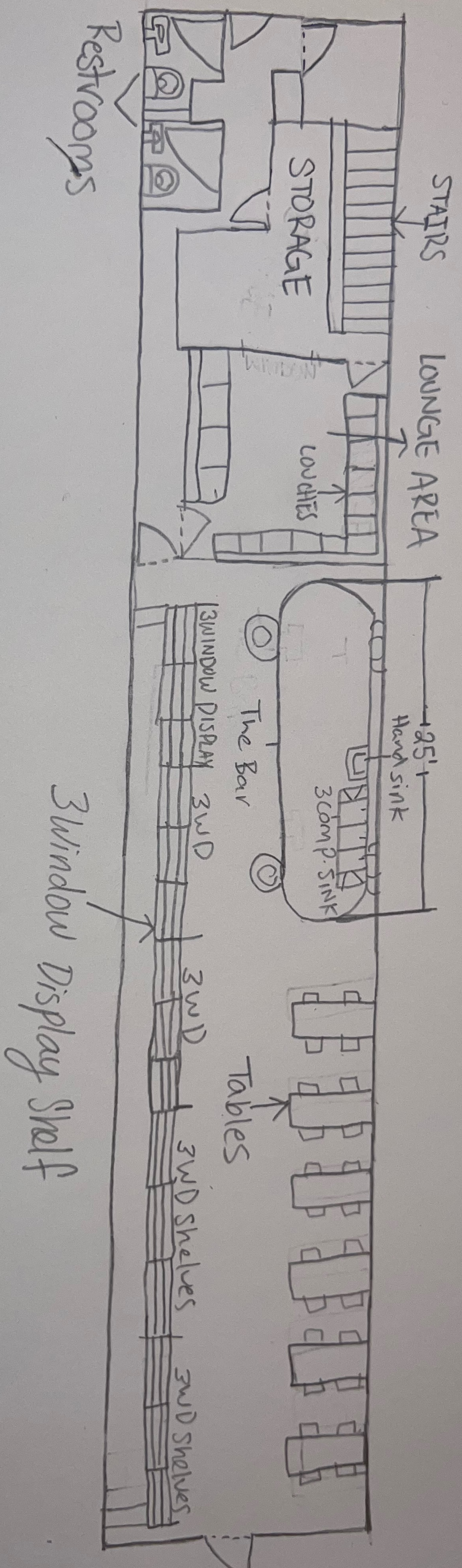
THE HOT BOX
400 W. Nolana Ste D
McAllen Tx 78504

ENTERED

AUG 15 2022

Initial: AM

The Hotbox
400 W. Nolana St. D.



AI TUNG
SE RESTAURANT

SOTA
STATE OF THE ART

[KUMORI]
sushi & teppanyaki





**NOTICE
BAR
FOR
THIS PROPERTY
CUP2022-0125**

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



76^{*}
BAR
& KITCHEN**

Planning Department

Memo

TO: Planning and Zoning Commission

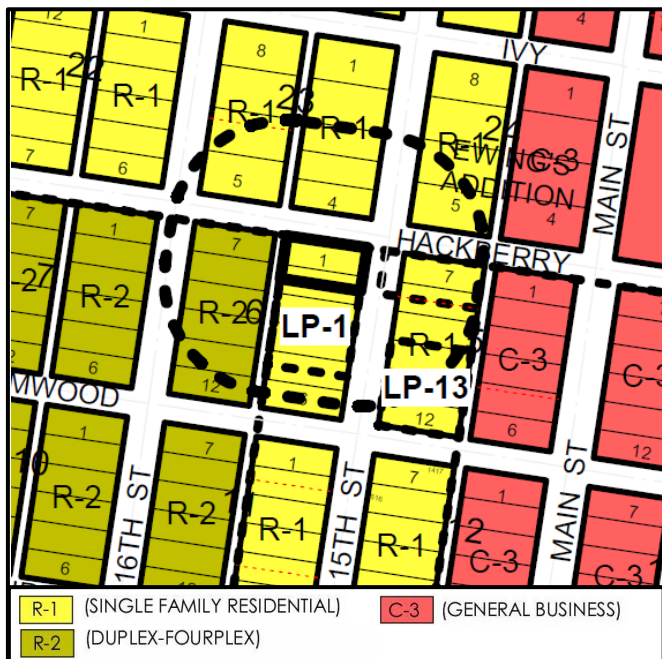
FROM: Planning Staff

DATE: September 13, 2022

SUBJECT: REQUEST OF MANUEL TISCARENO ON BEHALF OF TISCARENO STUDIO, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (BRIDAL STUDIO) AT LOT 1 AND THE NORTH ONE-HALF OF LOT 2, BLOCK 6, NORTH MCALLEN, HIDALGO COUNTY, TEXAS, 721 NORTH 15TH STREET. (CUP2022-0127)

BRIEF DESCRIPTION: The subject property is located on the southeast corner of North 15th Street and Hackberry Avenue. The tract has 75 ft. of frontage along North 15th Street and a depth of 140 ft. for a lot size of 10,500 sq. ft.

The property is zoned R-1 (single-family residential) District and is within the Las Palmas Historic District. The adjacent zoning is R-1 District to the north, east, and south, and R-2 (duplex-fourplex residential) District to the west. Surrounding land uses include single-family residences. A home occupation is permitted in the R-1 (single-family residential) District with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS: The applicant is proposing to operate a bridal studio from a bedroom and office area inside the existing house as per the submitted floor plan. The proposed hours of operation will be from 11:00 a.m. to 7:00 p.m. Wednesday through Saturday. The applicant stated the customers will visit the property for design, measurements, and fitting by appointments only and the dress will be produced at other locations outside the City of McAllen. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the certificate. The Fire Department has inspected the building and allowed the CUP process to continue. The business must comply with requirements set forth in Section 138-118(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant stated that he lives at the residence and has submitted a two-year lease amendment commencing on August 22, 2022;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant stated that he will have one employee;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that customers would visit by appointment only;
- 7) No retail sales (items can be delivered). The applicant does not propose retail sale;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

RECOMMENDATION:

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



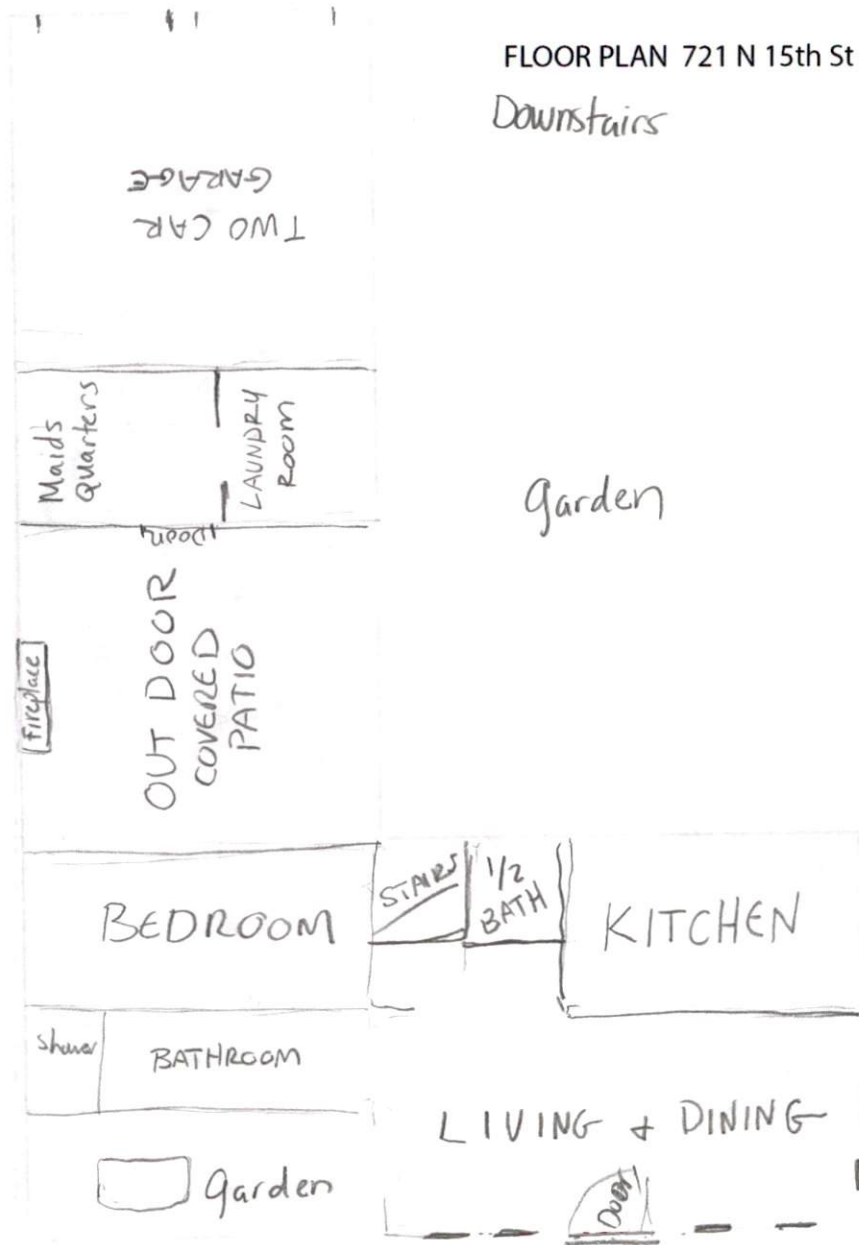
ENTERED

AUG 17 2022

Initial: Am

FLOOR PLAN 721 N 15th St

Downstairs



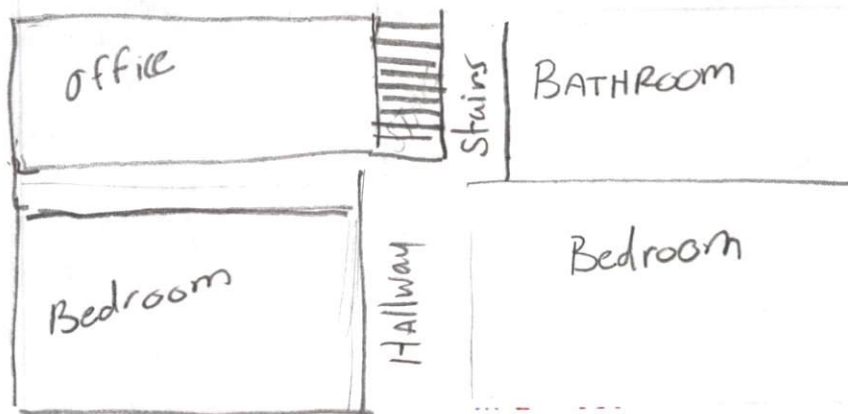
ENTERED

AUG 17 2022

Initial: alt

FLOOR PLAN 721 N 15th St

Upstairs



August 17, 2022

City of McAllen
Attention: Planning Department
PO Box 220
McAllen, TX 78505

Re: Home Occupation Application for 721 N. 15th Street

Dear City of McAllen Planning and Zoning Commission:

I am the Creative Director of Tiscareno Studio, an international fashion brand based in McAllen, Texas. Based on the brand's growth in new markets, I am transitioning the McAllen space from a commercial showroom to a private, appointment-only design studio. For this reason, I am applying for a Home Occupation at 721 N. 15th Street. The owners of the property, Robert and Nicole Strong, are not opposed to the submission of this application or the operation of a private studio from the property.

The proposed private studio will be by appointment only. Aside from myself, the studio will only have one employee present on a regular basis. Major alterations are done off-site. There will not be any noise from machines or production done on-site, only design appointments and fittings. The proposed hours of operation are 11 am to 7 pm, Wednesday to Saturday. The studio will not adversely affect traffic or unduly disrupt the peace and enjoyment of the neighborhood. Several neighbors are aware of this proposal and are in support of the studio.

Please consider issuing a Home Occupation permit to allow Tiscareno Studio to add to the charm and history of the Las Palmas Historic District.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Manuel Tiscareno', with a long horizontal flourish extending to the right.

Manuel Tiscareno
Creative Director Tiscareno Studio



NOTICE
HOME
OCCUPATION
FOR
THIS PROPERTY
CUP 2022-0127





Planning Department

Memo

TO: Planning and Zoning Commission

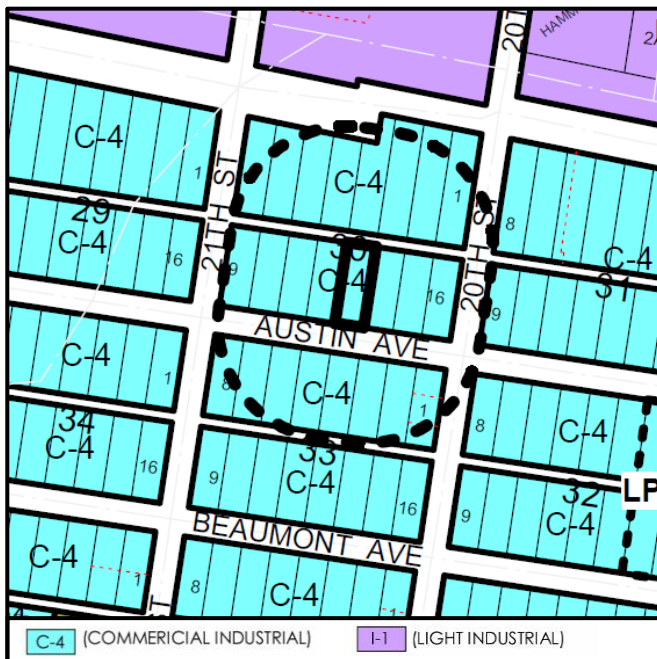
FROM: Planning Staff

DATE: September 14, 2022

SUBJECT: REQUEST OF ANTONIO BALDEMAR ALVAREZ, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A SINGLE FAMILY DWELLING AT LOT 13, BLOCK 30, HAMMOND'S ADDITION, HIDALGO COUNTY, TEXAS, 2014 AUSTIN AVENUE. (CUP2022-0129)

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

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



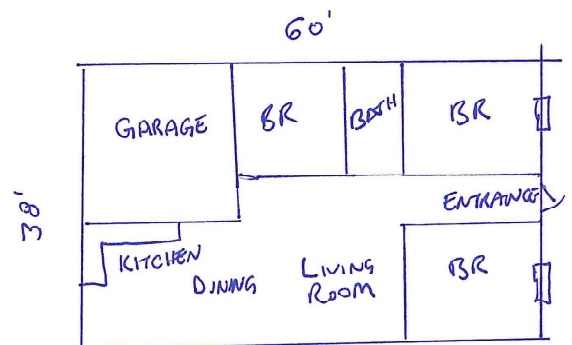
SUMMARY/ANALYSIS: The applicant is proposing to construct a new single-family residence with the total area of approximately 2,280 sq. ft. The preliminary floor plan depicts that the proposed house will include three bedrooms, a bathroom, a kitchen, a living room, a dining room, and a garage. The applicant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

The proposed residence must comply with the following requirements:

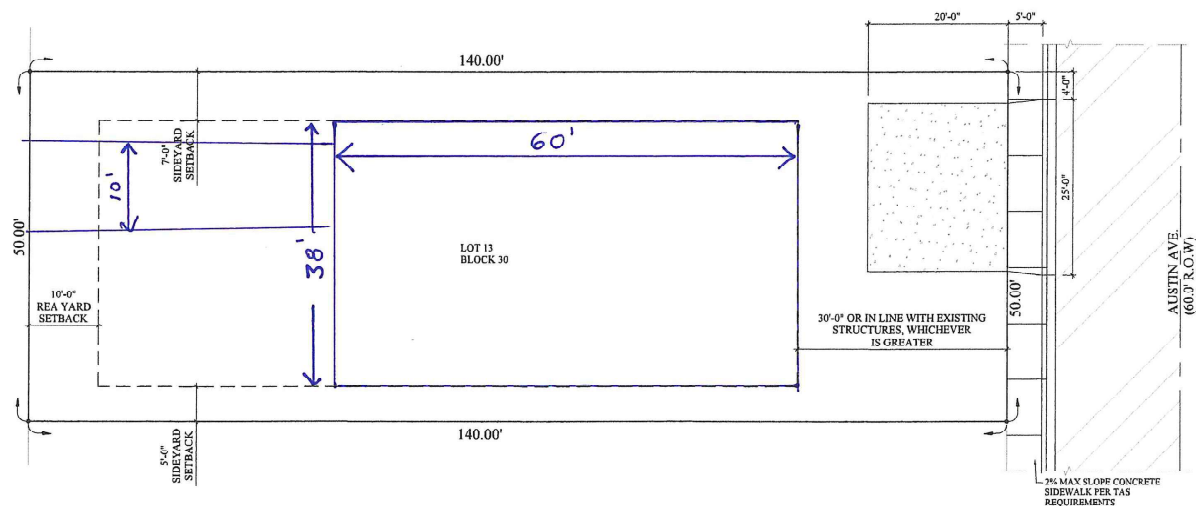
- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use; and
- 3) In a C-4 District, a single family dwelling shall be located on a minimum lot size of 5,000 sq. ft. and in compliance with setbacks of the respective zoning district. The subject property is 7,000 sq. ft.

RECOMMENDATION:

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



FLOOR PLAN



BUILDING SETBACKS	
FRONT (NORTH)	4'-0" - PROPOSED
REAR (SOUTH)	5'-0" - PROPOSED
EAST SIDE	5'-0" - PROPOSED
WEST SIDE	10'-0" - PROPOSED

GREEN AREA PROVIDED: 3,025 S.F.

SUBS: PROVIDE SUBS ALONG FRONT WALL OF BUILDING AND ALONG WALLS FACING BETWEEN BUILDINGS, 3 GAL. MINIMUM SIZE. PROVIDE ORNAMENTAL SMALL TREE OR LARGE SHRUB AT CORNERS OF HOUSE.

PLANTING BEDS: ALL PLANTING BEDS SHALL BE MULCHED OR COVERED WITH GROUND COVER.

GENERAL SITE PLAN NOTES

1. SITE LAYOUT INCLUDING BUILDING IS FOR REFERENCE ONLY, AND IS NOT CONSIDERED A SURVEY, AND SHOULD NOT BE USED AS A SURVEY. SITE PLAN SHOULD NOT BE USED FOR ANY DEVELOPMENT, SITE CONSTRUCTION, AND/OR BUILDING CONSTRUCTION. IT IS FOR THE CONTRACTOR'S USE TO USE THIS SITE PLAN FOR SITE CONSTRUCTION, IS AT OWN RISK, SURVEY RECOMMENDED.
2. SITE PLAN PROPERTY LINES DRAWN AS PER LOT DIMENSIONS AVAILABLE FROM RECORDED SUBDIVISION PLAT AND LEGAL DESCRIPTION.
3. OWNER/CONTRACTOR TO VERIFY WITH CITY ON ANY REQUIRED R.O.W. PERMITS, SUBDIVISION REQUIREMENTS, ZONING, TREE PERMITS, CURB CUTS PERMITS, CURB CUT APPROVAL, MINIMUM AND MAXIMUM SIZE PERMITTED.
4. DRIP IRRIGATION SYSTEM REQUIRED FOR SUBDIVISION RESPONSES.
5. LICENSED IRRIGATOR.
6. FIELD VERIFY ALL MEASUREMENTS OF SITE LAYOUT, INCLUDING BUILDING LOCATION FROM TO DEVELOPMENT AND/OR CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION AND/OR DEVELOPMENT. CONTRACTOR IS RESPONSIBLE FOR ALL MEASUREMENT VERIFICATION PRIOR TO DEVELOPMENT AND/OR CONSTRUCTION.
7. OWNER/CONTRACTOR IS RESPONSIBLE TO OBTAIN APPROVAL FROM CITY AND/OR OTHER ENTITIES AS REQUIRED FOR SITE LAYOUT.
8. OTHER CIVIL DRAWINGS IF REQUESTED BY MUNICIPALITY, ARE TO BE OBTAINED BY CONTRACTOR AND/OR OWNER.
9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING AND/OR R.O.W. ON OR ADJACENT TO PROPERTY PRIOR TO CONSTRUCTION.
10. CONTRACTOR RESPONSIBLE FOR REQUESTING UTILITY IDENTIFICATION AND/OR LOCATIONS FROM B.I.

- CONCRETE
- GREEN AREA
- ASPHALT PAVEMENT

SHRUBS (TOWARDS STREET, OR SIMILAR HEDGE)

UPRIGHT ROSEMARY PLANT AROUND SHADE TREE

BICOLOR GRASS

PRUNEY PALM

SHRUBS TREE 3" MINIMUM CALIBER (OAK, ASH, OR ELM)

SITE PLAN

Scale:

1:10

LOT 13
BLOCK 30
HAMMOND ADDITION
MCALLEN, TX
2914 AUSTIN AVE

BUILDING AREAS

CUSTOMER:
ANTONIO ALVAREZ

MCALLEN, TX

CONTRACTOR:

DATE:

2-18-22

REVISIONS:

5/11/22

DRAWN BY: J.M.

REVIEWED BY: J.M.

SITE PLAN

SCALE: PER DETAIL

PAGE NO.

PROJECT NO.

12-022

ENTERED

AUG 18 2022

Initials: *AM*



NOTICE
SINGLE FAMILY
DWELLING
ON
THIS PROPERTY
CUP2022-0129

Memo

TO: Planning and Zoning Commission

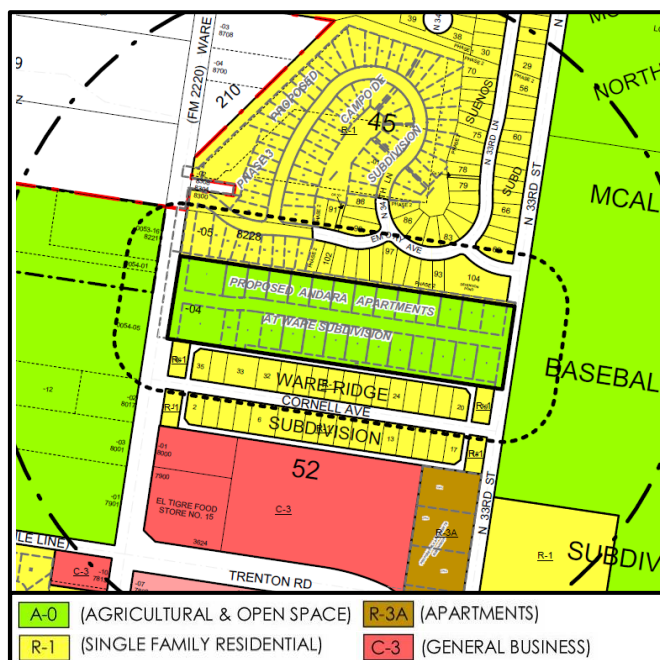
FROM: Planning Staff

DATE: September 14, 2022

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

STAFF RECOMMENDS TABLING THE REQUEST SINCE ADDITIONAL INFORMATION IS REQUIRED.

BRIEF DESCRIPTION: The subject property is located on the east side of North Ware Road, approximately 750 ft. north on Trenton Road. The tract has 330 ft. of frontage along North Ware Road and a depth of 1,320 ft. for a lot size of 10 acres. The property is zoned A-O (agricultural and open space) District. The adjacent zoning is A-O District to the east and west and R-1 District to the north and south. The applicant is requesting a Planned Unit Development in order to build 114 apartments. There is a house on the subject property proposed to be demolished. Surrounding land use include single-family residences, McAllen Youth Baseball Complex, agricultural, and vacant land. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.



HISTORY:

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

REQUEST/ANALYSIS:

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

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

1. **CONCEPTUAL SITE PLAN:** Development and use of the property must comply with the conditional use permit conceptual site plan.
2. **PERMITTED USES:** The applicant is proposing multifamily residences. Apartments are not permitted in the A-O District.
3. **OFF-STREET PARKING AND LOADING:** Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback. **A new site plan showing parking and maneuvering dimensions is needed.**
4. **LANDSCAPING:** Each lot requires 10% landscaping and a minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. Tree requirement is based on the square footage of the lot. A landscaping strip for the lots fronting North Ware Road is not shown. **Revised Landscape plan showing the landscape strip and breakdown of landscape areas is required. Proposed buffers must be shown.**
5. **STREETS AND SETBACKS:** A minimum of 60 ft. right-of-way with 40 ft. of pavement width is required on all internal streets. The applicant is proposing 50 ft. of ROW and 40 ft. of paving. **A sidewalk easement is required.** An A-O District requires a front yard setback of 50 ft. on interior streets; 10 ft. is being proposed. **The front setback for unenclosed carports is not proposed differently than the building setback. Carports must be shown on the site plan. The interior side setback is proposed to be in accordance with the Zoning Ordinance, which requires 20 ft.; however, 5 ft. side yard setback is shown on the site plan.** No overhangs will be allowed over the easements. The side setback for corner lots is 10 ft. or greater for easements. Rear side setback is proposed to be 10 ft. or greater or easements; A-O District requires 20 ft. A 4 ft. wide minimum sidewalk required on North Ware Road and both sides of all interior streets. Engineering Department may require a wider sidewalk. Sidewalk must comply with subdivision requirement.

6. DRAINAGE: The drainage report is pending approval.
7. ADDITIONAL PROVISIONS: The Conditional Use Permit site plan controls if there is a conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 10 acres and is proposing apartments, which include duplexes, a sixplex, and an eightplex. **The Traffic Department is pending a trip generation report, and a revised street light layout.** The Engineering, Fire, and Utilities Departments are reviewing the latest submittal. A recorded agreement for paving and parking over the gas easement is required prior to building permit issuance.
8. **Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan.**
9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits.

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

- Request a variance to allow multifamily use on an A-O District.
- Request a variance to allow 11.4 dwelling units per gross acre instead of 0.2 in an A-O District.
- Request a variance to allow the minimum lot size of 11,060 sq. ft. instead of 5 acres (217,800 sq. ft.).
- Request a variance to allow a 10 ft. front setback instead of 50 ft. **(Clarification is needed if carport setback is proposed to be different than the building setback. Carports must be shown on the site plan.)**
- Request a variance to allow 5 ft. interior side yard setback instead of 20 ft. **(Plat note states according to the Zoning Ordinance which requires 20. Please clarify.)**
- Request a variance to allow 25.42 ft. building height instead of 25 ft.
- Request a variance to landscaping strip requirement at the for the corner lots fronting North Ware Road.
- Request a variance to 50 ft. of right-of-way on interior streets instead of 60 ft.
- **Buffer on the north, south, and rear of the property must be shown.**
- Request a variance to allow 79 ft. of lot width instead of 165 ft.
- **Variances are subject to change after receiving new documents.**

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

RECOMMENDATION:

Staff recommends tabling the request since additional information is required.

PLAT OF
ANDARA APARTMENTS AT WARE
SUBDIVISION

McALLEN, TEXAS

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

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

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR
CITY OF McALLEN

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

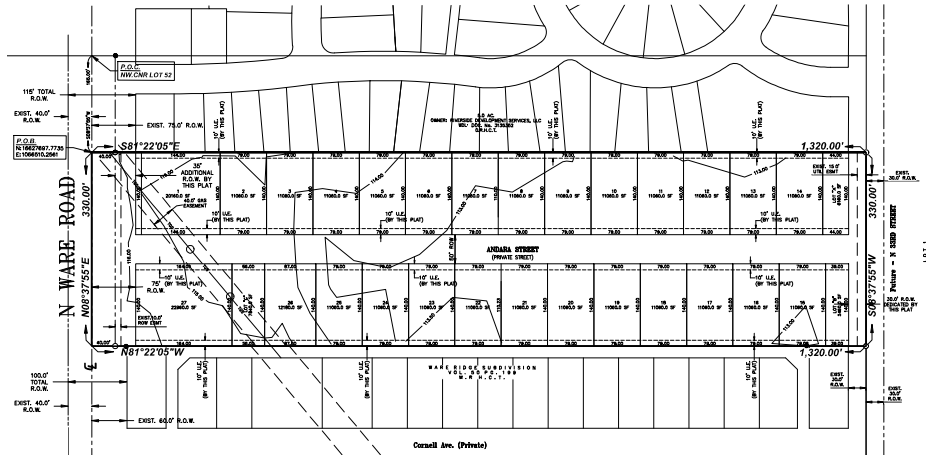
MANUEL CARRAZALES, RPLS
R.P.L.S. No. 6386
4807 GONDOLA AVE
EDINBURG, TEXAS 78542
FIRM NO. 133354817

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

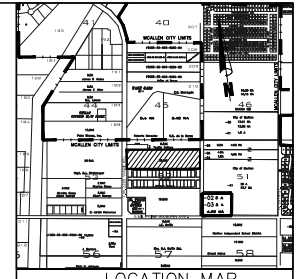
I, RENÉ BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

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



SCALE: 1" = 100'
BASIS OF BEARING:
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 1983 SOUTH ZONE

LEGEND
○ - FD, 1/2" IRON ROD
● - SET 1/2" IRON ROD



ANDARA APARTMENTS AT WARE SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED ON THE EAST SIDE OF N WARE ROAD APPROXIMATELY 700 FEET NORTH OF MILE 5 (AUBURN AVE.)
DATE OF PREPARATION: 12/30/20
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO: 6435

METES AND BOUNDS DESCRIPTION

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

COMMENCING AT A CALCULATED POINT ON THE CENTERLINE OF NORTH WARE ROAD FOR THE NORTHWEST CORNER OF SAID LOT 52, THENCE SOUTH 08 DEGREES 37 MINUTES 55 SECONDS WEST, ALONG THE CENTERLINE OF SAID NORTH WARE ROAD AND THEN THE WEST LINE OF SAID LOT 52, TO A CALCULATED POINT [N:16627697.7735, E:1066510.2561], FOR THE SOUTHWEST CORNER OF A 5.0 ACRE TRACT OF LAND CONVEYED TO INVERNESS DEVELOPMENT SERVICES, LLC, BY VIRTUE OF WARRANTY DEED WITH VENDOR LIEN, RECORDED IN DOCUMENT NUMBER 3155352, DRHCT, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING.

THENCE SOUTH 81 DEGREES 22 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 5.0 ACRE TRACT OF LAND, AT A DISTANCE OF 40.0 FEET PASS A HALF (1/2)-INCH IRON PIPE FOUND ON THE EAST RIGHT OF WAY LINE OF SAID NORTH WARE ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED C.L.S. RPLS #6386 SET ON THE WEST BOUNDARY LINE OF LOT 1, McALLEN YOUTH BASEBALL COMPLEX AS RECORDED IN INSTRUMENT NUMBER 2844986, MAP RECORDS HIDALGO COUNTY TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 37 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, McALLEN YOUTH BASEBALL COMPLEX A DISTANCE OF 330.00 FEET TO A ONE (1)-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF WARE RIDGE SUBDIVISION AS RECORDED IN VOLUME 50 PAGE 109, MAP RECORDS HIDALGO COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 22 MINUTES 05 SECONDS WEST WITH THE NORTH BOUNDARY LINE OF SAID WARE RIDGE SUBDIVISION AT 1261.28 FEET PASS A HALF (1/2)-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID WARE RIDGE SUBDIVISION, AT 1260.00 FEET PASSED A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED C.L.S. RPLS #6386 SET ON THE EAST RIGHT OF WAY LINE OF SAID NORTH WARE ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 52, AND THE CENTERLINE OF SAID NORTH WARE ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

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

FOR PRELIMINARY REVIEW

THIS DOCUMENT HAS BEEN RELEASED FOR
REVIEW BY RENÉ BARRERA, P.E. NO. 86862.
7-14-22

HIDALGO COUNTY IRRIGATION DISTRICT #1

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

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

PRESIDENT

ATTEST:

SECRETARY



FILED FOR RECORD IN
HIDALGO COUNTY, TEXAS
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:

DEPUTY



3825 W. FREDY GONZALEZ AVE.
SUITE 152
EDINBURG, TX 78539
TEL: 956-687-3335
FAX: 956-992-8901
TEXAS FIRM NO. 6435

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER: 480334 0295 D
MAP REVISION: JUNE 6, 2000
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT LOT OF CURB MEASURED FROM THE CENTER OF EACH LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE
-FRONT:10 FEET OR GREATER FOR EASEMENTS
-REAR:10 FEET OR GREATER FOR EASEMENTS
-SIDE INTERIOR:..... IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
-SIDE CORNER:.....10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
-GARAGE:.....18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT IS 42,562 CUBIC FEET. ALL DETENTION IS TO BE STORED WITHIN LOT "A" AND LOT "B" COMMON DETENTION POND AREA
5. CITY OF McALLEN BENCHMARK "MCS5" FROM THE CITY OF McALLEN GPS REFERENCE MARKS LIST PREPARED BY ANDARA & ASSOCIATES IN OCTOBER, 1999 BEING LOCATED AT THE NORTHWEST CORNER OF 23RD STREET AND DARTMOUTH STREET ELEVATION = 120.15 (NAVD83)
TEMPORARY BENCHMARK SQUARE CUT SET ON TOP OF INLET CLOSET CLOSE TO THE NORTHEAST CORNER OF THIS SUBDIVISION ALONG THE SOUTH SIDE OF NOLANA AVENUE GEODETIC GPS TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 99 (GEOID 2003) N=16612900 625 E=1068193 104 ELEV=117.88
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
9. 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. COMMON LOTS "A" AND "B" TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION AND NOT THE CITY OF McALLEN. THESE LOTS "A" AND "B" SHALL BE USED FOR STORM WATER DETENTION.
11. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N WARE ROAD AND N 33RD LANE.
12. A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

NOTES CONT'D:

15. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL AS FOR DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ANDARA APARTMENTS AT WARE SUBDIVISION, RECORDED AS DOCUMENT NO. _____ HIDALGO COUNTY, DEED RECORDS. DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
16. COMMON LOTS "A" & "B", IDENTIFIED AS DETENTION AREA LOTS, SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, _____ HOMEOWNER ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME. THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOTS "A" & "B", WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOTS "A" & "B" TRANSFER OF TITLE TO THE SUBDIVISION LOT OWNER RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE _____ HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-136, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOTS "A" & "B", THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, 46.211(i). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

PRINCIPAL CONTACTS:		FIRM REG. NO. 6435	
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: CALITA CONSTRUCTION	PO BOX 3611	MISSION, TX 78573	---
ENGINEER: RENÉ BARRERA, P.E.	3525 W. FREDY GONZALEZ AVE.	EDINBURG, TX 78539	956-687-3335
SURVEYOR: MANUEL CARRAZALES, RPLS	4807 GONDOLA AVE.	EDINBURG, TX 78542	956-567-2167



NOTICE
PLANNED UNIT
DEVELOPMENT
THIS PROPERTY
CUP 2022-001

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

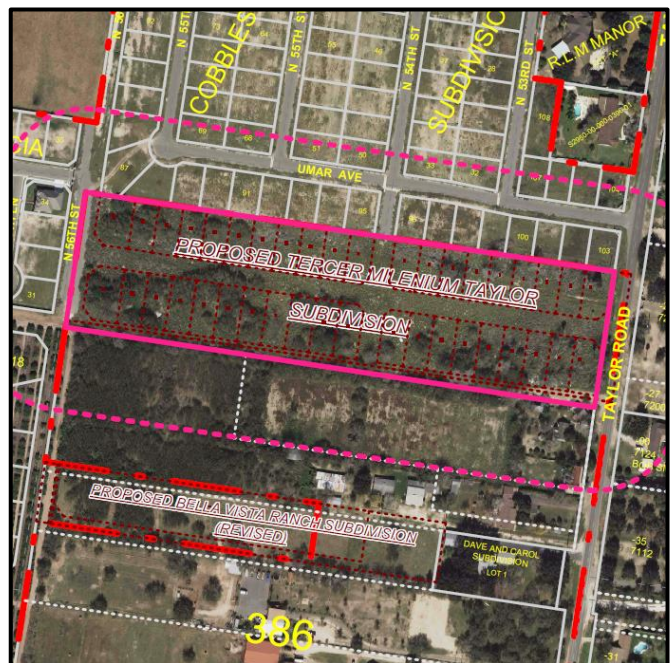
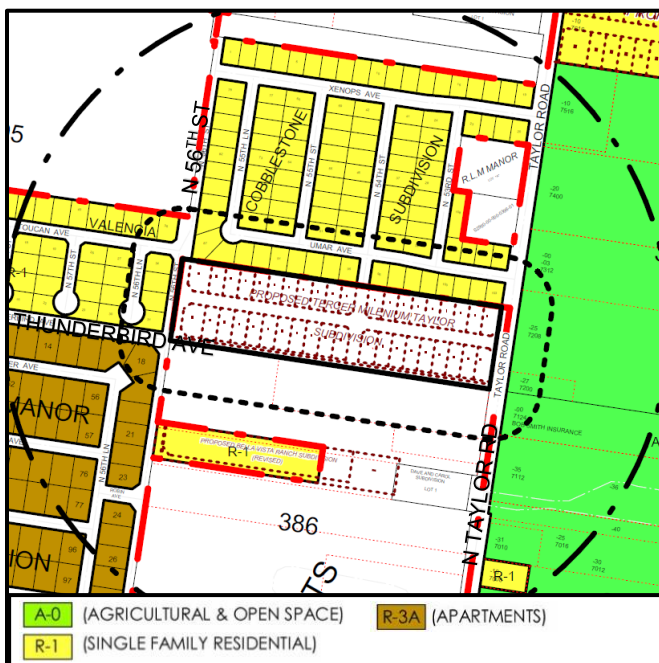
DATE: September 14, 2022

SUBJECT: INITIAL ZONING TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: 9.394 ACRES OUT OF LOT 396, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 7201 NORTH TAYLOR ROAD. (REZ2022-0034)

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

PROPOSAL: The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District will become effective upon the annexation of the tract into the City. A proposed 40-lot subdivision under the name of Tercer Milenium Taylor Subdivision was approved in preliminary form by the Planning and Zoning Commission on July 26, 2022.

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



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

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

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

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

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 development trend in the surrounding area.

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

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

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

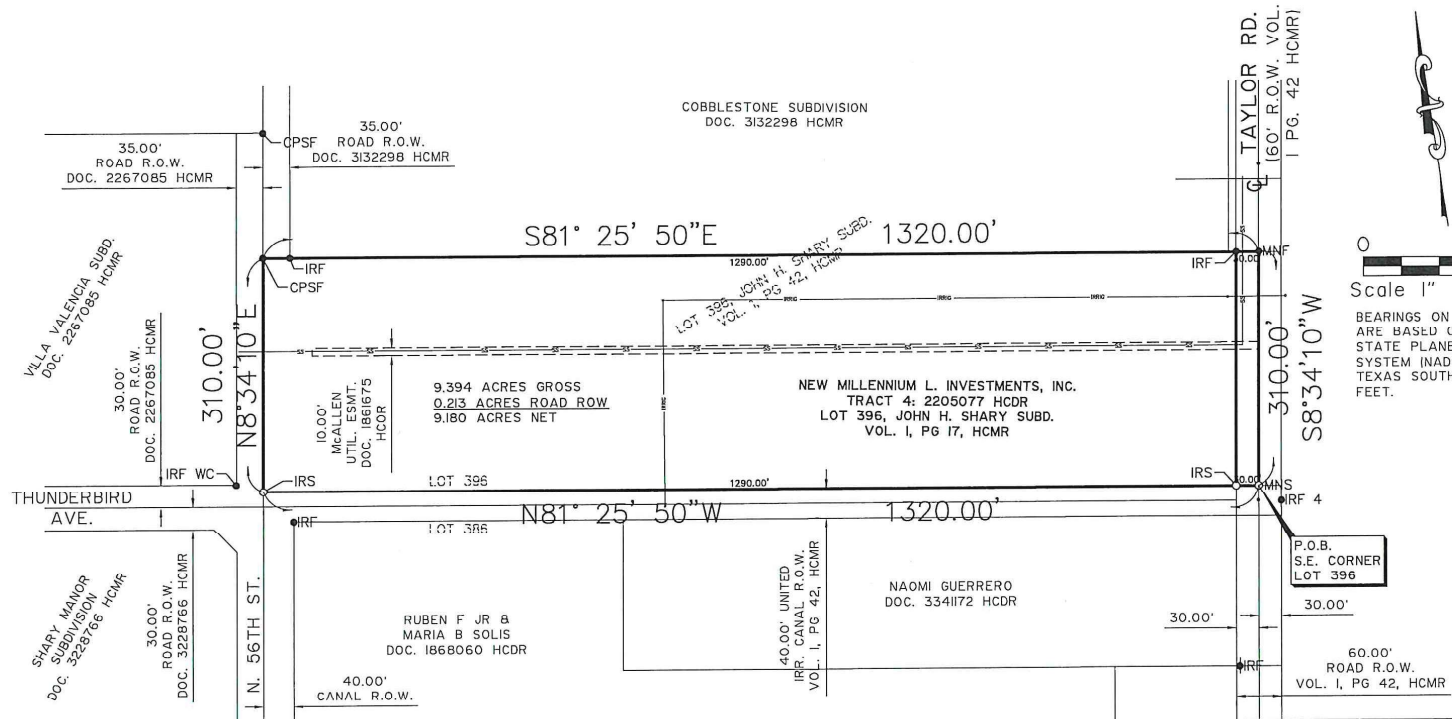
RECOMMENDATION:

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

JOB NO. 22-IB0	PAGE 1 OF 2
Field Work By: JAG	Date: 6/16/22, 6/21/22
Drawn By: JAG	Date: 6/24/22

0 200
Scale 1" = 200'

BEARINGS ON THIS SURVEY
ARE BASED ON THE TEXAS
STATE PLANE COORDINATE
SYSTEM (NAD83 FIPS 4205)
TEXAS SOUTH ZONE, U.S.
FEET.



ENTERED

AUG 18 2022

Initial: *AM*

NOTES:

- 1 - THIS PROPERTY FALLS IN FLOOD ZONE "C", FLOOD INSURANCE RATE MAP PANEL NO. 480334 0400 C MAP DATED NOV. 16, 1982.
- 2 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
- 3 - THIS SURVEY MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES. (IRR LINE SHOWN PER STAND PIPE LOCATION AND IRR. MAP) (SAN. SEW. LINE SHOWN PER MH LOCATION AND CITY OF McALLEN GIS MAP)
- 4 - RIGHTS OR CLAIMS BY UNITED IRRIGATION DISTRICT TO ANY PORTION OF SUBJECT PROPERTY DESCRIBED HEREIN LYING WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY.
- 5 - UTILITY EASEMENT IN FAVOR OF CITY OF McALLEN AS SHOWN BY INSTRUMENT DATED JANUARY 15, 2008, FILED FEBRUARY 29, 2008 UNDER DOCUMENT NUMBER 1861675, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
- 6 - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SURVEY.

LEGEND

- IRS = IRON ROD SET
IRF = IRON ROD FOUND
MNS = MAG NAIL SET
MNF = MAG NAIL FOUND
CPSF = COTTON SPINDLE FOUND
(DEED RECORD)

PLAT SHOWING:

A TRACT OF LAND CONTAINING 9.394 ACRES OF LAND, MORE OR LESS, BEING A PART OR PORTION OUT OF LOT 396, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME I, PAGE 17, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS;



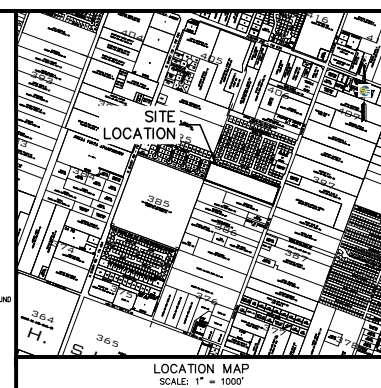
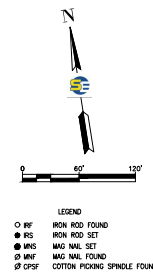
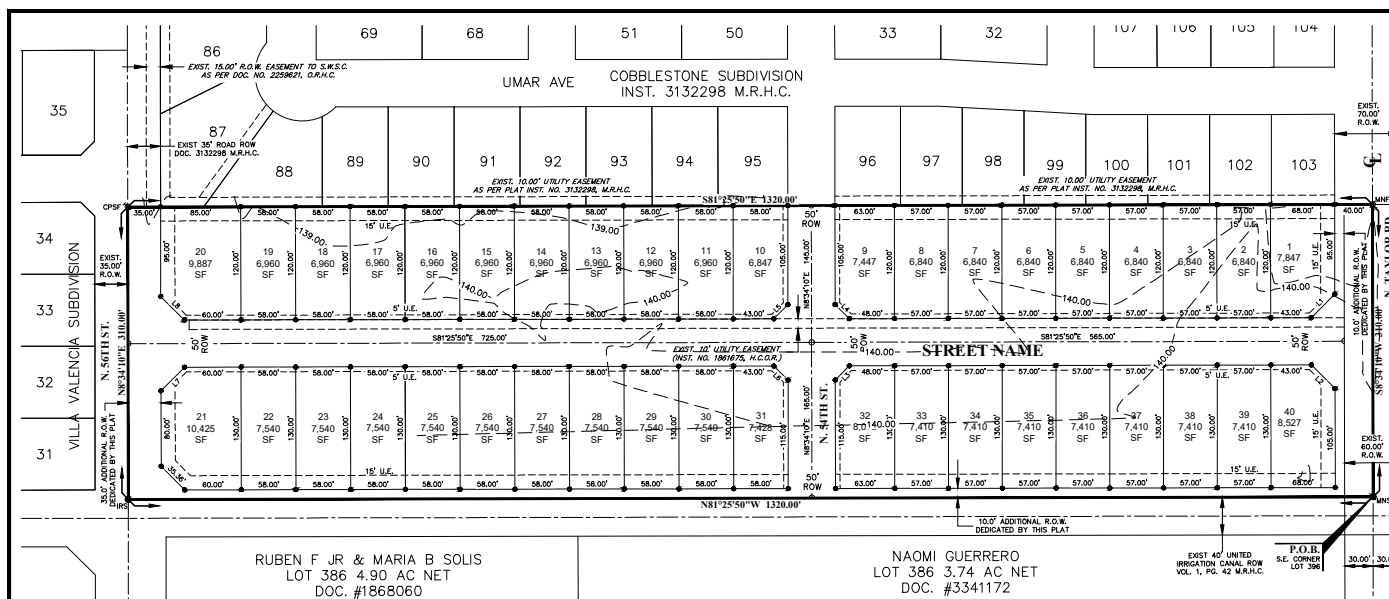
I, JORGE A. GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AS DATED BELOW, UNDER MY DIRECTION AND SUPERVISION, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" AND THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN

SIGNATURE

6/24/2022

DATE:

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- GENERAL NOTES
1. FLOOD ZONE STATEMENT: FLOOD ZONE "C", FLOOD INSURANCE RATE MAP PANEL NO. 480334 0400 C MAP DATED NOV. 16, 1982.
 2. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MD POINT OF EACH LOT.
 3. MINIMUM BUILDING SET BACKS:
 - FRONT: 25 FEET
 - REAR: 10 FEET
 - REAR FOR DOUBLE: 20 FEET
 - FRONTING LOTS 21-40: 20 FEET
 - GALE: 18 FEET
 - GALE: 18 FEET OF WHERE GREATER SETBACK REQUIRED APPLIES SETBACKS ARE SUBJECT TO INCREASE FOR ZONING ORDINANCE OR EASEMENTS.
 4. NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
 5. REQUIRED ENGINEER DRAINAGE DETENTION IS: _____ G.F. (____ AC./FT.) TOTAL.
 6. BENCHMARK (N) = _____
 7. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 8. A 4 FEET WIDE MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS, AND A 4 FEET WIDE SIDEWALK IS REQUIRED ON ALONG N. TAYLOR ROAD & N. 56TH ST.
 9. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG N. TAYLOR ROAD AND N. 56TH STREET.
 10. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 11. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY UNITED IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
 12. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY UNITED IRRIGATION DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
 13. NO PERMANENT STRUCTURES, (FOR EXAMPLE FENCES OR BURNWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY UNITED IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
 14. COMMON AREAS, PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
 15. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE 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.
 16. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TERCEER MILENIUM TAYLOR SUBDIVISION RECORDED AS DOCUMENT NUMBER _____, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
 17. 25' x 25' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

LAURA E. ARAGON
NEW MILLENNIUM L. INVESTMENTS, INC
711 W. NOLANA AVE. STE. 104A
McALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

APPROVED BY DRAINAGE DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE, ARTICLE 16.01, THE DISTRICT HAS NOT REVIEWED, AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED HEREON ARE APPROPRIATE FOR THE PROPOSED SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

METES AND BOUNDS

BEGINNING AT A MAG. NAIL SET AT THE SOUTHEAST CORNER OF LOT 386, JOHN H. SHARY SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES, 25 MINUTES, 50 SECONDS WEST (DEED CALL N. 81°25'47" E.) ALONG THE SOUTH LINE OF SAID LOT 386 AND THE NORTH LINE OF A 40 FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, AT A DISTANCE OF 30.00 (DEED CALL 30) FEET PASS A 1/2-INCH IRON ROD SET FOR THE WEST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTAINING A TOTAL DISTANCE OF 1300.00 FEET TO A 1/2-INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 386, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 08 DEGREES, 34 MINUTES, 10 SECONDS EAST (DEED CALL N. 8°34'12" E.) ALONG THE WEST LINE OF SAID LOT 386, A DISTANCE OF 310.00 FEET TO COTTON PICKING SPINDLE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES, 25 MINUTES, 50 SECONDS EAST (DEED CALL S. 81°25'47" E.) AT A DISTANCE OF 1300.00 (DEED CALL 1300.00) FEET PASS A 1/2-INCH IRON ROD FOUND FOR THE WEST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTAINING A TOTAL DISTANCE OF 1300.00 FEET TO A MAG. NAIL FOUND ON THE EAST LINE OF SAID LOT 386, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 08 DEGREES, 34 MINUTES, 10 SECONDS WEST (DEED CALL S. 8°34'12" E.) ALONG THE EAST LINE OF SAID LOT 386 AND WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING, OF WHICH 0.213 (DEED CALL 0.142) OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF TAYLOR ROAD.

CHAIRMAN, PLANNING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

MAYOR, CITY OF McALLEN

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

MAYOR, CITY OF McALLEN

ATTEST:

SHARYLAND WATER SUPPLY CORP.

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT THE SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTENTIAL WATER INFRASTRUCTURE FOR THE SHARYLAND SUBDIVISION, LOCATED IN THE CITY OF ALTON, HIDALGO COUNTY TEXAS, SUBJECT TO THE POTENTIAL WATER SYSTEM MEETING THE APPROVALS OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

Line Table		
Line #	Bearing	Length
L1	N53°34'10"E	35.36'
L2	S36°25'50"E	35.36'
L3	N53°34'10"E	21.21'
L4	S36°25'50"E	21.21'
L5	N53°34'10"E	21.21'
L6	S36°25'50"E	21.21'
L7	S53°34'10"E	35.36'
L8	S36°25'50"E	35.36'

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY

OMAR GARCIA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 120081

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY

JORGE A. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
SURVEYING FIRM NO. 10194897

APPROVED BY UNITED IRRIGATION DISTRICT

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

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

ATTEST:

PRESIDENT

SECRETARY

PRELIMINARY
FOR REVIEW ONLY

**SUPREME
ENGINEERING**

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
410 S. JACKSON RD. #2780 - EDINBURG, TX 77539
(956) 272-2246

PLAT OF TERCEER MILENIUM TAYLOR SUBDIVISION

A TRACT OF LAND CONTAINING 9.394 ACRES OF LAND, MORE OR LESS, BEING A PART OR PORTION OUT OF LOT 396, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PREPARED FOR:
NEW MILLENNIUM L. INVESTMENTS, INC
711 W. NOLANA AVE. McALLEN, TX 78504

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	NEW MILLENNIUM L. INVESTMENTS, INC	711 W. NOLANA AVE. STE. 104A	McALLEN, TEXAS 78504 +52(833)214-0471
ENGINEER:	OMAR GARCIA, P.E.	110 S. JACKSON RD. #2780	EDINBURG, TEXAS 77539 (806) 272-2246
SURVEYOR:	JORGE A. GONZALEZ, P.E.	907 SUMMIT ST.	EDINBURG, TEXAS 77539 (806) 272-2246



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2022-0034
CITY OF DENVER

City of McAllen

Planning Department

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

SUB2022-0036

Project Information	Subdivision Name	<u>Virginia Terrace No's 1,2,3,4 Lot 2A & 2D NO. 3</u> MERICAN SUBDIVISION				
	Location	<u>NE CORNER OF McCOLL ROAD AND E. JACKSON AVE.</u>				
	City Address or Block Number	<u>806 S. "G" ST</u>				
	Number of Lots	<u>2</u>	Gross Acres	<u>0.4178</u> Net Acres <u>0.4178</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Existing Zoning	<u>R-1</u>	Proposed Zoning	<u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____		
	Existing Land Use	<u>VACANT</u>	Proposed Land Use	<u>R-1</u> Irrigation District # <u>2</u>		
	Replat	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Commercial	_____ Residential <u>X</u>		
	Agricultural Exemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Rollback Tax Due	<u>\$0</u>		
	Parcel #	<u>V4300-03-00-002-00</u>	Tax Dept. Review	<u>lg</u>		
	Water CCN	<input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC	Other	_____		
Legal Description	<u>LOT 2, VIRGINIA TERRACE NO. 3, OF VIRGINIA TERRACE NO.S 1-4</u> (H.C.M.R. V 12 PG 12)					
Owner	Name	<u>BEST ASSETS LLC</u>		Phone	<u>956-279-2954</u>	
	Address	<u>P.O. BOX 1809</u>		E-mail	_____	
	City	<u>MCALLEN</u>	State	<u>TEXAS</u>	Zip	<u>78505</u>
Developer	Name	<u>KIMBER 1985</u>		Phone	<u>(956) 279-2954</u>	
	Address	<u>P.O. BOX 1809</u>		E-mail	<u>JOSHB@KIMBER1985.COM</u>	
	City	<u>MCALLEN</u>	State	<u>TEXAS</u>	Zip	<u>78505</u>
	Contact Person	<u>JOSH BELGUM</u>				
Engineer	Name	<u>M GARCIA ENGINEERING, LLC</u>		Phone	<u>(956) 687-9421</u>	
	Address	<u>400 NOLANA STE. H2</u>		E-mail	<u>mariano@mgarciaengineering.com</u>	
	City	<u>McALLEN</u>	State	<u>TEXAS</u>	Zip	<u>78504</u>
	Contact Person	<u>MARIANO GARCIA, P.E.</u>				
Surveyor	Name	<u>CVQ LAND SURVEYOR, LLC</u>		Phone	<u>(956) 618-1551</u>	
	Address	<u>517 BEAUMONT AVE.</u>		E-mail	<u>surveycrew@cvqls.com</u>	
	City	<u>McALLEN</u>	State	<u>TEXAS</u>	Zip	<u>78501</u>

ENTERED

APR 04 2022

Initial: AM

FRESNO AVE

196

MCCOLL

SUBDIVISION

D

E

FRESNO AVE

5

THE LEGENDS

9

GALVESTON AVE

4

16

17

10

SUBDIVISION

1

14

19

13

LOCATION

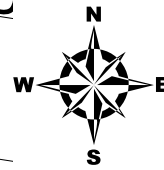
FAIR OAKS
SUBDIVISION

VIRGINIA TERRACE NO. 1

1

HOL

13



AV 6

"H" ST

13

14

VIRGINIA

TERRACE NO 4

12

11

ITHACA AV

VIRGINIA
TERRACE NO 3

4

8

1

2

8

VIRGINIA TERRACE NO. 2

1

6

7

9

JACKSON AV

MCCOLL RD

LOT 1
BILTMORE
ASSISTED
LIVING
SUBD

LOT 2

LOT B

H. E. B.
SOTEX
SUBD

TESORO
LOT 2-A

NO 2

SSER

VION

PRO
VISION

833

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS **LOTS 2A & 2B, VIRGINIA TERRACE NO. 3 SUBDIVISION** TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, 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.

BY: _____ DATE _____
BEST ASSETS, LLC
P.O. BOX 1809
McALLEN, TEXAS 78505, USA

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC

ENGINEER'S STATEMENT:

I, MARIANO GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

MARIANO GARCIA, P.E.
REG. LICENSED ENGINEER No. 90956



SURVEYOR'S STATEMENT:

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

JORGE RODRIGUEZ,
REG. PROFESSIONAL LAND SURVEYOR NO. 5303

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

CHAIRMAN PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR CITY OF McALLEN

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 STRUCTURE DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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



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

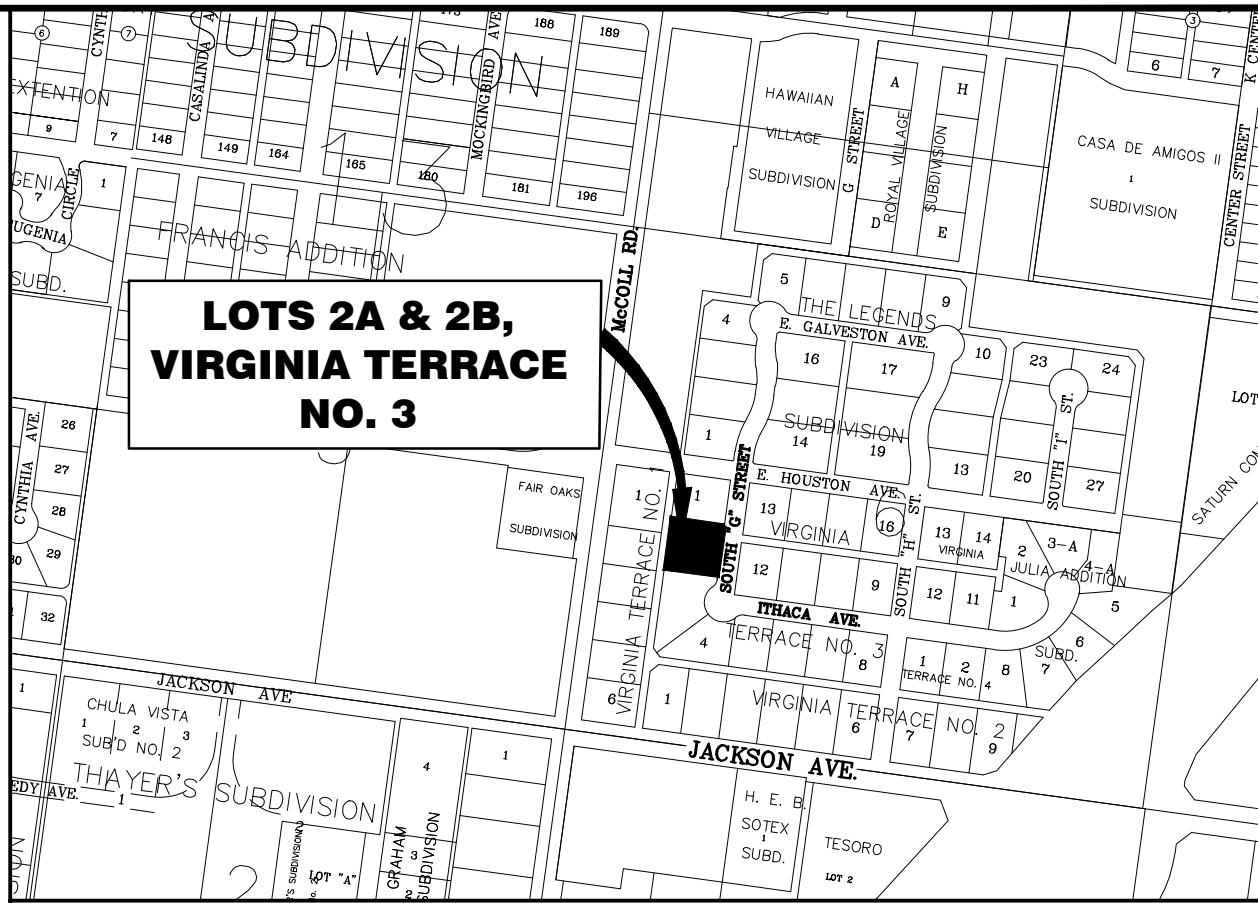
PRINCIPAL CONTACTS

OWNER: BEST ASSETS, LLC
ENGINEER: MARIANO GARCIA, P.E.
SURVEYOR: JORGE RODRIGUEZ, RPLS

ADDRESS
P.O. BOX 1809
1616 E GRIFFIN PKWY, #146
517 BEAUMONT AVE.

CITY, STATE & ZIP CODE
McALLEN, TX 78505
MISSION, TX 78572
McALLEN, TEXAS 78501

PHONE
(956) 279-2954
(956) 207-6036
(956) 618-1551



**LOTS 2A & 2B,
VIRGINIA TERRACE
NO. 3**

LOCATION MAP

SCALE: 1"=1000'

PREPARED BY: M. GARCIA ENGINEERING, LLC.
www.mgarciengineering.com

DATE PREPARED: AUGUST 25, 2022 PROJECT NO. 21-129
DATE SURVEYED: JANUARY 14, 2022

PLAT OF
LOTS 2A & 2B, VIRGINIA TERRACE NO. 3
BEING A RE-PLAT OF A TRACT OF LAND CONTAINING 0.42 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING LOT 2, VIRGINIA TERRACE NO. 3 OF VIRGINIA TERRACE NO.'S 1, 2, 3 AND 4, AND ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 12 PAGE 12 MAP RECORDS, HIDALGO COUNTY, TEXAS.

PLAT SHEET 1 OF 1

METES & BOUNDS

A tract of land containing 0.42 acres of land situated in Hidalgo County, Texas, being Lot 2, VIRGINIA TERRACE NO. 3 of Virginia Terrace No.'s 1, 2, 3 and 4, and addition to the City of McAllen, Hidalgo County, Texas, map reference: Volume 12 Page 12 Map Records, Hidalgo County, Texas, said Lot 2 being that tract of land dedeed to Kimberly M. Belgum, recorded in Document 3000048 Deed Records, Hidalgo County, Texas, said 0.42 acres also being more particularly described as follows;

BEGINNING, at a 1/2" iron rod found on the Southeast corner of said Lot 2, and the west right-of-way line of South "G" Street (50.00 foot right-of-way), for the Southeast corner of this tract;

THENCE N 81° 22' 52" W, along the south line of said Lot 2, a distance of 140.00 feet, to a 1/2" iron rod found on the southwest corner of said Lot 2, for the Southwest corner hereof;

THENCE N 08° 41' 14" E, along the west line of said Lot 2, a distance of 130.0 feet, to a 1/2" iron rod with a plastic cap stamped "CVQ LS" found on the northwest corner of said Lot 2, for the Northwest corner of this tract;

THENCE S 81° 22' 52" E, along the north line of said Lot 2, a distance of 140.00 feet to a 1/2" iron with a plastic cap stamped "CVQ LS" set on the northeast corner of said Lot 2, the west right-of-way of said South "G" Street, for the Northeast corner hereof;

THENCE S 08° 41' 14" W, along the east line of said Lot 2, and the west right-of-way line of said South "G" Street, a distance of 130.00 feet to the POINT OF BEGINNING, containing 0.42 acres of land, more or less.

Bearing basis as per TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South zone.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE B"--AREAS BETWEEN LIMITS OF THE 100 YEAR AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

FIRM COMMUNITY PANEL No.: 480343 0010 C
MAP REVISED: NOV. 02, 1982

2. PROJECT BENCHMARK:
BM - SQUARE CUT ON CONCRETE CURB WEST SIDE "G" STREET, LOCATED NEAR THE SOUTHWEST CORNER OF THIS SUBDIVISION.

3. BUILDING SETBACK LINES:
FRONT: 40.00', OR GREATER FOR EASEMENTS.
SIDES: 6.00' OR GREATER FOR EASEMENTS.
REAR: 10.00' OR GREATER FOR EASEMENTS.
GARAGE: 18.00' EXCEPT WHERE GREATER SETBACKS ARE REQUIRED; GREATER SETBACK APPLIES.

ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS

4. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.

5. STORM WATER DETENTION REQUIRED 705.00 C.F. OR (0.0162 Ac-Ft) PER DRAINAGE REPORT FOR 50 YEAR FLOOD.

6. 6FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

7. 8FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

8. A 4 FT. WDE MINIMUM SIDEWALK REQUIRED ALONG SOUTH "G" STREET.

Preliminary

This document has been released for preliminary purposes only by
Mariano Garcia, P.E.
Licence No. 90956.
August - 2022





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/15/2022

SUBDIVISION NAME: VIRGINIA TERRACE No.'S 1,2,3 & 4, Lot 2A and 2B, No.3	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South "G" Street: 25 ft. from centerline for 50 ft. total R.O.W. Paving: Existing Approximate 30 ft. Curb & gutter: Both Sides. *Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording, as needed. ***COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: Existing conditions proposed to remain. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front:40 ft. or greater for easements. **Finalize prior to final. ***Zoning Ordinance: Section 138-356	Applied
* Rear: Proposing 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: Proposing 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	NA
Garage: 18 ft. except where greater setbacks are required; greater setback applies. ***Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

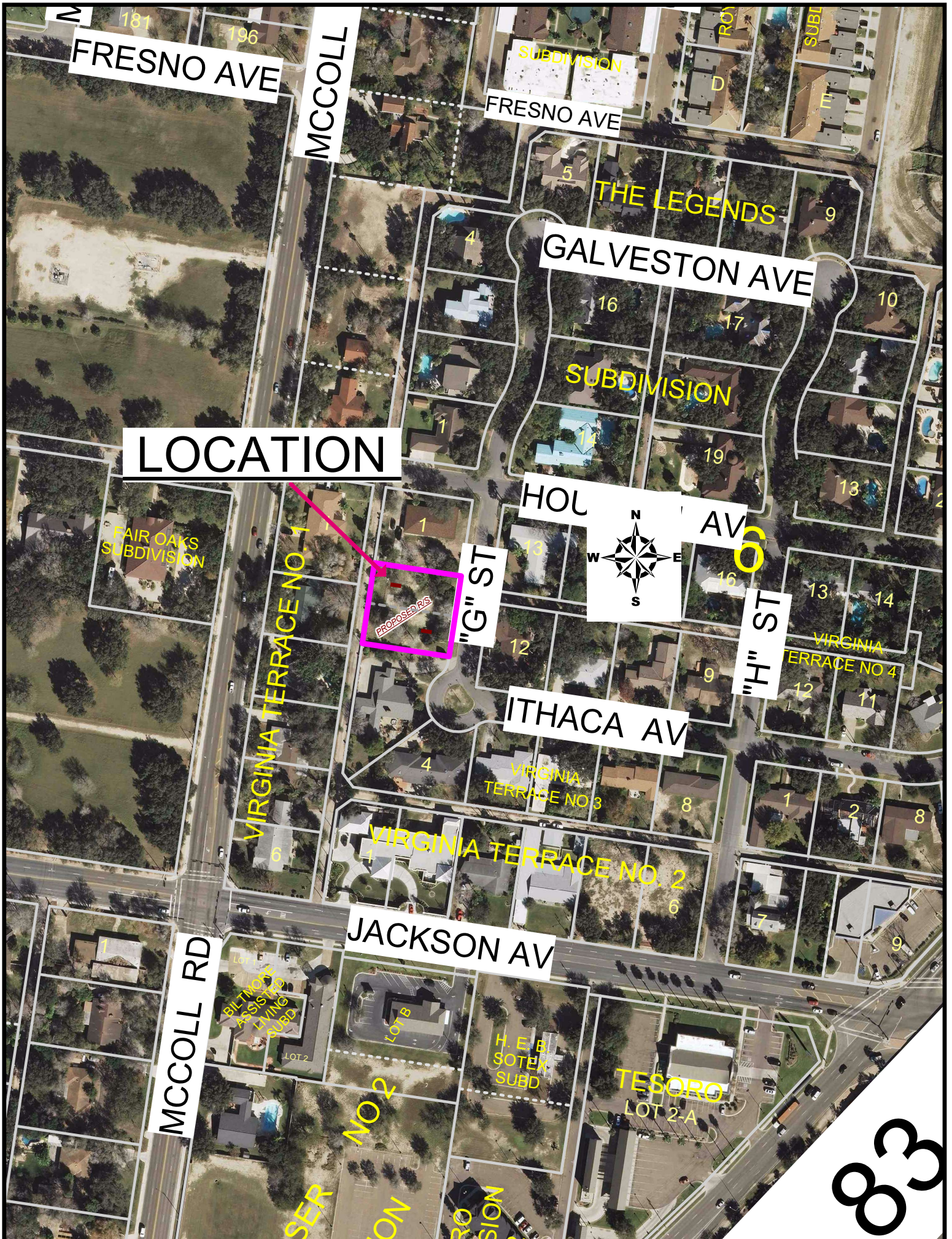
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
4 ft. wide minimum sidewalk required along South "G" Street. *Owner submitted variance to the sidewalk requirement along South "G" Street on August 8, 2022 and on August 25, 2022 request was withdrawn, with the acknowledgement that the cost would be escrowed. **Sidewalk requirements might increase to 5 ft. prior to recording subject to Engineering Department requirements. ***Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
	Applied
BUFFERS	
6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
*Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance

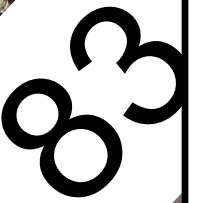
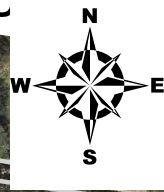
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

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



Sub 2021-0119

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>Alaniz Subdivision, Lots 25A, 25B, 25C, 25D, and 26A</u>		
	Location <u>N. 29th Street & Beech Avenue</u>		
	City Address or Block Number <u>201 N. 28th ST</u>		
	Number of Lots <u>5</u> Gross Acres <u>0.38</u> Net Acres <u>0.38</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Existing Zoning <u>R3A</u> Proposed Zoning <u>R3T</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>x</u>		
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>n/a</u>		
	Parcel # <u>116394</u> Tax Dept. Review _____		
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>Lot 25 and So. 50' of Lot 26, Alaniz Subdivision, McAllen, Texas</u>			
Owner	Name <u>Habitat Developers, LLC</u>		Phone <u>956-578-3913</u>
	Address <u>8916 N. 21st Street</u>		E-mail _____
	City <u>McAllen</u>	State <u>TX</u>	Zip <u>78504</u>
Developer	Name <u>Same as Owner</u>		Phone _____
	Address _____		E-mail _____
	City _____	State _____	Zip _____
	Contact Person <u>Daniel Martinez</u>		
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u>		Phone <u>956-683-1000</u>
	Address <u>202 So. 4th Street</u>		E-mail <u>SEC@SpoorEng.com</u>
	City <u>McAllen</u>	State <u>TX</u>	Zip <u>78501</u>
	Contact Person <u>Steve Spoor, P.E.</u>		
Surveyor	Name <u>CVQ Land Surveyors</u>		Phone <u>956-618-1551</u>
	Address <u>517 Beaumont Avenue</u>		E-mail _____
	City <u>McAllen</u>	State <u>TX</u>	Zip <u>78501</u>
	<u>10/20/21</u> <div style="text-align: right;">ENTERED</div>		

OCT 21 2021

Initial: AK

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

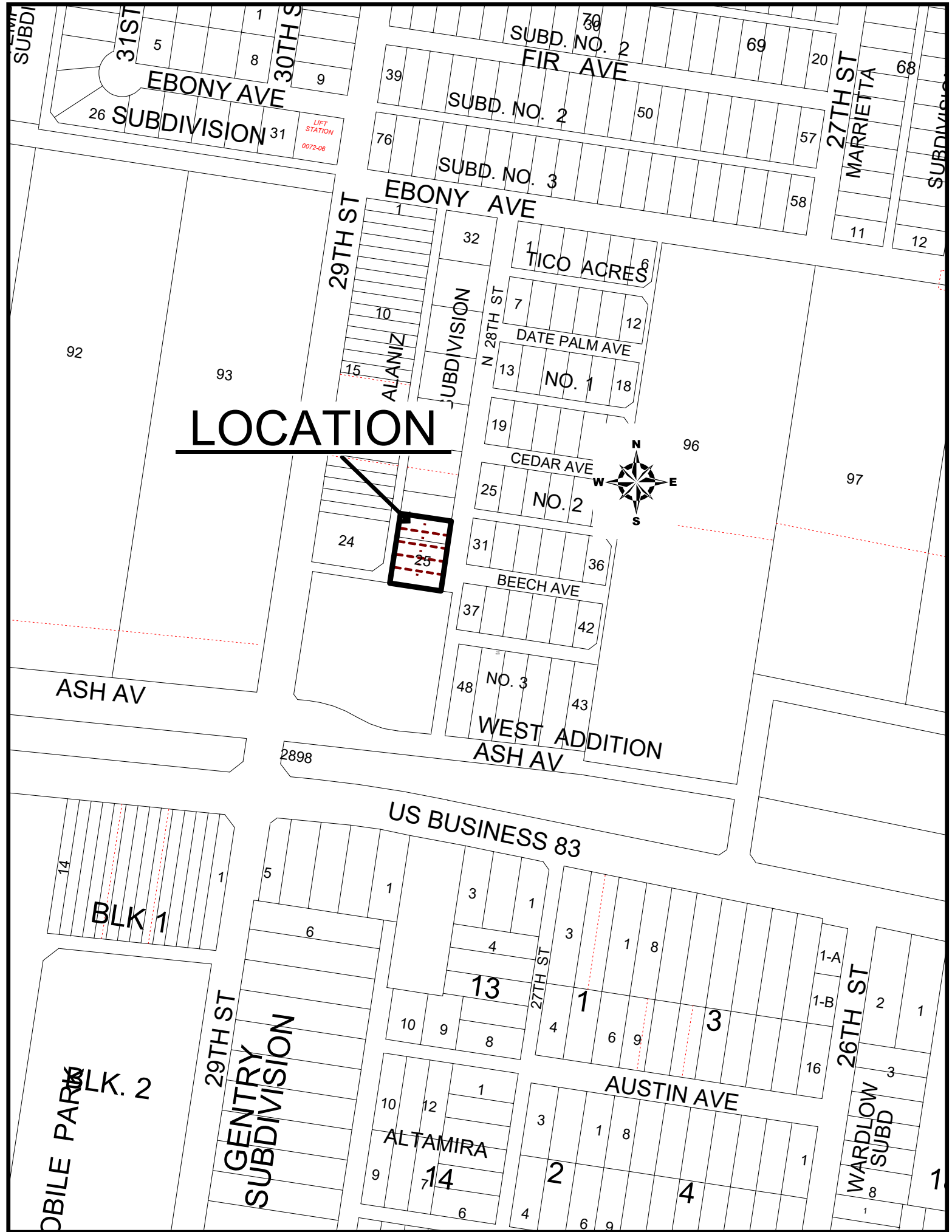
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 10-13-21

Print Name Stephen Spoor, P.E.

Owner ☐

Authorized Agent ☒





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/16/2022

SUBDIVISION NAME: ALANIZ SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 28th Street: 25 ft. from centerline for 50 ft. ROW
Paving: 32 ft. Curb & gutter: Both sides
****Please verify existing ROW on east side of CL prior to recording to finalized ROW dedication requirements. Original "Alaniz Subdivision" plat shows 25 ft. on each side of centerline.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan

Required

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

Applied

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

NA

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

NA

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

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties
**Alley on west side of subdivision boundaries must be paved prior to recording of subdivision.
***Subdivision Ordinance: Sec.134-106

Required

SETBACKS

* Front: 20 ft. or greater for easements.
**Please revise plat note as shown above prior to recording.
***If keeping the front setback line on the plat, please ass the "20 ft." dimension on it, or please remove front setback line from the plat.
***Zoning Ordinance: Section 138-356
* Rear: 10 ft. or greater for easements.
***Zoning Ordinance: Section 138-356
* Interior Sides: In accordance with the Zoning Ordinance or greater for easements
**Zoning Ordinance: Sec.138-356
* Corner
**Zoning Ordinance: Section 138-356
* Garage: 18 ft. except where greater setback is required; greater setback applies.
**Zoning Ordinance: Sec.138-356

Required

Applied

Applied

NA

Applied

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

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 28th Street. **5 ft. sidewalk might be required by Engineering Department. **Subdivision Ordinance: Sec.134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **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.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. **Must comply with City Access Management Policy	NA
* 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.	Applied
* Common Areas, any private streets/drives, gate 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. **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. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
ZONING/CUP	
* Existing: R-3A Proposed: R-3T ** Rezoning approved at the P&Z meeting of 11/06/21 and City Commission on 12/13/21. ****Zoning Ordinance: Article V	Completed

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

** Rezoning approved at the P&Z meeting of 11/06/21 and City Commission on 12/13/21. ****Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Park Department, park fees apply to this development and total amount of park fees is subject to amount of proposed lots.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation to be waived for 5 townhouses. No TIA is required.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy ***Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat. ***Existing plat notes remain as now exist.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

LOCATION



Memo

TO: Planning and Zoning Commission

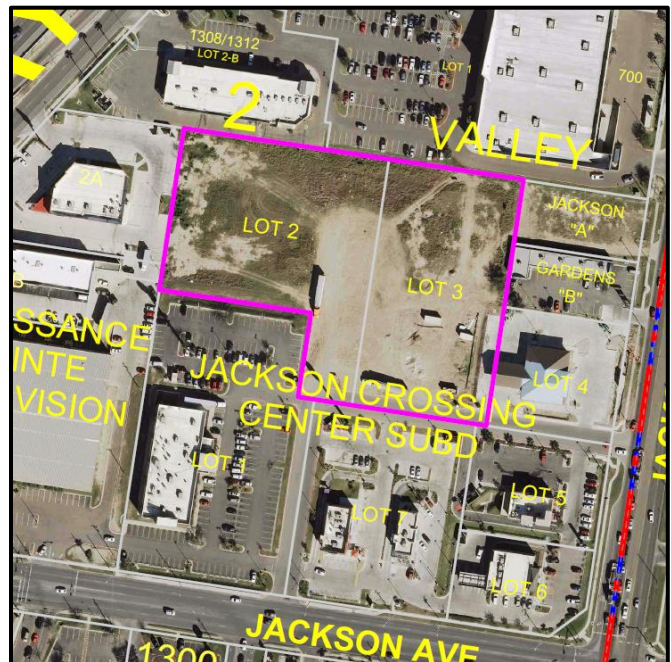
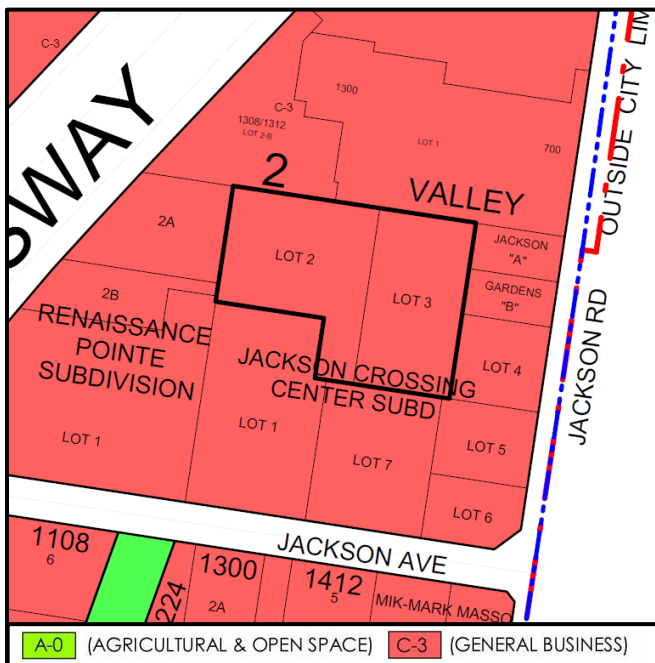
FROM: Planning Staff

DATE: September 14, 2022

SUBJECT: SITE PLAN APPROVAL FOR LOTS 2 & 3, JACKSON CROSSING CENTER SUBDIVISION; 1317 & 1417 EAST JACKSON AVENUE. (SPR2022-0033)

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

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



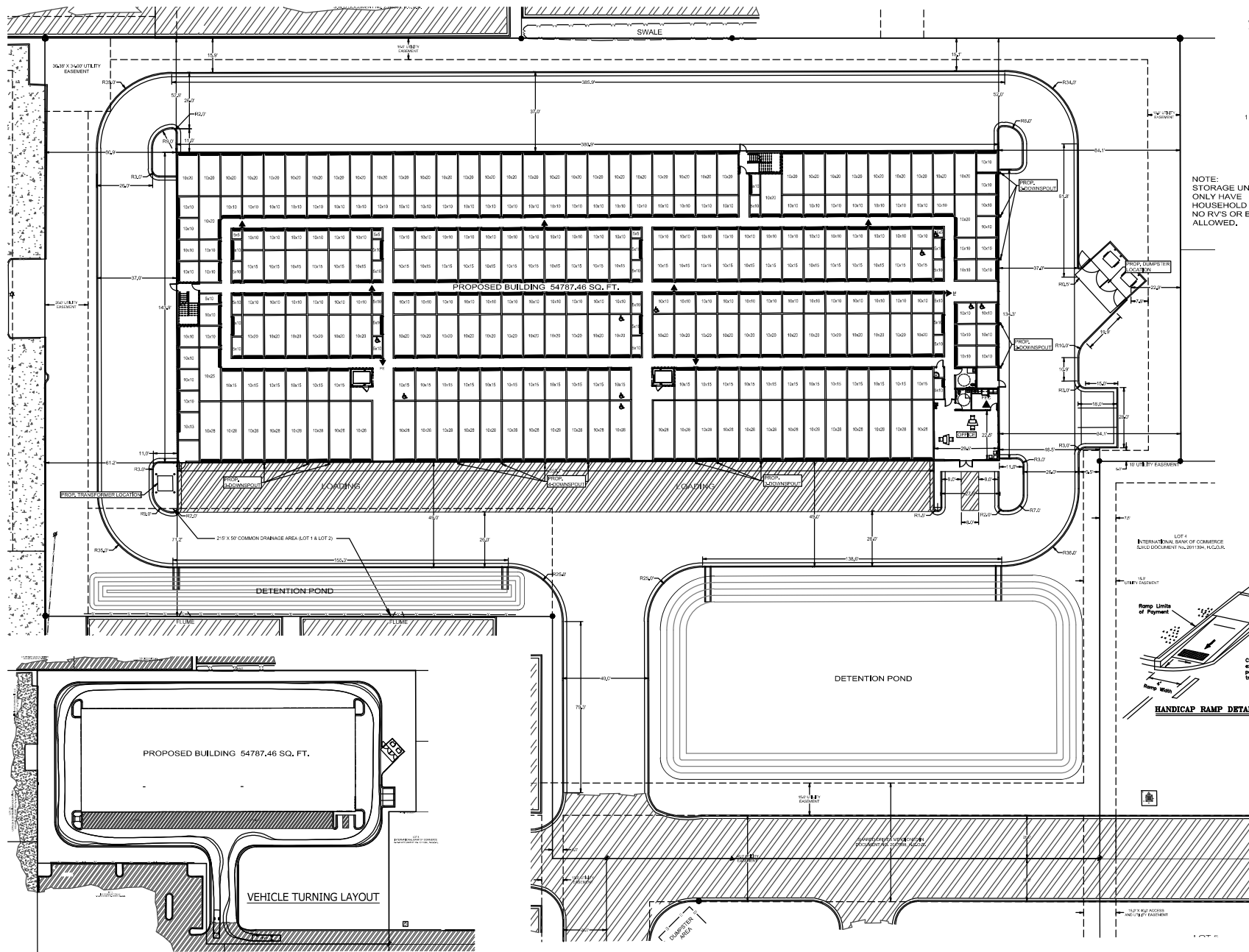
ANALYSIS: Based on 664 sq. ft. of office space, 4 parking spaces are required; 5 parking spaces are provided. One of the proposed parking spaces must be accessible, which must also be van accessible with an 8 ft. wide aisle. Access to the site is from East Jackson Avenue and South Jackson Road via an existing 40 ft. access easement depicted on the subdivision plat. Required landscaping for the lot is 16,668 sq. ft., 54,435 sq. ft. is provided. The tree requirement is as follows: 35 – 2 ½" caliper trees, or 18 – 4" caliper trees, or 9 – 6" caliper trees, or 14 palm trees and 28 – 2 ½" caliper trees. Credit will be given to existing trees that remain onsite. A minimum 10 ft. wide

landscaped strip is required inside the property line along the access easement on the south side. Fifty percent of the landscaping must be visible from the access easement, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on January 27, 2009, with front setback of 30 ft. or greater for approved site plan or easements.

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

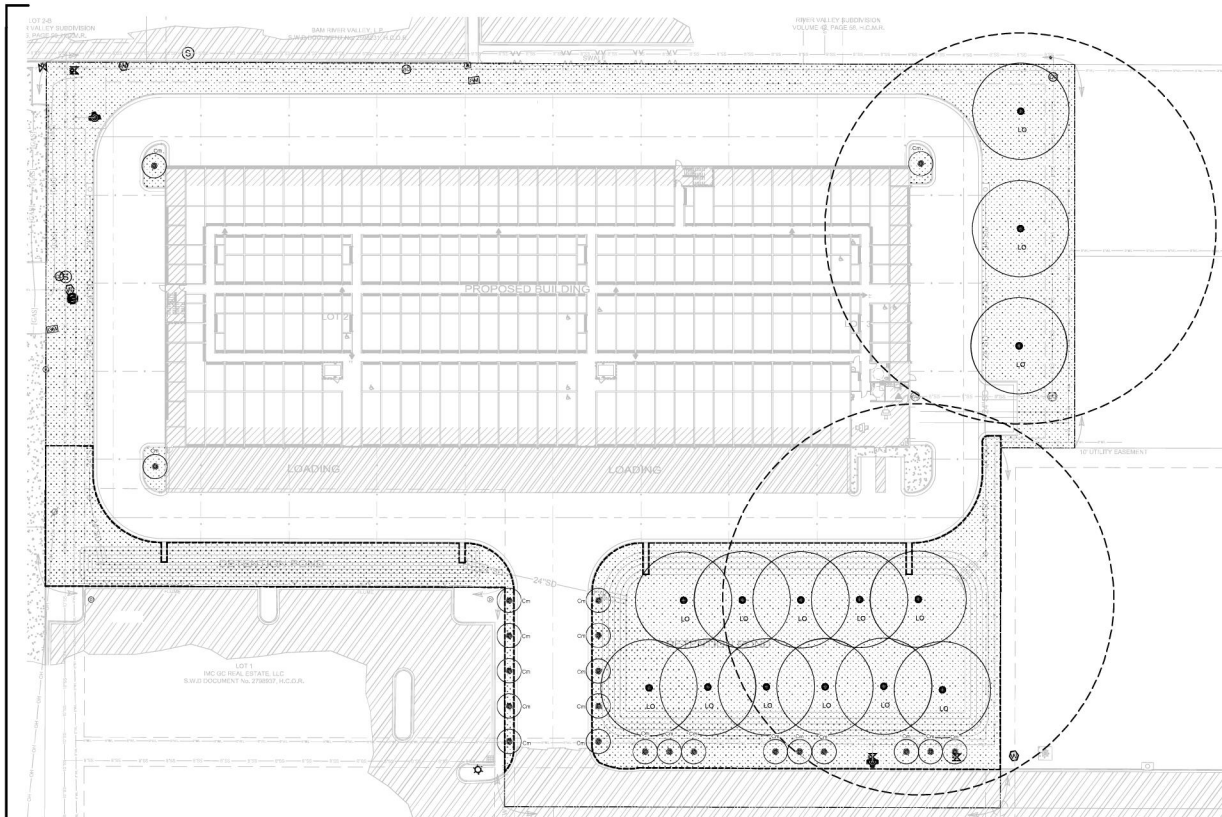
RECOMMENDATION:

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

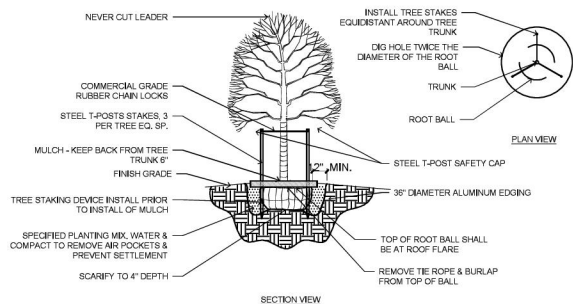


NOTE: STORAGE UNITS WILL ONLY HAVE HOUSEHOLD ITEMS, NO RV'S OR BOARDS ALLOWED.

JOB No.		22029.04	
OWNER		MELDEN & HUNT INC.	
DESIGNER		MELDEN & HUNT INC.	
DATE		220220	
PROJECT		VERDAD SELF STORAGE	
LOCATION		LOT 4, INTERNATIONAL BANK OF COMMERCE, 1401 N. 10TH AVE., MCALLEN, TEXAS 78501	
SCALE		AS NOTED	
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY		MELDEN & HUNT INC.	
BY AN OFFICER UNDER THE TEXAS ENGINEERING PRACTICE LAW		TEXAS REGISTRATION NO. 14435	
VERDAD SELF STORAGE		MCALLEN, TEXAS	
HIDALGO COUNTY		SITTE PLAN	
Copyright 2022 Melden & Hunt, Inc.		All Rights Reserved.	
File Name:		22029.04	
C4			



1
L1
LANDSCAPE PLAN
NORTH
SCALE 1" = 30'



- NOTES:
- FOR EACH ONE (1) INCH CALIPER OF TREE TRUNK DIAMETER INSTALL ONE (1) GRAM AGRIFORM PLANTING TABLET. INSTALL HALF-WAY UP THE ROOTBALL 1" FROM ROOT TIPS.
 - SET TOP OF ROOT CROWN 1" ABOVE FINISHED GRADE WHERE APPLICABLE. TRIM FABRIC AROUND TRUNK OF TREE.
 - REMOVE ALL PLASTIC OR POLYETHYLENE MESH FROM ROOT BALLS.
 - REMOVE ALL NYLON TYING STRING.
 - STEEL CAGING TO BE REMOVED BY 20th.
 - USE MULCH TREE RING IF TREE IS IN MULCHED LANDSCAPE BED ONLY OR LAWN.

2
L1
TREE & PALM PLANTING
N.T.S.

SIZE:
10" X 4" (3.2MM X 102MM) 0.050" (1.27 MM) THICK
W/0.125" (3.18MM) EXPOSED TOP UP
FINISH LEGEND:

- ARCHITECT NOTE: CHECK OFF APPLICABLE FINISH DESIRED
- ☐ (MF) MILL FINISH NATURAL ALUMINUM
 - ☐ (BL) BLACK OUPROFLEX-ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603
 - ☐ (GR) GREEN-ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603
 - ☐ (BR) BRONZE-ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603

PERMALOC PROLINE ALUMINUM EDGING

TOP OF EDGING TO BE MAXIMUM OF 1/2" (12.7MM) ABOVE SURFACE MATERIAL

BED MEDIA AGGREGATE

PREPARE BED AS PER WRITTEN SPECIFICATIONS

SUB-BASE MATERIAL

12" (305MM) ALUMINUM STAKES TO LOCK INTO PREFORMED LOOPS ON THE EDGING

- NOTES:
- INSTALL PER MANUFACTURER'S 'INSTALLATION GUIDELINES'.
 - 6"x6" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
 - 18'-6" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
 - CORNERS - CUT BASE EDGING UP HALF-WAY AND FORM A CONTINUOUS CORNER.
 - PERMALOC PROLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI, (800) 356-6800, (616) 356-6800 OR APPROVED EQUAL.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT WWW.PERMALOC.COM

3
L1
PERMALOC ALUMINUM EDGING
N.T.S.

VERDAD SELF STORAGE

1317 E JACKSON AVENUE
MCALLEN, TX, 78503
LANDSCAPE & IRRIGATION DRAWING INDEX

- L1 LANDSCAPE PLAN, DETAILS, ORDINANCE AND MATERIAL SCHEDULE
L2 LANDSCAPE PLAN ENLARGEMENT
L3 SPECIFICATIONS
L4 SPECIFICATIONS
IR1 IRRIGATION PLAN
IR2 IRRIGATION SCHEDULE & NOTES
IR3 IRRIGATION DETAILS

GENERAL NOTES:

- SEE CIVIL, MEP AND ARCHITECTURAL SHEETS FOR ALL CIVIL, MEP AND ARCHITECTURAL IMPROVEMENTS.
- THE LOCATION OF ALL TREES, BOULDERS, SHRUBS AND EDGING SHALL BE STAKED OR MARKED IN THE FIELD BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- 800 ENTIRE PROJECT LIMITS AND ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. DO NOT 800 LANDSCAPE BEDS OR IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL REMOVE 12" OF EXISTING SOIL IN ALL LANDSCAPE BEDS AND REPLACE WITH 9" OF PLANTING MIX AND 3" OF MULCH.
- ALL DIRECTIONAL SIGNAGE TO BE PLACED INSIDE LANDSCAPE BEDS, SEE ARCHITECTURAL SHEETS FOR SIGNAGE.
- ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS REFERENCE. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK.
- IF ANY FIELD CONDITIONS VARY FROM THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING UPON DISCOVERY.
- MAINTAIN A POSITIVE SLOPE AWAY FROM THE BUILDING FOUNDATION.
- THE QUANTITIES INDICATED ON THE LANDSCAPE MATERIAL SCHEDULE & PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THESE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS AND THE ARCHITECTURAL BARRIERS ACT OF 1988.
- ALL PRESERVED TREES SHALL BE TRIMMED BY A CERTIFIED ARBORIST UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. THIS SHALL BE DONE ONCE CONTRACTOR MOBILIZES AND BEFORE TREE PROTECTIONS ARE PUT INTO PLACE. MAINTAIN MINIMUM 14'-17' OVERHEAD CLEARANCE FOR EMERGENCY VEHICLES. NO MORE THAN 25% OF ANY TREE CANOPY CAN BE REMOVED.
- IT IS THE CLIENT'S RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE AND IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.

CITY OF MCALLEN LANDSCAPE ORDINANCE COMPLIANCE WORKSHEET

SECTION	DESCRIPTION	DEVELOPMENT AREA	VALUE
		166,683	SF
110-48	REQUIRED LANDSCAPE IMPROVEMENT AREA	10%	16668 SF
	PROPOSED LANDSCAPE IMPROVEMENT AREA	32%	53435 SF
110-48	REQUIRED LANDSCAPE AREA VISIBLE FROM THE STREET		8334 SF
	PROPOSED LANDSCAPE AREA VISIBLE FROM THE STREET		31587 SF
110-50	ALL PARKING SPACES ARE WITHIN 100' OF A TREE TRUNK.		
110-51	REQUIRED NUMBER OF TREES PER FIRST 10,000 SF OF REQUIRED LANDSCAPE AREA		26 TREES
	REQUIRED NUMBER OF TREES FOR EVERY 800 SF OVER 10,000 SF OF REQUIRED LANDSCAPE AREA (6,683 SF ÷ 800)		9 TREES
	REQUIRED NUMBER OF TREES		
	CREDIT FOR PRESERVED TREES		0 TREES
	REQUIRED NUMBER OF TREES AFTER CREDIT IS APPLIED		35 TREES
	PROPOSED NUMBER OF SHADE TREES		36 TREES
	PROPOSED NUMBER OF PALM TREES		0 TREES
	APPLICABLE NUMBER OF PALM TREE CREDITS- 20% OF REQUIRED NUMBER OF TREES		0 TREES
	TOTAL NUMBER OF PROPOSED TREES		36 TREES

DATE	DESCRIPTION
05-26-22	100% PERMIT SET

SHEET TITLE

CODE	BOTANICAL NAME	COMMON NAME	APPROXIMATE QTY.	COMMENTS
On	LAGERSTROMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	22	2.5" CAL. MULTI STEM, 10' HT.
LO	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	14	2.5" CAL. 45 GALLON
SUBTOTAL	ITEM	TYPE	APPROXIMATE QTY.	COMMENTS
	SOD	COMMON PERMANUDA GRASS	53,435 SF	
	STONE MULCH	WASHED GRAVEL	252 SF	1" - 2" NO CALCIE
	LANDSCAPE BED EDGING	ALUMINUM	360 SF	3" LAYER INSTALLED ON A LAYER OF LANDSCAPE FABRIC
ALL LANDSCAPE MATERIAL SHALL BE APPROVED PRIOR TO DELIVERY TO THE SITE, AND SHALL BE MATCHING IN LANDSCAPE ARCHITECT APPROVED SIZE, SHAPE, AND QUALITY.				

LANDSCAPE PLAN, DETAILS, ORDINANCE SCHEDULE AND MATERIAL SCHEDULE

These drawings and specifications are not to be used for construction of any project without the approval of the client. They are not to be used for any other purpose without the written consent of the client. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

PROJECT NUMBER:
25-24
SHEET NUMBER:

L1



City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Sub 2022-0040

Project Information	Subdivision Name <u>Casa Paraiso Subdivision</u>	
	Location <u>Mile 6 Road, North McAllen</u>	
	City Address or Block Number <u>5521 MILE 6 RD</u>	
	Number of Lots <u>1</u> Gross Acres <u>2.03</u> Net Acres <u>1.82</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u> </u> Proposed Zoning <u>R1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u> </u>	
	Existing Land Use <u>Agricultural</u> Proposed Land Use <u>R1</u> Irrigation District # <u>2</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial <u> </u> Residential <u> </u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>N/A</u> <u>4-8-2022</u>	
	Parcel # <u>282577</u> Tax Dept. Review <u> </u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other <u> </u>	
Legal Description <u>JOHN H SHARY E125'-W585'-S706.6' LOT 456 2.03AC GR 1.97AC NET</u>		
Owner	Name <u>Nancy Cindy Rodriguez</u> Phone <u>(956) 483-1993</u>	
	Address <u>2912 N. 51st St.</u> E-mail <u>lopeznancy56@yahoo.com</u>	
	City <u>McAllen</u> State <u> </u> Tx <u> </u> Zip <u>78501</u>	
Developer	Name <u>Sames Inc.</u> Phone <u>(956) 702 8880</u>	
	Address <u>200 S. 10th St.</u> E-mail <u> </u>	
	City <u>McAllen</u> State <u> </u> Tx <u> </u> Zip <u>78501</u>	
	Contact Person <u>Luis@samengineering-surveying.com</u>	
Engineer	Name <u>Mario Alberto Garcia</u> Phone <u>(956) 702 8880</u>	
	Address <u>200 S. 10th St.</u> E-mail <u>Mario@samengineering-surveying.com</u>	
	City <u>McAllen</u> State <u> </u> Tx <u> </u> Zip <u>78501</u>	
	Contact Person <u>Mario Garcia</u>	
Surveyor	Name <u>Oscar Hernandez</u> Phone <u>(956) 702 8880</u>	
	Address <u>200 S. 10th St.</u> E-mail <u>Ohernandez@samengineering-surveying.com</u>	
	City <u>McAllen</u> State <u> </u> Tx <u> </u> Zip <u>78501</u>	

L.G.



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 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)

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owners Signature

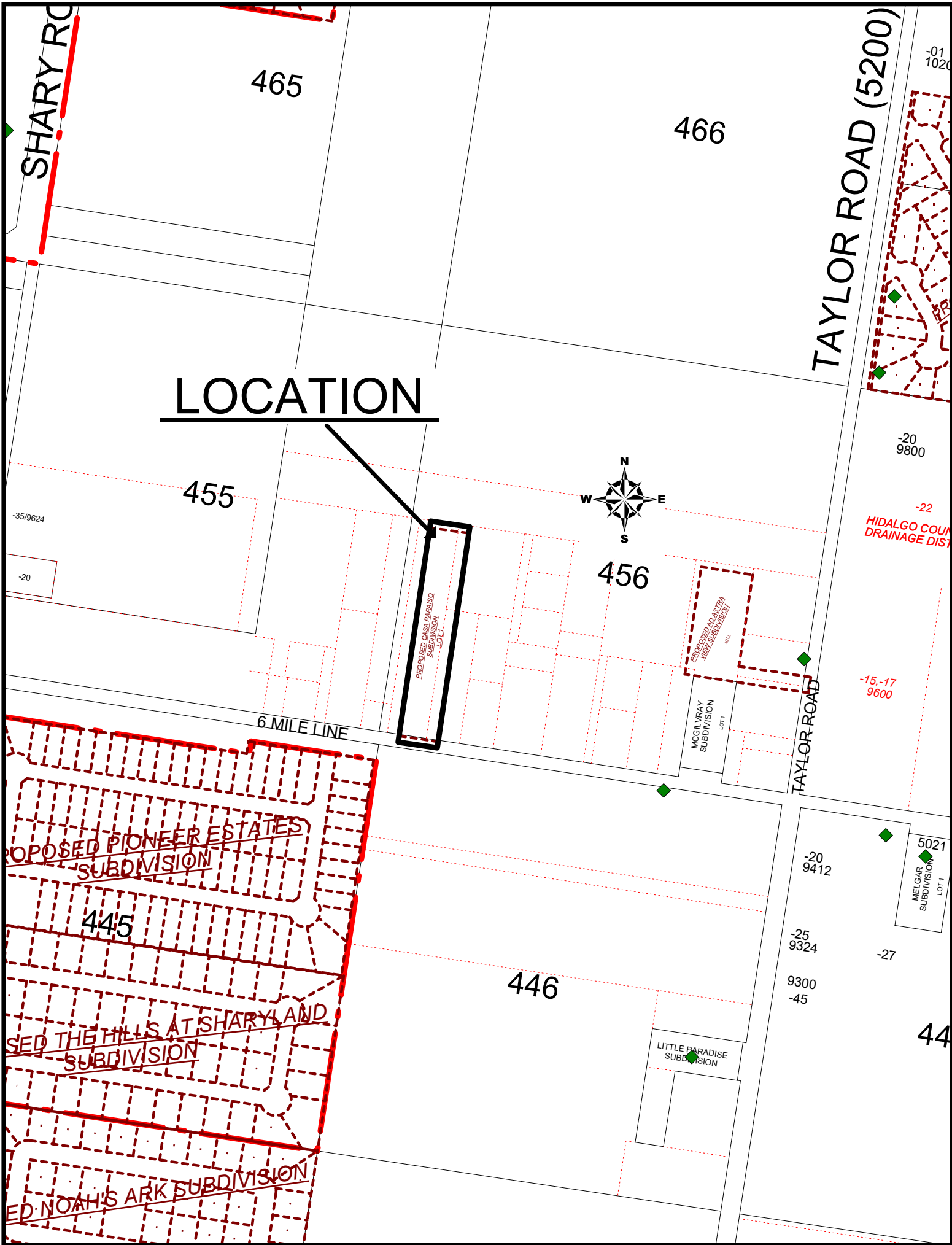
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 4/08/2022

Print Name Luis A. Mendez

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application



LOCATION

PROPOSED CASA PARAISO
SUBDIVISION
LOT 1

PROPOSED AD 45724
SUBDIVISION
LOT 1

MCGILVRA
SUBDIVISION
LOT 1

MELGAR
SUBDIVISION
LOT 1

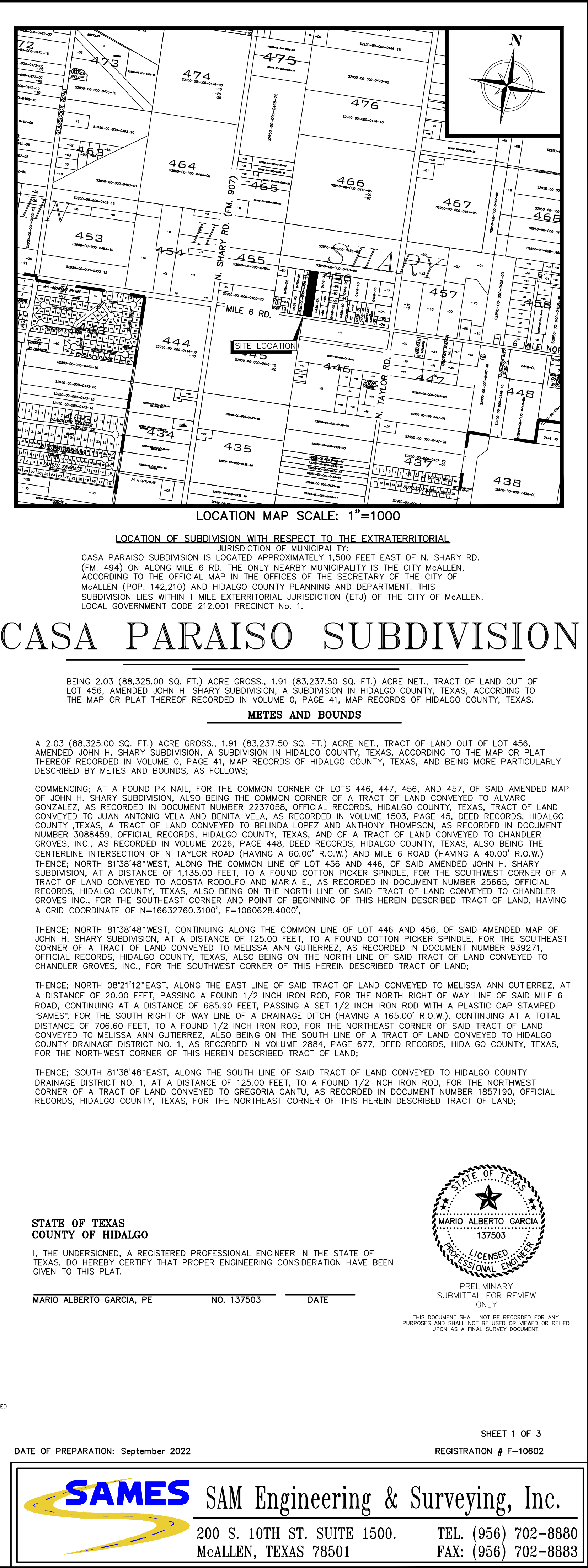
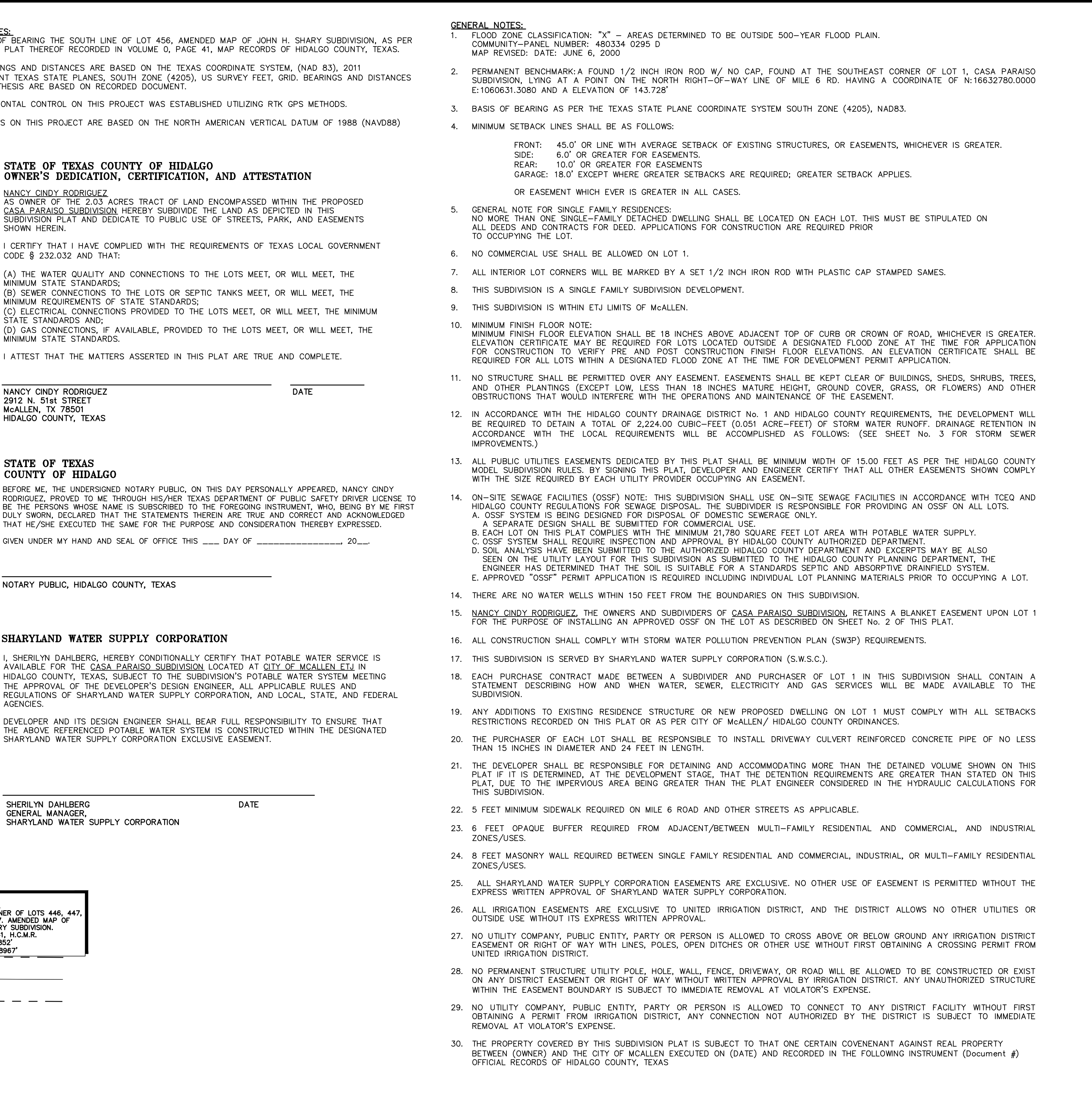
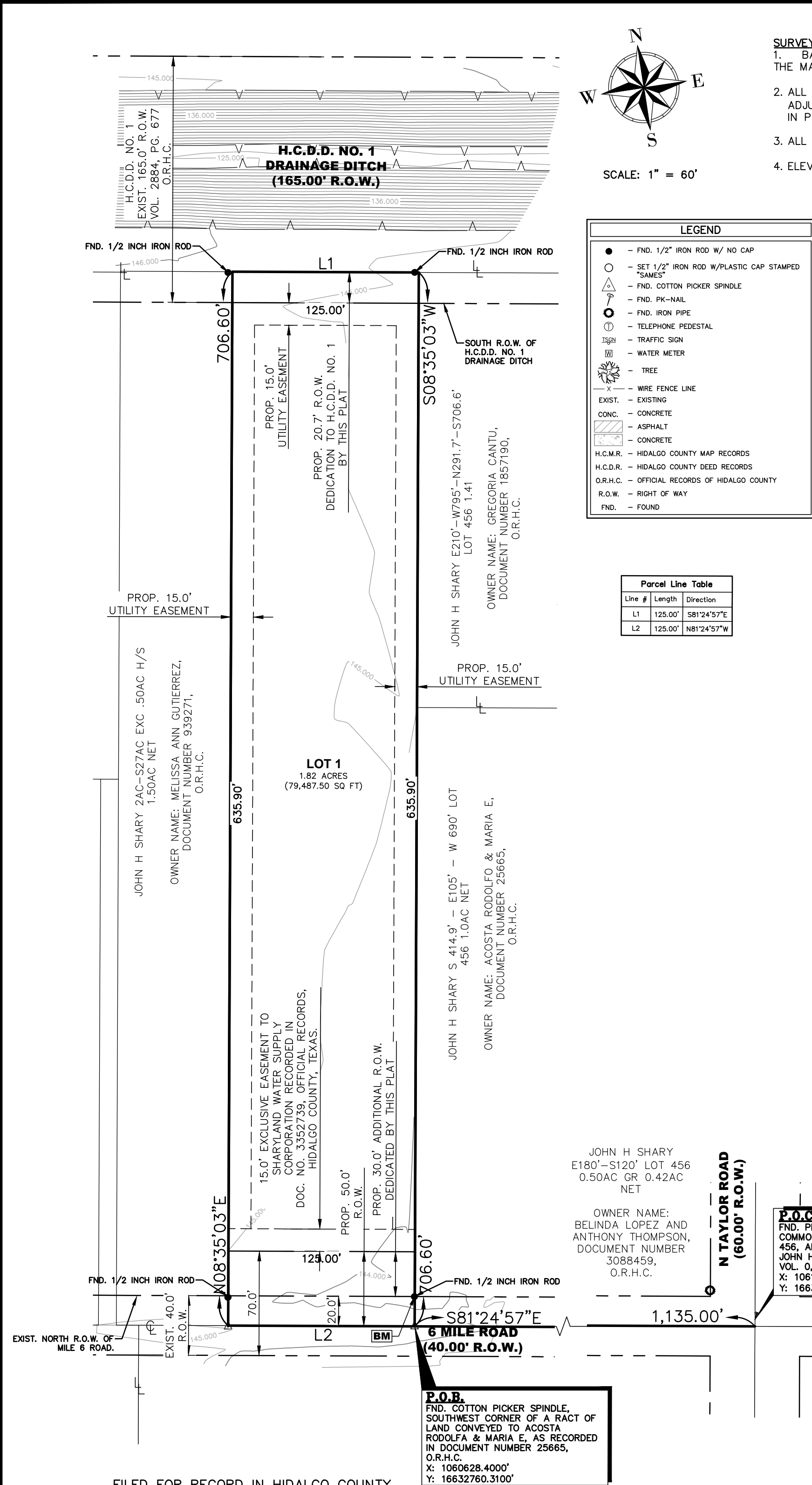
LITTLE PARADISE
SUBDIVISION

PROPOSED PIONEER ESTATES
SUBDIVISION

THE HILLS AT SHARYLAND
SUBDIVISION

ED NOAH'S ARK SUBDIVISION

HIDALGO COUNTY
DRAINAGE DIST





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/16/2022

SUBDIVISION NAME: CASA PARAISO SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Mile 6 Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. ROW

Paving: 65 ft. Curb & gutter: both sides

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

N/S 1/4 Mile Street- west boundary: 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

***As per ownership map submitted by engineer, collector street if required would be part of the review of the adjacent property to the west. Therefore, collector street is not required.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

Other Streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

***As per ownership map submitted by engineer, no landlock parcels are indicated on map. Therefore, street is not required.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length _____

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac _____

**Subdivision Ordinance: Section 134-105

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Minimum 20 ft. wide paved service drive required for City services on lots fronting a major collector road as per Section 134-106

***Proposed on application is residential.

**Subdivision Ordinance: Section 134-106

NA

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

SETBACKS	
* Front: 45 ft. or line with average setback of existing structures, or easements, whichever is greater **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setbacks are 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 Mile 6 Road and other streets as applicable. **5 ft. sidewalk might be required on Mile 6 Rd. by Engineering Department **Engineer submitted plat proposing 5 ft. minimum sidewalk along Mile 6 Road, please clarify prior prior to recording **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. **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. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: ETJ (Residential) **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> Rezoning Needed Before Final Approval **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department properties in ETJ are not subject to Parks Department requirements. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department properties in ETJ are not subject to Parks Department requirements. Park fee will be required if property is annexed. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. As per Parks Department properties in ETJ are not subject to Parks Department requirements. Park fee will be required if property is annexed. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation waived for one single-family residence. No TIA is required. 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	NA
COMMENTS	
<ul style="list-style-type: none"> Comments: *Must comply with City's Access Management Policy. 	Applied

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

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

SHARY ROAD

TAYLOR ROAD (5200)

LOCATION



6 MILE LINE

PROPOSED PIONEER ESTATES
SUBDIVISION

PROPOSED THE HILLS AT SHARYLAND
SUBDIVISION

ED NOAH'S ARK SUBDIVISION

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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>The District Subdivision Phase I</u>	
	Location <u>Southwest corner of North 10th Street and Auburn Avenue <u>WISCONSIN RD</u></u>	
	City Address or Block Number <u>7801 N. 10th ST</u>	
	Number of Lots <u>6</u> Gross Acres <u>20.647</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>2</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <u>X</u> Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>1. 189867 TAXES DUE \$57.59</u> <small>2. 189869 NO TAXES DUE</small> <small>3. 792230 NO TAXES DUE</small>	
	Parcel # <u>1. 189867</u> Tax Dept. Review _____ <small>2. 189869 &</small> <small>3. 792230</small>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A tract of land containing 20.647 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Volume "Q", Page 177, Hidalgo County Deed Records.</u>		
Owner	Name <u>View attached owner sheet</u> Phone <u>c/o (956) 381-0981</u>	
	Address _____ E-mail <u>c/o mario@meldenandhunt.com</u>	
	City _____ State _____ Zip _____	
Developer	Name <u>Auriel Investments</u> Phone <u>(956) 661-8888</u>	
	Address <u>100 East Nolana Avenue, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
	Contact Person <u>Shavi Mahtani</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>(956) 381-1839</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>(956) 381-1839</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

ENTERED

NOV 12 2021

Initial: UM

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

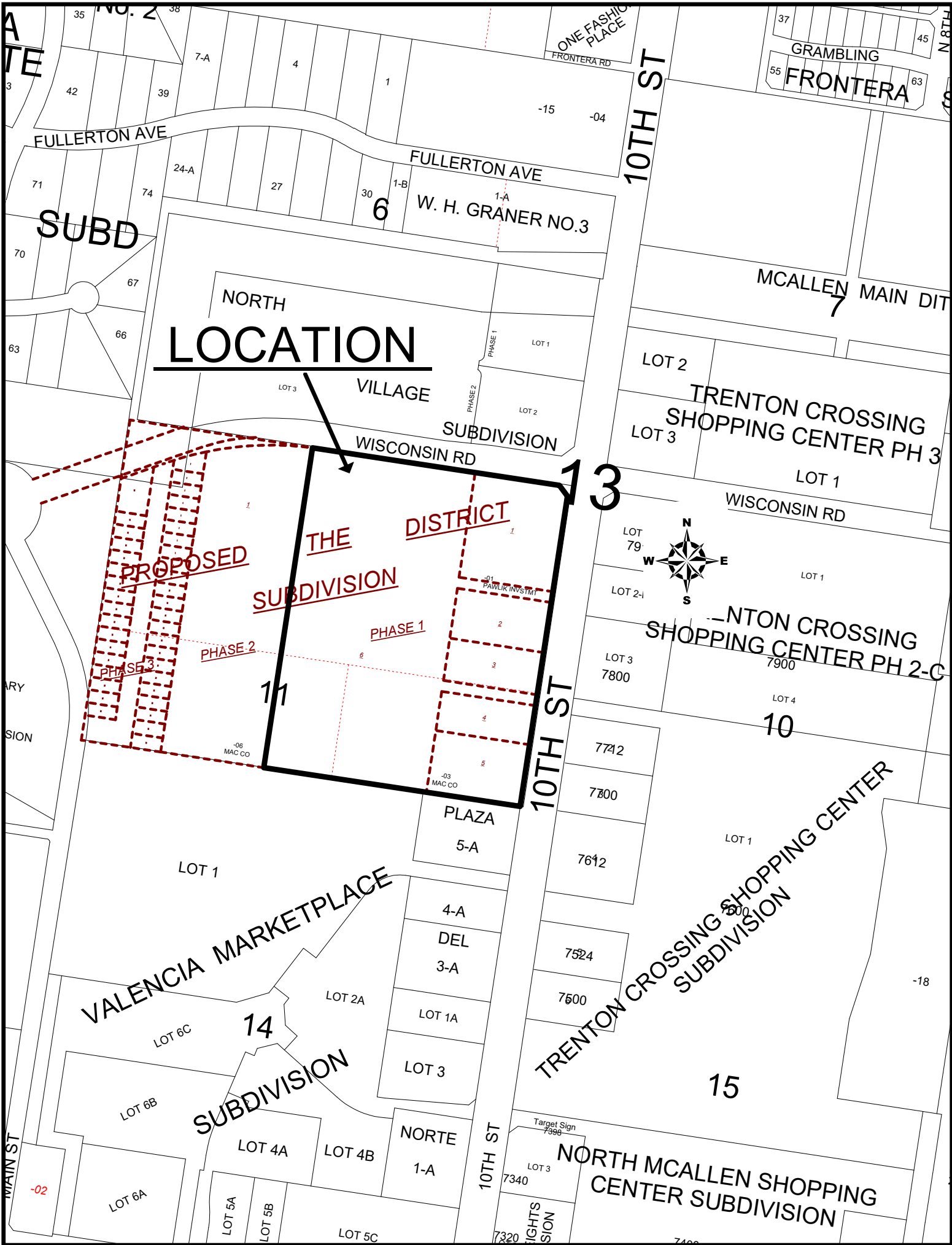
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date October 21, 2021

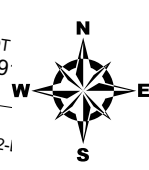
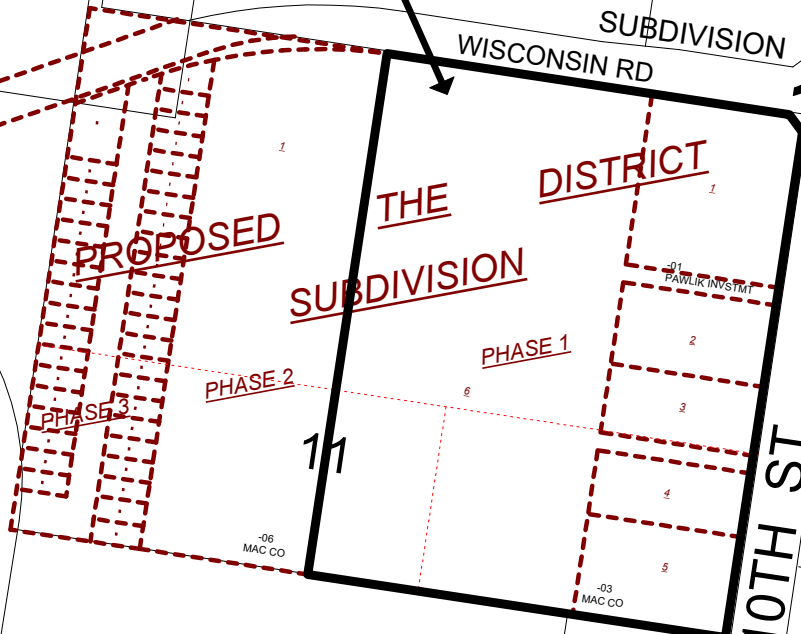
Print Name Mario A. Reyna, P.E.

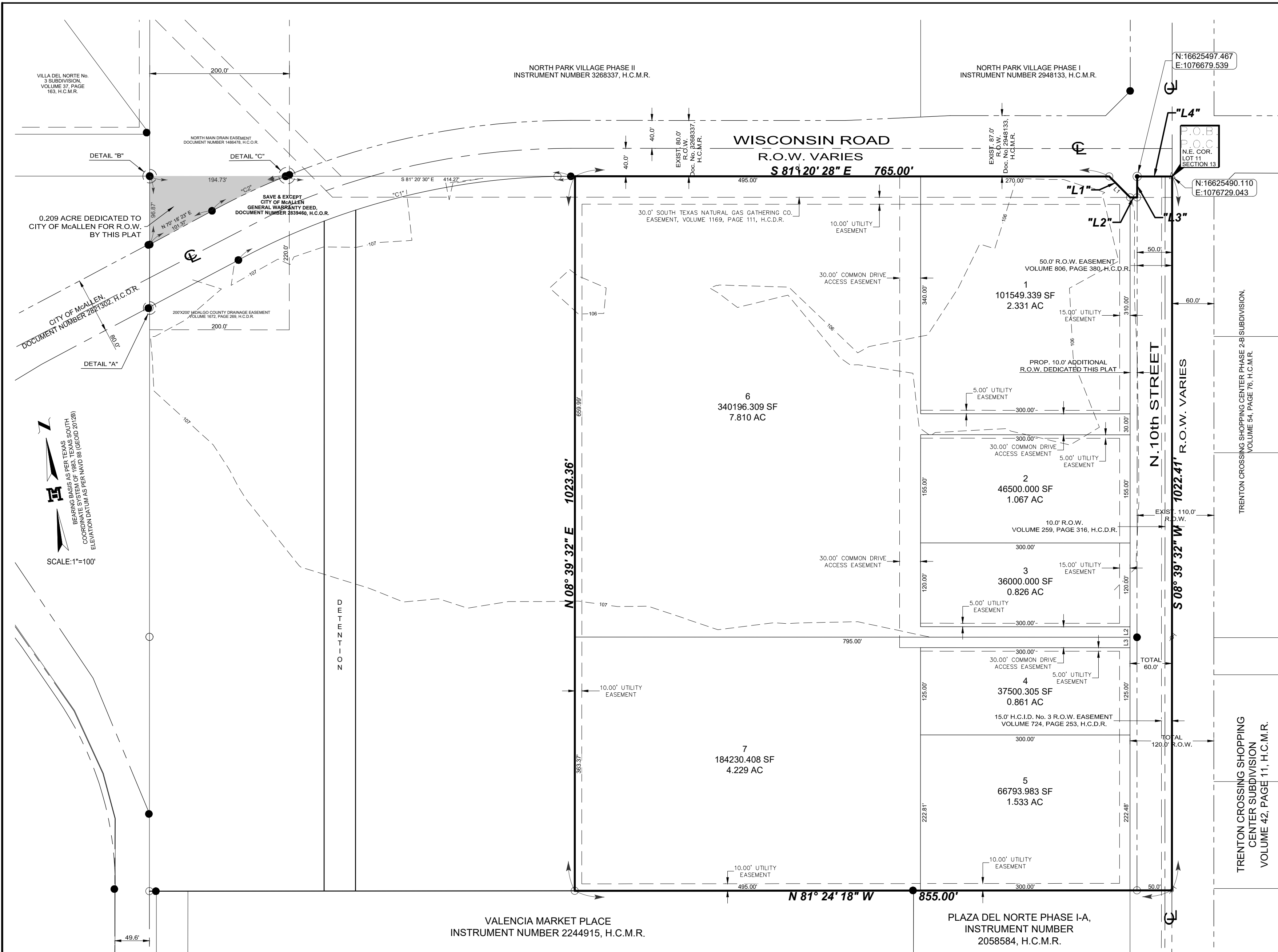
Owner ☐

Authorized Agent ☒



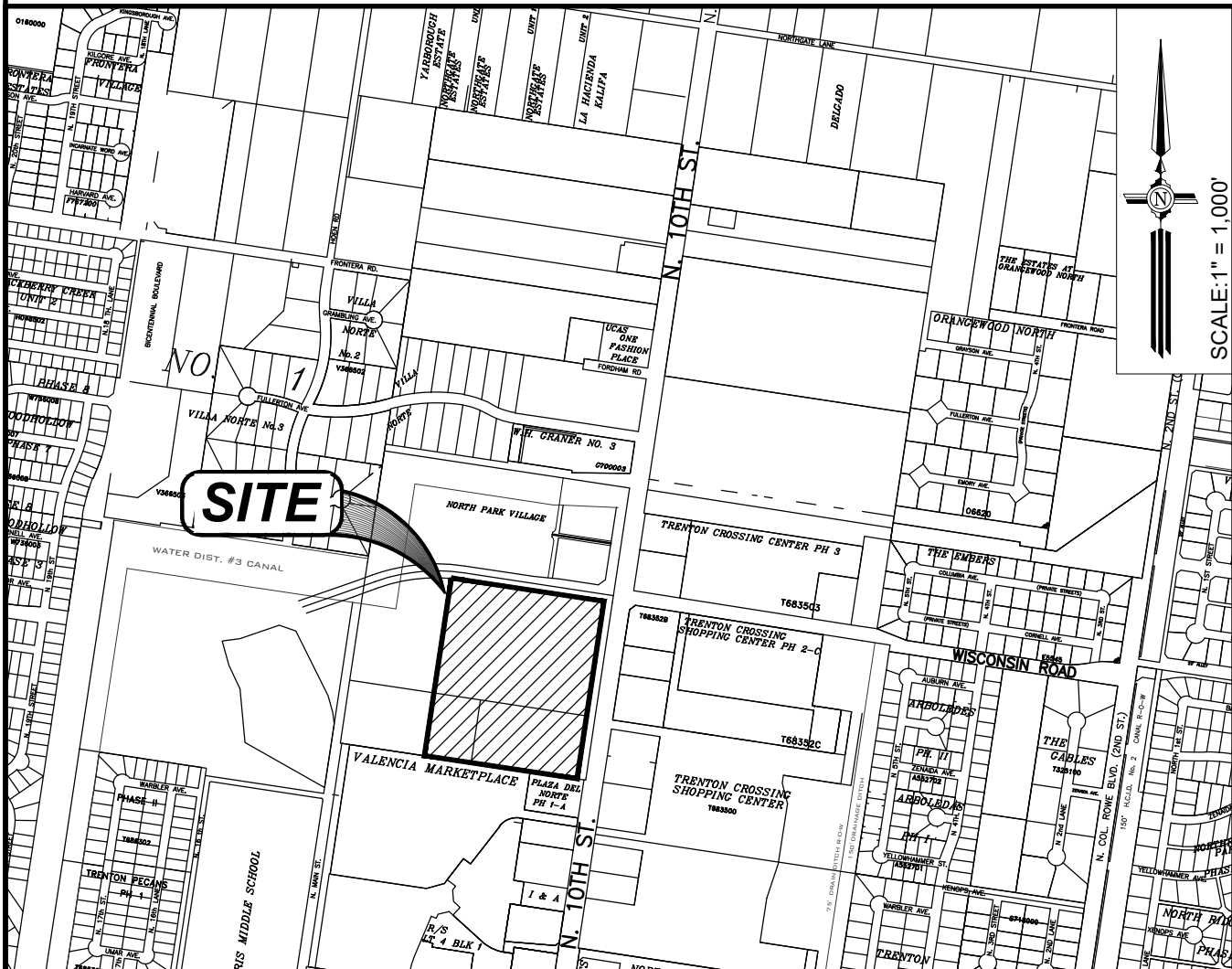
LOCATION





Line Table		
Line #	Direction	Length
"1"	S 36° 20' 27" E	42.43'
"2"	S 81° 20' 28" E	10.00'
"3"	N 08° 39' 32" E	30.00'
"4"	S 81° 20' 28" E	50.00'
L1	N 36° 20' 16" W	42.43'
L2	N 08° 39' 32" E	15.00'
L3	N 08° 39' 32" E	15.00'

LOCATION MAP



- LEGEND**
- FOUND No. 4 REBAR
 - FOUND PIPE
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - N.E. COR. - NORTHEAST CORNER
 - CL - CENTER LINE

DRAWN BY: C.P. DATE: 08-10-2022
SURVEYED, CHECKED DATE: _____
FINAL CHECK DATE: _____

M MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

SUBDIVISION MAP OF THE DISTRICT PHASE I SUBDIVISION

BEING A SUBDIVISION OF 21.117 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING A TRACT OF LAND CONTAINING 21.117 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS, SAID 21.117 ACRES WERE CONVEYED TO PAWLICK FAMILY PROPERTIES BY VIRTUE OF A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2839460, HIDALGO COUNTY OFFICIAL RECORDS AND THE CITY OF McALLEN BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2839460, HIDALGO COUNTY OFFICIAL RECORDS AND CHAZZLAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN, RECORDED UNDER DOCUMENT NUMBER 2372498, HIDALGO COUNTY OFFICIAL RECORDS, AND THE EPISCOPAL CHURCH FOUNDATION IN WEST TEXAS, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1600772, HIDALGO COUNTY OFFICIAL RECORDS, SAID 21.117 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

- THENCE, S 08° 39' 32" W ALONG THE EAST LINE OF SAID LOT 11, SECTION 13, AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 10TH STREET, A DISTANCE OF 1,022.41 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 18" W AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. 10TH STREET, CONTINUING A TOTAL DISTANCE OF 900.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 39' 32" E A DISTANCE OF 1,022.66 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 02° 13' 58", A RADIUS OF 1,002.05 FEET, AN ARC LENGTH OF 39.05, A TANGENT OF 19.53 FEET AND A CHORD THAT BEARS S 82° 27' 27" E A DISTANCE OF 39.05 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT
- THENCE, S 81° 20' 28" E ALONG THE NORTH LINE OF SAID LOT 11, SECTION 13 AND ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, A DISTANCE OF 770.96 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT
- THENCE, S 36° 20' 27" E A DISTANCE OF 42.43 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 20' 27" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 39' 33" E A DISTANCE OF 30.00 FEET TO A PIPE FOUND [NORTHING: 16625497.467, EASTING: 1076679.539] ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. 10TH STREET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 20' 28" E ALONG THE NORTH LINE OF SAID LOT 11, SECTION 13, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.117 ACRES, ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE: FRONT (10th STREET): IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES. REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES. INTERIOR SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES. CORNER: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
- CITY OF McALLEN BENCHMARK: NUMBER MC 50, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE WEST BOUND OF 10th st. IN BETWEEN TRENTON ROAD & FULLERTON AVE. GEODEIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16626258.4143, E=1076796.43038, ELEV.=109.63) REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 258.903 C.F. - 5.944 AC-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA. DETENTION WILL BE PROVIDED ON THE DISTRICT SUBDIVISION PHASE III - LOT 41, DESIGNATED FOR DETENTION. LOT 1 WILL ACCOMMODATE DETENTION UNDERGROUND FOR THE AMOUNT OF 9,444.08 C.F. LOT 2-5 WILL ACCOMMODATE ON SITE AS FOLLOWS: LOT 2: 4,324.50 C.F. LOT 3: 3,348 C.F. LOT 4: 3,487.52 C.F. LOT 5: 6,214.90 C.F. & LOT 6 & 7 WILL BE PROVIDED BY THE PROPOSED DETENTION POND FROM PHASE III
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 10th STREET AND 4 FT. WIDE SIDEWALK REQUIRED ON WISCONSIN ROAD.
- 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.
- 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 SHOWN ON THIS PLAT, DUE TO THE IMPROVED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- COMMON ACCESS DRIVE TO BE MAINTAINED BY THE OWNER AND NOT THE CITY OF McALLEN.

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES E. THOMPSON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20__.

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

JAMES LOUIS PAWLICK - GOVERNING PERSON
OF PAWLICK FAMILY PROPERTIES, LLC
2725 PALMER DRIVE
PHARR, TX 78577-6923

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES LOUIS PAWLICK, 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:

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAN W. BUTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20__.

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

STATE OF TEXAS
COUNTY OF HIDALGO

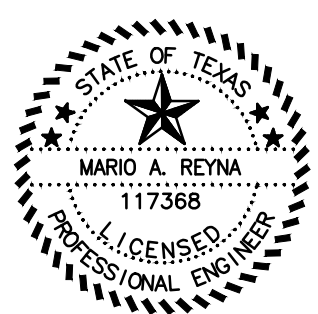
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE ____ DAY OF ____, 20__.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 08/10/2022
ENGINEERING JOB # 21143.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF ____, 20__.

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

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



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

ON: ____ AT ____ AM/PM

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

BY: _____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/16/2022

SUBDIVISION NAME: THE DISTRICT SUBDIVISION PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 10th Street: 10 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.

**COM Thoroughfare Plan

Wisconsin Road: 80-87 ft. ROW

Paving: 52-65 ft. Curb & gutter: Both sides

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

***COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Applied

Applied

Applied

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties.

** Revise easement labeling where applicable as shown: 30.00' Service Drive/ Access Easement.

**Proposed 30 ft. Common Drive Access Easement currently does provide access to all lots, ensure access to all lots finalize lot access and service drive requirements prior to recording.

***30.00' Service Drive/ Access Easement must comply with Fire and Public Works Department maneuverability requirements, additional requirements may be required as applicable, finalize prior to recording.

****Minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided.

*****Subdivision Ordinance: Section 134-106

Required

SETBACKS

* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.

**Zoning Ordinance: Section 138-356

* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.

**Zoning Ordinance: Section 138-356

Applied

Applied

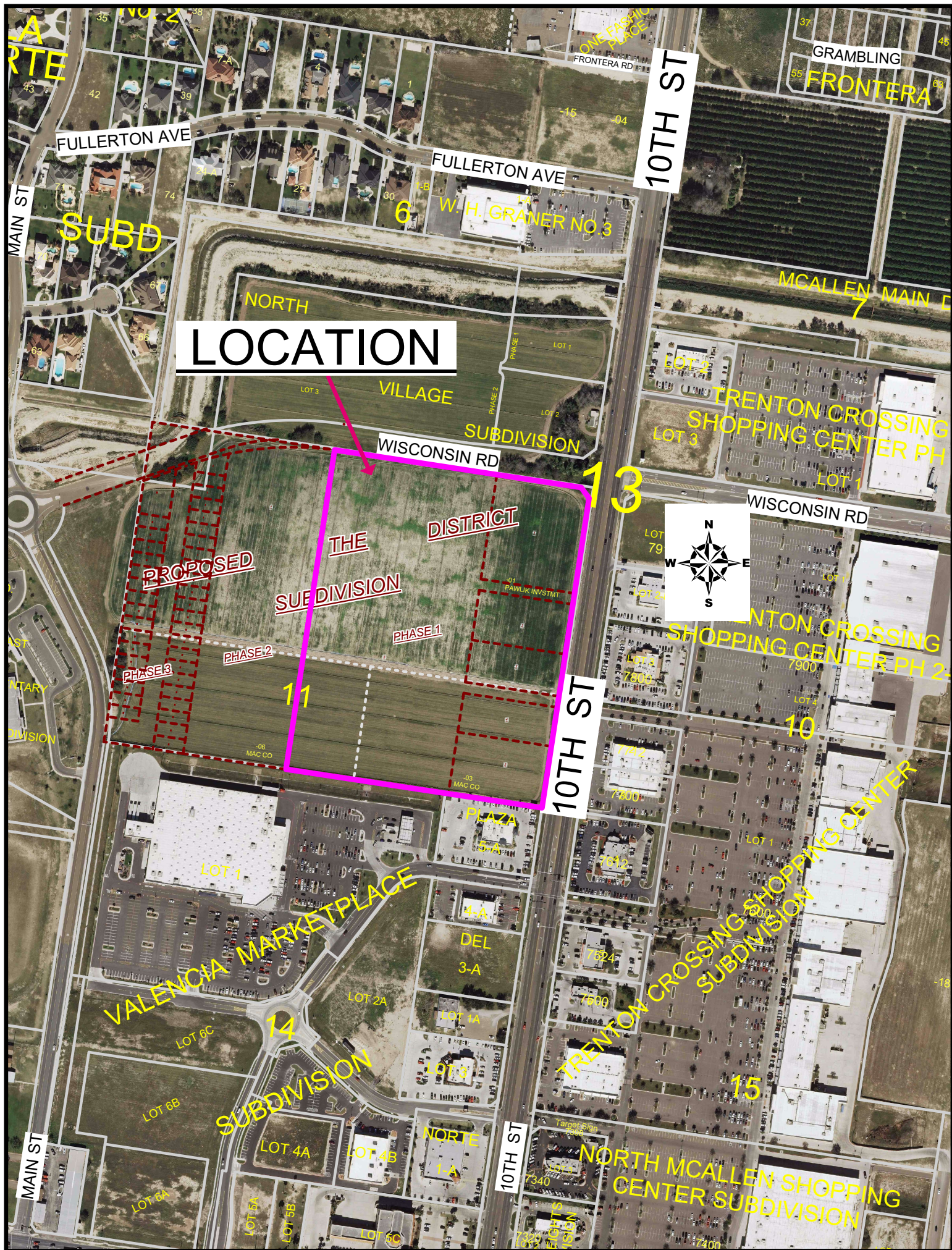
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 * Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 * Garage: Commercial Development. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
	Applied
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide minimum sidewalk required on North 10th Street and 4 ft. wide sidewalk required on Wisconsin Road. **Sidewalk requirements might increase to 5 ft. prior to recording subject to Engineering Department requirements. ***Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	Required
BUFFERS	
<ul style="list-style-type: none"> * 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. 	Applied
	Applied
	Required
NOTES	
<ul style="list-style-type: none"> *Must comply with City Access Management Policy **Variance request to City Access Management Policy for North 10th Street approved subject to conditions noted in approval letter as of September 6,2022. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Required
	Required
	Required
	Required
	NA

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3(General Business) District. Proposed: C-3(General Business) District. **Zoning Ordinance: Article V 	Compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks. 	NA
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation Approved, TIA waived. 	Completed
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation Approved, TIA waived. 	NA
COMMENTS	
<ul style="list-style-type: none"> Comments: *Must comply with City's Access Management Policy **Site plan will be reviewed internally by staff prior to building permit issuance. ***Subdivision approved in Preliminary form at the P&Z meeting of December 7, 2021. 	Applied
RECOMMENDATION	
<ul style="list-style-type: none"> 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



Sub2022-0105



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>HACIENDA LOS CANTU SUBDIVISION</u></p> <p>Location _____</p> <p>City Address or Block Number <u>2000 S. JACKSON RD</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.62</u> Net acres <u>1.48</u></p> <p>Existing Zoning <u>R1</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use _____ Proposed Land Use <u>RESIDENTIAL</u> Irrigation District # <u>2</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>23120/507988</u> Tax Dept. Review <u>MF</u></p> <p>Legal Description <u>TREVINO ACRES LOT 1 / 60.62 FT STRIP d/o LOT 2</u> <u>BLOCK B A.S. McAllen SUBDIVISION</u></p>
Owner	<p>Name <u>BLANCA CANTU</u> Phone <u>956-358-5515</u></p> <p>Address <u>1601 N. 7TH ST</u></p> <p>City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>BLANCA.CANTU@HOTMAIL.COM</u></p>
Developer	<p>Name <u>SAME AS OWNER</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>SALINAS ENG. + ASSOC.</u> Phone <u>956-682-9081</u></p> <p>Address <u>2221 DAFFODIL AVE.</u></p> <p>City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>DAVID SALINAS</u></p> <p>E-mail <u>DSALINAS@SALINASENGINEERING.COM</u></p>
Surveyor	<p>Name <u>SAME AS ENGINEER</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>

ENTERED

AUG 30 2022

Initial: NM

NB

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☒ N/A 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
- ☒ N/A 6 Folded blueline prints of the proposed plat
- ☒ 2 Warranty Deeds (Identifying owner on application)
- ☒ Autocad 2005 DWG file and PDF of plat
- ☒ N/A Letter of Authorization from the owner, if applicable
- ☒ N/A Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

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

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

Owner's Signature

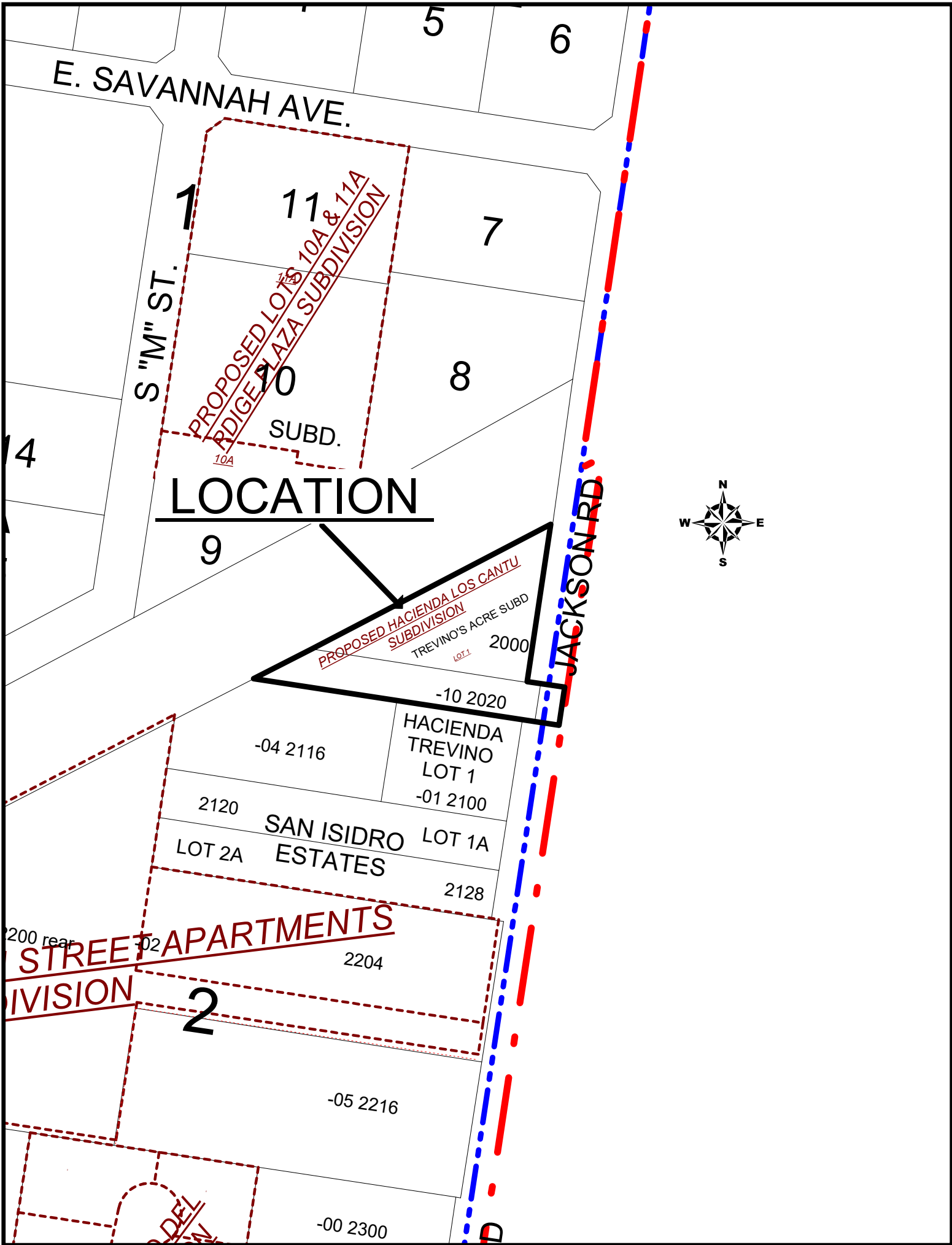
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date _____

Print Name Blanca I. Cantó

Owner ☐

Authorized Agent ☐



E. SAVANNAH AVE.

S "M" ST.

JACKSON RD.

PROPOSED LOT 10A & 11A
EDIGE PLAZA SUBDIVISION

PROPOSED HACIENDA LOS CANTU
SUBDIVISION
TREVINO'S ACRE SUBD
LOT 1

LOCATION

STREET APARTMENTS
DIVISION

2

HACIENDA
TREVINO
LOT 1
-01 2100

SAN ISIDRO ESTATES
LOT 2A
LOT 1A

-00 2300

-05 2216

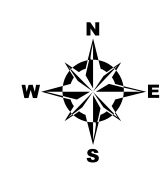
2204

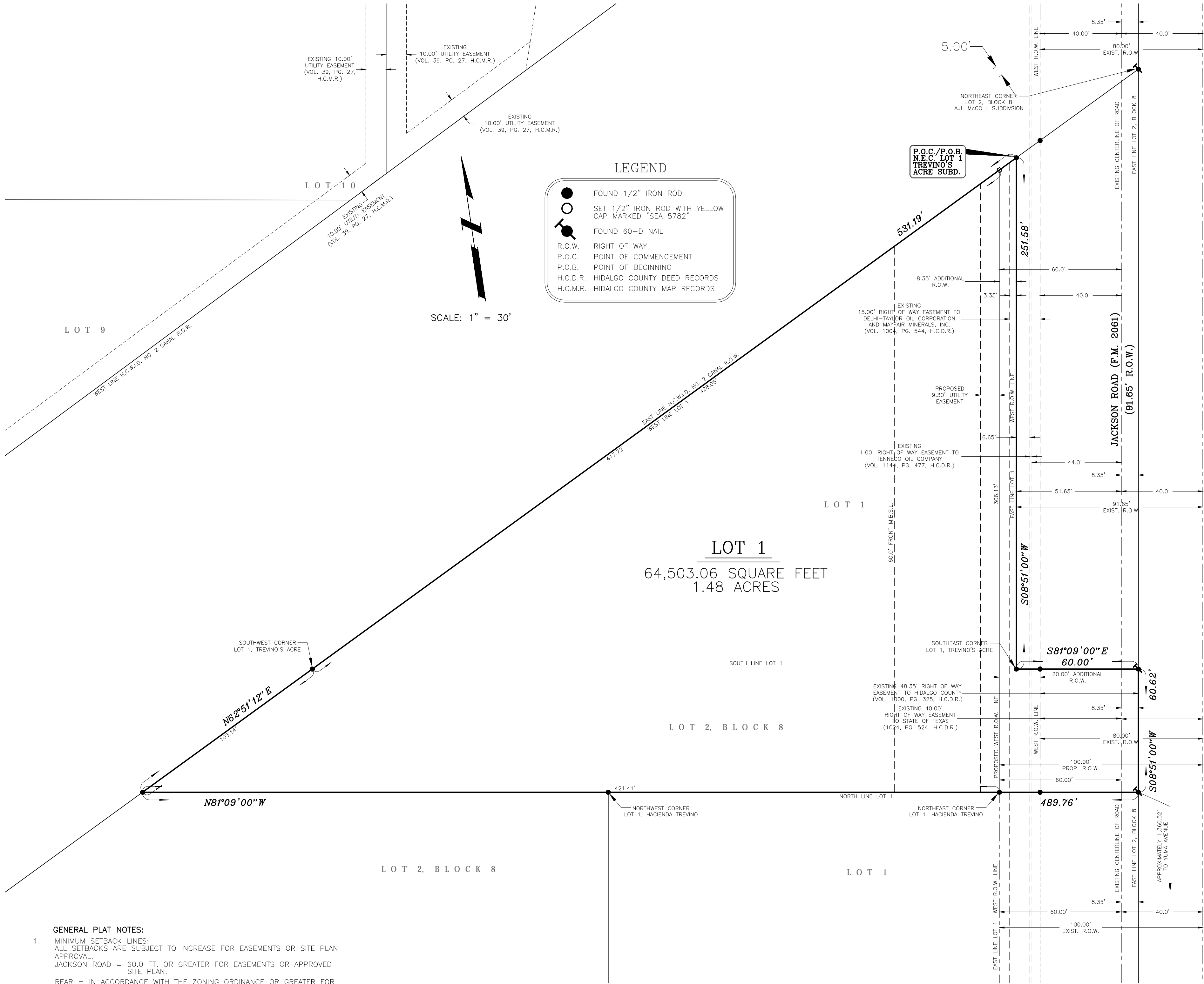
2120

-04 2116

-10 2020

2000





- GENERAL PLAT NOTES:**
- MINIMUM SETBACK LINES:
ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR SITE PLAN APPROVAL.
JACKSON ROAD = 60.0 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
REAR = IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
SIDES = IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
 - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0010 C.
 - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 20.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THIS LOT ALONG JACKSON ROAD.
 - 4' SIDEWALKS SHALL BE REQUIRED ALONG JACKSON ROAD.
 - THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 7,682.62 CUBIC FEET, OR, 0.17 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
 - THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
 - 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY, RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
 - 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
 - SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - MCALLEN SURVEY CONTROL POINT NO. 84, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF JACKSON ROAD AND RIDGE ROAD. THE MONUMENT IS LOCATED 102 FT. NORTH FROM THE CENTERLINE OF THE RIDGE ROAD AND 7 FT. WEST FROM THE BACK OF CURB OF JACKSON ROAD. ELEV.=115.07.

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER: BLANCA IDALIA CANTU	212 E. WARBLER AVE.	MCALLEN, TEXAS 78504	(956) 408-3115	NONE	
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	

HACIENDA LOS CANTU

AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS.

BEING A 1.62 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 1, TREVINO'S ACRE, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 788, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, IN PART A 60.62 FOOT WIDE STRIP OF LAND LOCATED SOUTH OF AND ADJACENT TO THE SOUTH LINE OF SAID LOT 1 AND OUT OF LOT 2, BLOCK 8, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____ A.D. 2022.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST:

PRESIDENT SECRETARY

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **HACIENDA LOS CANTU**, TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE 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 I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER: BLANCA IDALIA CANTU
212 E. WARBLER AVENUE
MCALLEN, TEXAS 78504

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BLANCA IDALIA CANTU**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS CITY OF MCALLEN

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

MAYOR DATE

STATE OF TEXAS CITY OF MCALLEN

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

CHAIRPERSON
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

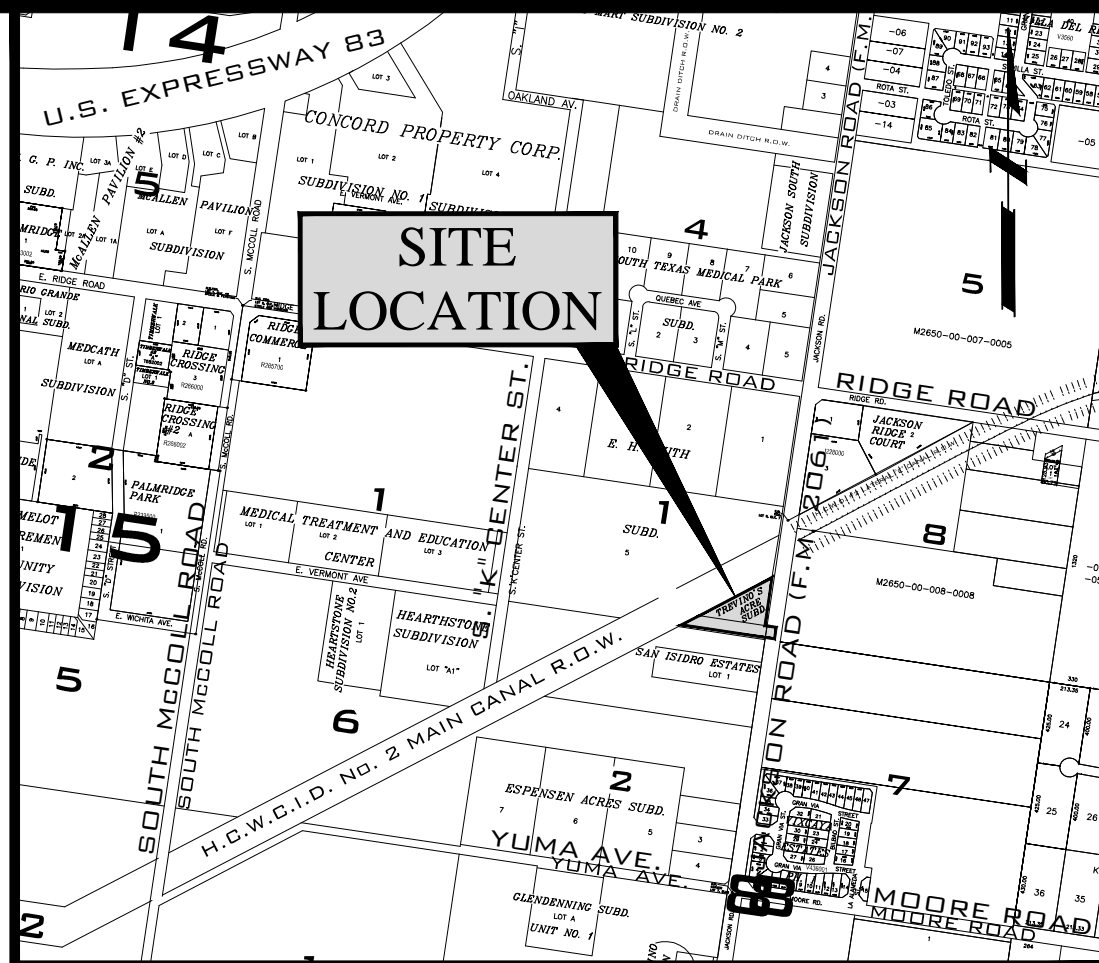
APPROVED BY DRAINAGE DISTRICT:

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 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



LOCATION MAP SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 1.62 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 1, TREVINO'S ACRE, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 788, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, IN PART A 60.62 FOOT WIDE STRIP OF LAND LOCATED SOUTH OF AND ADJACENT TO THE SOUTH LINE OF SAID LOT 1 AND OUT OF LOT 2, BLOCK 8, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.62 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 LOCATED ON THE WEST RIGHT-OF-WAY LINE OF JACKSON ROAD (A.K.A. F.M. 2061) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, SOUTH 08 DEGREES 51 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 SAME BEING THE WEST RIGHT-OF-WAY LINE OF SAID ROAD, A DISTANCE OF 251.58 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH LINE OF SAID 60.62 FOOT STRIP OF LAND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 09 MINUTES EAST, A DISTANCE OF 60.0 FEET TO A POINT ON INTERSECTION WITH THE EAST LINE OF SAID LOT 2 LOCATED WITHIN THE RIGHT-OF-WAY OF SAID ROAD FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 51 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 2 AND BEING WITH THE EAST LINE OF SAID STRIP OF LAND, A DISTANCE OF 60.62 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 09 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID STRIP OF LAND, A DISTANCE OF 48.35 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 68.35 FEET PASS THE NORTHEAST CORNER OF LOT 1, HACIENDA TREVINO, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 1858, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 192.40 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 1, HACIENDA TREVINO, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID STRIP OF LAND AT A DISTANCE OF 489.76 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST LINE OF THE HIDALGO COUNTY I.D. NO. 2 CANAL RIGHT-OF-WAY LINE FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 62 DEGREES 51 MINUTES 12 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID IRRIGATION DISTRICT CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 103.14 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1 OF TREVINO'S ACRE, CONTINUING WITH THE WEST LINE OF SAID LOT 1 OF TREVINO'S ACRE SAME BEING THE EAST LINE OF SAID CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 531.19 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.62 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH ALL OF THE EAST 60.0 FEET OF SAID 60.62 FOOT STRIP OF LAND (OR 0.08 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID JACKSON ROAD, LEAVING 1.54 NET ACRES OF LAND, MORE OR LESS.

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 AUGUST 24, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

HACIENDA LOS CANTU

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: AUGUST 24, 2022
JOB NUMBER: SP-11-22419
OWNER: BLANCA IDALIA CANTU
212 E. WARBLER AVENUE
MCALLEN, TEXAS 78504

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/15/2022

SUBDIVISION NAME: HACIENDA LOS CANTU SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Jackson Road: 8.35 ft. - 20 ft. ROW dedication required for 60 ft. from centerline for 120 ft. ROW

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

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Proposing: Front: 60 ft. or greater for easements, or approved site plan.

**Current recorded plat has: Front: 40 ft.

**Please clarify setback prior to final.

**Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat prior to final.

**Please revise plat note to Front: 60 ft. or in line with existing structures, or greater for easements, or approved site plan, whichever is greater applies.

**Zoning Ordinance: Section 138-356

Non-compliance

* Proposing: Rear: In accordance with the zoning ordinance or greater for easements or approved site plan.

**Current recorded plat has: Sideyard along Western Property line 10 ft.

**Please clarify setback prior to final.

**Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat prior to final.

**Zoning Ordinance: Section 138-356

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"> * Proposing: Sides: In accordance with the zoning ordinance or greater for easements or approved site plan. **Current recorded plat has: Sideyard along South Property line 6 ft. **Please clarify setback prior to final. **Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat prior to final. **Zoning Ordinance: Section 138-356 * Corner **Zoning Ordinance: Section 138-356 * Garage **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	NA
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on S. Jackson Road. **Please revise plat note #4 as shown above prior to final. ***5 ft. sidewalk might be required on S. Jackson Rd. by Engineering Department **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	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. **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. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. ***Please remove plat note #9 as it is not required to be shown on plat. ***Must comply with site plan requirements/conditions for the Conditional Use Permit for Event. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * 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 	TBD
	Non-compliance
	Applied
	Applied
	NA

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

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V ***At the Planning and Zoning Commission meeting of July 6, 2022, no one appeared in opposition of the Conditional Use Permit request for an Event Center. The Board unanimously voted to disapprove with a favorable recommendation. There were six members present and voting. ***At the City Commission meeting of July 25, 2022, after discussion the Board voted to approve the Conditional Use Permit for an Event Center for a year. 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V ***At the Planning and Zoning Commission meeting of July 6, 2022, no one appeared in opposition of the Conditional Use Permit request for an Even Center. The Board unanimously voted to disapprove with a favorable recommendation. There were six members present and voting. ***At the City Commission meeting of July 25, 2022, after discussion the Board voted to approve the Conditional Use Permit for an Event Center for a year. 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording 	NA
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Non-compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. **Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat prior to final. 	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p>	Applied

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

E. SAVANNAH AVE.

S "M" ST.

PROPOSED LOTS 10A & 11A
RDIGER PLAZA SUBDIVISION
SUBD.

LOCATION

JACKSON RD



PROPOSED HACIENDA LOS CANTU
SUBDIVISION
100-110'S ACRE SUBD
2000

-10 2020
HACIENDA
TREVINO
LOT 1
-01 2100

2120
LOT 2A
SAN ISIDRO
ESTATES

LOT 1A
2128

STREET APARTMENTS
VISION

2

-05 2216

-00 2300

RD DEL
VISION

RD



City of McAllen

Planning Department

SUBADAA-0108

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

Project Information	Subdivision Name	Summit Park North Lots 11A and 13A			
	Location	E. Esperanza Avenue			
	City Address or Block Number	821 E ESPERANZA AVE			
	Number of Lots	2	Gross Acres	0.68	
	Net Acres	0.68	ETJ	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning	C3	Proposed Zoning	C3	
	Rezoning Applied for	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date			
	Existing Land Use	Office	Proposed Land Use	Office	
	Irrigation District #	2			
	Replat	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial Yes Residential No			
Agricultural Exemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due N/A				
Parcel #	532071	Tax Dept. Review			
	532072				
Water CCN	<input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other				
Legal Description	Lots 11, 12, 13, and 14, Summit Park North				
Owner	Name	Summit Park Properties, LLC		Phone	956-821-0333
		Jaime Gonzalez, Jr.			
	Address	1000 E. Esperanza Ave.		E-mail	sunvalley701@aol.com
		817 E. Esperanza Ave.			
Developer	Name	Same as Owner		Phone	
	Address			E-mail	
	City		State		Zip
	Contact Person				
Engineer	Name	Spoor Engineering Consultants, Inc.		Phone	956-683-1000
	Address	202 So. 4th Street		E-mail	SEC@SpoorEng.com
	City	McAllen	State	TX	Zip
	Contact Person	Steve Spoor, P.E.			
Surveyor	Name	CVQ Land Surveyors		Phone	956-618-1551
	Address	517 Beaumont Avenue		E-mail	cvq@cvqlandsurvey.com
	City	McAllen	State	TX	Zip

ENTERED

SEP 08 2022

Initials

OK

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

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 08-30-22

Print Name Stephen Spoor, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

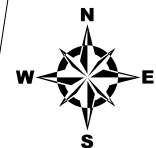
PROPOSED THE DISTRICT AT MCALLEN PHASE 3 SUBDIVISION

PHASE 2

6

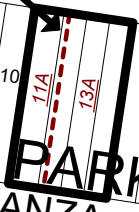
LOT 8A

THE DISTRICT AT MCALLEN
PHASE 1



LOCATION

SUMMIT PARK NORTH
ESPERANZA AV



McCOLL RD

WILLOW

RIDGE

DAFFODIL

SUBD

AVE

S5950-00-009-0001-04

S5950-00-009-0001-11

CATALON

LOT 1

McCOLL

SUBDIVISION

N "K" CENTER ST

SUNRISE

CAMELLIA AV

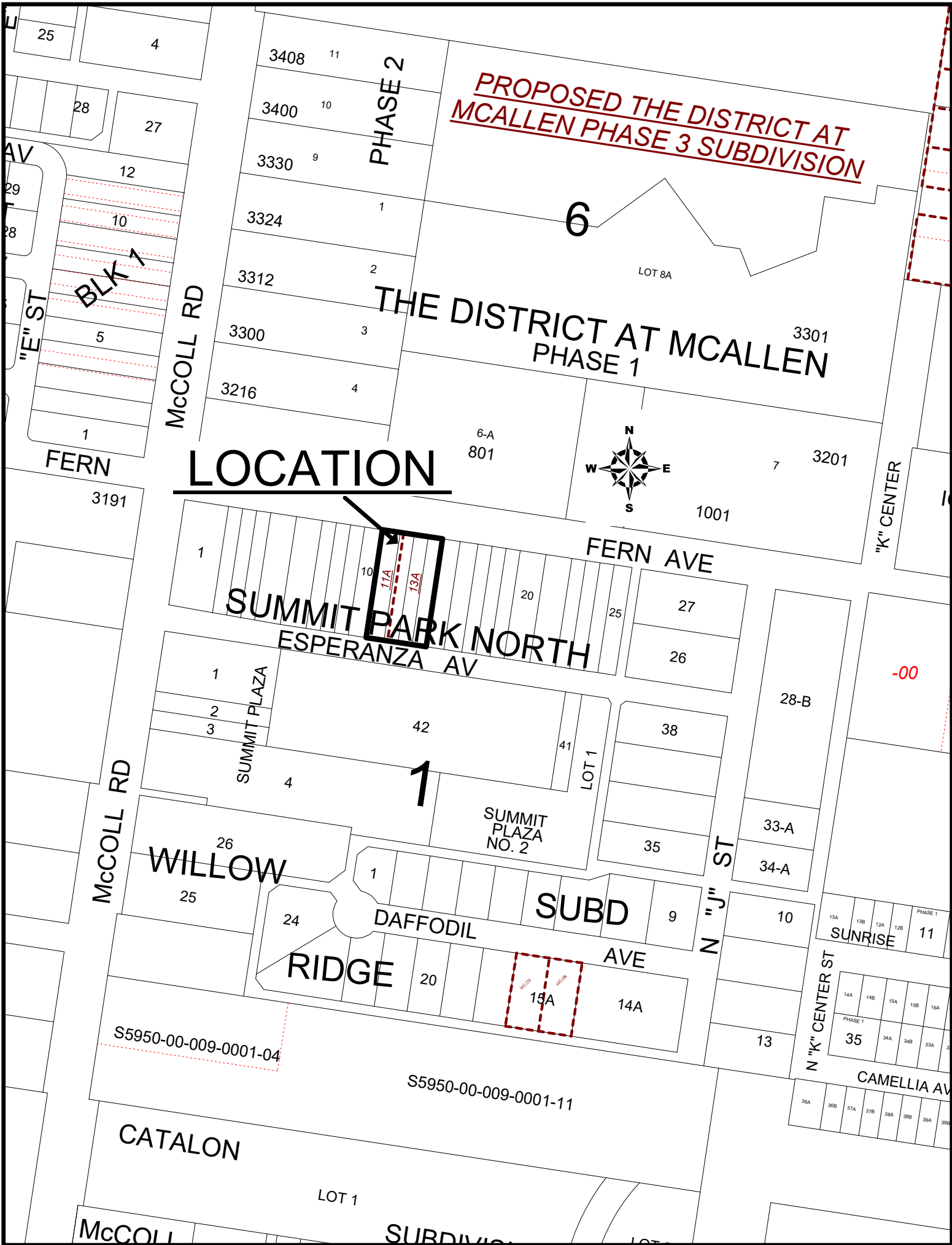
"K" CENTER

-00

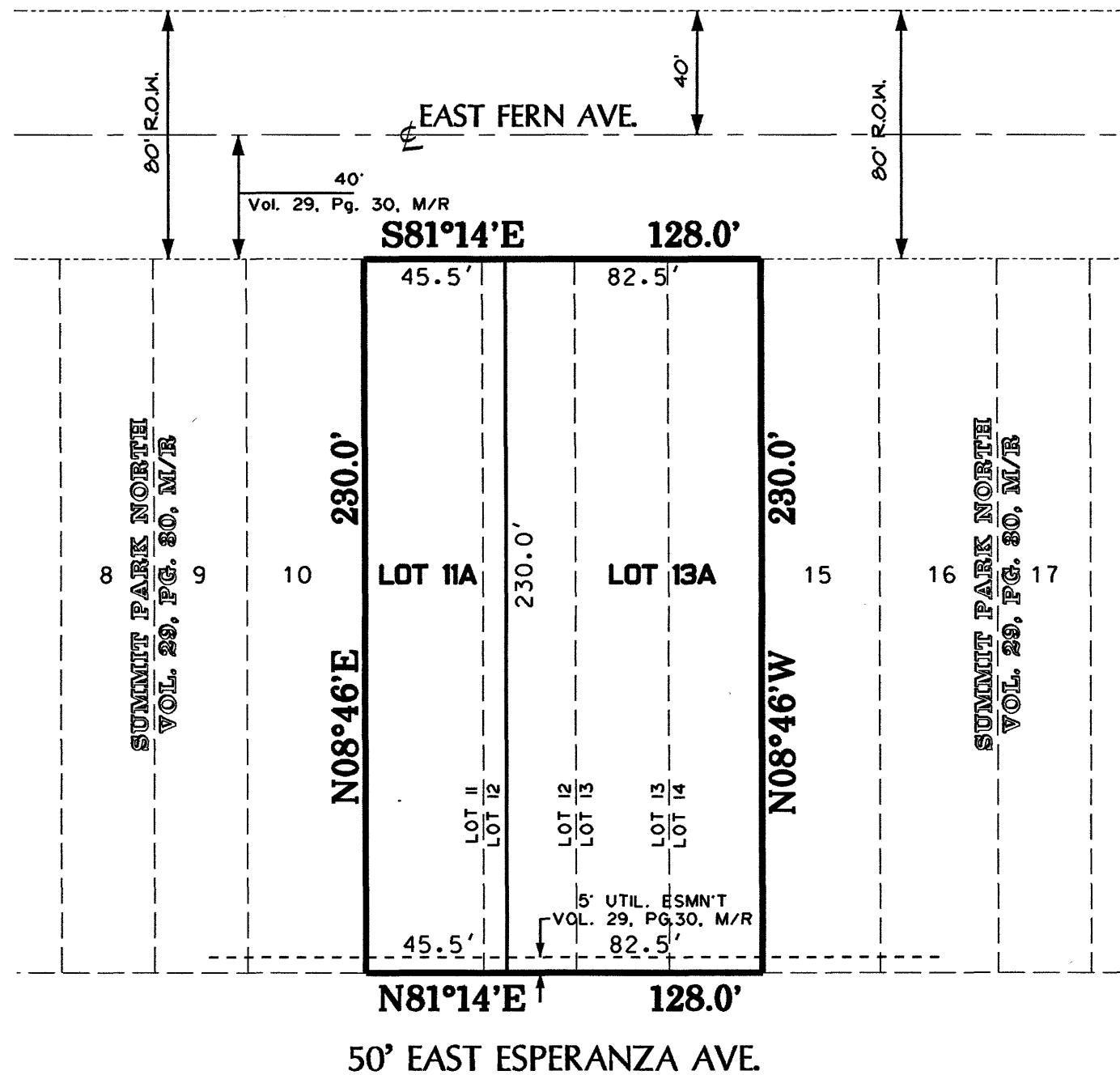
PHASE 1
11

PHASE 1
35

36A 36B 37A 37B 38A 38B 39A 39B



LOT 6-A
THE DISTRICT AT McALLEN
VOL. 49, PG. 90, M/R



42
SUMMIT PARK NORTH
VOL. 29, PG. 30, M/R

METES & BOUNDS

LOTS 11, 12, 13, AND 14, SUMMIT PARK NORTH, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 29, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northwest corner of Lot 11, for the northwest corner of the following described tract of land; said point being on the South line of E. Fern Avenue;
THENCE, with the North line of Lots 11, 12, 13, and 14, and the South line of E. Fern Avenue, South 81 Deg. 14 Min. East, 128.0 feet to the northeast corner of Lot 14, for the northeast corner hereof;
THENCE, with the East line of Lot 14, South 08 Deg. 46 Min. West, 230.0 feet to the southeast corner of Lot 14, for the southeast corner hereof; said point being on the North line of E. Esperanza Avenue;
THENCE, with the South line of Lots 14, 13, 12, and 11, North 81 Deg. 14 Min. West, 128.0 feet to the southwest corner of Lot 11, for the southwest corner hereof;
THENCE, with the West line of Lot 11, North 08 Deg. 46 Min. East, 230.0 feet to the POINT OF BEGINNING; containing 0.68 acre 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 SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN DATE

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 49.26(a) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION. BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RALL E. SESIN, P.E., CFM. DATE
GENERAL MANAGER



August 25, 2022
1"=50'

MAP OF SUMMIT PARK NORTH LOTS 11A AND 13A

BEING A SUBDIVISION OF LOTS 11, 12, 13, AND 14
SUMMIT PARK NORTH, CITY OF McALLEN,
HIDALGO COUNTY, TEXAS;
according to plat recorded in
vol. 29, page 30, Map Records
Hidalgo County, Texas.
Containing 0.68 Acres of land, more or less.

STATE OF TEXAS,
COUNTY OF HIDALGO:

WE, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE LOTS 11A AND 13A, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE 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 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.

JAIME A. GONZALEZ, J., OWNER LOT 11A
721 E. ESPERANZA
McALLEN, TEXAS 78501

JOSE L. MONTALVO, MANAGING MEMBER, OWNER LOT 13A
1000 E. ESPERANZA AVE.
McALLEN, TEXAS 78501

STATE OF TEXAS,
COUNTY OF HIDALGO:

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

NOTARY PUBLIC DATE

STATE OF TEXAS,
COUNTY OF HIDALGO:

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

NOTARY PUBLIC 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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION DATE

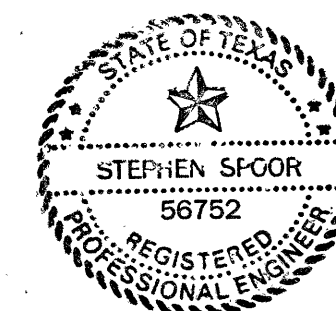
STATE OF TEXAS,
COUNTY OF HIDALGO:

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

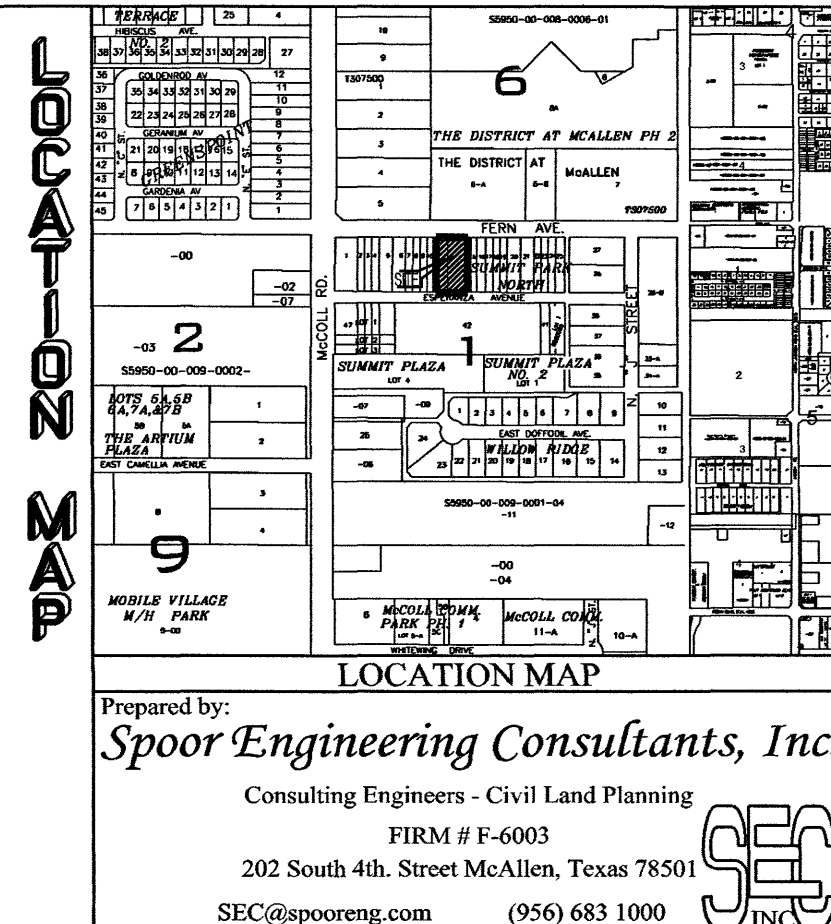
REYNALDO ROBLES, R.P.L.S. #4032 DATE
ROBLES AND ASSOCIATES, PLLC - TEPELS FIRM 10096700
107 W. HUSACHE ST. WESLACO, TEXAS 78596

STATE OF TEXAS,
COUNTY OF HIDALGO:

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



08-29-22
STEPHEN SPOOR
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION NO. 56752





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/16/2022

SUBDIVISION NAME: SUMMIT PARK NORTH LOTS 11A AND 13A

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

E. Esperanza Ave.: 50 ft.
Paving: 32 ft. Curb & gutter: both sides
**Include document number on plat regarding how existing street was dedicated prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Non-compliance

E. Fern Ave.: Dedication as needed for 40 ft. from centerline for 80 ft. of total ROW
Paving: 52 ft. Curb & gutter: Both sides
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Applied

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

Applied

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

NA

NA

NA

ALLEYS

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

Applied

SETBACKS

* Front/E. Esperanza Ave.:
1. Unenclosed Covered Walk: 104 ft.
2. Building: 110 ft.
***Remove reference to Lots 11 through 14 from plat note prior to final.
***Please revise plat note as shown above prior to final.
**Zoning Ordinance: Section 138-356
* Rear/ E. Fern Ave.: 20 ft.
***Remove reference to Lots 11 through 14 from plat note prior to final.
***Please revise plat note as shown above prior to final.
**Zoning Ordinance: Section 138-356

Non-compliance

Non-compliance

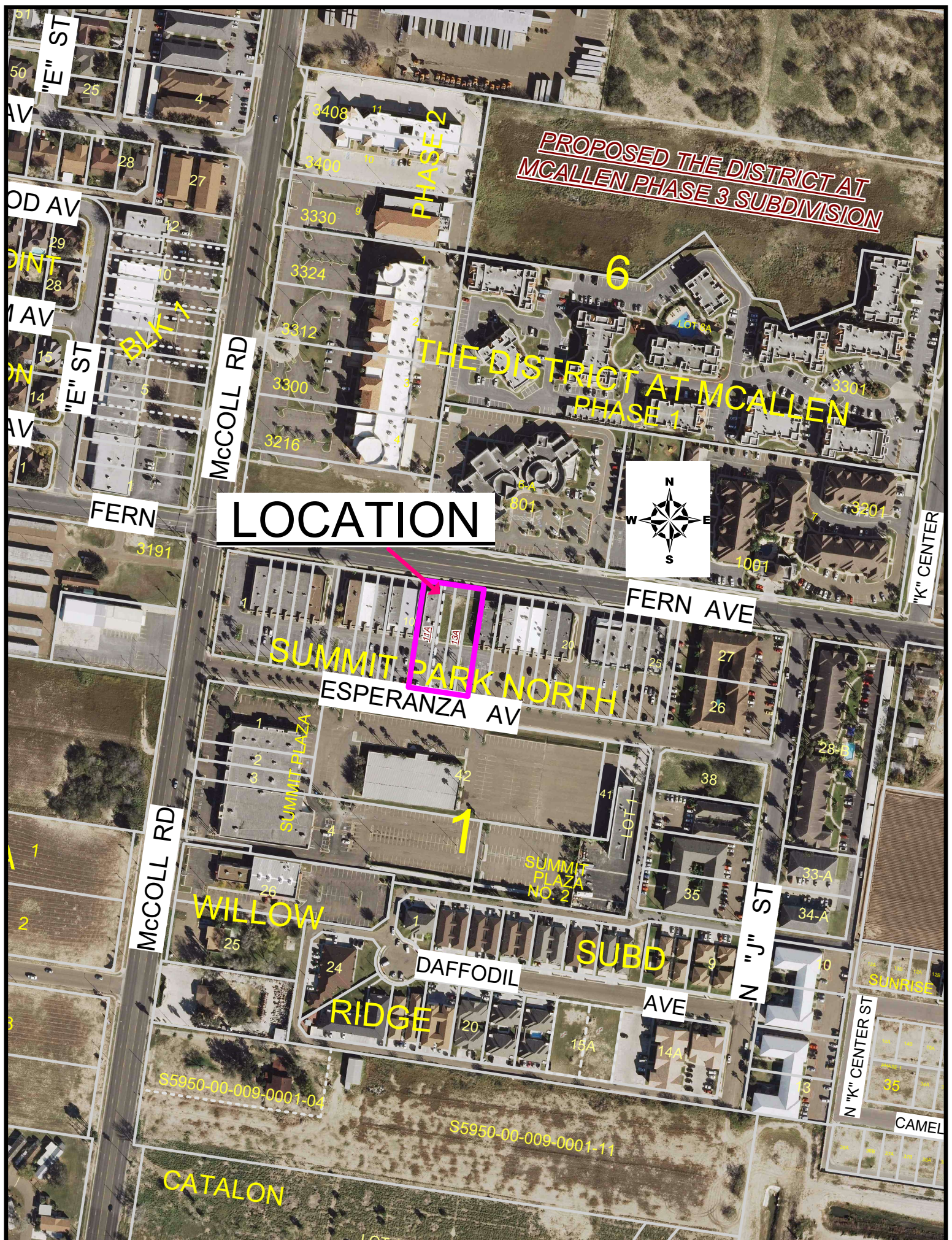
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Sides: In accordance with the zoning ordinance, easements, or approved site plan, whichever requires the greater setback. ***Remove reference to Lots 11 through 14 from plat note prior to final. ***Please revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 * Corner **Zoning Ordinance: Section 138-356 * Garage **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	NA
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on E. Fern Ave. and north side of E. Esperanza Ave. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Please add plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along E. Fern Ave. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy * Site plan must be approved by the Planning & Zoning Commission prior to issuance of building permit. Common area plan for commercial areas etc. this common area is for the benefit of all owners, egress & ingress and maintained by owner(s). ***Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	TBD
	Applied
	Applied
	Required
	NA
	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Complete
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Existing plat notes remain as now exist. **Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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





City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Belterra At Tres Lagos Phase 1</u>	
	Location <u>West of Escondido at Tres Lagos Phase III & East of Cascada Phase I</u>	
	City Address or Block Number <u>14301 N. SHARY RD</u>	
	Number of Lots <u>71</u>	Gross Acres <u>11.569</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No
	Existing Zoning <u>R2</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>U.I.D.</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial <u>N/A</u> Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>2724.95</u>	
	Parcel # <u>1075074</u> Tax Dept. Review <u>JA</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>11.569 Acres out of section 227 Texas-Mexican Railway Company Volume 4, Pages 142-143 H.C.D.R</u>		
Owner	Name <u>Belterra at Tres Lagos, LLC</u>	Phone <u>956-287-2800</u>
	Address <u>200 S. 10TH ST., STE. 1700</u>	E-mail <u>NICK@RHODESEENTERPRISES.COM</u>
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78502</u>	
Developer	Name <u>Belterra at Tres Lagos, LLC</u>	Phone <u>956.287-2800</u>
	Address <u>200 S. 10TH ST., STE. 1700</u>	E-mail <u>NICK@RHODESEENTERPRISE.COM</u>
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78502</u>	
	Contact Person <u>NICK RHODES</u>	
Engineer	Name <u>MELDEN & HUNT, INC.</u>	Phone <u>956.381.0981</u>
	Address <u>115 W. MCTYRE ST. - EDINBURG, TX 78541</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</u>	
Surveyor	Name <u>MELDEN & HUNT, INC.</u>	Phone <u>956.381.0981</u>
	Address <u>115 W. MCTYRE ST. - EDINBURG, TX 78541</u>	E-mail <u>Robert@meldenandhunt.com</u>
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u>	

AUG 29 2022

BY: CW

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 8-26-22

Print Name Mario A. Reyna, P.E

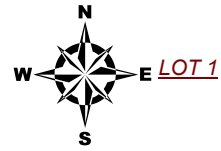
Owner ☐

Authorized Agent ☒

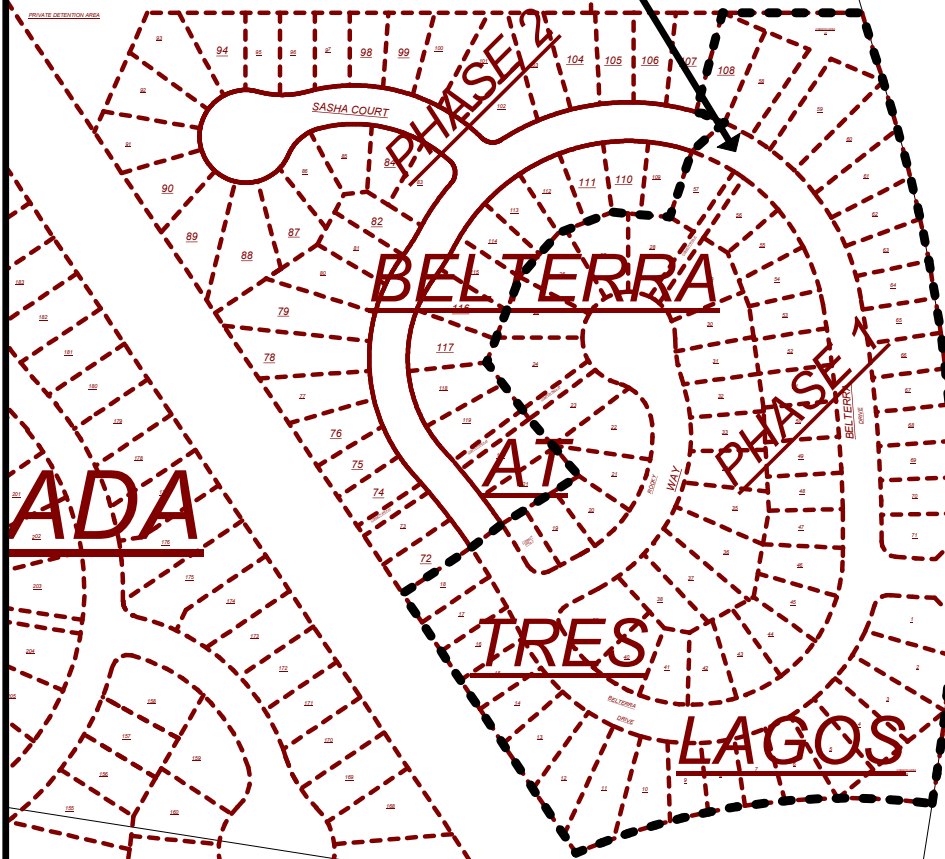
BLVD

LOCATION

PROPOSED FAMILY CHURCH AT TRES LAGOS SUBDIVISION

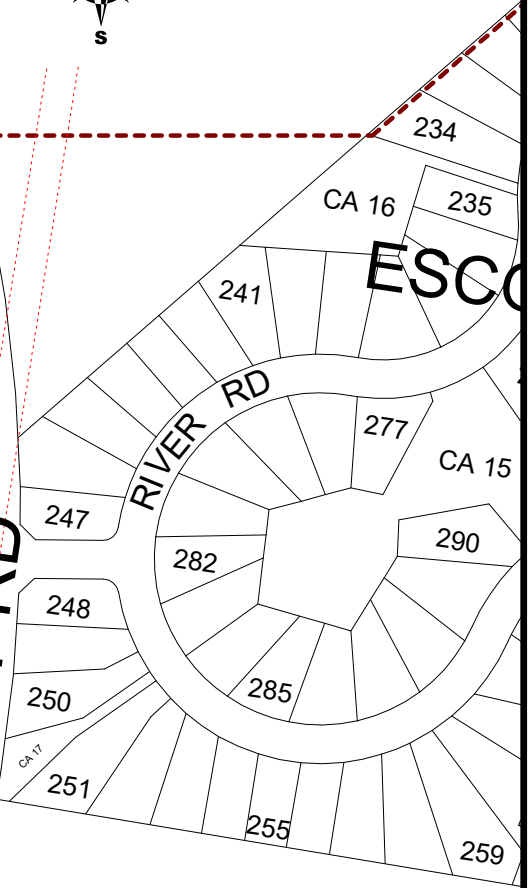


PROPOSED



SHARY RD

RUSSELL ROAD



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 11.172 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY MAP RECORDS, SAID 11.172 ACRES OUT OF A CERTAIN TRACT CONVEYED TO MR. RHODES, LTD. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 741019, HIDALGO COUNTY OFFICIAL RECORDS, SAID 11.172 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 227 AND WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE ROAD AND NORTH SHARY ROAD;

THENCE, N 08° 58' 09" E, ALONG THE EAST LINE OF SAID SECTION 227, A DISTANCE OF 194.74 FEET, WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH SHARY ROAD;

THENCE, N 81° 01' 51" W, A DISTANCE OF 60.00 FEET, TO A NO. 4 REBAR SET AT AN OUTSIDE CORNER OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN, TEXAS BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2780232, HIDALGO COUNTY OFFICIAL RECORDS;

- THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 29° 57' 23", A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 470.96 FEET, A TANGENT OF 240.79 FEET AND A CHORD THAT BEARS S 82° 04' 20" W, A DISTANCE OF 465.21 FEET TO A NO. 4 REBAR SET AT AN INSIDE CORNER OF SAID CITY OF MCALLEN, TEXAS TRACT;
- THENCE, N 33° 45' 00" W, ALONG THE EAST LINE OF SAID CITY OF MCALLEN, TEXAS TRACT, A DISTANCE OF 404.01 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF THIS TRACT;
- THENCE, N 33° 45' 00" W A DISTANCE OF 1,084.32 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, N 30° 00' 00" E A DISTANCE OF 846.25 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST NORTHEAST OF THIS TRACT;
- THENCE, S 00° 00' 00" E A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 90° 00' 00" E A DISTANCE OF 170.44 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST NORTHEAST OF THIS TRACT
- THENCE, S 66° 51' 59" E A DISTANCE OF 59.99 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 24° 00' 00" W A DISTANCE OF 129.96 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE POINT OF THIS TRACT;
- THENCE, S 48° 49' 39" W A DISTANCE OF 56.31 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 18° 30' 00" W A DISTANCE OF 89.36 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 85° 30' 00" W A DISTANCE OF 74.99 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 69° 00' 00" W A DISTANCE OF 74.53 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 41° 30' 00" W A DISTANCE OF 75.75 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 21° 00' 00" W A DISTANCE OF 118.77 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 37° 00' 00" E A DISTANCE OF 76.49 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 37° 57' 06" E A DISTANCE OF 15.00 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 41° 00' 00" E A DISTANCE OF 97.72 FEET TO A NO. 4 REBAR SET FOR OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 58° 00' 00" W A DISTANCE OF 117.98 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 52° 42' 56" W A DISTANCE OF 50.07 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 56° 00' 00" W A DISTANCE OF 106.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.172 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

COMMUNITY PANEL NUMBER 480334 0295 D, MAP REVISED: JUNE 06, 2000;

2. MINIMUM FINISH FLOOR NOTE :
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

3. MINIMUM SETBACKS SHALL BE :

FRONT : 20 FEET MINIMUM OR AS SHOWN IN "FRONT SETBACK TABLE" SHEET 2 OF 2 (GREATER APPLIES)

REAR : 11 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER : 10 FEET OR GREATER FOR EASEMENTS.

GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE _____ C.F. (_____ Ac. Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF MCALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. CITY OF MCALLEN BENCHMARK: NUMBER MC23, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP AT THE NORTHWEST CORNER OF THE INTERSECTION OF F.M.2220 AND 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652949.4951, 1067206.29414, ELEV.=128.79

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

9. 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE USES.

10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BEHINDS HIDALGO COUNTY TEXAS CORPORATION, INC., TO ML RHODES LTD, A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.

13. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.

14. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

15. * DENOTES CURVED SETBACK.

16. CITY OF MCALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.

17. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.

18. UNITED IRRIGATION DISTRICT NOTES:
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
 - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

20. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES:

THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BELTERRA AT TRES LAGOS PHASE I SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"), PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.

21. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

22. A BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT SURROUNDS THIS PLAT, INCLUDING THE ADJOINING DRAINAGE AND STREET RIGHT OF WAYS, WHERE IT HAS NOT BEEN PREVIOUSLY RELEASED.

23. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

SUBDIVISION MAP OF
BELTERRA AT TRES LAGOS
SUBDIVISION PHASE I

METES AND BOUNDS DESCRIPTION
11.569 ACRES
OUT OF SECTION 227
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.
CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

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

ATTEST:

PRESIDENT

SECRETARY

ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE BELTERRA AT TRES LAGOS PHASE I SUBDIVISION LOCATED AT CITY OF MCALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

SHERILYN DAHLBERG

GENERAL MANAGER

SHARYLAND WATER SUPPLY CORPORATION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN A, BELTERRA AT TRES LAGOS SUBDIVISION PHASE I 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, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

RHODES DEVELOPMENT, INC.

DATE:

NICK RHODES, PRESIDENT

200 S. 10TH ST., STE. 1700

MCALLEN, TEXAS 78501

HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

MIKE RHODES
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
MCALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

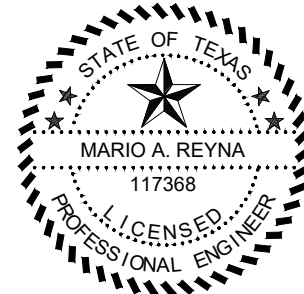
STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20_____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 06/23/22
ENGINEERING JOB # 22125.0

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20_____.

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 07/29/2019
SURVEY JOB # 22587.08



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

ATTESTED BY:

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 AND ZONING COMMISSION

DATE



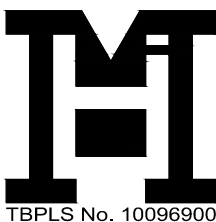
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

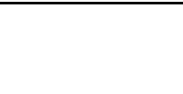
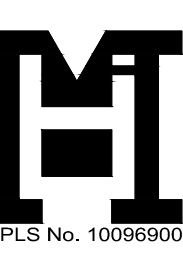
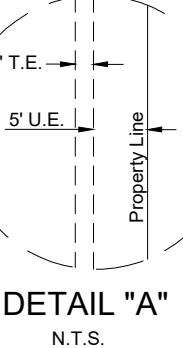
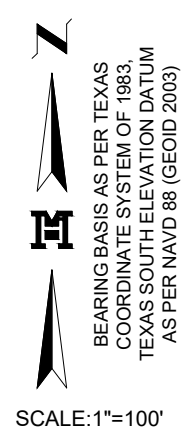
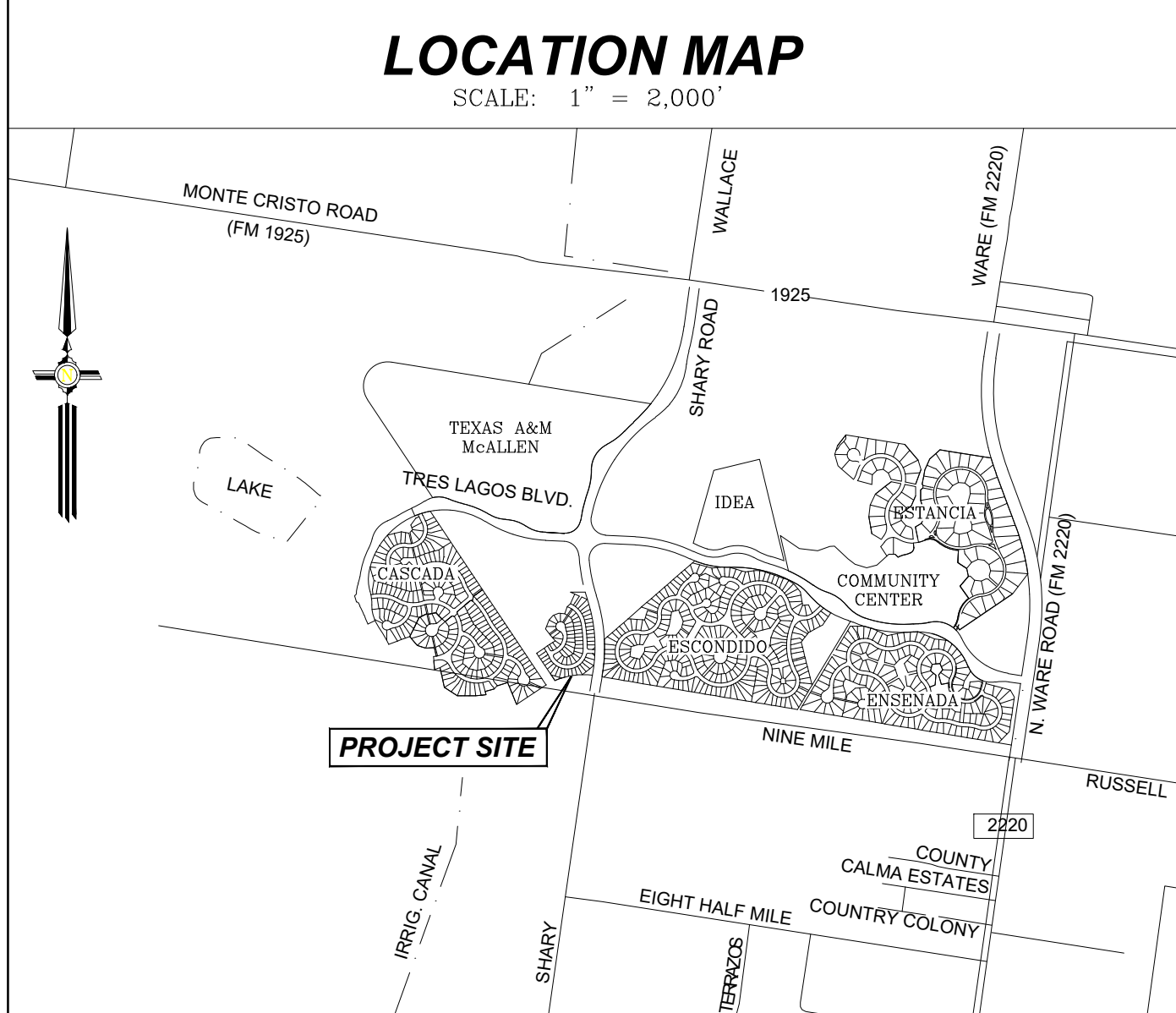
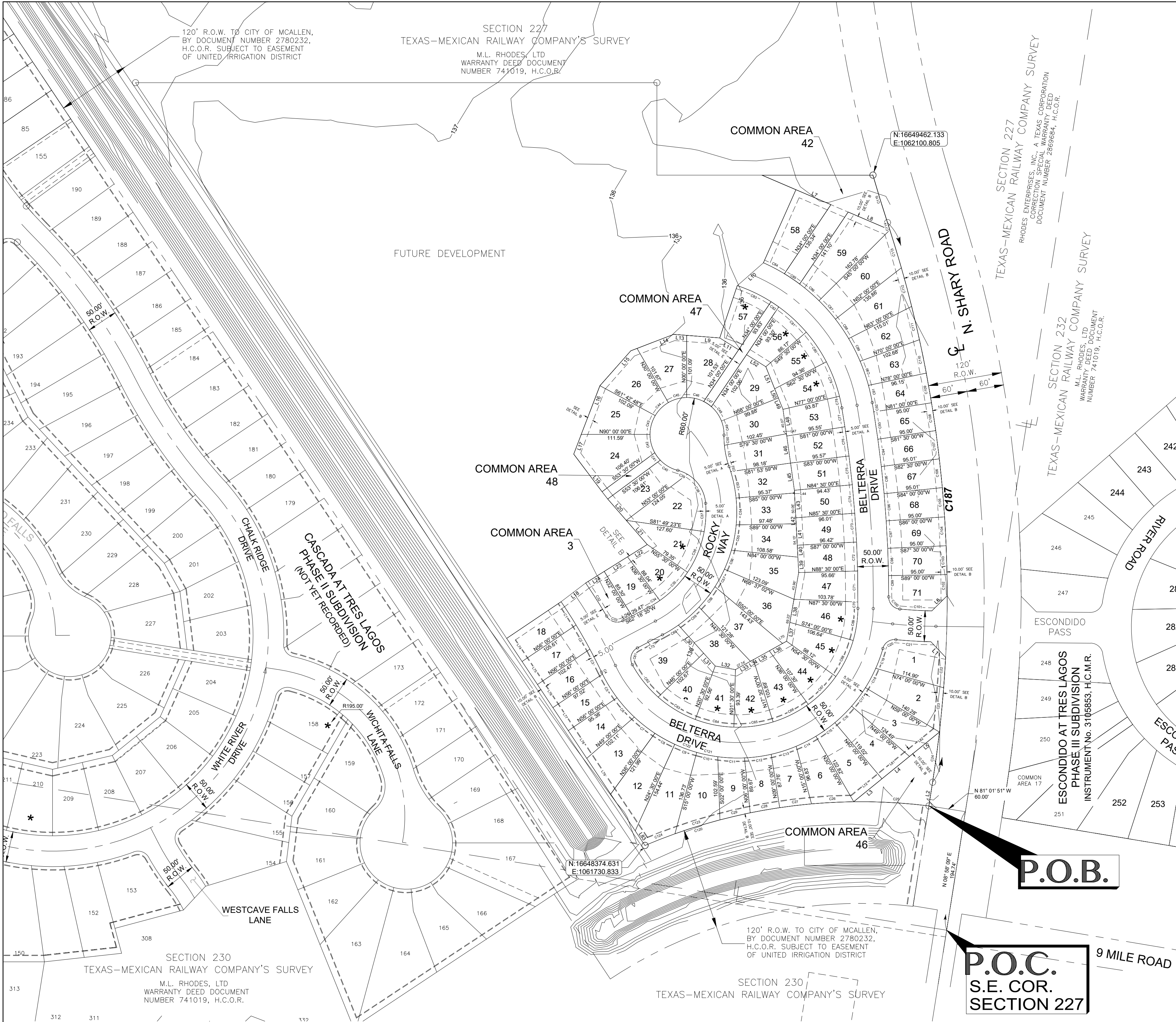
SHEET 1 OF 3



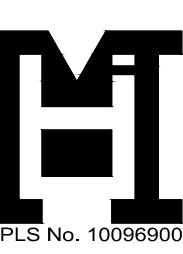
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
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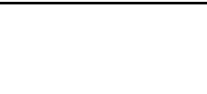
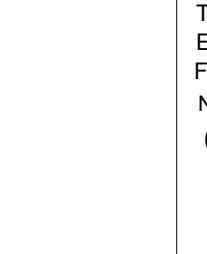
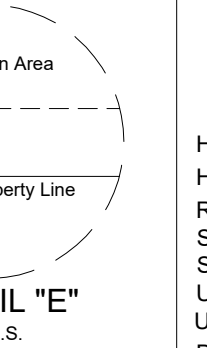
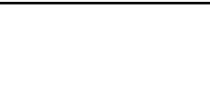
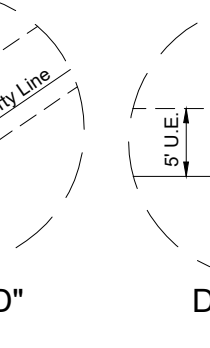
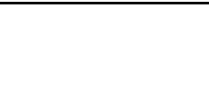
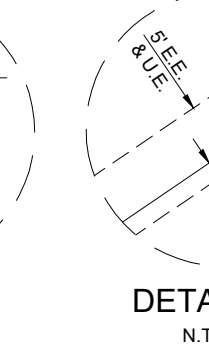
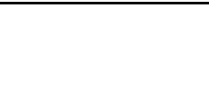
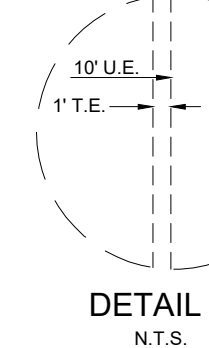
DRAWN BY: _____ R.N. DATE 06-26-2019
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



SUBDIVISION MAP OF
BELTERRA AT TRES LAGOS
SUBDIVISION PHASE I
METES AND BOUNDS DESCRIPTION
11.569 ACRES
OUT OF SECTION 227
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS



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LEGEND & ABBREVIATIONS

- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.E. COR. - SOUTHEAST CORNER
- S.F. - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- U.&W.E. - UTILITY & WALL EASEMENT DEDICATED BY THIS PLAT
- D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
- E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
- FSBL & SW EASE. - FRONT SETBACK LINE & SIDEWALK EASE.
- N.T.S. - NOT TO SCALE-DETAILS
- ⊙ - ROAD CENTER LINE
- ★ - CURVED SETBACK LINE
- - INDICATOR FOR BEGIN AND END CURVE

Lot Area Table		
Lot #	SQ. FT.	AC.
1	4,779.33	0.110
2	4,690.51	0.108
3	4,496.63	0.103
4	4,297.80	0.099
5	4,692.69	0.108
6	6,103.41	0.140
7	6,081.65	0.140
8	5,578.76	0.128
9	5,788.81	0.133
10	4,430.41	0.102
11	4,048.33	0.093
12	4,297.25	0.099
13	5,400.20	0.124
14	5,806.91	0.133
15	5,771.30	0.132
16	6,441.00	0.148
17	6,560.00	0.151
18	6,115.71	0.140
19	5,017.69	0.115
20	4,336.13	0.100

Lot Area Table		
Lot #	SQ. FT.	AC.
61	6,130.21	0.141
62	6,024.08	0.138
63	5,824.34	0.134
64	5,809.35	0.133
65	5,934.22	0.136
66	7,783.30	0.179
67	5,118.35	0.118
68	6,645.86	0.153
69	5,097.77	0.117
70	4,289.91	0.098
71	4,182.49	0.096

Common Area Table		
Lot #	SQ. FT.	AC.
3	2,877.20	0.066
42	12,099.26	0.278
45	3,544.89	0.081
46	7,249.18	0.166
47	2,926.80	0.067
48	1,588.37	0.036

Lot Area Table		
Lot #	SQ. FT.	AC.
21	4,336.34	0.100
22	4,357.55	0.100
23	4,338.92	0.100
24	4,318.96	0.099
25	4,297.19	0.099
26	4,416.08	0.101
27	4,777.57	0.110
28	5,183.30	0.119
29	6,223.06	0.143
30	7,331.40	0.168
31	8,429.77	0.194
32	6,572.79	0.151
33	4,456.51	0.102
34	4,388.52	0.101
35	4,365.42	0.100
36	4,537.99	0.104
37	4,467.52	0.103
38	4,399.94	0.101
39	4,351.75	0.100
40	4,337.83	0.100

LOT Line Table		
Line #	Length	Direction
L1	34.74'	N43° 24' 14"W
L2	38.83'	S08° 58' 09"W
L3	59.05'	N50° 55' 47"E
L4	57.52'	N50° 55' 47"E
L5	62.67'	N50° 55' 47"E
L6	35.28'	S45° 28' 54"W
L7	61.75'	S66° 51' 59"E
L8	73.47'	S66° 51' 59"E
L9	38.01'	N85° 30' 00"W
L10	56.31'	N48° 49' 39"E
L11	36.12'	N58° 00' 00"W
L13	21.11'	N85° 30' 00"W
L14	36.96'	S69° 00' 00"W
L15	36.58'	S41° 30' 00"W
L16	46.55'	S21° 00' 00"W
L17	32.13'	S21° 00' 00"W
L18	50.07'	N52° 42' 56"E
L19	41.54'	S37° 00' 00"E
L20	45.84'	N41° 00' 00"W
L21	48.70'	N41° 00' 00"W

Lot Area Table		
Lot #	SQ. FT.	AC.
41	4,405.85	0.101
42	4,397.60	0.101
43	4,673.60	0.107
44	5,370.45	0.123
45	4,892.30	0.112
46	4,901.92	0.113
47	5,011.99	0.115
48	4,801.03	0.110
49	4,572.92	0.105
50	4,793.64	0.110
51	7,403.22	0.170
52	5,072.07	0.116
53	6,491.91	0.149
54	6,963.03	0.160
55	5,856.81	0.134
56	4,867.41	0.112
57	4,469.57	0.103
58	4,455.99	0.102
59	4,645.06	0.107
60	5,019.63	0.115

LOT Line Table		
Line #	Length	Direction
L22	37.69'	S58° 00' 00"W
L23	44.63'	S58° 00' 00"W
L24	35.66'	S58° 00' 00"W
L25	16.79'	S62° 18' 35"W
L26	84.14'	N33° 45' 00"W
L27	47.80'	N73° 00' 00"W
L28	57.65'	S73° 00' 00"E
L29	30.11'	S73° 00' 00"E
L30	61.36'	N42° 00' 00"W
L31	28.13'	N42° 00' 00"W
L32	33.30'	S80° 00' 00"E
L33	27.74'	N61° 00' 00"E
L34	5.67'	N61° 00' 00"E
L35	29.47'	N61° 00' 00"E
L36	24.58'	N61° 00' 00"E
L37	31.13'	N10° 00' 00"E
L38	38.08'	N10° 00' 00"E
L39	25.10'	N03° 00' 00"W
L40	19.39'	N03° 00' 00"W
L41	34.74'	N03° 00' 00"W

BOUNDARY Line Table		
Line #	Length	Direction
L53	404.01'	N33° 45' 00"W
L54	38.83'	S08° 58' 09"W
L55	180.16'	S90° 00' 00"E
L56	59.99'	N66° 51' 59"W
L57	129.96'	N24° 00' 00"E
L58	56.31'	N48° 49' 39"E
L59	89.36'	N18° 30' 00"E
L60	74.99'	S85° 30' 00"E
L61	74.53'	N69° 00' 00"E
L62	75.75'	N41° 30' 00"E
L63	118.77'	N21° 00' 00"E
L64	76.49'	N37° 00' 00"W
L65	15.00'	N37° 57' 06"W
L66	97.72'	N41° 00' 00"W
L67	117.98'	N58° 00' 00"E
L68	50.07'	N52° 42' 56"E
L69	106.42'	N56° 00' 00"E

LOT Line Table		
Line #	Length	Direction
L42	9.75'	N03° 00' 00"W
L43	40.31'	N03° 00' 00"W
L44	4.40'	N03° 00' 00"W
L45	44.54'	N08° 00' 00"W
L46	44.33'	N08° 00' 00"W
L47	3.70'	N08° 00' 00"W
L48	40.07'	N08° 00' 00"W
L49	19.91'	N22° 00' 00"W
L50	16.09'	N22° 00' 00"W
L51	38.56'	N22° 00' 00"W
L52	36.95'	N58° 00' 00"W

DRAWN BY: _____ R.N. DATE 06-23-2022
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	45.02'	875.00'	002° 56' 52"	N32° 42' 53"W	45.01'	22.51
C2	45.13'	875.00'	002° 57' 18"	N29° 45' 48"W	45.12'	22.57
C3	41.75'	875.00'	002° 44' 03"	N26° 55' 08"W	41.75'	20.88
C4	3.60'	245.00'	000° 50' 34"	S25° 58' 23"E	3.60'	1.80
C5	45.10'	245.00'	010° 32' 50"	S31° 40' 05"E	45.04'	22.61
C6	42.01'	245.00'	009° 49' 29"	S41° 51' 15"E	41.96'	21.06
C7	42.61'	245.00'	009° 57' 56"	S51° 44' 58"E	42.56'	21.36
C8	36.85'	245.00'	008° 37' 07"	S61° 02' 30"E	36.82'	18.46
C9	38.19'	245.00'	008° 55' 54"	S69° 49' 00"E	38.15'	19.13
C10	34.78'	245.00'	008° 08' 05"	S78° 21' 00"E	34.76'	17.42
C11	43.52'	245.00'	010° 10' 37"	S87° 30' 20"E	43.46'	21.82
C12	43.83'	245.00'	010° 14' 58"	N82° 16' 52"E	43.77'	21.97
C13	42.49'	245.00'	009° 56' 12"	N72° 11' 17"E	42.44'	21.30
C14	35.98'	245.00'	008° 24' 50"	N63° 00' 46"E	35.95'	18.02
C15	37.86'	245.00'	008° 51' 17"	N54° 22' 42"E	37.83'	18.97
C16	38.19'	245.00'	008° 55' 55"	N45° 29' 06"E	38.15'	19.14
C17	37.52'	245.00'	008° 46' 26"	N36° 37' 55"E	37.48'	18.80
C18	35.47'	245.00'	008° 17' 41"	N28° 05' 52"E	35.44'	17.77
C19	34.10'	245.00'	007° 58' 26"	N19° 57' 48"E	34.07'	17.08
C20	27.79'	20.00'	079° 36' 02"	S55° 46' 36"W	25.60'	16.66

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C21	57.07'	735.00'	004° 26' 55"	S86° 38' 50"E	57.05'	28.55
C22	49.62'	1,940.00'	001° 27' 55"	N3° 40' 48"E	49.62'	24.81
C23	72.18'	1,940.00'	002° 07' 54"	N5° 28' 42"E	72.17'	36.09
C24	82.10'	1,940.00'	002° 25' 29"	N7° 45' 24"E	82.10'	41.06
C25	122.30'	900.00'	007° 47' 10"	N86° 50' 33"W	122.21'	61.25
C26	68.48'	900.00'	004° 21' 35"	S87° 05' 05"W	68.47'	34.26
C27	52.10'	900.00'	003° 19' 02"	S83° 14' 46"W	52.10'	26.06
C28	48.46'	900.00'	003° 05' 07"	S80° 02' 42"W	48.46'	24.24
C29	50.53'	900.00'	003° 13' 02"	S76° 53' 38"W	50.53'	25.27
C30	40.36'	900.00'	002° 34' 10"	S74° 00' 02"W	40.36'	20.18
C31	88.30'	900.00'	005° 37' 18"	S69° 54' 18"W	88.27'	44.19
C32	63.55'	925.00'	003° 56' 12"	N32° 23' 16"W	63.54'	31.79
C33	30.46'	20.00'	087° 16' 14"	N74° 03' 18"W	27.60'	19.07
C34	22.17'	175.00'	007° 15' 32"	N58° 40' 49"E	22.16'	11.10
C35	64.57'	175.00'	021° 08' 21"	N44° 28' 52"E	64.20'	32.65
C36	71.71'	175.00'	023° 28' 44"	N22° 10' 20"E	71.21'	36.37
C37	46.03'	175.00'	015° 04' 08"	N2° 53' 54"E	45.89'	23.15
C38	57.69'	60.00'	055° 05' 16"	N32° 10' 48"W	55.49'	31.29
C39	16.69'	60.00'	015° 56' 13"	N67° 41' 32"W	16.64'	8.40
C40	33.49'	60.00'	031° 58' 48"	S59° 40' 15"E	33.06'	17.19

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C41	15.04'	60.00'	014° 21' 41"	S36° 30' 00"E	15.00'	7.56
C42	31.14'	60.00'	029° 43' 57"	S14° 27' 11"E	30.79'	15.93
C43	32.06'	60.00'	030° 37' 02"	S15° 43' 19"W	31.68'	16.42
C44	30.21'	60.00'	028° 50' 48"	S45° 27' 14"W	29.89'	15.43
C45	31.05'	60.00'	029° 38' 55"	S74° 42' 05"W	30.70'	15.88
C46	28.58'	60.00'	027° 17' 36"	N76° 49' 39"W	28.31'	14.57
C47	15.04'	60.00'	014° 21' 41"	N56° 00' 00"W	15.00'	7.56
C48	28.49'	60.00'	027° 12' 17"	N35° 13' 01"W	28.22'	14.52
C49	23.42'	60.00'	022° 22' 04"	N10° 25' 50"W	23.28'	11.86
C50	16.52'	150.00'	006° 18' 38"	S2° 24' 07"E	16.51'	8.27
C51	35.49'	150.00'	013° 33' 25"	S12° 20' 09"E	35.41'	17.83
C52	8.56'	225.00'	002° 10' 46"	N18° 01' 28"W	8.56'	4.28
C53	43.90'	225.00'	011° 10' 44"	N11° 20' 43"W	43.83'	22.02
C54	43.45'	225.00'	011° 03' 51"	N0° 13' 26"W	43.38'	21.79
C55	41.78'	225.00'	010° 38' 23"	N10° 37' 41"E	41.72'	20.95
C56	32.89'	225.00'	008° 22' 32"	N20° 08' 09"E	32.86'	16.47
C57	32.35'	225.00'	008° 14' 12"	N28° 26' 31"E	32.32'	16.20
C58	42.11'	225.00'	010° 43' 25"	N37° 55' 19"E	42.05'	21.12
C59	44.43'	225.00'	011° 18' 50"	N48° 56' 26"E	44.36'	22.29
C60	30.29'	225.00'	007° 42' 44"	N58° 27' 13"E	30.26'	15.17

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C61	31.78'	20.00'	091° 03' 03"	S16° 47' 04"W	28.54'	20.37
C62	67.44'	195.00'	019° 48' 59"	S38° 38' 56"E	67.11'	34.06
C63	70.73'	195.00'	020° 46' 54"	S58° 56' 53"E	70.34'	35.76
C64	64.27'	195.00'	018° 53' 07"	S78° 46' 54"E	63.98'	32.43
C65	64.38'	195.00'	018° 54' 55"	N82° 19' 05"E	64.08'	32.48
C66	64.00'	195.00'	018° 48' 17"	N63° 27' 29"E	63.71'	32.29
C67	64.02'	195.00'	018° 48' 38"	N44° 39' 02"E	63.73'	32.30
C68	64.94'	195.00'	019° 04' 51"	N25° 42' 17"E	64.64'	32.77
C69	52.80'	195.00'	015° 30' 54"	N8° 24' 25"E	52.64'	26.56
C70	10.29'	1,795.00'	000° 19' 43"	N0° 29' 06"E	10.29'	5.15
C71	50.32'	1,795.00'	001° 36' 23"	N0° 28' 56"W	50.32'	25.16
C72	47.00'	1,795.00'	001° 30' 01"	N2° 02' 08"W	47.00'	23.50
C73	47.01'	1,795.00'	001° 30' 02"	N3° 32' 10"W	47.01'	23.51
C74	46.34'	1,795.00'	001° 28' 45"	N5° 01' 33"W	46.34'	23.17
C75	47.01'	1,795.00'	001° 30' 02"	N6° 30' 57"W	47.01'	23.50
C76	47.67'	1,795.00'	001° 31' 18"	N8° 01' 36"W	47.67'	23.84
C77	31.05'	1,795.00'	000° 59' 28"	N9° 16' 59"W	31.05'	15.53
C78	19.29'	255.00'	004° 20' 00"	N11° 56' 44"W	19.28'	9.65
C79	59.88'	255.00'	013° 27' 12"	N20° 50' 20"W	59.74'	30.08
C80	58.28'	255.00'	013° 05' 42"	N34° 06' 47"W	58.15'	29.27

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C81	60.77'	255.00'	013° 39' 14"	N47° 29' 15"W	60.62'	30.53
C82	15.00'	255.00'	003° 22' 15"	N56° 00' 00"W	15.00'	7.50
C83	60.79'	255.00'	013° 39' 36"	N64° 30' 55"W	60.65'	30.54
C84	38.34'	305.00'	007° 12' 06"	N62° 25' 11"W	38.31'	19.19
C85	30.01'	305.00'	005° 38' 17"	S56° 00' 00"E	30.00'	15.02
C86	41.41'	305.00'	007° 46' 46"	N49° 17' 29"W	41.38'	20.74
C87	40.22'	305.00'	007° 33' 19"	N41° 37' 26"W	40.19'	20.14
C88	37.96'	305.00'	007° 07' 51"	N34° 16' 51"W	37.93'	19.00
C89	41.29'	305.00'	007° 45' 23"	N26° 50' 15"W	41.26'	20.68
C90	41.46'	305.00'	007° 47' 15"	N19° 03' 56"W	41.42'	20.76
C91	28.71'	305.00'	005° 23' 34"	N12° 28' 31"W	28.70'	14.36
C92	15.17'	1,845.00'	000° 28' 16"	N9° 32' 35"W	15.17'	7.59
C93	44.82'	1,845.00'	001° 23' 31"	N8° 36' 42"W	44.82'	22.41
C94	44.63'	1,845.00'	001° 23' 10"	N7° 13' 22"W	44.63'	22.32
C95	44.43'	1,845.00'	001° 22' 47"	N5° 50' 23"W	44.43'	22.22
C96	44.21'	1,845.00'	001° 22' 23"	N4° 27' 48"W	44.21'	22.11
C97	44.40'	1,845.00'	001° 22' 44"	N3° 05' 15"W	44.40'	22.20
C98	44.40'	1,845.00'	001° 22' 44"	N1° 42' 31"W	44.40'	22.20
C99	34.46'	1,845.00'	001° 04' 12"	N0° 29' 03"W	34.45'	17.23
C100	29.53'	20.00'	084° 36' 41"	S42° 15' 18"E	26.92'	18.20

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C101	51.84'	685.00'	004° 20' 09"	S86° 43' 43"E	51.82'	25.93
C102	34.26'	1,940.00'	001° 00' 43"	N0° 30' 44"W	34.26'	17.13
C103	46.89'	1,940.00'	001° 23' 05"	N1° 42' 38"W	46.89'	23.44
C104	46.89'	1,940.00'	001° 23' 05"	N3° 05' 44"W	46.89'	23.45
C105	47.53'	1,940.00'	001° 24' 13"	N4° 29' 23"W	47.53'	23.76
C106	46.92'	1,940.00'	001° 23' 08"	N5° 53' 04"W	46.92'	23.46
C107	46.29'	1,940.00'	001° 22' 02"	N7° 15' 39"W	46.29'	23.15
C108	45.65'	1,940.00'	001° 20' 53"	N8° 37' 06"W	45.65'	22.83
C109	48.86'	1,940.00'	001° 26' 35"	N10° 00' 50"W	48.86'	24.43
C110	55.40'	1,940.00'	001° 38' 11"	N11° 33' 13"W	55.40'	27.70
C111	55.37'	1,940.00'	001° 38' 07"	N13° 11' 22"W	55.37'	27.69
C112	64.98'	1,940.00'	001° 55' 09"	N14° 58' 00"W	64.98'	32.49
C113	64.27'	1,940.00'	001° 53' 53"	N16° 52' 31"W	64.27'	32.14
C114	12.38'	1,940.09'	000° 21' 56"	N18° 00' 26"W	12.38'	6.19
C115	80.47'	2,012.09'	002° 17' 29"	N17° 04' 16"W	80.47'	40.24

SUBDIVISION MAP OF
BELTERRA AT TRES LAGOS
SUBDIVISION PHASE I
METES AND BOUNDS DESCRIPTION
11.569 ACRES
OUT OF SECTION 227
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/16/2022

SUBDIVISION NAME: BELTERRA AT TRES LAGOS PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Shary Road: 60 ft. from centerline for 120 ft. ROW

Paving: 65 ft. Curb & gutter: both sides

****Label how existing R.O.W was dedicated

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Interior Streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

***Street names will be finalized prior to recording.

**Clarify/label width of entry street from N. Shary Road - ROW and paving.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length: Common areas and access walks/drives provide per agreement.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

Applied

* 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement.

***Please provide paving dimensions around all islands to determine compliance prior to final.

***Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable.

**Subdivision Ordinance: Section 134-105

NA

Non-compliance

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Proposing: Front: 20 ft. minimum or as shown in "Front Setback Table" sheet 2 of 2 (greater applies)

***Please clarify sheet 2 referencing "Front Setback Table," and values on plat.

**Zoning Ordinance: Section 138-356

* Rear: 11 ft. or greater for easements.

**Zoning Ordinance: Section 138-356

Non-compliance

Applied

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

<ul style="list-style-type: none"> * Sides: 5 ft. or greater for easements. **The proposed subdivision complies with minimum setback requirements, as per agreement. **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. **4 ft. wide sidewalk required on N. Shary Road. **Note regarding sidewalks needed, prior to final. **5 ft. sidewalk might be required on N. Shary Road by Engineering Department ***Please provide sidewalk plan prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	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 and N. Shary Road. **Please revise plat note #8 as shown above prior to final. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Shary Road. **Please add note as shown above prior to final. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
	NA
	Applied
	NA
	Required

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. ***Lots 1-5, 10-12, 21-27, 33-38, 39-43, 45,46, 48-50, 56-59, 70, and 71 are not meeting the minimum 5,000 sq. ft. requirement. Please clarify/revise prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 (single-family residential) Proposed: R-1 (single-family residential) ***Rezoning to R-1 approved by Planning and Zoning Board at their P&Z meeting of August 16, 2022 and by City Commission on August 12, 2022. ***Zoning Ordinance: Article V 	Complete
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Rezoning to R-1 approved by Planning and Zoning Board at their P&Z meeting of August 16, 2022 and by City Commission on August 12, 2022. ***Zoning Ordinance: Article V 	Completed
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as pf 10/30/2014, as per agreement. 	Applied
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as pf 10/30/2014, as per agreement. 	Applied
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as pf 10/30/2014, as per agreement. 	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Non-compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<ul style="list-style-type: none"> Comments: *Must comply with City's Access Management Policy. 	Applied
RECOMMENDATION	
<ul style="list-style-type: none"> Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS. 	Applied

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

BLVD

LOCATION

PROPOSED FAMILY
CHURCH AT TRES L
SUBDIVISION



PROPOSED

PHASE 2

BELTERRA

AT

PHASE 1

TRES

LAGOS

SHARY RD

RUSSELL ROAD

RIVER RD

CA 16

E

241

27

247

248

250

251

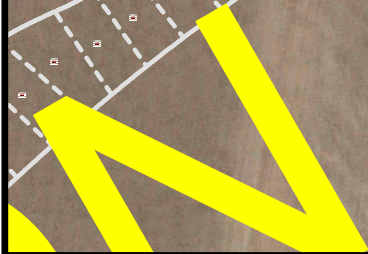
282

285

255

SE 2

CADA





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>Belterra At Tres Lagos Phase II</u>	
	Location <u>West of Escondido at Tres Lagos Phase III & East of Cascada Phase I</u>	
	City Address or Block Number <u>14401 N. SHARY RD</u>	
	Number of Lots <u>50</u>	Gross Acres <u>11.172</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No
	Existing Zoning <u>R2</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>U.I.D.</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial <u>N/A</u> Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>2631.44</u>	
	Parcel # <u>1075074</u> Tax Dept. Review <u>ng</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>8.173 Acres out of section 227 Texas-Mexican Railway Company Volume 4, Pages 142-143 H.C.D.R</u>		
Owner	Name <u>Belterra at Tres Lagos, LLC</u>	Phone <u>956-287-2800</u>
	Address <u>200 S. 10TH ST., STE. 1700</u>	E-mail <u>NICK@RHODESENERPRISES.COM</u>
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78502</u>	
Developer	Name <u>Belterra at Tres Lagos, LLC</u>	Phone <u>956.287-2800</u>
	Address <u>200 S. 10TH ST., STE. 1700</u>	E-mail <u>NICK@RHODESENERPRISE.COM</u>
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78502</u>	
	Contact Person <u>NICK RHODES</u>	
Engineer	Name <u>MELDEN & HUNT, INC.</u>	Phone <u>956.381.0981</u>
	Address <u>115 W. MCTYRE ST. - EDINBURG, TX 78541</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</u>	
Surveyor	Name <u>MELDEN & HUNT, INC.</u>	Phone <u>956.381.0981</u>
	Address <u>115 W. MCTYRE ST. - EDINBURG, TX 78541</u>	E-mail <u>Robert@meldenandhunt.com</u>
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u>	

AUG 29 2022

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 07-24-12

Print Name Mario A. Reyna, P.E

Owner ☐

Authorized Agent ☒

LAGOS

BLVD

LOCATION

PROPOSED
CHURCH AT T
SUBDIV

PROPOSED



LOT 1

PHASE 2

PHASE 2

BELTERRA

AT

TRES

LAGOS

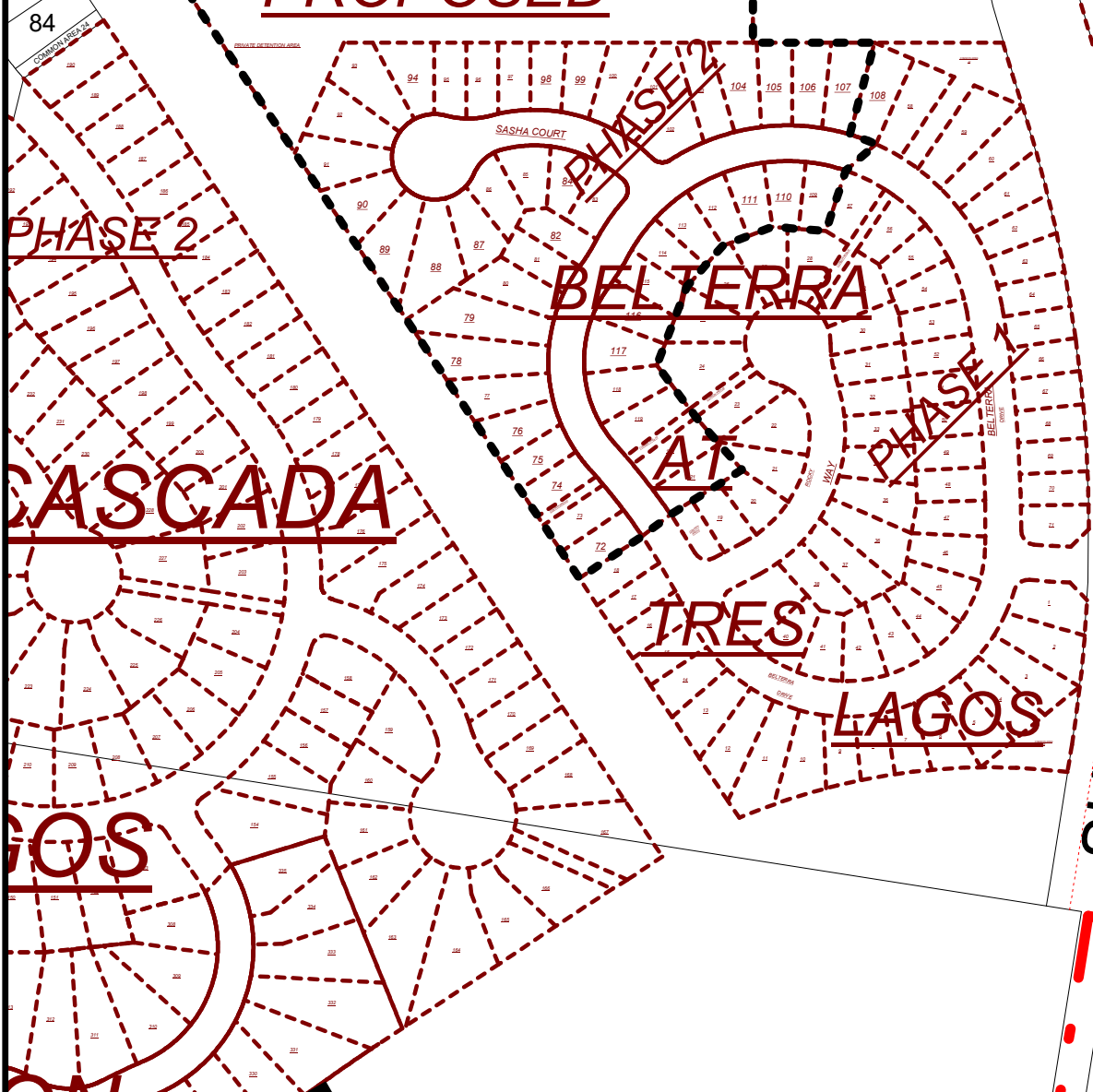
CASCADA

LAGOS

SHARY RD

RIVER RD

RUSSELL ROAD



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 8.126 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY MAP RECORDS, SAID 8.126 ACRES OUT OF A CERTAIN TRACT CONVEYED TO ML RHODES, LTD, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 741019, HIDALGO COUNTY OFFICIAL RECORDS, SAID 8.126 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 227 AND WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE ROAD AND NORTH SHARY ROAD,

THENCE, N 08° 58' 00" E, ALONG THE EAST LINE OF SAID SECTION 227, A DISTANCE OF 194.74 FEET, WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH SHARY ROAD;

THENCE, N 81° 01' 51" W, A DISTANCE OF 60.00 FEET, TO A NO. 4 REBAR SET AT AN OUTSIDE CORNER OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN, TEXAS BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2780232, HIDALGO COUNTY OFFICIAL RECORDS;

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 29° 57' 23", A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 470.56 FEET, A TANGENT OF 240.79 FEET AND A CHORD THAT BEARS S 62° 04' 20" W, A DISTANCE OF 465.21 FEET TO A NO. 4 REBAR SET AT AN INSIDE CORNER OF SAID CITY OF MCALLEN, TEXAS TRACT;

THENCE, N 33° 45' 00" W, ALONG THE EAST LINE OF SAID CITY OF MCALLEN, TEXAS TRACT, A DISTANCE OF 404.01 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF THIS TRACT;

1. THENCE, N 33° 45' 00" W A DISTANCE OF 718.35 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, N 24° 00' 00" E A DISTANCE OF 168.90 FEET TO A NO. 4 REBAR SET FOR AND OUTSIDE OF THIS TRACT;
3. THENCE, S 90° 00' 00" E A DISTANCE OF 744.66 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, S 66° 51' 59" E A DISTANCE OF 59.99 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 24° 00' 00" W A DISTANCE OF 129.96 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE POINT OF THIS TRACT;
6. THENCE, S 48° 49' 39" W A DISTANCE OF 56.31 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, S 18° 30' 00" W A DISTANCE OF 89.36 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 85° 30' 00" W A DISTANCE OF 74.99 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 69° 00' 00" W A DISTANCE OF 74.53 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, S 41° 30' 00" W A DISTANCE OF 75.75 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, S 21° 00' 00" W A DISTANCE OF 118.77 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 37° 00' 00" E A DISTANCE OF 76.49 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
13. THENCE, S 37° 57' 06" E A DISTANCE OF 15.00 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
14. THENCE, S 41° 00' 00" E A DISTANCE OF 97.72 FEET TO A NO. 4 REBAR SET FOR OUTSIDE CORNER OF THIS TRACT;
15. THENCE, S 58° 00' 00" W A DISTANCE OF 117.98 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
16. THENCE, S 52° 42' 56" W A DISTANCE OF 50.07 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
17. THENCE, S 56° 00' 00" W A DISTANCE OF 106.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.126 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBER 480334 0295 D, MAP REVISED: JUNE 06, 2000;

2. MINIMUM FINISH FLOOR NOTE : MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

3. MINIMUM SETBACKS SHALL BE :

FRONT : 20 FEET MINIMUM OR AS SHOWN IN "FRONT SETBACK TABLE" SHEET 2 OF 2 (GREATER APPLIES)

REAR : 11 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER : 10 FEET OR GREATER FOR EASEMENTS.

GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE _____ C.F. (_____ Ac. Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF MCALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. CITY OF MCALLEN BENCHMARK: NUMBER MC23, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP AT THE NORTHWEST CORNER OF THE INTERSECTION OF F.M.2220 AND 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652949.4951, 1067206.29414, ELEV.=128.79

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 6" OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

9. 8" MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE USES.

10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO ML RHODES LTD, A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVIST AND IS EXCLUSIVE.

12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.

13. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.

14. A 25 FOOT X 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

15. * DENOTES CURVED SETBACK.

16. CITY OF MCALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.

17. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.

18. UNITED IRRIGATION DISTRICT NOTES:
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
 - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

20. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES:

THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BELTERRA AT TRES LAGOS PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"), PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.

21. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

22. A BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT SURROUNDS THIS PLAT, INCLUDING THE ADJOINING DRAINAGE AND STREET RIGHT OF WAYS, WHERE IT HAS NOT BEEN PREVIOUSLY RELEASED.

23. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

SUBDIVISION MAP OF
BELTERRA AT TRES LAGOS
SUBDIVISION PHASE II

METES AND BOUNDS DESCRIPTION
8.126 ACRES
OUT OF SECTION 227
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.
CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

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

ATTEST:

PRESIDENT

SECRETARY

ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE BELTERRA AT TRES LAGOS PHASE II SUBDIVISION LOCATED AT CITY OF MCALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

SHERILYN DAHLBERG

GENERAL MANAGER

SHARYLAND WATER SUPPLY CORPORATION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN A, BELTERRA AT TRES LAGOS, SUBDIVISION PHASE II 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, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

RHODES DEVELOPMENT, INC.

DATE:

NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
MCALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

MIKE RHODES
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
MCALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

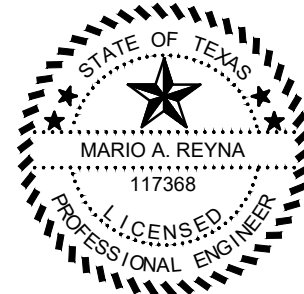
STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20_____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 06/23/22
ENGINEERING JOB # 22125.0

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20_____.

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 07/29/2019
SURVEY JOB # 22587.08



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

ATTESTED BY:

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 AND ZONING COMMISSION

DATE



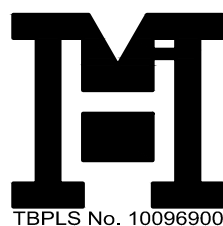
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

SHEET 1 OF 2



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: _____ R.N. _____ DATE 06-26-2019
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/16/2022

SUBDIVISION NAME: BELTERRA AT TRES LAGOS PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Interior Streets: 50 ft. ROW
 Paving: 32 ft. Curb & gutter: both sides
 *Street names will be finalized prior to recording.
 **Subdivision Ordinance: Section 134-105
 ***Monies must be escrowed if improvements are required prior to final
 ****COM Thoroughfare Plan

Applied

Interior streets: Proposed Sasha Court 50 ft. ROW
 Paving: 32 ft. Curb & gutter: both sides
 *Street names will be finalized prior to recording.
 **Subdivision Ordinance: Section 134-105
 ***Monies must be escrowed if improvements are required prior to final
 ****COM Thoroughfare Plan

Applied

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

Applied

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

Applied

* 1,200 ft. Block Length: Common areas and access walks/drives provide per agreement.
 **Subdivision Ordinance: Section 134-118

Applied

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

NA

* 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement.
 ***Please provide paving dimensions around all islands to determine compliance prior to final.
 ***Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable.
 **Subdivision Ordinance: Section 134-105

Non-compliance

ALLEYS

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

NA

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

SETBACKS	
<p>* Proposing: Front: 20 ft. minimum or as shown in "Front Setback Table" sheet 2 of 2 (greater applies) ***Please clarify sheet 2 referencing "Front Setback Table," and values on plat prior to final. **Zoning Ordinance: Section 138-356</p> <p>* Rear: 11 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p> <p>* Interior sides: 5 ft. or greater for easements. **The proposed subdivision complies with minimum setback requirements, as per agreement. ***Zoning Ordinance: Section 138-356</p> <p>* Side corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Applied
	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. ***Please provide sidewalk plan prior to final. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Please revise plat note #9 as shown above prior to final. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Non-compliance
	Required
NOTES	
<p>**Must comply with City Access Management Policy.</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, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
	NA
	NA
	Applied

<p>* Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets: Access to subdivision from Proposed Belterra at Tres Lagos Phase I , which has access to N. Shary Road. **The proposed subdivision complies with minimum access points, as per agreement. **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or incompliance per Agreement. **Please include lot square footage table on plat to determine minimum lot area compliance, clarify/revise prior to final. ***Zoning Ordinance: Section 138-356</p>	Applied
	TBD
ZONING/CUP	
<p>* Existing: R-1 (single-family residential) Proposed: R-1 (single-family residential) ***Rezoning to R-1 approved by Planning and Zoning Board at their P&Z meeting of August 16, 2022 and by City Commission on August 12, 2022. ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval ***Rezoning to R-1 approved by Planning and Zoning Board at their P&Z meeting of August 16, 2022 and by City Commission on August 12, 2022. ***Zoning Ordinance: Article V</p>	Complete
	Completed
PARKS	
<p>* Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.</p> <p>* Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.</p>	Applied
	Applied
	Applied
TRAFFIC	
<p>* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Non-compliance
	TBD

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">*Must comply with City's Access Management Policy.**Private detention area with document number located outside plat boundary, clarify prior to final as revisions may be required on plat as applicable.**Submit ownership map with surrounding legal descriptions and document numbers, to ensure no landlocked properties exists or will be created.***Provide legal description of adjacent property along southwestern boundary..	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied

LAGOS

BLVD

LOCATION

PROPOSED
CHURCH AT TR
SUBDIVIS



LOT 1

PROPOSED

PHASE 2

BEL TERRA

AT

TRES

LAGOS

PHASE 1

PHASE 2

SCADA

SHARY RD

RUSSELL ROAD

RIVER RD

241

247

248

250

251

282

285

255

OS

N

SUB2021-0041

ORIGINAL



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>4700 Ware Subdivision</u></p> <p>Location <u>East side of Ware Road</u></p> <p>City Address or Block Number <u>4900 N. WARE RD. REAR</u></p> <p>Number of lots <u>1</u> Gross acres <u>9.333</u> Net acres <u>9.333</u></p> <p>Existing Zoning <u>R1/C-4</u> Proposed <u>R3A</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>9/15/20</u></p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>Apartments</u> Irrigation District # <u> </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 checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u> </u></p> <p>Parcel No. <u>512661/210763</u> Tax Dept. Review <u> </u></p> <p>Legal Description <u>9.338 Acres, more or less, out of Lot 100, La Lomita Irrigation & Constr. Company</u></p>
Owner	<p>Name <u>Rhodes Development, Inc.</u> Phone <u>(956) 287-2801</u></p> <p>Address <u>200 S. 10th St., Ste. 1700</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u></p> <p>E-mail <u>mike@mlrhodes.com</u></p>
Developer	<p>Name <u>Rhodes Development, Inc.</u> Phone <u>(956) 287-2800</u></p> <p>Address <u>200 S. 10th St., Ste. 1700</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u></p> <p>Contact Person <u>Mike Rhodes</u></p> <p>E-mail <u>mike@mlrhodes.com</u></p>
Engineer	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. Mc Intyre St.</u></p> <p>City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u></p> <p>Contact Person <u>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. Mc Intyre St.</u></p> <p>City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u></p>

APR 19 2021

By CM

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 (1724x36 via email)
- ☒ 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 4/16/2021

Print Name Rhodes Development, Inc. - Nick Rhodes (Pres.)

Owner ☒

Authorized Agent ☐



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

September 01, 2022

Edgar Garcia, Planning Director
CITY OF MCALLEN PLANNING DEPT.
P.O. Box 220
McAllen, Texas 78505

Re: 4700 WARE SUBDIVISION – REQUEST FOR EXTENSION

Dear Mr. Garcia:

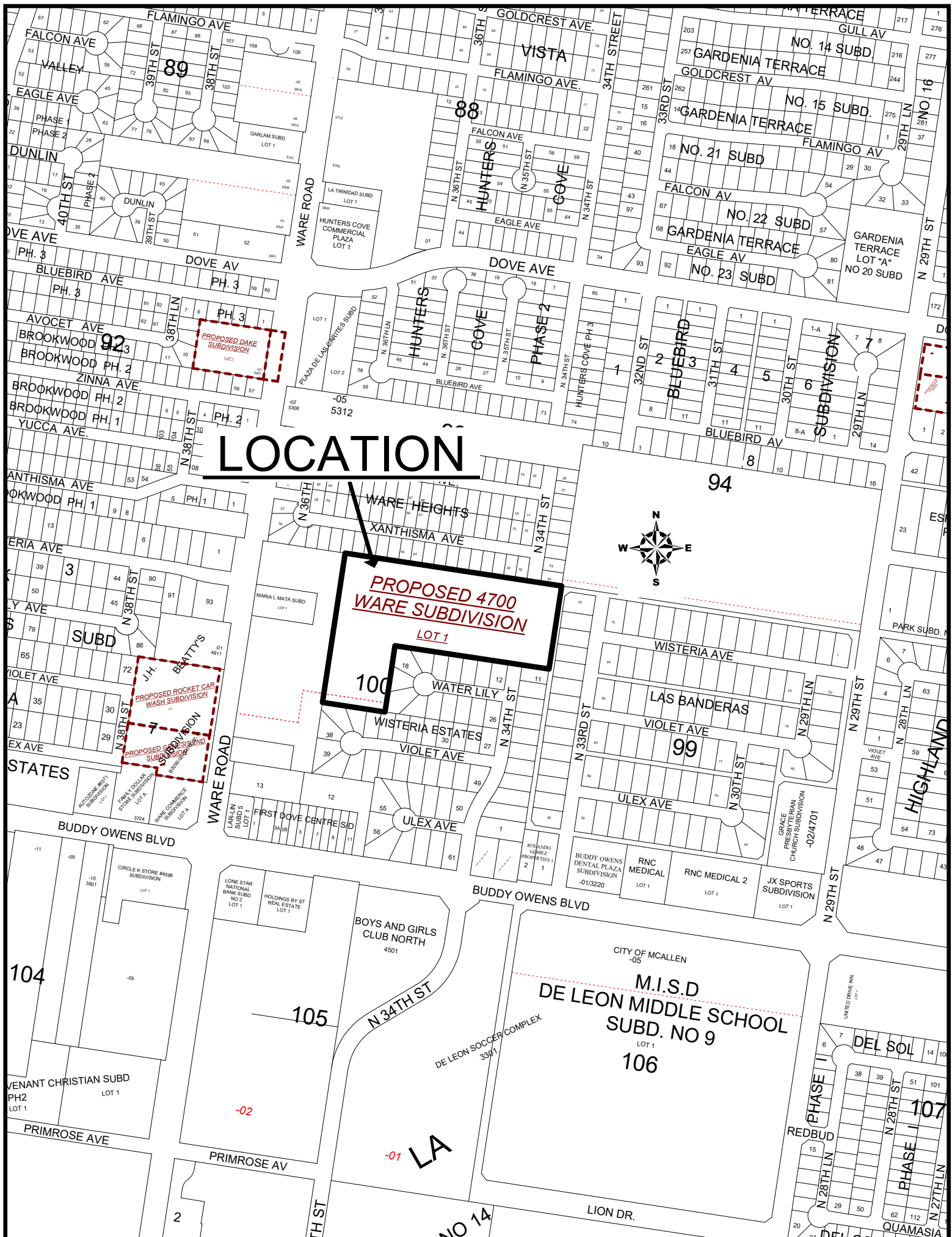
On behalf of the owner, Rhodes Development, Inc., Nick Rhodes, President, we are requesting a six month extension on the above referenced subdivision plat. According to our records, the Planning and Zoning Commission gave the plat revised preliminary approval on July 08, 2021. The owner is requesting an additional six-month time frame.

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

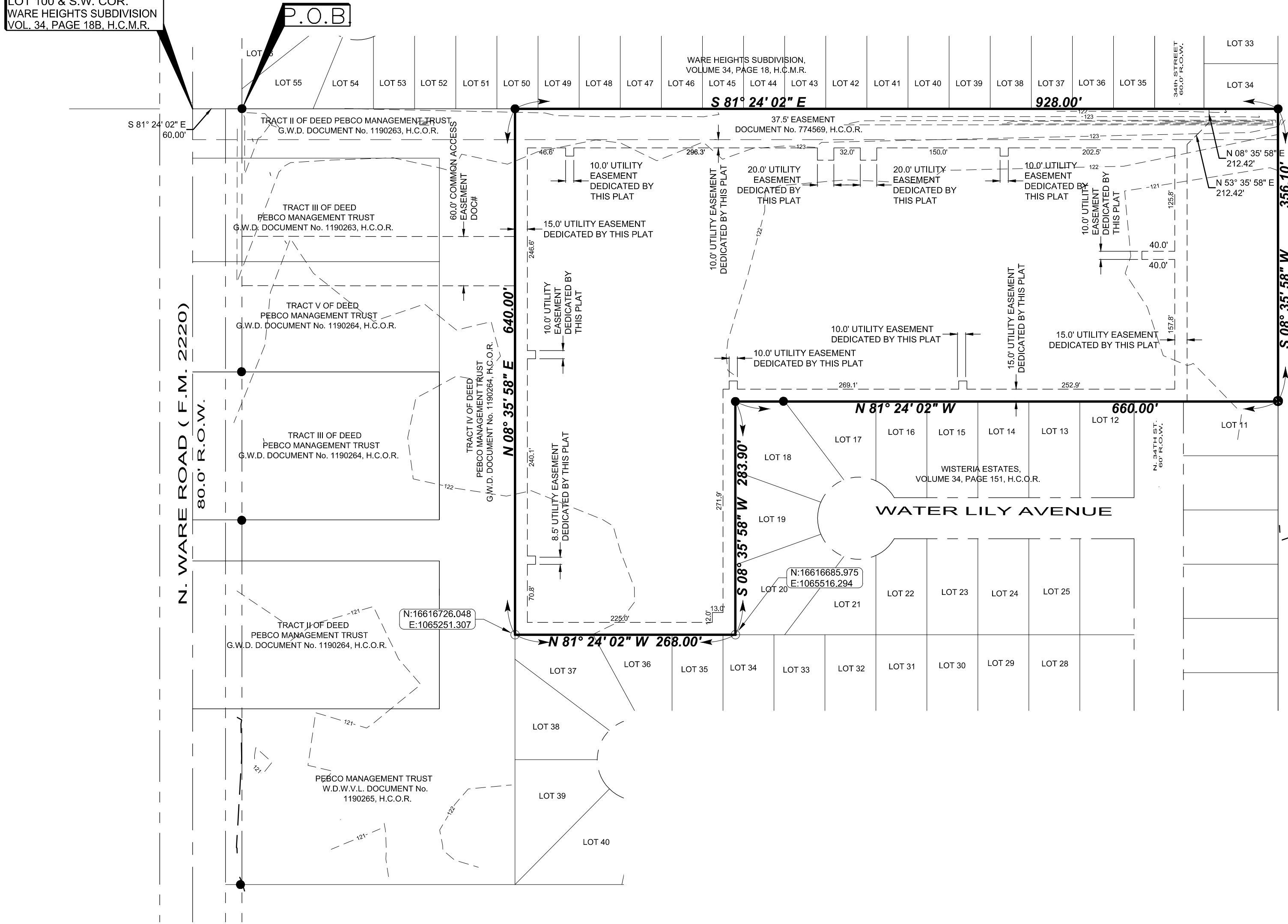
Respectfully,

Kelley A. Heller Vela, P.E.
Vice-President

Cc: Nick Rhodes, President
Rhodes Development, Inc,

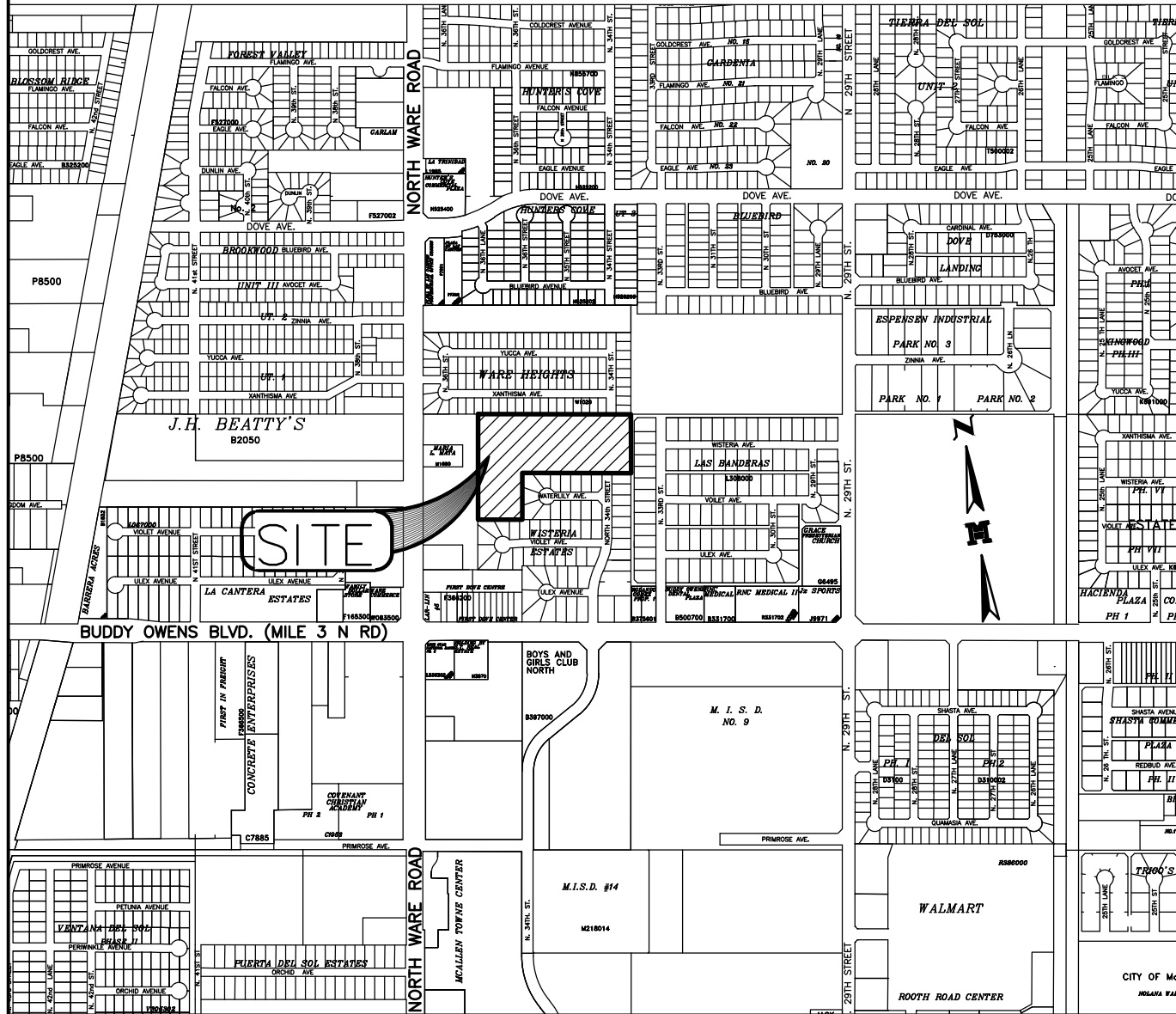


P.O.C.
N.W. COR.
LOT 100 & S.W. COR.
WARE HEIGHTS SUBDIVISION
VOL. 34, PAGE 18B, H.C.M.R.

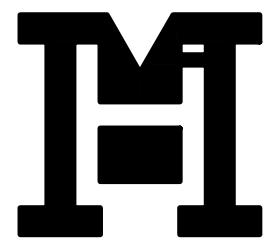


- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND NO. 5 REBAR
 - FOUND "X" MARK ON CONCRETE
- R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
Sq. Ft. - SQUARE FEET
G.W.D. - GIFT WARRANTY DEED
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN

LOCATION MAP
SCALE: 1"=1000'



TBPE FIRM # F-1435



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947

227 N. F.M. 3167
RIO GRANDE CITY, TX 78882
PH: (956) 487-8256
FAX: (956) 488-8591
www.meldenandhunt.com

DRAWN BY: CESAR/EM DATE 04-16-21
SURVEYED, CHECKED DATE
FINAL CHECK DATE

SUBDIVISION MAP OF 4700 WARE SUBDIVISION

BEING A SUBDIVISION OF A 9.333 ACRES SITUATED IN THE CITY
OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR
PORTION OUT OF LOT 100, LA LOMITA IRRIGATION &
CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO
COUNTY DEED RECORDS.

METES AND BOUNDS DESCRIPTION:

BEING A SUBDIVISION OF 9.333 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 100, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS, SAID 9.333 ACRES BEING A PART OR PORTION OUT OF A CERTAIN TRACT CONVEYED TO RHODES DEVELOPMENT INC. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NO. 3173488, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.333 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 100;

THENCE, S 81° 24' 02" E ALONG THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 390.97 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 81° 24' 02" E ALONG THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 60.00 FEET TO A #4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 58" W A DISTANCE OF 356.10 FEET TO A #4 REBAR FOUND FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 02" W ALONG A NORTH LINE OF WISTERIA ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 151, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 660.00 FEET TO A #4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 35' 58" W ALONG A WEST LINE OF WISTERIA ESTATES, A DISTANCE OF 283.90 FEET TO THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 02" W ALONG A NORTH LINE OF WISTERIA ESTATES, A DISTANCE OF 268.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 35' 58" E A DISTANCE OF 640.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.333 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- THE SITE LIES IN ZONE "B". 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 AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
ZONE "B" SHOWN ON:
COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
FRONT: 10 FEET OR GREATER FOR EASEMENT.
REAR: 0' WITH FIREWALL OR GREATER FOR EASEMENT.
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENT.
INTERIOR SIDES: 0' WITH FIREWALL OR GREATER FOR EASEMENT.
GARAGE: 18 FEET OR GREATER FOR EASEMENT.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 97,691.00 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 111,510.00 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 24" BLEEDER LINE INTO AN EXISTING CITY OF MCALLEN STORM SEWER NETWORK LOCATED ON THE WEST SIDE OF THE PROPERTY ALONG N. K. CENTER STREET.
- CITY OF MCALLEN BENCHMARK: "MC 58" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999, BEING LOCATED ON SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILE 3 LINE ROAD, 30" ALUM. PIPE WITH A 3" BRASS MONUMENT CAP ON TOP AT ELEVATION = 119.91, NORTHING: 16616036.9453, EASTING: 1664821.60716 (NAVD88).
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
- COMMON OR DETENTION AREAS, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH WARE ROAD.

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 _____

THE STATE OF TEXAS
COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE 4700 WARE SUBDIVISION 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.

RHODES DEVELOPMENT, INC.
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
MCALLEN, TX 78501

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

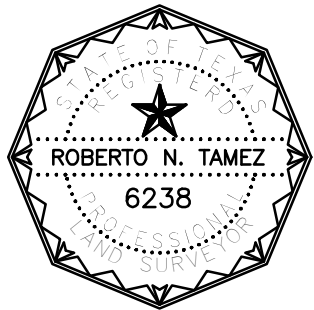
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
KELLEY A. HELLER-VELA, P.E. 97421
DATE PREPARED: 04-16-2021
ENGINEERING JOB NO. 20177.00



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF 4700 WARE SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 04-16-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. #6238
DATE SURVEYED: 04-16-21
T-1072, PAGE 43-47
SURVEY JOB NO. 20177



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

CHAIRMAN, PLANNING COMMISSION

DATE

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

MAYOR, CITY OF MCALLEN

DATE

CITY SECRETARY

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/15/2022

SUBDIVISION NAME: 4700 WARE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Road: 75 ft. from centerline for 150 ft. of total ROW
 Paving: by the state Curb & gutter: by the state
 *Show document # on plat for the common access easement connecting to North Ware Road prior to recording.
 **Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications.
 ***Label centerline.
 ****Label existing ROW dedications, from centerline, total, etc.
 *****ROW requirements such as dedication, sidewalks, etc. will not apply to this development. Requirements will apply once property abutting North Ware Road develops.
 *****COM Thoroughfare Plan

Non-compliance

North 34th Street: 60 ft. ROW
 Paving: 40 ft. Curb & gutter: Both sides
 *Planning and Zoning Board approved variance to not extend North 34th Street at their July 8, 2021 meeting.
 **Subdivision variance approved by City Commission on August 9, 2021 to not extend North 34th Street subject to turnarounds and drives being provided at the north and south end of North 34th Street.
 ***Approved site plan will show connection of south and north end through a service drive for City Services. Gate areas will be reviewed as part of site plan.
 ****Monies must be escrowed if improvements are not built prior to recording.
 *****Subdivision Ordinance: Section 134-105

Required

Paving _____ Curb & gutter _____

Applied

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

Compliance

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
 *Alley/service drive easement required for commercial and multi-family properties.
 **Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final.
 ***Finalize alley/service drive requirements prior to final.
 *****Subdivision Ordinance: Section 134-106

Non-compliance

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

SETBACKS	
<p>* Front: In Accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Revise plat note as shown above prior to final, please submit a variance request if proposing other setback. ***Proposing: 10 feet or greater for easement. ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In Accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Revise plat note as shown above prior to final, please submit a variance request if proposing other setback. ***Proposing: 0' with firewall or greater for easement. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides In Accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Revise plat note as shown above prior to final, please submit a variance request if proposing other setback. ***Proposing: 0' with firewall or greater for easement. ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: Interior lot setback note does not apply. **Proposing: 10 feet or greater for easement. ***Remove note reference prior to final. ****Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies. **Revise note as shown above, prior to final. ***Proposing: 18 feet or greater for easement. ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on both sides of North 34th Street. **Planning and Zoning Board approved variance to not extend North 34th Street at their July 8, 2021 meeting. ***Subdivision variance approved by City Commission on August 9, 2021 to not extend North 34th Street subject to turnarounds and drives being provided at the north and south end of North 34th Street. ***ROW requirements such as dedication, sidewalks, etc. will not apply to this development. Requirements will apply once property abutting North Ware Road develops. ****Subdivision Ordinance: Section 134-120</p>	NA
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Add note as shown above prior to final. ***Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

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

NOTES	
<p>*Must comply with City Access Management Policy **As per Traffic Department clarify if access will be proposed along Ware Rd. This access may need a variance due to Access Management spacing along Ware Rd being 425 ft. between accesses. Please provide variance for Access along Ware Rd. ***Plat Note 11: No Curb Cut, Access or Lot Frontage Permitted along North Ware Road, clarify note prior to final.</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, private streets/drives, detention and common areas, etc. 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. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72</p>	Non-compliance
	Required
	Applied
	Applied
	Applied
LOT REQUIREMENTS	
<p>* Minimum lot width and lot area. **Zoning Ordinance: 138-1</p> <p>* Lots fronting public streets. **Show document # on plat for the common access easement connecting to North Ware Road prior to recording. ***Zoning Ordinance: Section. 138-356</p>	Compliance
	Non-compliance
ZONING/CUP	
<p>* Existing : R-3A(apartment residential) District Proposed: R-3A(apartment residential) District **Rezoning to R-3A approved by Planning and Zoning Board at their P&Z meeting of November 3, 2020 and by City commission on November 9, 2020. **Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval. **Rezoning to R-3A approved by Planning and Zoning Board at their P&Z meeting of November 3, 2020 and by City commission on November 9, 2020. **Zoning Ordinance: Article V</p>	Complete
	Completed
PARKS	
<p>* Land dedication in lieu of fee. As per Parks Department, proposed number of dwelling units (240), will trigger land dedication for the subdivision. In this case, 4700 Ware Subdivision is subject to review by City Manager's Office. Land dedication is calculated at 3.816 acres. A variance request must be submitted if requesting fee in lieu of Park Land Dedication.</p>	TBD

<p>* Park Fee of \$700 per dwelling unit to be paid prior to recording. As per Parks Department, proposed number of dwelling units(240), will trigger land dedication for the subdivision. In this case, 4700 Ware Subdivision is subject to review by City Manager's Office. Land dedication is calculated at 3.816 acres. A variance request must be submitted if requesting fee in lieu of Park Land Dedication.</p>	TBD
<p>* Pending review by City Manager's Office. As per Parks Department, proposed number of dwelling units(240), will trigger land dedication for the subdivision. In this case, 4700 Ware Subdivision is subject to review by City Manager's Office. Land dedication is calculated at 3.816 acres. A variance request must be submitted if requesting fee in lieu of Park Land Dedication.</p>	TBD
TRAFFIC	
<p>* Trip Generation to determine if TIA is required, prior to final plat. **As per Traffic Department, TG approved; TIA not required.</p>	Completed
<p>* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, TG approved; TIA not required.</p>	NA
COMMENTS	
<p>Comments: Must comply with City's Access Management Policy *Show document # on plat for the common access easement connecting to North Ware Road prior to recording. **Subdivision approved in Preliminary form at the P&Z meeting of May 4, 2021. *** Subdivision scheduled for Revised Preliminary review at the P&Z meeting of June 16, 2021. ****Planning and Zoning Board approved variance to not extend North 34th Street at their July 8, 2021 meeting. *****Subdivision variance approved by City Commission on August 9, 2021 to not extend North 34th Street subject to turnarounds and drives being provided at the north and south end of North 34th Street. *****Please provide copy of Doc. 774569 (37.5 ft. easement) along the north property line prior to final for staff to review.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE 6 MONTH EXTENSION.</p>	Applied



LOCATION

**PROPOSED 4700
WARE SUBDIVISION**

LOT 1

LA



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>E. FIR AVE. MOBILE HOME PARK</u> Location <u>APPROXIMATELY 600 FEET EAST OF N. MCCOLL RD. ON FIR AVENUE ON NORTH SIDE OF FIR AVENUE</u> City Address or Block Number <u>901 E FIR AVE</u> Number of Lots <u>1</u> Gross Acres <u>1.23</u> Net Acres <u>1.18</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing Zoning <u>R4</u> Proposed Zoning <u>R4</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>OPEN</u> Proposed Land Use <u>R4</u> Irrigation District # <u>2</u> Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/> Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____ Parcel # _____ Tax Dept. Review _____ Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____ Legal Description <u>A 1.23 ACRE TRACT OF LAND OUT OF LOT 2, RANCHO DE LA FRUTA SUBDIVISION No. 2</u>
Owner	Name <u>AUTO DIAGNOSTIC CENTER</u> Phone <u>(956) 460-7820</u> Address <u>1325 MARBLE RD.</u> E-mail <u>adc900e@outlook.com</u> City <u>PHARR</u> State <u>TX.</u> Zip <u>78577</u>
Developer	Name <u>OCTAVIO CANTU</u> Phone _____ Address <u>SAME AS ABOVE</u> E-mail _____ City _____ State _____ Zip _____ Contact Person <u>OCTAVIO CANTU</u>
Engineer	Name <u>PABLO SOTO, JR. P.E.</u> Phone <u>(956) 460-1605</u> Address <u>1208 S. IRONWOOD ST.</u> E-mail <u>PabloSotoJr54@YAHOO.COM</u> City <u>PHARR</u> State <u>TX.</u> Zip <u>78577</u> Contact Person <u>PABLO SOTO, JR., P.E.</u>
Surveyor	Name <u>PABLO SOTO, JR. P.E.</u> Phone _____ Address _____ E-mail _____ City _____ State _____ Zip _____

ENTERED

SEP 02 2022

Initial: DM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 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)

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

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

Aracely Cantu

Date

09/2/22

Print Name

Aracely Cantu

 Owner ☒

 Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report ✓
- 8 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)

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owners Signature

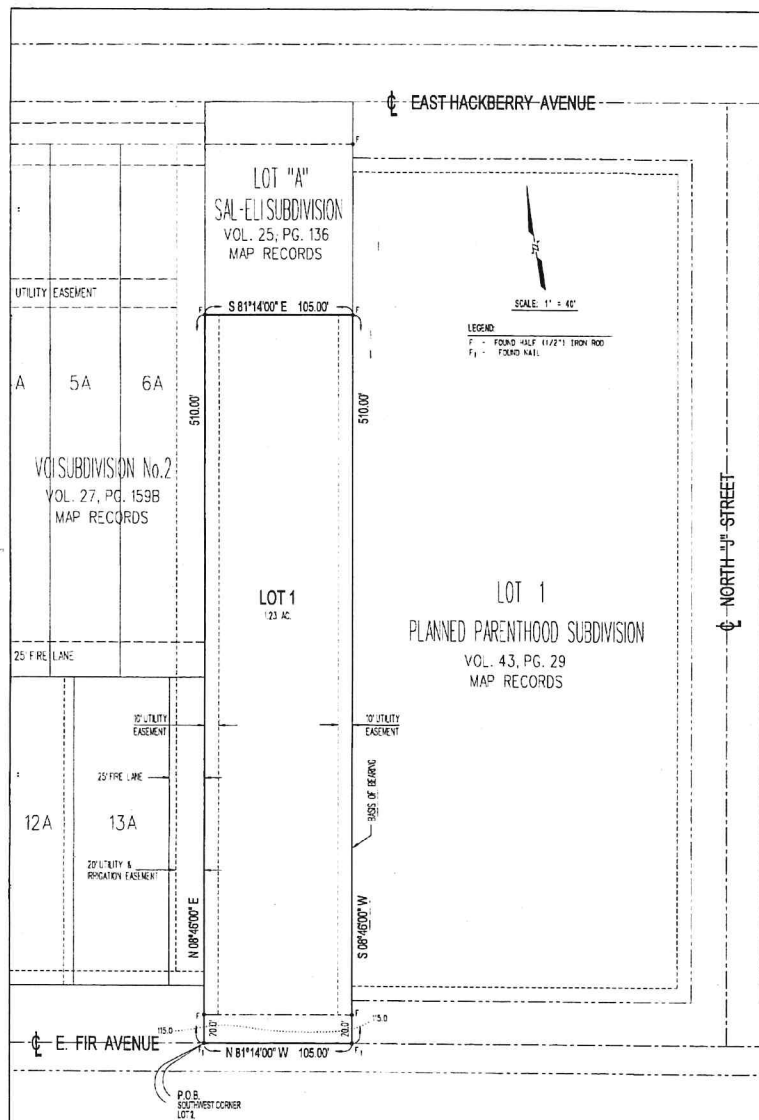
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 08/08/22

Print Name OCTAVIO CANTU

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



PLAT OF E. FIR AVE. MOBILE HOME PARK

A 1.23 ACRE TRACT OF LAND BEING THE SOUTH 510.00 FEET OF THE WEST 105.00 FEET OF LOT 2, RANCH DE LA FRUITA SUBDIVISION No. 2, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS HIDALGO COUNTY, TEXAS.

PREPARED BY: PABLO SOTO JR. P.E.

DATE OF PREPARATION: JULY 07, 2022

GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE "B" COMMUNITY-PANEL NO. 480343 0000 E. MAP REVISED: NOVEMBER 05, 1992. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OF CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE 500-YEAR FLOOD. (MEDIUM SHADING).
- MINIMUM BLDG. SETBACK: AS PER CITY OF MALLEN DRAINAGE.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB.
- TEMPORARY BENCH MARK (TBM) INFORMATION: A SQUARE WITH AN "X" CUT ON TOP OF STEWART LOCATED ON THE NORTHEAST CORNER OF PROPERTY SHOWN HEREON. ELEVATION = 114.97 FEET ABOVE SEA LEVEL (NAVD83), AND BEING REFERENCED TO A 30 INCH ALUMINUM PIPE WITH A 3/4 INCH BRASS RODMOUNT CAP ON TOP WITH A MARK STAMPED "0007" FROM THE CITY OF MALLEN GPS REFERENCE MARKS LIST PREPARED BY AGUADA & ASSOCIATES IN OCTOBER, 1994. ELEVATION = 115.07 FEET ABOVE MEAN SEA LEVEL (NAVD83), AND WERE DETERMINED AS A RESULT OF A SURVEY COMPLETED ON JANUARY 24, 2012.
- NO STRUCTURE OR BUILDING SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHEDS, TREES, AND OTHER PLANTINGS (EXCEPT LUSH, LESS THAN 10 INCHES NATURE HEIGHT, ORLAND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH YELLOW CAP STAMPED RLS 4541, OR AS NOTED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCORDING MORE THAN THE OBTAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPROVEMENTS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS REQUIRED BY TCEQ.
- OWNER TO MAINTAIN DETENTION/RETENTION AREA.
- OWNER TO MAINTAIN S.D.W. AND PERIMETER OF SUBDIVISION.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

METES AND BOUNDS:

A 1.23 acre tract of land being the South 510.00 feet of the West 105.00 feet of Lot 2, Ranch De La Fruta Subdivision No. 2, Hidalgo County, Texas, as per map recorded in Volume 1, Page 34, Map Records of Hidalgo County, Texas, and 1.23 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCEMENT at a point found at the Southwest corner of Lot 2 for the Southwest corner of the tract of land and the POINT OF BEGINNING:

THENCE North 08 degrees 45 minutes 00 seconds East, with the West line of said Lot 2, at 30.00 feet pass a half (1/2) inch iron rod found at the North right of way line of E. Fir Avenue, at 510.00 feet to a half (1/2) inch iron rod found at the Southwest corner of Lot 2, 1.23 AC. Subdivision as per map recorded in Volume 1, Page 34, Map Records for the Southwest corner of this tract of land;

THENCE South 81 degrees 14 minutes 00 seconds East, with the South line of said Lot 2, a distance of 510.00 feet to a half (1/2) inch iron rod found at the Southwest corner of said Lot 2, for the Northwest corner of this tract of land;

THENCE South 08 degrees 45 minutes 00 seconds West, with the West line of said Lot 2, Planned Parenthood Subdivision as per map recorded in Volume 43, Page 29, Map Records, at 510.00 feet pass a half (1/2) inch iron rod found at the North right of way line of E. Fir Avenue, at 510.00 feet to a half (1/2) inch iron rod found at the South line of said Lot 2 for the Southwest corner of this tract of land;

THENCE North 81 degrees 14 minutes 00 seconds West, with the South line of said Lot 2, a distance of 510.00 feet to the POINT OF BEGINNING, containing 1.23 acres, more or less.

LOCATION MAP



THE STATE OF TEXAS COUNTY OF HIDALGO

I, E. FIR AVE. MOBILE HOME PARK, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HERE AS E. FIR AVE. MOBILE HOME PARK, SUBDIVISION AN ADDITION OF THE CITY OF MALLEN, TEXAS, WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL "STREET", "ALLEYS", "PARKS", "WATERCOURSES", "DRAINAGE", "EASEMENTS" AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

WITNESSETH MY HAND AND SEAL OF OFFICE THIS 07 DAY OF JULY, 2022.

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED OTARLO GARCIA, PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 07 DAY OF JULY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 07 DAY OF JULY, 2022.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITH-OUT LIMITATIONS, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAY OR EASEMENTS.

PRESIDENT ATTEST SECRETARY

THE STATE OF TEXAS - COUNTY OF HIDALGO CITY OF MALLEN PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE 212.01(1)(B), AS THE UNDERSIGNED CERTIFY THAT THIS PLAT OF E. FIR MOBILE HOME PARK WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF MALLEN.

WITNESSETH MY HAND AND SEAL OF OFFICE THIS 07 DAY OF JULY, 2022.

APPROVAL BY PLANNING AND ZONING COMMISSION:

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

CHAIRMAN PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
ROLL: 001, P.E., C.F.M. (GENERAL MANAGER)

DATE

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, PABLO SOTO JR., A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND SURVEYING. HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WITH PROPERTY PLACES UNDER MY SUPERVISION, AND CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THE PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEY.



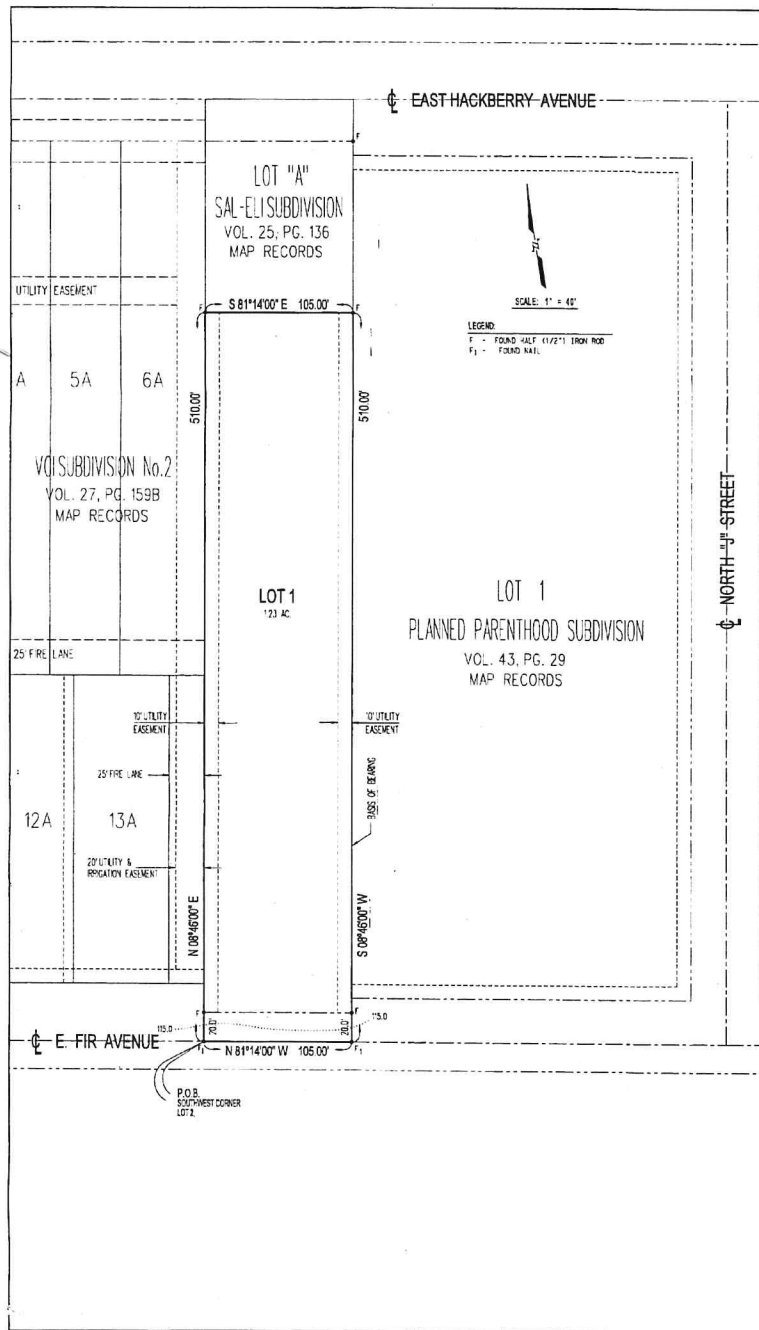
REGISTERED PROFESSIONAL ENGINEER No. 66278



REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

T.B.P.E. FIRM No. 20208

PABLO SOTO JR. P.E.
1200 S. SPRING STREET, STE. 1001, ARLING, TEXAS 76010
P-ARL, TEXAS 76017



PLAT OF E. FIR AVE. MOBILE HOME PARK

A 1.23 ACRE TRACT OF LAND BEING THE SOUTH 510.00 FEET OF THE WEST 105.00 FEET OF LOT 2, BLOCK OF LA FRUITA SUBDIVISION No. 2, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS HIDALGO COUNTY, TEXAS.

PREPARED BY: PABLO SOTO JR. P.E.

DATE OF PREPARATION: JULY 07, 2022

GENERAL SUBDIVISION PLAT NOTES:

1. FLOOD ZONE STATEMENT: FLOOD ZONE "B" COMMUNITY-PANEL NO. 480243 0005 C. MAP REVISED: NOVEMBER 02, 1992. AREAS BETWEEN LINES OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING).
2. MINIMUM BLDG. SETBACK: AS PER CITY OF MALLEN ORDINANCE.
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB.
4. TEMPORARY BENCH MARK (TBM) INFORMATION: A SQUARE WITH AN "X" CUT ON TOP OF SIDEWALK LOCATED ON THE NORTHEAST CORNER OF PROPERTY SHOWN HEREON. ELEVATION + 114.97 FEET ABOVE SEA LEVEL (NAVD83), AND BEING REFERENCED TO A 20 INCH ALUMINUM PIPE WITH A 3/4 INCH BRASS MONUMENT CAP ON TOP WITH A MARK STAMPED "CH27" FROM THE CITY OF MALLEN GPS REFERENCE MARKS. LST PREPARED BY: SHAWA N. ASSOCIATES IN OCTOBER, 1999. ELEVATION + 115.07 FEET ABOVE MEAN SEA LEVEL (NAVD83), AND WERE DETERMINED AS A RESULT OF A SURVEY COMPLETED ON JANUARY 24, 2012.
5. NO STRUCTURE OR BUILDING SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, BARBERS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 10 INCHES NATURE HEIGHT, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
6. ALL LOT CORNERS ARE SET 1/2 INCH IRON PINS WITH YELLOW CAP STAMPED RPLS 4541, OR AS NOTED.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT. DUE TO THE IMPROVEMENTS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS REQUIRED BY TCEQ.
9. OWNER TO MAINTAIN DETENTION/RETENTION AREA.
10. OWNER TO MAINTAIN S.O.W. AND PERIMETER OF SUBDIVISION.
11. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
12. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

METES AND BOUNDS:

A 1.23 acre tract of land being the South 510.00 feet of the West 105.00 feet of Lot 2, Block of La Fruta Subdivision No. 2, Hidalgo County, Texas, as per map recorded in Volume 1, Page 34, Map Records of Hidalgo County, Texas, and 1.23 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCEMENT at a point found at the Southeast corner of Lot 2 for the Southeast corner of the tract of land and the POINT OF BEGINNING:

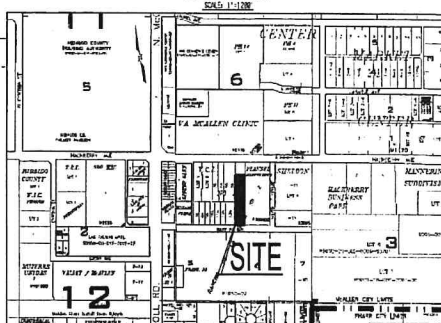
THENCE South 00 degrees 45 minutes 00 seconds East, with the West line of said Lot 2, at 20.00 feet pass a half (1/2) inch iron rod found at the North right of way line of said Lot 2, at 510.00 feet to a half (1/2) inch iron rod found at the Southwest corner of Lot "A", said Lot 2 Subdivision as per map recorded in Volume 25, Page 136, Map Records for the Southwest corner of this tract of land;

THENCE South 81 degrees 14 minutes 00 seconds East, with the South line of said Lot "A", a distance of 510.00 feet to a half (1/2) inch iron rod found at the Southwest corner of said Lot "A" for the Northeast corner of this tract of land;

THENCE South 00 degrees 45 minutes 00 seconds West, with the West line of Lot 2, Planned Parenthood Subdivision as per map recorded in Volume 43, Page 29, Map Records, at 105.00 feet pass a half (1/2) inch iron rod found at the North right of way line of said Lot 2, at 510.00 feet to a half (1/2) inch iron rod found at the South line of said Lot 2 for the Southwest corner of this tract of land;

THENCE North 81 degrees 14 minutes 00 seconds West, with the South line of said Lot 2, a distance of 510.00 feet to the POINT OF BEGINNING, containing 1.23 acres, more or less.

LOCATION MAP



THE STATE OF TEXAS COUNTY OF HIDALGO

I, _____, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HERE AS E. FIR AVE. MOBILE HOME PARK, SUBDIVISION AN ADDITION OF THE CITY OF MALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL "STREET", ALLEYS, PARKS, WATERWAYS, BRIDGES, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

XXXXXX XXXXXXXX
XXXXXX, TEXAS 79589

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED OCTAVIO GARCIA, PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 2022.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND BOLLARDS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAY OR EASEMENTS.

PRESIDENT ATTEST: SECRETARY

THE STATE OF TEXAS - COUNTY OF HIDALGO CITY OF MALLEN PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE 212.011(1)(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF E. FIR MOBILE HOME PARK WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF MALLEN.

Mayor DATE ATTEST: City Secretary DATE

APPROVAL BY PLANNING AND ZONING COMMISSION:

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

CHAIRMAN PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 ONE PAGE DESIGN, P.E., C.E.M. (CERTIFIED MASTER) DATE

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, PABLO SOTO JR., A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATES OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WITH PROPERTY PLACED UNDER MY SUPERVISION, AND CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT, AND THAT ALL ACCESS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYING.



REGISTERED PROFESSIONAL ENGINEER No. 66278



REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

T.B.P.E. FIRM No. 20208

PABLO SOTO JR. P.E.
1208 S. STANWOOD STREET/STELLA 1958 480-1625
PHARR, TEXAS 78577

E. FIR AVENUE

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EXISTING FIRE-HYDRANT

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EXISTING 8" WATER VALVE

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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/16/2022

SUBDIVISION NAME: E. FIR AVENUE MOBILE HOME PARK

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

E. FIR Avenue: Dedication as needed for 60 ft. total ROW.

Paving: 40 ft. Curb & gutter: Both Sides.

*Label ROW being dedicated by this plat.

**Label existing ROW dedications, from centerline, total, etc.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

Applied

* 600 ft. Maximum Cul-de-Sac .

**Paving diameter must comply with ordinance requirements, submit site plan with dimensions to assure compliance, finalize prior to final.

**Subdivision Ordinance: Section 134-105

NA

Required

ALLEYS

ROW: 20 ft. Paving: 16 ft.

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

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Front: To be established prior to final, but not less than manufactured homes and recreational vehicles ordinance and or zoning ordinance as applicable.

**Zoning Ordinance: Section 138-356

* Rear: To be established prior to final, but not less than manufactured homes and recreational vehicles ordinance and or zoning ordinance as applicable.

**Zoning Ordinance: Section 138-356

* Sides: To be established prior to final, but not less than manufactured homes and recreational vehicles ordinance and or zoning ordinance as applicable.

**Zoning Ordinance: Section 138-356

Required

Required

Required

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

<p>* Corner: To be established prior to final, but not less than manufactured homes and recreational vehicles ordinance and or zoning ordinance as applicable. **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
	Applied
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along E. Fir Avenue. **Add note as shown above prior to final. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. ****Please finalize plat note prior to final. *****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Add note as shown above prior to final. ***Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Add note as shown above prior to final. ***Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Non-compliance
	Required
NOTES	
<p>**Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Must submit site plan with dimensions to assure compliance with minimum space requirements, prior to final.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</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. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Applied
	Non-compliance
	Required
	NA
	TBD

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	TBD
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Parks require minimum 5 acres lot area, proposed plat only has 1.23 acres. ***Must submit site plan with dimensions to assure compliance with minimum space requirements, prior to final. ****Zoning Ordinance: Section 138-356 	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-4(Mobile Home and Modular Home) District Proposed: R-4(Mobile Home and Modular Home) District **Rezoning to R-4 approved by Planning and Zoning Board at their P&Z meeting of May 04, 2021 and by City commission on May 24, 2021. ***Zoning Ordinance: Article V 	Complete
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval **Rezoning to R-4 approved by Planning and Zoning Board at their P&Z meeting of May 04, 2021 and by City commission on May 24, 2021. ***Zoning Ordinance: Article V 	Completed
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. 	TBD
<ul style="list-style-type: none"> * Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. 	TBD
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. 	TBD
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Non-compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. ** Notes required on plat prior to final addressing minimum mobile home space requirements, drives, cul-de-sacs, setbacks, re-subdivision requirements if lots are proposed to be sold, maximum numbers of spaces, and other notes as required. Finalize note requirements prior to final. ***Width of drives and cul-de-sacs to be established as part of site plan, but not less than ordinance requirements, finalize prior to final. 	Applied

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

SUB 2022-0101



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>Re-Plat of Lot 1, Balderas Ranch Subdivision</u></p> <p>Location <u>East Side of FM 681 (Moorfield Road) 1.7 Miles North of FM 1925</u></p> <p>City Address or Block Number <u>18500 N MOOREFIELD RD</u></p> <p>Number of lots <u>2</u> Gross acres <u>6.70</u> Net acres <u>6.70</u></p> <p>Existing Zoning <u>n/a</u> Proposed <u>n/a</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u> </u></p> <p>Existing Land Use <u>Single Family</u> Proposed Land Use <u>Single Family</u> Irrigation District # <u>None</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 checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Parcel No. <u>1178212</u> Tax Dept. Review <u>N/A</u></p> <p>Legal Description <u>A 6.70 acre tract of land being all of Lot 1, Balderas Ranch Subdivision</u></p>
Owner	<p>Name <u>Leandro Balderas</u> Phone <u>(956) 222-4564</u></p> <p>Address <u>22680 N MOOREFIELD RD</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p> <p>E-mail <u>rosa20064@yahoo.com</u></p>
Developer	<p>Name <u>Leandro Balderas</u> Phone <u>(956) 222-4564</u></p> <p>Address <u>22680 N. Moorefield Road</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p> <p>Contact Person <u>Leandro Balderas</u></p> <p>E-mail <u>rosa20064@yahoo.com</u></p>
Engineer	<p>Name <u>R. E. Garcia & Associates</u> Phone <u>(956) 381-1061</u></p> <p>Address <u>116 N. 12th</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p> <p>Contact Person <u>Raul E. Garcia, PE, RPLS, CFM</u></p> <p>E-mail <u>regaassoc@aol.com</u></p>
Surveyor	<p>Name <u>R. E. Garcia & Associates</u> Phone <u>(956) 381-1061</u></p> <p>Address <u>116 N. 12th</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p>

ENTERED

AUG 25 2022

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 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 8/24/22

Print Name Leandro Balderas

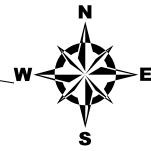
Owner ☒

Authorized Agent ☐

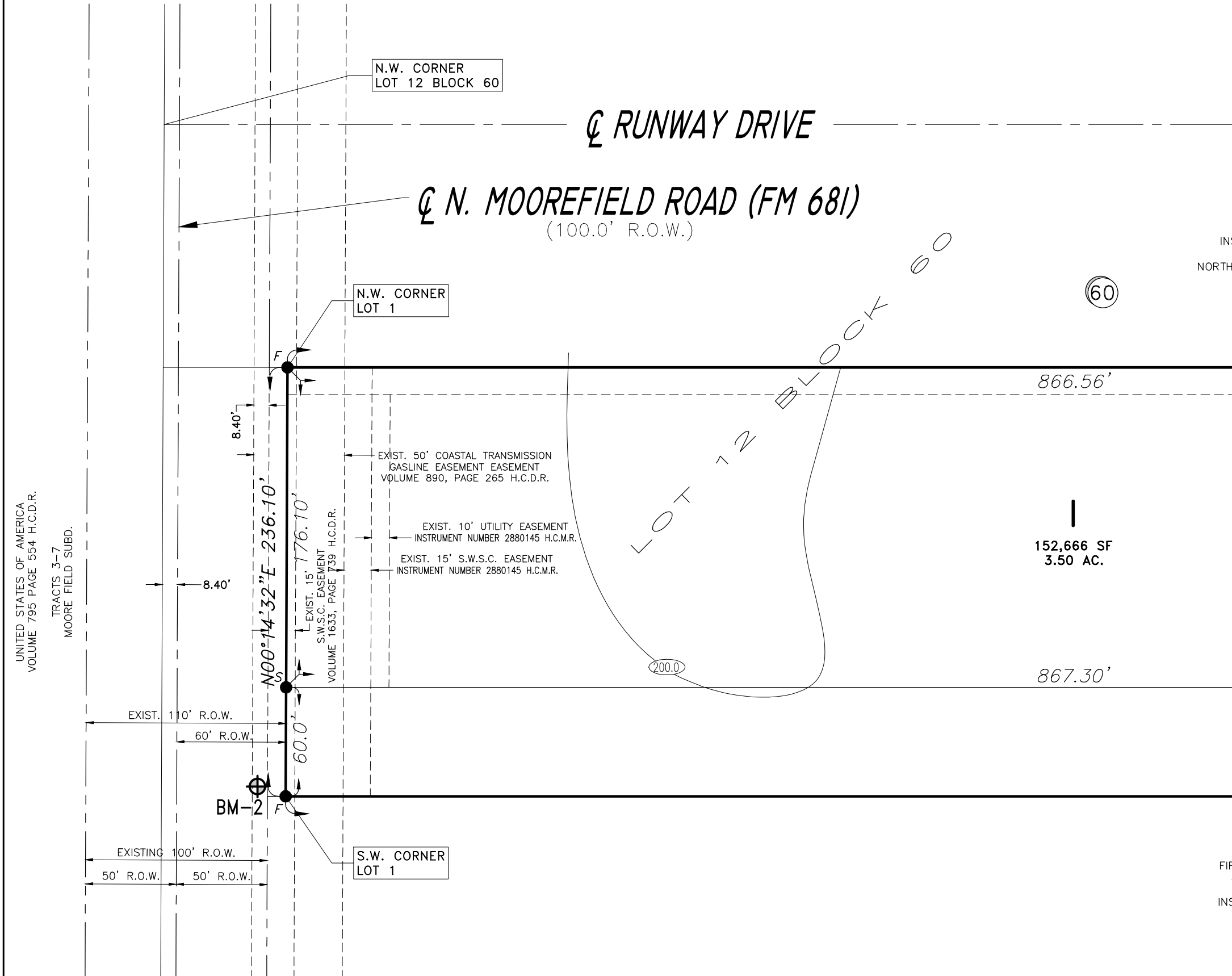
LOCATION

N MOOREFIELD RD

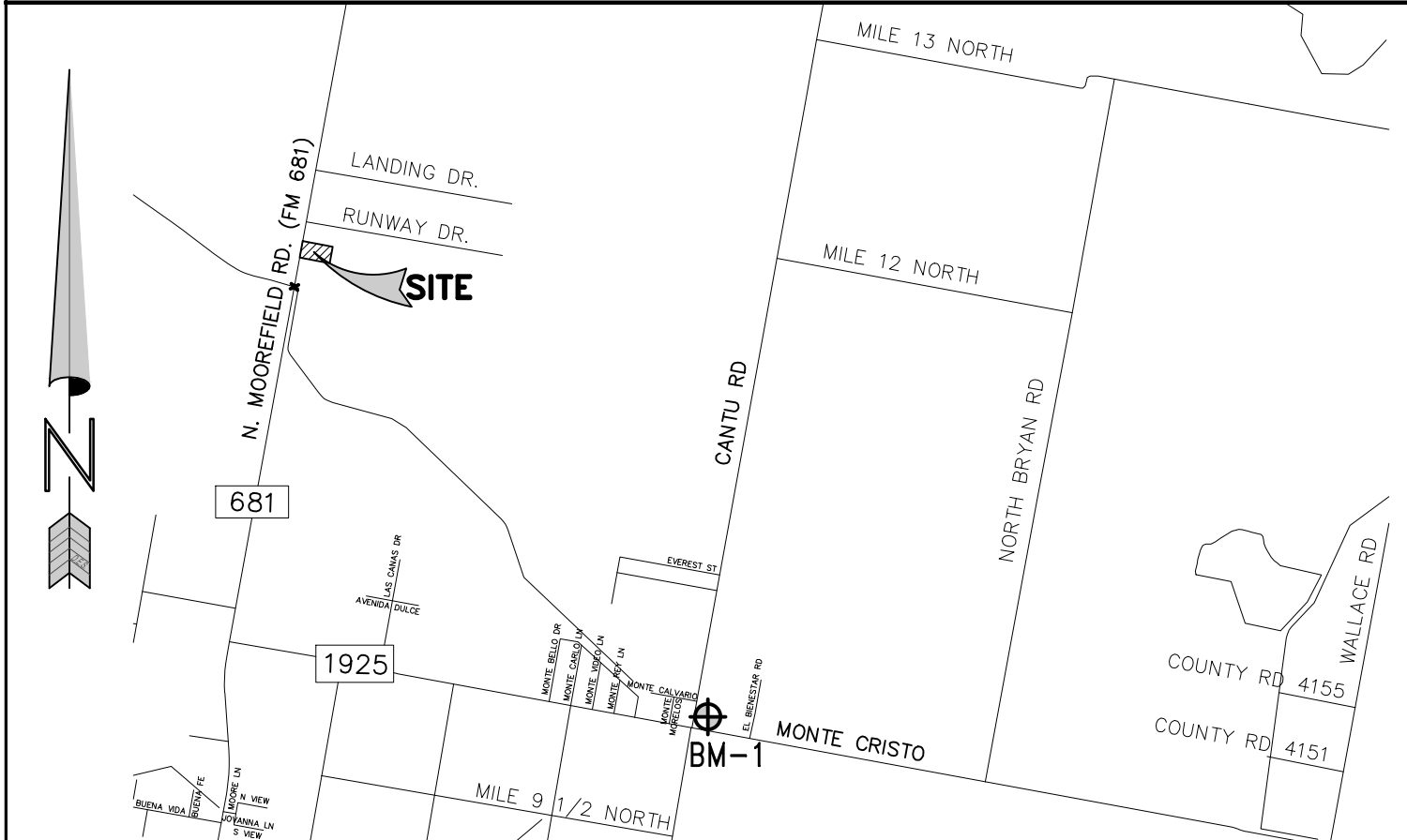
BALDERAS RANCH SUBDIVISION
LOT 1 LOT 1 LOT 1A



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



UNITED STATES OF AMERICA
VOLUME 795 PAGE 554 H.C.D.R.
TRACTS 3-7
MOOREFIELD SUBD.



PRINCIPAL CONTACTS:

OWNER:	LEANDRO BALDERAS	ADDRESS:	22680 N. MOOREFIELD ROAD	CITY, STATE & ZIP:	EDINBURG, TX 78541	PHONE #/ FAX #:	(956) 222-4564
ENGINEER:	RAUL E. GARCIA		116 N. 12TH		EDINBURG, TX		78539 (956) 381-1061
SURVEYOR:	RAUL E. GARCIA		116 N. 12TH		EDINBURG, TX		78539 (956) 381-1061

SHEET NO. 1 OF 2 SHEETS

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

REPLAT OF BALDERAS RANCH SUBDIVISION IS LOCATED IN WEST CENTRAL HIDALGO COUNTY IN H.C.P. #3 ON THE EAST SIDE OF MOOREFIELD ROAD (FM681) AND MONTE CRISTO (FM1925) INTERSECTION. THE NEAREST MUNICIPALITY IS THE CITY OF McALLEN POPULATION 138,082 (2015 CENSUS). ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN, REPLAT OF BALDERAS RANCH SUBDIVISION LIES ADJACENT TO THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS

	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.O. APPROVAL; REVISION NOTES; CITY APPROVAL AND H.C.H.D. CERTIFICATION
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

METES AND BOUNDS DESCRIPTION

A 6.70 ACRE TRACT OF LAND BEING ALL OF LOT 1, BALDERAS RANCH SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2880145, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN SECOND TRACT DESCRIBED IN PARTITION DEED RECORDED IN DOCUMENT NUMBER 2133064, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF FM 681 (MOOREFIELD ROAD) ALSO BEING THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3349673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **EAST 1,235.56 FEET** ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3349673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTH LINE OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3290153, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3349673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **SOUTH 236.10 FEET** ALONG SAID WEST LINE OF TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3290153, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE EAST LINE OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3214647, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **WEST 1,236.56 FEET** ALONG SAID NORTH LINE OF TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3214647, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTH LINE OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 681 BEING THE SOUTHWEST CORNER OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N00°14'32"E 236.10 FEET** ALONG SAID EAST RIGHT-OF-WAY LINE OF FM 681 ALSO BEING THE WEST LINE OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, TO THE POINT OF BEGINNING AND CONTAINING 6.70 ACRES OF LAND, MORE OR LESS.

GOVANA L. BENETIZ
INSTRUMENT NO. 3349673 H.C.O.R.
NORTH 251.1' OF LOTS 11 & 12 BLOCK 60
JACKSON SUBDIVISION

EAST 1235.56'

EXIST. 15' UTILITY EASEMENT
INSTRUMENT NUMBER 2880145 H.C.M.R.

EXIST. 60' UTILITY EASEMENT
INSTRUMENT NUMBER 2880145 H.C.M.R.

EXIST. 15' UTILITY EASEMENT
INSTRUMENT NUMBER 2880145 H.C.M.R.

EXIST. 15' S.W.S.C. EASEMENT
INSTRUMENT NUMBER 2880145 H.C.M.R.

EXIST. 110' R.O.W.

EXIST. 100' R.O.W.

EXIST. 50' R.O.W.

EXIST. 50' R.O.W.

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PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" IS DEFINED AS:

COMMUNITY-PANEL NO. 480334 0300 D EFFECTIVE DATE: JUNE 06, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.

2. SETBACKS:
FRONT: 60.00 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 60.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 15.00 FEET ALONG THE NORTH SIDE OR EASEMENT, WHICHEVER IS GREATER
WHICHEVER IS GREATER
WHICHEVER IS GREATER
GARAGE: 15.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB ON THE CENTER OF LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BM-1 1019-30" ALUMINUM PIPE PIPE WITH A 3-1/4" BRASS MONUMENT CAP ELEVATION 163.27 N.G.V.D. 83.
BM-2 RAIL ROAD SPIKE IN A POWER POLE ADJACENT TO SOUTHWEST CORNER OF LOT 1.
ELEVATION 201.91 N.G.V.D. 83.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **15,518.00 CUBIC-FEET (0.36 ACRE-FEET)** OF STORM WATER RUNOFF.

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

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

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

10. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL & INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE REQUIRED FOR THE SUBDIVISION. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

11. 6.00 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

12. 8.00 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

13. THE OWNER OF LOT 1 SHALL DEDICATE/DONATE THIRTY FEET (30.00') OF RIGHT-OF-WAY ALONG THE EAST SIDE OF LOT 1 SHOULD A FUTURE COLLECTOR ROADWAY BE REQUIRED ALONG THE EAST SIDE OF THIS SUBDIVISION.

14. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER DRAINAGE PLAN.

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

A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

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

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

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

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

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

17. LEANDRO BALDERAS THE OWNER & SUBDIVIDER OF REPLAT OF BALDERAS RANCH SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

18. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).

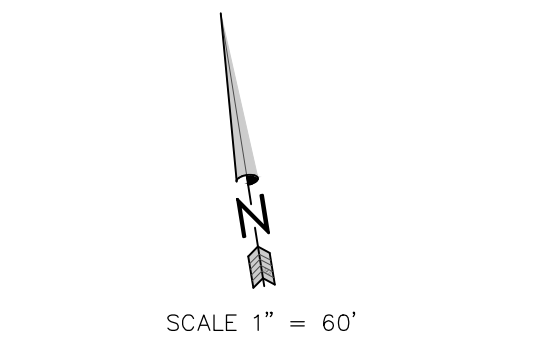
19. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPROVABLE AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

20. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

21. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY REQUIREMENTS TO THE SUBDIVISION CONSTRUCTION SPECIFICATIONS § 4.

22. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN LEANDRO BALDERAS AND THE CITY OF McALLEN EXECUTED ON DECEMBER 7, 2017 AND RECORDED IN THE FOLLOWING INSTRUMENT-DOCUMENT NO. 2871379, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

23. 5 FOOT SIDEWALK REQUIRED ON N. MOOREFIELD RD. (FM681)



BEARINGS BASED ON RECORD BEARINGS OF: TIERRA HERMOSA SUBDIVISION, AS RECORDED IN VOLUME 48, PAGE 49, H.C.M.R.

LEGEND:
F - FOUND 1/2" IRON ROD
F1 - FOUND COTTON PICKER SPINDLE
S - SET 1/2" IRON ROD W/
A CAP LABELED "RPLS 4204"
- CALCULATED POINT
- BENCHMARK



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

EXIST. 45' UTILITY EASEMENT
INSTRUMENT NUMBER 2880145 H.C.M.R.

EXIST. 45' UTILITY EASEMENT
INSTRUMENT NUMBER 2880145 H.C.M.R.

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INSTRUMENT NUMBER 2880145 H.C.M.R.

EXIST. 45' UTILITY EASEMENT
INSTRUMENT NUMBER 2880145 H.C.M.R.

REPLAT OF BALDERAS RANCH SUBDIVISION

A 6.70 ACRE TRACT OF LAND BEING ALL OF LOT 1, BALDERAS RANCH SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2880145, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN SECOND TRACT DESCRIBED IN PARTITION DEED RECORDED IN DOCUMENT NUMBER 2133064, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 02, 2022

PREPARED BY:

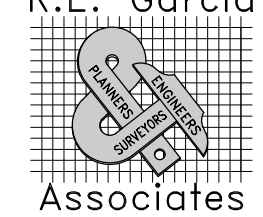
R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS

JOB#: 2022-169
DRAWN BY: D.E.S.

SCALE IN FEET
0 40' 80' 120'

SCALE: 1" = 40'

R.E. Garcia



ENGINEER (F-5001) & SURVEYOR (10015300)
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@aol.com

THE STATE OF TEXAS COUNTY OF HIDALGO OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION

I, LEANDRO BALDERAS the undersigned, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN as the REPLAT OF BALDERAS RANCH SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

LEANDRO BALDERAS
22680 N. MOOREFIELD ROAD
PALMHURST, TEXAS 78573

THE STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED LEANDRO BALDERAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

CITY OF McALLEN CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.0115(B)

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

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BALDERAS RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE

CITY OF McALLEN CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.0115(B)

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(a)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BALDERAS RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE

ATTEST: HIDALGO COUNTY CLERK _____ DATE



REGISTERED PROFESSIONAL LAND SURVEYOR #4204

THE STATE OF TEXAS COUNTY OF HIDALGO

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

PLAT

REGISTERED PROFESSIONAL ENGINEER #64790



[illegible]

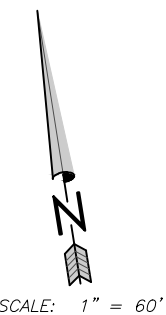
EXISTING RUNOFF IS DIRECTED WEST TOWARDS ROAD DITCHES ON THE EAST SIDE OF MOOREFIELD ROAD (FM 681) ADJACENT TO THE WEST SIDE OF THE SITE. THE PROPOSED SUBDIVISION WILL CONTINUE TO UTILIZE THE EXISTING ROAD SIDE DITCHES TO DETAIN STORM RUNOFF FROM THE SITE. THE ADDITION OF ONE LARGE (3.19 ACRES) SINGLE FAMILY RESIDENTIAL LOT WILL NOT SIGNIFICANTLY IMPACT THE RUNOFF FROM THE EXISTING SITE.

STATE OF TEXAS
★
RAUL E. GARCIA
64790
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER #64790

COST ESTIMATE

WATER	\$0,000.00
OSSF	\$0,000.00
<hr/> TOTAL	<hr/> \$0,000.00



F - FOUND 1/2" Ø IRON ROD
F₁ - FOUND COTTON PICKER SPINDLE
S - SET 1/2" Ø IRON ROD W/
A CAP LABELED "RPLS 4204"
S₁ - CALCULATED POINT
W - WATER METER
S - SOIL BORE
P - POWER POLE

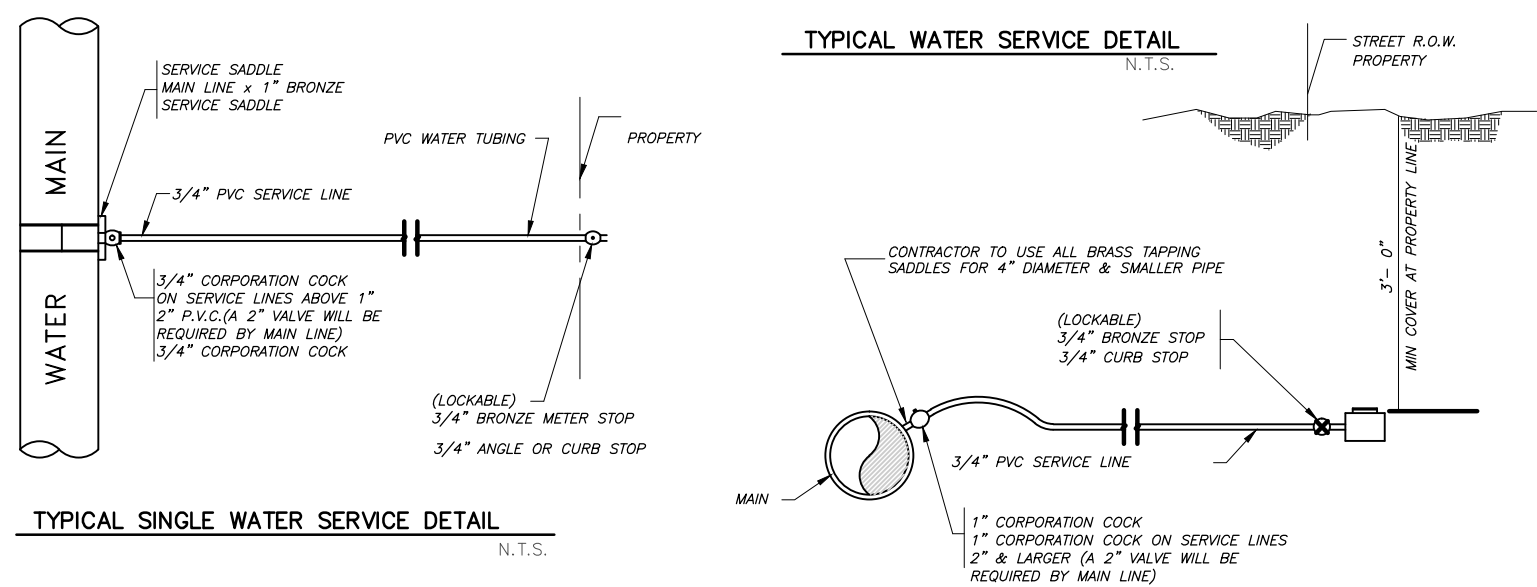
1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE STATE AND COUNTY REGULATIONS.

1.- I, LEANDRO BALDERAS SUBDIVIDER OF REPLAT OF BALDERAS RANCH SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN, PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DATE _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED LEANDRO BALDERAS KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS




DATE: AUGUST 02, 2022



SCALE: 1" = 40'

ENGINEERS, SURVEYORS, PLANNERS

116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM



Associates

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

REPLANT OF BALDERAS RANCH SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF FM 681 (MOOREFIELD ROAD). THE WATER SYSTEM FOR REPLAT OF BALDERAS RANCH SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER WATER SERVICE LINE THAT TAPS INTO THE EXISTING 6" LINE. THIS 5/8" SERVICE LINE THEN RUNS SOUTH INTO THE LOTS AND ENDING IN A WATER METER.

WATER DISTRIBUTION FOR THE R/W OF BALDERS RANCH SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER SERVICE LINE, SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 5/8" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED. THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF **\$0.000.00** AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH WAS ENTERED INTO BETWEEN S.W.S.C. AND THE SUBDIVIDER. THE SUBDIVIDER HEREBY RELEASES AND AGREES TO RELEASE WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, THE SHARPLAND WATER SUPPLY CORPORATION (S.W.S.C.) WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER SERVICE FOR THE INDIVIDUAL LOTS WILL BE PROVIDED BY S.W.S.C. THE WATER SUPPLY CORPORATION (S.W.S.C.) AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FROM REPLAT OF REPLAT OF BALDERAS RANCH SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL
 SURVEY BOOK INDICATED SANDY CLAY LOAM SOIL FOR THE AREA AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE
 AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY
 UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM
 OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE
 PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$0,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$0,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 07/06/2017 (DATE OF INSPECTION BY THE HEALTH DEPARTMENT)

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$0,000.00.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST A TOTAL OF **\$0,000.00** FOR THE ENTIRE SUBDIVISION.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST A TOTAL OF \$0,000.00 FOR THE ENTIRE SUBDIVISION.

DATE _____

DATE  64790

SUMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:

SUBDIVISION DE REPLAT OF BALDERAS RANCH SERÁ SUMINISTRADA DE AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVISOR Y SHARLAND WATER SUPPLY CORPORATION (SWSC) HAN FIRMADO UN CONTRATO EN EL QUE SHARYLAND WATER SUPPLY CORPORATION (SWSC) HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION POR AL MENOS 30 AÑOS Y SHARLAND WATER SUPPLY CORPORATION (SWSC) HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD A LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION (SWSC) TIENE UNA LÍNEA DE AGUA DEL DIÁMETRO EXISTENTE DE 6" CORRIENDO AL LADO ESTE DE LA DERECHA DE CAMINO DE FM 681. EL SISTEMA DE AGUA PARA LA SUBDIVISIÓN DE RANCHOS DE REPLAT OF BALDERAS CONSTA DE UN SOLO 5/8" LÍNEA DE SERVICIO DE AGUA DE DIÁMETRO QUE SE APAGA EN LA LÍNEA EXISTENTE DE 6". ESTA LÍNEA DE SERVICIO DE 5/8" LUEGO SALE EN EL SUR EN LOS LOTES Y TERMINANDO EN UN MEDIDOR DE AGUA

LA DISTRIBUCIÓN DE AGUA PARA SUBVISIÓN DEL RANCHO DE REPLAT O BALDERAS CONSISTE EN UNA LÍNEA DE SERVICIO DIAMETRO DE 5/8" DICHO SISTEMA TERMINÓ EN LAS CAJAS DEL MEDIDOR DE AGUA PARA EL LOTE E. EL SERVIDO INDIVIDUAL DE 5/8" CONECTADO AL MEDIDOR DE AGUA PARA EL LOTE E. LA DISTRIBUCIÓN DE AGUA PARA LOS LOTES A Y B SE REALIZA POR UN TUBO EN EL ACUEDUCTO DE SERVICIO DE AGUA A LOS 30 AÑOS, QUE SONA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, DERECHOS DE ADQUISICIÓN DE DERECHOS Y TODOS LOS DERECHOS DE MEMBRESÍA U OTROS ASOCIADOS A CONECTAR LOS LOTES INDIVIDUALES ENTRE SI Y AL ACUEDUCTO DE SERVICIO DE AGUA. EL SUPPLY CORPORATION S.W.C., INC. ENTREGA EL MATERIAL NECESARIO PARA INSTALAR EL CARGO SIN CARGO DEL MEDIDOR DE AGUA PARA ESTE LOTE. LAS INSTALACIONES DE AGUA TOTALES HAN SIDO APROBADAS Y ACEPTADAS POR EL COMITÉ LOCAL DE REGACIÓN. EL SUPPLY CORPORATION (S.W.C.). DICHO SISTEMA DE DISTRIBUCIÓN PUEDE OPERARSE A PARTIR DE LA FECHA DE GRABACIÓN DE LA PLACA.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS

LAS AGUAS RESIDUALES DE LA SUBDIVISION DEL RANCHO DE REPLAT DE BALDERAS SERÁN TRATADAS POR INSTALACIONES DE AGUAS RESIDUALES INDIVIDUALES (OSSF) QUE CONSISTIRÁN EN UN TANQUE SEPTICO DE COMPARTIMIENTOS DOBLES DE DISEÑO ESTÁNDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL INSIGNIFICADO HA EVALUADO LA IDEONEIDAD DEL SITIO DE SUBDIVISIÓN PARA OSSF Y SOMETE UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE EL ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE POR LO MENOS 1/2 ACRA EN TAMAÑO, EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES LIBRO DE ENCUESTAS DE SUELO INDICO UN SUELO DE ARCILLA SANDIA PARA EL AREA, AL MENOS DOS EXCAVACIONES DEL SUELO SE REALIZARON EN EL SITO, EN LOS EXTREMOS OPUESTOS DEL AREA DE ELIMINACION PROPUESTA. (LOS AGUEROS ADICIONALES, FUERON INECESARIOS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE LIMITE). EL SUELO ES UNA MARRON DE ARCILLA, CON UN POCO DE ARENA, Y UN POCO DE COQUELLO. EL SUELO ES UNO DE LAS EXCAVACIONES PROPUESTAS, NO SE INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE LAS 24" DE LA PARTE INFERIOR DE LAS EXCAVACIONES PROPUESTAS, LA SUBDIVISION SE DRENA BIEN, EL SUELO ES UN SUELO DE CLASE III.

EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES \$0.000.00, INCLUYENDO EL COSTO PARA EL PERMISO REQUERIDO Y LA LICENCIA. TODOS LOS OSSF SE HAN INSTALADO EN EL MOMENTO DE LA SOLICITUD DE APROBACIÓN FINAL DE PLAT A UN COSTO TOTAL DE \$0.000.00 EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACIÓN DE TODO OSSF EN 07/06/2017 (FECHA DE INSPECCIÓN POR EL DEPARTAMENTO DE SALUD)

SEGUN MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ARRIBA SON CONFORME A LAS NORMAS MODELO ADOPTADAS DE CONFORMIDAD CON LA SECCION 16.343, CÓDIGO DE AGUA, CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR AGUA NO CELULAR Y LAS INSTALACIONES DE ALCANTARILLADO IN SITU, ANTES MENCIONADOS, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA – ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACIÓN DE CONTADORES DE AGUA, COSTARÁN UN GRAN TOTAL DE **\$0.000.00.**

INSTALACIONES DE ALCANTARILLADO - EL SISTEMA SEPTICO ES ESTIMADO PARA COSTAR UN TOTAL DE **\$0.000.00** PARA LA SUBDIVISIÓN COMPLETA.

DATE _____

DATE _____

SHEET NO. 2
OF 2 SHEETS



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/16/2022

SUBDIVISION NAME: RE-PLAT OF BALDERAS RANCH SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Moorefield Road (FM 681): 60 ft. from centerline existing for 120 ft. ROW

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

*Please provide how existing ROW was dedicated on plat prior to final.

**Subdivision Ordinance: Section 134-105

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

****COM Thoroughfare Plan

Applied

N/S Collector(eastern boundary): 60 ft. of total ROW

Paving: 40 ft. Curb & gutter: both sides

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

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

***Balderas ranch subdivision was approved in final form at the Planning and Zoning

Commission meeting of October 17, 2017 subject to plat note regarding future dedication of

ROW along eastern boundary. Plat note provided states" The owner of Lot 1 shall

dedicate/donate thirty feet (30.00') of Right-of Way along the east side of lot 1 should future

collector roadway be required along the east side of this subdivision.', wording or revisions for

note as needed prior to final.

****Subdivision Ordinance: Section 134-105

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

*****COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

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

**Subdivision Ordinance: Section 134-106

NA

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

SETBACKS	
* Front :60.00 feet or easement, whichever is greater. **Existing setback as per recorded plat. ***Zoning Ordinance: Section 138-356	Applied
* Rear: 60.00 feet or easement, whichever is greater. **Existing setback as per recorded plat. **Zoning Ordinance: Section 138-356	Applied
* Sides: 15.00 feet along the north side or easement, whichever is greater. 60.00 feet along the south side or easement, whichever is greater. **Existing setback as per recorded plat. ***Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Existing setback as per recorded plat. **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 N. Moorefield Road (FM 681). **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: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
*Must comply with City Access Management Policy.	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	NA

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

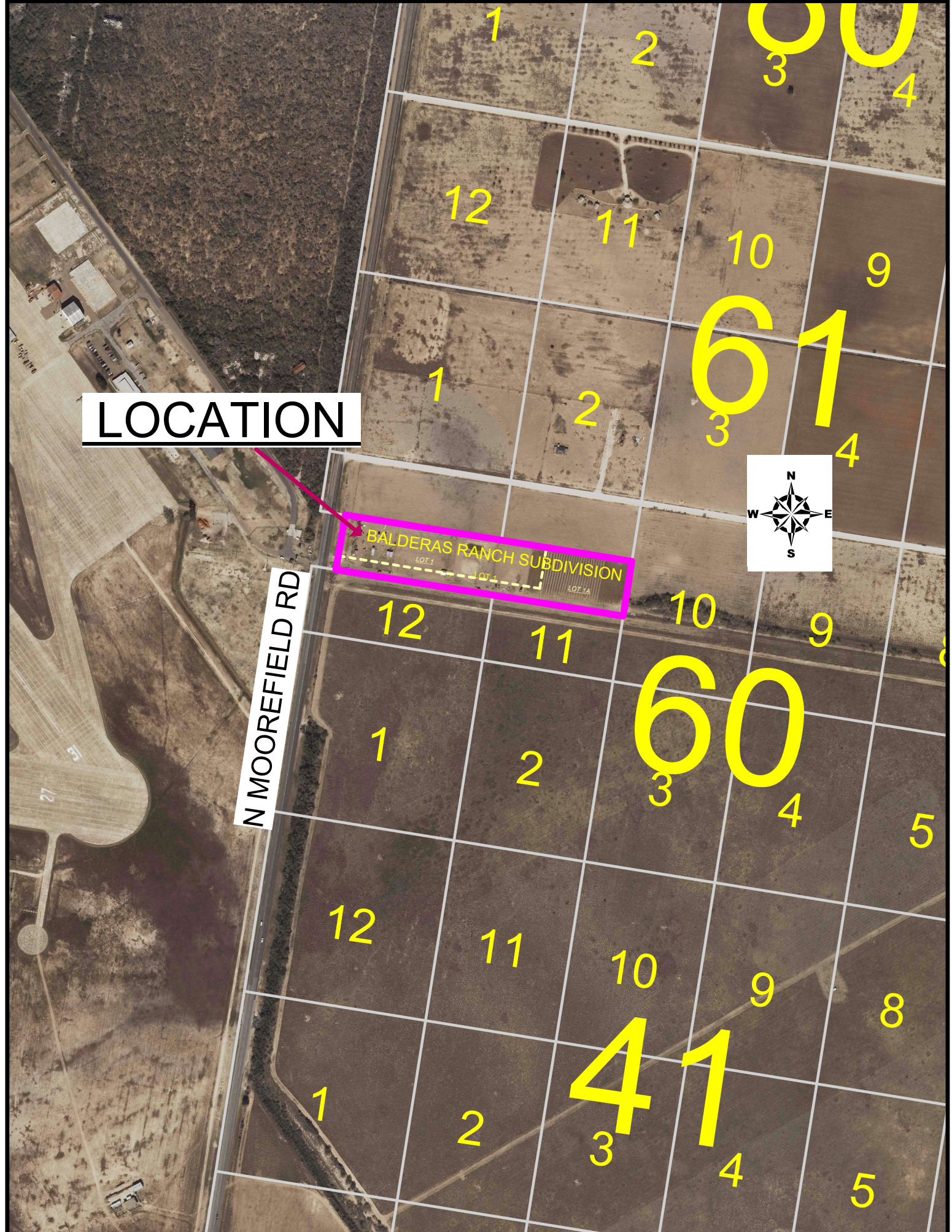
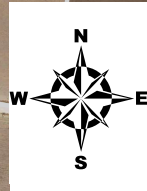
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area. ** Plat line revisions needed original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line, revise prior to final. **Zoning Ordinance: Section 138-356 	Required
ZONING/CUP	
<ul style="list-style-type: none"> * Existing : ETJ (Extraterritorial jurisdiction) Proposed: ETJ (Extraterritorial jurisdiction) **Proposed land use is single-family. **Zoning Ordinance: Article V 	Completed
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval. ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future. 	NA
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation for 2-Lot Single Family subdivision is waived. 	Completed
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation for 2-Lot Single Family subdivision is waived. 	NA

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">*Must comply with City's Access Management Policy.**Revise name as shown, on plat and all corresponding documents as applicable: Balderas Ranch Lots 1A and 1 B Subdivision.***N/S Collector(eastern boundary) Street alignment and ROW being reviewed and plat would need to be revised accordingly.****Please provide ownership map to verify that no landlocked properties exist or will be created.*****Existing contractual agreement regarding public improvements may have to be revised/amended, finalize prior to final.***** Plat line revisions needed original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line, revise prior to final.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

LOCATION

N MOOREFIELD RD

BALDERAS RANCH SUBDIVISION
LOT 1 LOT 2 LOT 3A



SuB2022-0109



Planning Department

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

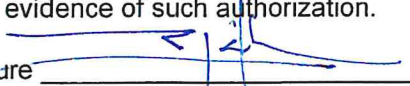
Project Information	Subdivision Name <u>Turin Estates Phase I</u>	
	Location <u>460 South of Dove Avenue</u>	
	City Address or Block Number _____	
	Number of Lots <u>32</u> Gross Acres <u>4.43</u> Net Acres <u>4.43</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R3T</u> Proposed Zoning <u>Same</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Open</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # _____ Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPMU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A 4.769 Acre Tract of Land out of Lot 93, La Lomita Irrigation and Construction Company Subdivision</u>		
Owner	Name <u>Turin Ventures, LLC</u>	Phone _____
	Address <u>4900 N 10th St Ste. B8</u>	E-mail _____
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Troyo Construction, LLC</u>	Phone _____
	Address <u>4900 N 10th St. Ste B6</u>	E-mail <u>agamba@troyocg.net</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Eduardo Gamba</u>	
Engineer	Name <u>Quintanilla, Headley & Associates, Inc.</u>	Phone <u>(956) 381-6480</u>
	Address <u>124 E. Stubbs</u>	E-mail <u>alfonsoq@qha-eng.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>Alfonso Quintanilla, P.E.</u>	
Surveyor	Name <u>Quintanilla, Headley & Associates, Inc.</u>	Phone <u>(956) 381-6480</u>
	Address <u>124 E. Stubbs</u>	E-mail <u>alfonsoq@qha-eng.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	

ENTERED

SEP 09 2022

Initial: DM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application	<p><u>In Person Submittal Requirements</u></p> <ul style="list-style-type: none"> - \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) - 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) 	<p><u>Email Submittal Requirements</u></p> <ul style="list-style-type: none"> - \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) - Title Report - Survey - Location Map - Plat & Reduced P - Warranty Deed - DWG File - Letter of Authorization from the owner (if applicable) - Proof of authority of person signing application on behalf of partnership/corporation, if applicable <p style="font-size: small;">*Documents must be submitted in PDF format. No scanned documents*</p> <p style="font-size: small;">*Please submit documents to subdivisions@mcallen.net</p> <p style="text-align: center; font-weight: bold;">*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON*</p>
	<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - 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) <p style="font-size: small;">Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net</p>	
Owners Signature	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;"> <p>Signature </p> <p>Print Name <u>Eduardo Gamba</u></p> <p>Owner <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p> </div> <div style="width: 45%;"> <p>Date <u>08/19/22</u></p> </div> </div> <p style="text-align: center; font-size: small;">The Planning Department is now accepting DocuSign signatures on application</p>	

LOCATION



**PROPOSED DAKE
SUBDIVISION**
LOT 1

PROPOSED TERMINATED UNDER SUBDIVISION 93

**PROPOSED 4700
WARE SUBDIVISION**

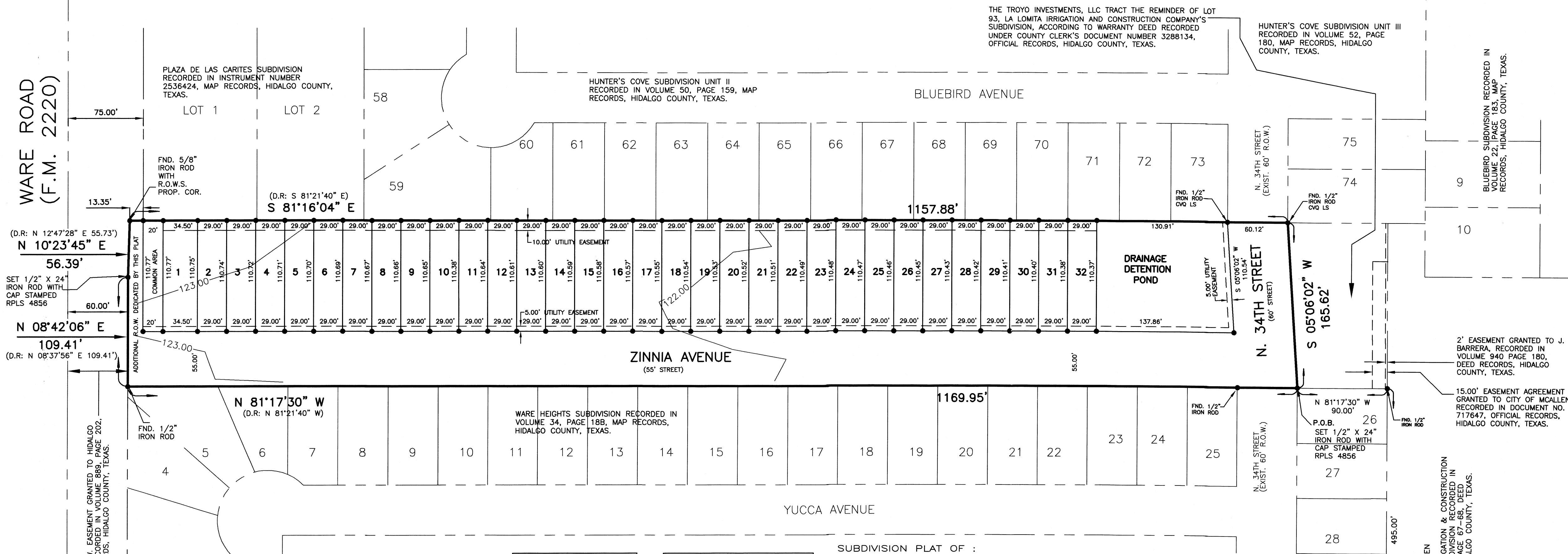
LOT 1

100

PROPOSED WARE PLAZA
SUBDIVISION
SUBDIVISION
2-00-000-0007-10

99

WARE ROAD
(F.M. 2220)

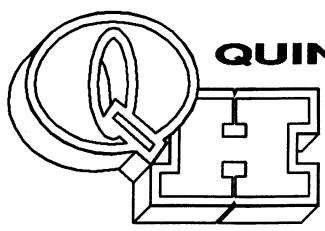


AREA DATA TABLE	
LOT	AREA (S.F.)
1	3821.17
2	3211.50
3	3211.15
4	3210.80
5	3210.45
6	3210.10
7	3209.75
8	3209.40
9	3209.04
10	3208.69
11	3208.34
12	3207.99
13	3207.64
14	3207.29
15	3206.94
16	3206.59

AREA DATA TABLE	
LOT	AREA (S.F.)
17	3206.24
18	3205.89
19	3205.54
20	3205.19
21	3204.84
22	3204.49
23	3204.14
24	3203.79
25	3203.44
26	3203.08
27	3202.73
28	3202.38
29	3202.03
30	3201.68
31	3201.33
32	3200.98
COMMON AREA	2215.32
POND	14828.50

GENERAL NOTES:

- FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING. (NO SHADING.)
COMMUNITY-PANEL NUMBER 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
- LEGEND: -- DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:
FRONT10.00 FT. OR GREATER FOR EASEMENTS
REARIN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
INTERIOR SIDESIN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
GARAGE18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- REQUIRED DRAINAGE DETENTION IS: $38,925.13 \text{ C.F.} \left(\frac{0.89}{\text{AC./FT.}} \right)$ TOTAL
DETENTION IS BEING PROVIDED IN THE "20.0' COMMON AND DRAINAGE DETENTION AREA" WILL BE MAINTAINED BY DEVELOPER'S/HOMEOWNERS' ASSOCIATION/OWNERS AND NOT THE CITY OF MCALLEN.
- BENCHMARK No.
CITY OF MCALLEN BENCHMARK MC-53 (SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD AND MILE 4 LINE ROAD) ELEVATION = 128.10 LOCATED ± 330 FEET NORTH OF THE SOUTH LINE OF LOT 88, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION ON THE WEST R.O.W. LINE OF N. WARE ROAD ON A 60-D NAIL IN POWER POLE. N.A.V.D. 88 DATUM
- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 4.0 FT WIDE MINIMUM SIDEWALK REQUIRED ON ALL INTERIOR STREETS.
- LOTS 1 THROUGH 32 SHALL BE FOR RESIDENTIAL USE.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WARE ROAD.
- A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO00@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

SUBDIVISION PLAT OF :

TURIN ESTATES PHASE I

A 4.43 ACRE TRACT OUT OF LOT 93, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67 AND 68, DEED RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3288134, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 4.43 ACRE TRACT OF LAND OUT OF LOT 93, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 24, PAGES 67-68, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3288134, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF WARE HEIGHTS SUBDIVISION (RECORDED IN VOLUME 34, PAGE 188, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND ON THE EAST RIGHT OF WAY LINE OF N. 34th STREET FOR THE SOUTHEAST CORNER OF THIS TRACT, 540 ROD BEARS N 08°33'46" E, 495.00 FEET AND N 81°17'30" W, 90.00 FEET FROM THE SOUTHEAST CORNER OF LOT 93.

THENCE: N 81°17'30" W, ALONG THE NORTH LINE OF WARE HEIGHTS SUBDIVISION, A DISTANCE OF 1,169.95 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF N. WARE ROAD (F.M. 2220) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°42'06" E, ALONG THE EAST RIGHT OF WAY LINE OF N. WARE ROAD (F.M. 2220), A DISTANCE OF 109.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 10°23'45" E, ALONG THE EAST RIGHT OF WAY LINE OF N. WARE ROAD (F.M. 2220), A DISTANCE OF 56.39 FEET TO A 5/8" IRON ROD WITH CAP R.O.W.S. FOUND ON THE SOUTH LINE OF PLAZA DE LAS CARITES SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2536424, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°16'04" E, ALONG THE SOUTH LINE OF PLAZA DE LAS CARITES SUBDIVISION, THE SOUTH LINE OF HUNTER'S COVE SUBDIVISION UNIT II (RECORDED IN VOLUME 50, PAGE 159, MAP RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 1,157.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED CQV LS FOUND FOR THE SOUTHEAST CORNER OF HUNTER'S COVE SUBDIVISION UNIT II, THE SOUTHWEST CORNER OF HUNTER'S COVE SUBDIVISION UNIT III (RECORDED IN VOLUME 52, PAGE 180, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 05°06'02" W, A DISTANCE OF 165.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.43 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH WARE HEIGHTS SUBDIVISION, RECORDED IN VOLUME 34, PAGE 188, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA
R.P.L.S. No. 4856

AUGUST 29, 2022
DATE

LIENHOLDERS'S ACKNOWLEDGMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER (OR DULY AUTHORIZED OFFICERS OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS TURIN ESTATES PHASE II OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER
TEXAS NATIONAL BANK
RAFAEL MEDRANO

SIGNATURE

Given under my hand and seal of office this
day of , 20__.

Notary Public

STATE OF TEXAS
COUNTY OF HIDALGO

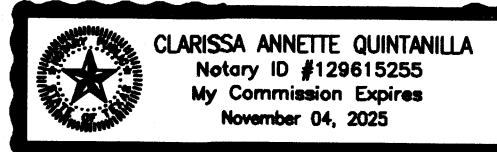
I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TURIN ESTATES PHASE II TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH (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.

EDUARDO GAMBA
MEMBER OF TROYO INVESTMENTS, LLC
4900 N. 10TH STREET STE B6
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
EDUARDO GAMBA, MEMBER OF TROYO INVESTMENTS, LLC
proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this day of , 20__.



CLARISSA ANNETTE QUINTANILLA-- NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

DATE

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

MAYOR

DATE

ATTEST:

CITY SECRETARY

DATE

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE DAY OF , 20__.

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

SECRETARY

PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA
P.E. No. 95534

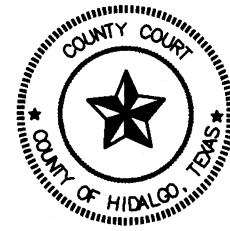
0-29-22
DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



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

DATE OF PREPARATION: AUGUST 29, 2022

F:\DATA\SUB\MALLEN\TURIN ESTATES\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
8-29-2022	LG		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/16/2022

SUBDIVISION NAME: TURIN ESTATES PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Road: Dedication as needed for 75 ft. from centerline for 150 total ROW.
Paving: By the State Curb & gutter: By the State.
*Label centerline to determine ROW dedication requirements prior to final.
**Label existing ROW dedications, from centerline, total, etc.
***Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for North Ware Road.
***40.00' ROW Easement and 60.00 ft. ROW measurement do not match ,clarify prior to final.
***Provide document for existing 40.00 ft. ROW Easement granted to Hidalgo County.
****Add "North" to all Ware Road references, prior to final.
*****Subdivision Ordinance: Section 134-105
*****Monies must be escrowed if improvements are required prior to final
*****COM Thoroughfare Plan

Non-compliance

Zinnia Avenue: 60 ft. of total ROW dedication.
Paving: 40 ft. Curb & gutter: Both Sides.
*Current subdivision layout proposes 55' of ROW dedication for Zinnia Avenue.
**Current subdivision layout does not comply with required ROW dedication requirements, please revise accordingly prior to final. If no changes please submit variance request for ROW dedication for Zinnia Avenue.
***Provide centerline for proposed Zinnia Avenue and existing across North Ware Road to verify street alignment,
***Finalize ROW requirements prior to final.
***Subdivision Ordinance: Section 134-105
****Monies must be escrowed if improvements are required prior to final
****COM Thoroughfare Plan

Non-compliance

North 34th Street: 60 ft. of total ROW dedication.
Paving: 40 ft. Curb & gutter: Both Sides
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Applied

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

Applied

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

NA

* 900 ft. Block Length for R-3 Zone Districts.
*Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement.
**Subdivision Ordinance: Section 134-118

Non-compliance

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

Applied

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for easements. **Revise note as shown above prior to final. ***Proposing 10.00 ft. or greater for easements. ****Zoning Ordinance: Section 138-356 * Rear: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356 * Sides: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356 * Corner: Not Applicable **Current subdivision layout does not propose any buildable lots abutting a street, if layout changes and buildable lot abuts a street intersection, the corner setback note will be required. **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
	Applied
	Applied
	NA
	Applied
	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along North Ware Road and 4 ft. wide minimum sidewalk required on Zinnia Avenue and North 34th Street. **Revise note#9 as shown above prior to final. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. ****Please finalize plat note prior to final. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road. **Add note as shown above prior to final. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Add note as shown above prior to final. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Non-compliance
	Non-compliance
	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North Ware Road. **Revise Note #11 as shown above prior to final. ***Must comply with City Access Management Policy	Non-compliance

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

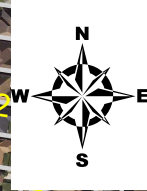
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>**Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final.</p> <p>***Zoning Ordinance: Section 138-210.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</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 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
	Applied
	NA
	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Property on the East side of N.34th Street along plat boundary not included as part of subdivision layout, clarify development status prior to final.</p> <p>***Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing : R3-T(townhouse residential) District Proposed : R3-T(townhouse residential) District</p> <p>**Rezoning to R3-T approved by Planning and Zoning Board at their P&Z meeting of November 16, 2021 and by City commission on December 13, 2021.</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>**Rezoning to R3-T approved by Planning and Zoning Board at their P&Z meeting of November 16, 2021 and by City commission on December 13, 2021.</p> <p>***Zoning Ordinance: Article V</p>	Complete
	Completed
PARKS	
<p>* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.</p> <p>* Pending review by the City Manager's Office.</p>	TBD
	TBD
	TBD

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 is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Property on the East side of N.34th Street along plat boundary not included as part of subdivision layout, clarify development status prior to final. ***Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ****All setbacks are subject to increase for easements or approved site plan, once site plan has been submitted for staff review.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



LOCATION



PROPOSED 4700 WARE SUBDIVISION LOT 1

2022 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS																								
	01/04/22	01/18/22	02/01/22	02/16/22	03/02/22	03/22/22	04/05/22	04/19/22	05/03/22	05/17/22	06/07/22	06/21/22	07/06/22	07/19/22	08/02/22	08/16/22	09/07/22	09/20/22	10/04/22	10/18/22	11/01/22	11/16/22	12/06/22	12/20/22
Daniel Santos	A																							
Michael Fallek	P	P	P	A	P	P	P	P	A	P	P	P	P	LQ	P	P	P							
Gabriel Kamel	P	A	P	P	P	P	P	P	P	P	P	P	P	LQ	P	P	P							
Michael Hovar	P	P	P																					
Jose B. Saldana	A	A	P	P	A	A	P	A	A	P	A	P	P	LQ	P	P	A							
Marco Suarez	P	P	A	P	A	P	P	P	P	A	P	P	A	LQ	P	P	A							
Emilio Santos Jr.	P	P	P	A	P	P	P	P	P	A	A	P	P	LQ	P	A	P							
Rudy Elizondo				P	P	P	A	P	P	P	P	A	P	LQ	A	A	A							
Erica de la Garza-Lopez				P	A	P	P	P	A	P	P	P	P	LQ	A	P	P							

[illegible]







PLANNING DEPARTMENT

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



2022 CALENDAR

Meetings:

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

HPC - Historic Preservation Council

Deadlines:

D- Zoning/CUP Application N - Public Notification

* Holiday - Office is closed

JANUARY 2022

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

FEBRUARY 2022

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

MARCH 2022

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

APRIL 2022

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

MAY 2022

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





JUNE 2022

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

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2022 CALENDAR

Meetings:





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

Deadlines:






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

* **Holiday** - Office is closed





JULY 2022

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






AUGUST 2022

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





SEPTEMBER 2022

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




OCTOBER 2022

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

NOVEMBER 2022

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

DECEMBER 2022

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