

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 1, 2025 - 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) Approval of the minutes for the January 7, 2025 meeting.
- b) Approval of minutes for the March 4, 2025 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of David M. Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop, at Lots 5 & 6, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A. **(CUP2025-0016)**
2. Request of Melden and Hunt Inc. on behalf of HDP Ware LLC., for a Conditional Use Permit, for an amendment to a Planned Unit Development (PUD) at a 9.333-acre tract out of Lot 100, La Lomita Irrigation & Construction Co. Subdivision, Hidalgo County, Texas; 4900 North Ware Road. **(CUP2025-0022)**
3. Request of Jeff A. Lowder on behalf of McAllen Country Club Inc., for an Amendment to the Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use at East 400 - West 499.1 Feet – North 300 Feet of Lot 1, Block 6 except South 85.77 Feet 2.57 Acres Net, Hidalgo Canal CO-MC Subdivision, Hidalgo County, Texas; 501 Wichita Avenue. **(CUP2025-0018)**
4. Request of Sonia D. Gomez, for a Conditional Use Permit, for one year, for a Home Occupation (Day Care Facility), at Lot 3, Ivy Terrace Subdivision, Hidalgo County, Texas; 912 North 29th Street. **(CUP2025-0021)**
5. Request of Julio Ruz/RUZCA on behalf of Monica Calderon, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for a Guest House, at Lot 4, Orangewood East Subdivision, Hidalgo County, Texas; 700 East Sundown Drive. **(CUP2025-0023)**

6. Request of Sanjuanita Cantu, for a Conditional Use Permit, for one year, for a Home Occupation (daycare facility), at Lot 35, McAllen Builders Subdivision, Hidalgo County, Texas; 2128 South 34th Street. **(CUP2025-0020)**
7. Request of Claudia M. Marquina on behalf of Golden Wolf Legacy, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape shop/liquor store, at Lot 2, La Vista Commerce Subdivision, Hidalgo County, Texas; 2301 North 23rd Street. **(CUP2025-0024)**

b) REZONING:

1. Rezone from A-O (agricultural and open space- OC) District to R3 (high density residential- UDC) District: 5.32-acre tract of land out of Lot 1, First United Methodist Church Subdivision, Hidalgo County, Texas; 4200 North McColl Road (rear). **(REZ2025-0018)**
2. Rezone from R-1 (Single-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: a 1.31 acre tract of land out of the West 332.0 feet out of a 1.71 acre tract out of Lot One (1), Block Four (4), A.J. McColl Subdivision, Hidalgo County, Texas; 4617 North Jackson Road. **(REZ2025-0020)**
3. Rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: A 2.4 Acre (gross), tract of land out of Lot 75, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 3100 Lark Avenue. **(REZ2025-0019)**
4. Rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: A 1.81 acre tract of land out of Lot 207, John H. Shary Subdivision, Hidalgo County, Texas; 313 South Taylor Road. **(REZ2025-0021)**

3) CONSENT:

- a) Aqualina at Tres Lagos Phase IV Subdivision, 6500 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2025-0020) (FINAL) M&H**
- b) Pecan Luxury Living Subdivision, 4000 Pecan Boulevard, Adryca Investments and Consulting Corp **(SUB2025-0040) (FINAL) M&H**
- c) Georgia Subdivision, 7701 North 29th Street, Georgia A. Alanis **(SUB2025-0041) (FINAL) SEA**

4) SUBDIVISIONS:

- a) Surprise Subdivision, 408 South 9th Street, Ron & Estela Surprise **(SUB2024-0101) (REVISED PRELIMINARY) SEA (Tabled on 03/18/2025)**
- b) Whispers at Taylor Subdivision, 7400 North Taylor Road, Caledonia West, Inc. **(SUB2025-0047) (PRELIMINARY) SEA**
- c) Palmer Pavilion Subdivision, 301 East Hackberry Avenue, Hidalgo County **(SUB2025-0044) (PRELIMINARY) S2E**

- d) Cedar Village Subdivision, 1019 East Cedar Avenue, Habitat Developers, LLC **(SUB2025-0039) (PRELIMINARY) SEC**
- e) Prayers Gardens Subdivision, 2900 North Taylor Road, Elizabeth & Rafael De La Garza **(SUB2025-0038) (PRELIMINARY) SEA**
- f) Townhomes at Freddy Gonzalez Subdivision, 1200 Freddy Gonzalez Road, Auriel Investments **(SUB2025-0048) (PRELIMINARY) M&H**
- g) H&F Texas Properties Subdivision, 6601 South 10th Street, Jonathan Muñoz **(SUB2025-0049) (PRELIMINARY) GME**
- h) McAllen Oaks North Subdivision, 2701 State Highway 107, Mark Wilkins and Noe Gonzalez **(SUB2023-0092) (REVISED FINAL) MDC**
- i) The Woodlands at Bentsen Subdivision, 2900 South Bentsen Road, Jesus Solis-Gomez **(SUB2024-0118) (REVISED PRELIMINARY) M&H**
- j) MNR Subdivision, 7610 North Ware Road, Rene and Melanie Garza **(SUB2025-0042) (PRELIMINARY) DGE**
- k) Balboa Acres, the East Half of Lot 1, Block 20, 3219 Covina Avenue, J.A Garza LLC **(SUB2025-0046) (PRELIMINARY)**
- l) Balboa Acres, the West Half of Lot 1, Block 20, 3221 Covina Avenue, J.A Garza LLC **(SUB2025-0045) (PRELIMINARY)**

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, January 7, 2025 at 3:33p.m.at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek Gabriel Kamel Emilio Santos Jr Jesse Ozuna	Chairperson Vice-Chairperson Member Member
Absent:	Jose Saldana Marco Suarez Reza Badiozzamani	Member Member Member
Staff Present:	Martin Canales Michelle Rivera Edgar Garcia Luis Mora Omar Sotelo Rodrigo Sanchez Samuel Nunez Kaveh Forghanparast Eduardo Garza Julio Constantino Adriana Solis Edson Lara Samantha Trevino Porfirio Hernandez Victor Grey Even Gonzalez Eduardo Mendoza Magda Ramirez	Assistant City Attorney III Assistant City Manager Planning Director Deputy Director Development Coordinator Senior Planner Senior Planner Planner III Planner III Planner III Planner II Planner II Planner I Planner I Planner Technician I Development Engineer Director of Engineering Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Jesse Ozuna

1) MINUTES:

- a) Minutes for the October 22, 20204 meeting are to be read on the next Planning & Zoning Meeting.

No action required, none was taken.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

- 1) Request of Ricardo De La Garza, on behalf of South Texas College, for a Conditional Use Permit, for life of the use for an institutional Use at Lot 1, STC Pecan Campus North Expansion Subdivision, Hidalgo County, Texas; 3200 Pecan Boulevard. **(CUP2024-0144)**

Ms. Samantha Trevino stated that the property is located along the north side of Pecan Boulevard and is zoned A-O (agricultural and open space) District. The adjacent zoning is C-3 (general business) District to the east, R-1 (single family residential) District to the east and north, and R-4 (mobile and modular home) District to the south. Surrounding land uses include single family residential, South Texas College North Campus, and retail. An institutional use is allowed in a A-O District with a Conditional Use Permit and in compliance with requirements.

The initial application for a Conditional Use Permit for South Texas College North was submitted and approved in July 2004 for life of use. Updates and additions have been made every few years. The application for a conditional use permit and site plan review was submitted December 4th, 2024.

The applicant is proposing two new building additions to the school, The Cooper Center Music Addition (9,750 sq ft), and The Cooper Center Percussion Addition (4,770sq ft.).

The Fire Department has inspected the location and have determined the CUP process may continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; The property is fronting Pecan Boulevard.
2. The proposed use shall comply with the McAllen Off-Street Parking and Loading Ordinance and make provisions to prevent the use of street parking, especially in residential areas. An existing and proposed parking lot is in compliance with requirements. Should the number of offices and classrooms increase, additional parking will be required.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
6. The number of persons within the buildings shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.
7. Must comply with traffic requirements- TIA Waiver was previously approved.

A site plan review has been submitted and approved by the Development Team. Building Permits for the development must comply with the conditions of the approved site plan as shown in this Conditional Use Permit.

Staff has not received any phone calls, emails, or letters in opposition to the request.

Staff recommends approval of the request, for the life of the use, subject to compliance with the stated conditions, Zoning Ordinance, Fire Department requirements, and Building, and code permitting requirements.

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

Being no discussion, Mr. Jesse Ozuna moved to approve request, for the life of the use, subject to compliance with the stated conditions, Zoning Ordinance, Fire Department requirements, and Building, and code permitting requirements. Vice Chairperson, Mr. Gabriel Kamel second the motion with four members present and voting.

- 2) Request of Eddie Picasso on behalf of Adrian Garza, for a Conditional Use Permit, for life of use, for a Guest House at Lot 75, Sommersby Subdivision Phase II, Hidalgo County, Texas; 6601 North 34th Street. **(CUP2024-0145)**

Ms. Hilda Tovar stated that the property is located on the west side of North 34th Street, and approximately 180 feet south of Oriole Avenue. The property is zone R-1(single family residential) District. There is R-1(single family residential) District in all directions. Surrounding land uses include single family residential. A guesthouse is permitted in an R-1 District with a Conditional Use Permit and in compliance with requirements.

This is the initial application for a Conditional Use Permit for a Guesthouse at this location. The conditional use permit application was submitted on December 4th, 2024.

The applicant is proposing a 664 square feet secondary structure in the property to be used as a guesthouse. There is an existing residence at this property. A residential building permit was submitted to build new guesthouse on December 5th, 2024. The building permit was rejected since a Conditional Use permit is required for a guesthouse.

Fire Department is pending to conduct their inspections for the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(5) of the Zoning Ordinance and specific requirements as follows:

- 1) Only one Guesthouse allowed per lot;
- 2) The proposed use shall comply with setback requirements. The proposed structure is in compliance, although there is an adjacent 10 feet utility easement on the west side of the property. The roof overhang shall not encroach into utility easement;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District,

the lot size is 11,118 square feet;

- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

There have been no phone calls, emails, or letters in opposition to the Conditional Use Permit request.

Staff recommends approval of the request, for life of the use, subject to compliance with requirements from Section 138-118(a)(5) of the Zoning Ordinance, Building and Fire Department requirements.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit for life of the use, subject to compliance with requirements from Section 138-118(a)(5) of the Zoning Ordinance, Building and Fire Department requirements. Mr. Emilio Santos Jr. second the motion with four members present and voting.

b) REZONING:

- 1) Rezone from R-1 (single family residential) District to R-3 (Multifamily Residential Townhomes) District: 0.817 of an acre tract out of a 1.63 acre tract out of Lot 9, Wayne Court Subdivision, Hidalgo County, Texas; 512 Jonquil Avenue. **(REZ2024-0066)**

Mr. Porfirio Hernandez stated that the subject property is located at the western end of Jonquil Avenue, approximately 405.21 feet west of the intersection of Jonquil Avenue and North 4th Street.

The applicant is proposing to rezone the property to R-3 (High-Density Residential) District for townhouse development. A feasibility plan has not been submitted at this time.

The subject property is zoned R-1(Single Family Residential) District. The adjacent zoning is R-1 (Single Family Residential) District to the north, east, and south. There is R-3A (Multi-Family Residential Apartment) District to the west. A rezoning request for the subject property to R-3C (Multifamily Residential Condominium) District was disapproved in 2008. Concerns stated by residents in opposition to the rezoning request included increased traffic and the established pattern of development to the north and south was already Single Family Residential and the R-1 District zoning designation should remain.

The property is currently vacant. Surrounding land uses include single-family residences and multifamily apartments.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Single family homes make up the majority of this land use category although townhomes are similar in character and should be encouraged to create diversity in housing choices. Single family residential and townhomes uses are considered appropriate for this area and promote

The development trend for this area is established single family residential fronting east - west local streets and multi-family residential uses fronting along North 6th Street. The tract is separated by an alley from the multi-family uses along North 6th Street.

The requested zoning does not conform to the Future Land Use Plan designation of complete communities. However, it may be appropriate overall since townhomes are similar in character but a dense product on a smaller lot. The proposed zoning, however, conforms to some of developments and zoning trends to the west of this property.

Staff recommends disapproval of the rezoning request to R-3 (High Density Residential) District.

Instead, staff recommends approval of a rezoning to R-2 (Medium Density Residential) District since this zoning district would be more compatible with the adjacent single-family zones and uses to the north, east, and south, and will allow for townhouse developments.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning request. There was one.

Citizen Mr. Enrique Millan (409 West Jonquill) stated his concern is that the planned development of town homes will not be appropriate for the area.

Applicant Mr. Esteban Flores (3709 N. 1st Lane West) explained he is not proposing to do a high density environment but instead as single family town homes (10). He explained the vision he has for the future build.

Engineer, Mr. Rene Barrera stated they are ok with converting the zoning to an R2 and stated their plan is to build for single family town homes and keep the density low.

After a lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve for an R2 zoning. Mr. Emilio Santos Jr. second the motion along with two nays, Mr. Jesse Ozuna and Chairperson Mr. Michael Fallek. Motion was tied. After a brief discussion, Mr. Jesse Ozuna moved to disapprove the item as requested. Vice Chairperson Mr. Gabriel Kamel second the motion with four members present and voting.

- 2) Rezone from C-3 (General Business) District to R-3A (Multifamily Residential Apartments) District: Lot 6, Block 56, McAllen Addition Subdivision, Hidalgo County, Texas; 600 South 17th Street. **(REZ2024-0067)**

Ms. Adriana Solis stated that the subject property is located along the southwest corner of Fresno Avenue and South 17th Street. The property is zoned C-3 (General Business) District.

The applicant is requesting to rezone the property to R-3A (Multifamily Residential Apartments) District. The property was previously being used as a mixed use with retail on the first floor and rental rooms on the second floor. As per the applicant, the first floor is now vacant and the second floor has been maintained as a boarding house. A floor plan has been attached to this packet.

The adjacent properties are zoned C-3 District in all directions.

The property is currently being used as a boarding house/rental rooms. Surrounding uses include Tabu Bistro Lounge and multiple office uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Downtown. Civic, parks, mixed uses are the most appropriate developments for this type of use. This includes diverse housing options and promotes walkability.

The development trend along South 17th Street is commercial. This property is within the Entertainment and Cultural Overlay District (ECOD).

A rezoning application was submitted on November 21th, 2024. On November 25, 2024 the Health Department received a complaint that food was being sold at this location. On August 23, 2024 the Fire Department went to inspect the location due to safety concerns. The Building Department has received several complaints regarding this location as the applicant is currently using the location as a non-permitted boarding house.

The requested zoning does not conform to the future land use plan and development trend within this area. Residential type developments in this are only compatible when mix-uses or shopping centers are within the vicinity. Since the mentioned uses are not within the vicinity, this rezoning request would be at odds with the adjacent properties.

A subdivision and site plan review will be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has not received any phone calls, emails, or letters in opposition to the rezoning request. However, both the Building and Health Department have received several complaints regarding the current use.

Staff recommends disapproval of the rezoning request to R-3A District.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove the rezoning request to R-3T District for both item #'s 2b3 & 2b4. Mr. Jesse Ozuna second the motion with four members present and voting.

** Mr. Edson Lara stated both items #2b3 & 2b4 should be voted together. Board members agreed.

- 3) Rezone from A-O (Agricultural and Open Space) District to R-3T (Multifamily Residential Townhomes) District: 5.497 Acres, Out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2613 North Jackson Road (REAR) (REZ2024-0068)**

Mr. Edson Lara stated that the subject property is located along the northwest side of North Jackson Road. The property is zoned A-O (Agricultural and Open Space) District.

The applicant is requesting to rezone the property to R-3T (Multifamily Residential Townhomes) District. The property is currently vacant.

The adjacent properties on the north and south side are zoned R-3A (Multifamily Apartments), a section of the same lot on the east area is C-3 (General business) District and is also being request to change to R-3T.

The property is currently vacant. Surrounding lots are also vacant, and there is a canal adjacent to the west property line.

The Envision McAllen Future Land Use Plan designates the future land use for this property to as Employment Center. Shopping centers and industrial uses are considered most appropriate.

The development trend of this area is multifamily residential Apartments, Townhomes duplex and Commercial industrial.

No prior rezoning application was submitted, a subdivision application was submitted October 28th 2024.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the surrounding zoning districts and uses in the vicinity.

A subdivision and site plan review will be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has not received any phone calls, emails, or letters in opposition to the rezoning request.

Staff recommends approval of the rezoning request to R-3T (Multifamily Residential Townhomes) District, since it aligns with the existing uses and development trend for this area.

- 4) Rezone from C-3 (General Business) District to R-3T (Multifamily Residential Townhomes) District: 2.224 Acres, Out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2613 North Jackson Road. (REZ2024-0069)**

The subject property is located along the northwest side of North Jackson Road. The property is zoned A-O (Agricultural and Open Space) District.

The applicant is requesting to rezone the property to R-3T (Multifamily Residential Townhomes) District. The property is currently vacant.

The adjacent properties on the north and south side are zoned R-3A (Multifamily Apartments), a section of the same lot on the rear area is A-O (Agricultural and Open Space) District and is also being request to change to R-3T.

The property is currently vacant. Surrounding lots are also vacant, in the rear side of property a canal is found.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment Center. Shopping centers and industrial uses are considered most appropriate.

The development trend of this area is multifamily residential Apartments, Townhomes duplex and Commercial industrial.

No prior rezoning application was submitted, a subdivision application was submitted October 28th 2024.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the surrounding zoning districts and uses in the vicinity.

A subdivision and site plan review will be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has not received any phone calls, emails, or letters in opposition to the rezoning request.

Staff recommends approval of the rezoning request to R-3T (Multifamily Residential Townhomes) District, since it aligns with the existing uses and development trend for this area.

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

After a brief discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request for items 2b3 & 2b4 to R-3T (Multifamily Residential Townhomes) District, since it aligns with the existing uses and development trend for this area. Vice Chairperson Mr. Gabriel Kamel seconded the motion with five members present and voting.

4) CONSENT:

- a) JLG Subdivision, 9212 North Bentsen Palm Drive, Jose Luis Gonzalez Espana (SUB2023-0123) (REVISED FINAL) AEC**

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

5) SUBDIVISIONS:

- a) The Shire Subdivision, 8701 North 2nd Street, J&D Produce Inc. (SUB2024-0136) (PRELIMINARY) M&H**

Mr. Julio Constantino stated that the property located on N. 2nd Street (N. Col Rowe Blvd.): 60 ft. R.O.W. required from centerline for 120 ft. total R.O.W. Paving: min. 65 ft. Curb & gutter: both sides

Revisions needed: Dedicating 55 ft. R.O.W. from centerline instead of the required 60 ft. R.O.W. Please clarify with staff. Please provide staff with copy of existing R.O.W. documents for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Disclaimer: As of plat submitted on December 12, 2024, Alleys are not being proposed. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 45 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. As Per Subdivision Ordinance: Section 134-106, there shall be provided, in addition to any front setback, a 20-foot planting area between such lot and the major or minor arterial or major collector street. Subdivision Ordinance: Section 134-106. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Side Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where a 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 the west side of N. 2nd Street (Col. Rowe Blvd.). Revisions needed: Revise plat #6 as shown above prior to final. Proposing: "4 ft. wide sidewalk required on both sides of all interior streets and along N. 2nd street. Need to clarify with staff, are you proposing interior streets? If so you need to show them on the plat. Sidewalk requirement may increase to 5 ft. as per Engineering Department 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. Revisions Needed: For plat note # 7, must include note as shown above with wording to be finalized prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 2nd Street. Revisions Needed: Add plat note as shown above prior to final. Maneuvering space may need to be provided on lot and not inclusive of N. 2nd Street (N. Col Rowe Blvd.) As per Traffic Department, "No curb cuts will be allowed along N. 2nd street for any individual lots..." Contact traffic department for more details. If access on N. 2nd Street is resolved, any maneuvering must be on-site. 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. Revisions needed: Add plat note as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Disclaimer: Application states subdivision will be a Private and Gated development. 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. Revisions Needed: Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions needed: HOA covenants would need to be submitted for staff review. Need to add a plat note with a space to cross-reference the recorded HOA document number. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance:

Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District). Zoning Ordinance: Article V. As per plat submitted on December 12, 2024, plat depicts 1 residential lot, a request to pay park fees in lieu of land dedication for The Shire Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$350) are based on the \$350 per proposed dwelling units, which is needed prior to recording, and \$350 per 1 dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. Revisions Needed: Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on December 12, 2024, plat depicts 1 residential lot, a request to pay park fees in lieu of land dedication for The Shire Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$350) are based on the \$350 per proposed dwelling units, which is needed prior to recording, and \$350 per 1 dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. Revisions Needed: Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording. Pending review by the Parkland Dedication Advisory Board and CC. As per plat submitted on December 12, 2024, plat depicts 1 residential lot, a request to pay park fees in lieu of land dedication for The Shire Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$350) are based on the \$350 per proposed dwelling units, which is needed prior to recording, and \$350 per 1 dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. Revisions Needed: Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. There are two distinct P.O.B. being shown on the plat, please clarify this so that it matches What was provided on the survey. Contour lines on the plat are missing the elevations. Application refers to subdivision name as "The Shire Subdivision" need to make sure that this subdivision title is reflected as such on all pertaining Titles, signature lines, reports, paper work, etc. Disclaimer: If the Title of the Subdivision is "The Shire Estates Subdivision" you would need to correct the application to say the same name. Owner signature refers to the wording used for public subdivisions, but as per application and the plat shown, this subdivision will be for a private subdivision. Please clarify the wording to match for private subdivisions. Disclaimer: Subdivision is labeled on the application as a private & gated subdivision. Need to add under the title of the plat sheet that the subdivision will be private, add the following word and include the parenthesis. (Private). Need to provide gate details for staff review prior to final. Disclaimer: Additional R.O.W. may be required at the gate area to ensure gate standard requirements. If owner is under an LLC, the most recent Secretary of State (SOS) Documents would need to be provided to verify the owner's signature. Disclaimer: If there are multiple owners on the LLC, owner's authorization letters would be required for each owner. Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; Chairman, Planning & Zoning Commission date. Disclaimer: Please verify, on the surveyor's signature line, there is a small misspelling on the surveyor's seal, it currently says "Registered" Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. Disclaimer: Subdivision was previously processed as the Proposed Eagle's Nest Subdivision and was withdrawn by the Engineer on April 21, 2023. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Gabriel Kamel moved to approve in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Jesse Ozuna seconded the motion, which was approved with four members present and voting.

**b) Century Business Center Subdivision, 3201 Trenton Road, Cordova 33 Properties
(SUB2024-0139) (PRELIMINARY) SE**

Mr. Eduardo Garza stated that the property located on Trenton Road: 60 ft. from centerline for 120 ft. total ROW Paving: 65 - 85 ft. Curb & gutter: both sides. Label centerline and existing/Total ROW, prior to final. Provide document number for existing ROW dedication, and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen"., prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revise setback note as shown above wording to be finalized, prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revise setback note as shown above wording to be finalized, prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revise setback note as shown above wording to be finalized, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Trenton Road. Include a plat note as shown above, wording to be finalized 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. Include a plat 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. 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. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Include a plat note as shown above, wording to be finalized prior to final. 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-1 Proposed: C-1. 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. Any abandonments must be done by separate document before final. Engineer must clarify gas line width as other recorded subdivisions label it as 40 ft. Must also provide document for staff review. Site plan must be provided to determine if lot is buildable with gas line. Must clarify if the gas company will allow building over gas line. Engineer must clarify corner triangle piece at the north of the subdivision in regards to ownership. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Gabriel Kamel moved to approve in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

****Chairperson Mr. Michael Fallek requested to vote on both item #3c & 3d. Members agreed.**

**c) Bentsen Oaks Phase I Subdivision, 7401 North Bentsen Road, Guzman Construction
(SUB2020-0057) (REVISED PRELIMINARY) SEC**

Mr. Eduardo Garza stated that the property located on North Bentsen Road: 30 ft. of dedication required for 50 ft. from centerline for 100 ft. ROW Paving 65 ft. Curb & gutter: Both Sides. The Planning and Zoning Board, at their November 3, 2020 meeting, approved the subdivision in Revised Preliminary form. Engineer had requested a variance to dedicate only 20 ft. instead of the required 30 ft. for North Bentsen Road. The Planning and Zoning Board did not approve this requested variance. Plat submitted on December 2, 2020, September 9, 2023, September 19, 2024 and shows the 30 ft. ROW dedication required on North Bentsen Road. Monies must be escrowed if improvements are not built prior to recording. Interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Proposed: 50-60 ft. ROW (ROW for E/W interior streets between N. Bentsen Road and N. 44th Lane is proposed to be 60 ft.) Revisions needed: Connection and extension of N. 44th Street and N. 45th Street to existing ROW on the south side is required. Clarify and show the legal description and document number of the 12.54ft. ROW owned by the City, as applicable, prior to final. Streets names are subject to change prior to final. Clarify if the subdivision is public or private and provide gate details. Additional ROW may be needed in the gate area to show compliance with requirements. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. The Planning and Zoning Board, at their November 3, 2020 meeting, approved the subdivision in Revised Preliminary form with a variance request to allow a block length greater than the maximum allowed 800 ft. only. This variance was approved for the blocks of Lots 40-55 and Lots 86-100. The engineer submitted a revised letter on January 14, 2021 requesting a variance for the block length of Lots 1-27 (1,390 ft.). Plat submitted on January 5, 2020 does not provide a stub out street north as shown on the previously approved plat. Ordinance revised; based on the ordinance revision adopted on 12/13/21. Block length along lots 22 through 59 is approximately 1,200 ft. which complies with ordinance revision. Block length for Phase I and II along the north is proposed at 1,391 ft. which exceeds the 1,200 ft. maximum block length without a stub out street to the north. Revise plat as applicable, prior to final. Revised plats for 781 ft. east of the original boundary as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II were submitted on August 22, 2023, and September 1, 2023. Front: 25 ft. or greater for easements. Rear: 10 ft. or greater for easements. The Planning and Zoning Board approved the subdivision in Revised Preliminary form with a variance request to allow a block length greater than the maximum allowed 800 ft. only at their November 3, 2020 meeting. Engineer had also requested a variance to allow a "10 ft. or greater for easements" setback instead of the required "25 ft. or greater for easements" on double fronting lots (Lots 27-31). The Planning and Zoning Board did not approve this requested variance. The Planning and Zoning Board approved a variance on December 2, 2020 to allow 10 ft. or greater for easements on the rear setback for double fronting lots (Lots 27-31) instead of the required 25 ft. setback or greater for easements. Sec. 138-367(b) of the Zoning Ordinance was amended by the City Commission on October 11, 2021, to read as follows: Where lots have double frontage, running through from one street to another, a required front yard shall be provided on one street only. Interior Sides: 6 ft. or greater for easements. Corner: 10 ft. or greater for easements. Garage: 18 ft. except where greater setback is

required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets. Revise the plat note as shown above prior to final. Engineering Department may requires 5 ft. sidewalk. 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, or industrial zones/uses, and along North Bentsen Road. 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 North Bentsen Road. Revise the plat note as shown above prior to final. Common Areas, any private Streets must be maintained by the lot owners and not the City of McAllen. Clarify if the subdivision is proposed to be private or public to finalize the plat note requirement prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Clarify if the subdivision is public or private prior to final. A plat note referencing the correct Section of the ordinance (public or private) is required prior to final. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Clarify if the subdivision is public or private prior to final. A plat note to cross reference the HOA document is required prior to final. Submit the draft HOA document for staff review prior to final. HOA Document is required to be recorded simultaneously with subdivision plat. Minimum lot width and lot area. Lots fronting public streets. Existing: A-O Proposed: R-1. Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020. Rezoning Needed Before Final Approval. Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020. Land dedication in lieu of fee. As per Parks Department, fee is required in lieu of land. A revised plat showing 46 dwelling units as Bentsen Oaks Phase I Subdivision was submitted on December 19, 2024. The subdivision application must be revised to reflect the correct number of lots. A Park Fee of \$32,200, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again. Pending review by the City Manager's Office. A revised plat showing 46 dwelling units as Bentsen Oaks Phase I Subdivision was submitted on December 19, 2024. The subdivision application must be revised to reflect the revised number of lots. A Park Fee of \$32,200, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again. As per Traffic Department, Master Trip Generation is required to determine if TIA is required, prior to final plat. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. Common Areas, any private Streets must be maintained by the lot owners and not the City of McAllen. Clarify if the subdivision is proposed to be private or public to finalize the plat note requirement prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Clarify if the subdivision is public or private prior to final. A plat note referencing the correct Section of the ordinance (public or private) is required prior to final. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Clarify if the subdivision is public or private prior to final. A plat note to cross reference the HOA document is required prior to final. Submit the draft HOA document for staff review prior to final. HOA Document is required to be recorded simultaneously with subdivision plat. Minimum lot width and lot area. Lots fronting public streets. Existing: A-O Proposed: R-1. Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020. Rezoning Needed Before Final Approval. Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020. Land dedication in lieu of fee. As per Parks

Department, fee is required in lieu of land. A revised plat showing 46 dwelling units as Bentsen Oaks Phase I Subdivision was submitted on December 19, 2024. The subdivision application must be revised to reflect the correct number of lots. A Park Fee of \$32,200, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again. Pending review by the City Manager's Office. A revised plat showing 46 dwelling units as Bentsen Oaks Phase I Subdivision was submitted on December 19, 2024. The subdivision application must be revised to reflect the revised number of lots. A Park Fee of \$32,200, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again. As per Traffic Department, Master Trip Generation is required to determine if TIA is required, prior to final plat. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. Revise the application to reflect the correct number of lots, acreage, etc. prior to final. A revised survey for the revise layout boundary is required prior to final, as applicable, Connection and extension of N. 44th Street and N. 45th Street to existing ROW on the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable, prior to final. Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance. Provide a master layout for both phases prior to final. Must comply with City's Access Management Policy. Plat approved in revised preliminary form at the Planning and Zoning Commission meeting of November 3, 2020. Revised preliminary with variance to block length to the north not approved at the Planning and Zoning Commission meeting of January 19, 2021. Revised plats for 781 ft. east of the original boundary as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II were submitted on August 22, 2023.

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

d) Bentsen Oaks Phase II Subdivision, 7401 North Bentsen Road (Rear), Sergio Guzman (SUB2023-0095) (REVISED PRELIMINARY) SEC

The property located on North 48th Street: 30 ft. dedication for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both Sides Revisions needed: Connection and extension of N. 8th Street to existing ROW on the north and south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City on the south side, as applicable, prior to final. Monies must be escrowed if improvements are not built prior to recording. Must label centerline to verify if any additional ROW dedication is required prior to final. Interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Revisions needed: Streets names are subject to change prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length Revised plat for 781 ft. east of the original Verdin Heights Subdivision was submitted as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II on August 22, 2023, and September 1, 2023. Subdivision Ordinance: Section 134-118. Front: 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. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 48th Street and both sides of all interior streets. The Engineering Department may require 5 ft. sidewalk prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 48th Street. Revise the plat 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. No curb cut, access, or lot frontage permitted along N. 48th Street. 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. Clarify if the subdivision is public or private to finalize the plat note wording prior to final. 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. Clarify if the subdivision is public or private prior to final. A plat note referencing the correct Section of the ordinance (public or private) is required prior to final. 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. Clarify if the subdivision is public or private prior to final. A plat note to cross reference the HOA document is required prior to final. Submit the draft HOA document for staff review prior to final. Section 110-72 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 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. The Subdivision application submitted on September 1, 2023, mentions 40 single-family lots; however, the submitted plat shows 52 lots. Revise the application to show the correct number of lots. As per the Park Department, a Park Fee of \$700 per dwelling unit must be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The Subdivision application submitted on September 1, 2023, mentions 40 single-family lots; however, the submitted plat shows 52 lots. Revise the application to show the correct number of lots. As per the Park Department, a Park Fee of \$700 per dwelling unit must be paid prior to recording. Pending review by the City Manager's Office. The Subdivision application submitted on September 1, 2023, mentions 40 single-family lots; however, the submitted plat shows 52 lots. Revise the application to show the correct number of lots. As per the Park Department, a Park Fee of \$700 per dwelling unit must be paid prior to recording. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Revise the application to reflect the correct number of lots, etc. prior to final. A revised survey for the revise layout boundary is required prior to final, as applicable, Connection and extension of N. 48th Street to the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable, prior to final. Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance. Provide a master layout for both phases prior to final. Bentsen Oaks Phase II may not be recorded before Bentsen Oaks Phase I, since access to N. Bentsen Road is pending the ROW dedication and improvements for Bentsen Oaks Phase I. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jesse Ozuna moved to approve in revised preliminary form, subject to the conditions noted, drainage, and utilities approval. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

- e) Las Brisas Phase I Subdivision, 3101 Monte Cristo Road, Rhodes Development Inc. **(SUB2024-0022) (REVISED FINAL) M&H**

Mr. Eduardo Garza stated that the property located on Monte Cristo Road: Dedication as needed for 75 ft. from the centerline for 150 ft. total ROW. Paving: 65 ft. to 105 ft. Curb & gutter: both sides

Revisions needed: Dedication must be finalized once centerline is established. Show and label R.O.W. from centerline after the dedication. Submit a copy of the referenced documents on the plat. Clarify 80 ft. additional R.O.W. by separate document; 160 ft. R.O.W. Need to clarify any issues for R.O.W. overlapping easements so that no issues exist. All comments referencing ""future"" must be changed to "(by this plat)" or reference the document number. Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on plat. Clarify if Monte Cristo Road is a State road to determine improvement requirements prior to Recording. Please finalize R.O.W requirements once centerline is established prior to Recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to Recording. North 29th Street (N. Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. total ROW. Additional R.O.W. for the alignment of 29th street and Monte Cristo to be provided by a separate Document. Paving: 65 ft. Curb & gutter: on both sides Revisions Needed: Dedication must be finalized once centerline is established. Please show and label R.O.W. from centerline after the dedication. Please submit a copy of the referenced documents on the plat. All comments referencing "future" must be changed to "(by this plat)" or reference the document number. Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on plat. Please finalize R.O.W requirements prior to final once centerline is established prior to Recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Revisions required: Temporary paved turnarounds are required at the end of streets not continuing at this time by plat or separate document prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length: Common areas and access walks/drives provided per agreement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the ""coving method"" and emergency access walks/drives are provided, per agreement. Revisions needed: Please provide dimensions of Cul-de-Sacs. Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. Provide Cul-De-Sac details, as per Fire Department, paving must be 96 ft. in diameter face to face with 10 ft. of ROW back of curb. They recommend if proposed removal of any islands, but if it remains, island must meet 36 ft. Back-to-Back paving all around and must be fire lane striped, finalize prior to final. Subdivision Ordinance: Section 134-105. Front: 20 ft. minimum or greater for easements. The proposed subdivision complies with minimum setback requirements, as per the agreement. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements, as per agreement. Zoning Ordinance: Section 138-356 The proposed subdivision complies with minimum setback requirements, as per the agreement. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Monte Cristo Road and N. 29th Street. Sidewalk may increase to 5 ft. as per Engineering. Sidewalk for interior streets: Sidewalk design plan must be submitted. 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. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Monte Cristo Road and N. 29th Street (Rooth Road) Revisions needed: Revise the plat 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. Revisions required: Please correct plat note 9 to read as follows: ""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 Monte Cristo Road and N. 29th Street (Rooth Road). Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Public Improvement District (PID) or Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: Access to subdivision from Monte Cristo Road. The proposed subdivision must comply with minimum access points, as per agreement. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Project engineer to verify that all lots comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, and 5,000 sq. ft. minimum lot size, or in compliance per Agreement. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) District. Proposed: R-1 (Single-Family Residential) District. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by City Manager's Office. As per Parks Department, In this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation approved, no TIA required. Traffic Department, no TIA required. Please use a wider/bold line for the subdivision boundary on all sides. Need to include document numbers for easements, R.O.W.'s etc. shown on plat. Any abandonment must be done by separate document and referenced on plat. Must comply with City's Access Management Policy. Must comply with the Agreement and Public Improvement District (PID) conditions. Must comply with other requirements, as may be applicable, prior to final.

Recommendation: staff recommends approval of the subdivision in revised final form, subject to the conditions noted.

Being no discussion, Mr. Gabriel Kamel moved to approve in revised final form, subject to the conditions noted. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

** Chairperson Mr. Michael Fallek stated item #s 3f & 3g will be voted together.

**f) Emry Apartments Subdivision, 1201 Wisconsin Road, Auriel Investments (SUB2024-0010)
(REVISED FINAL) M&H**

Mr. Eduardo Garza stated that the Auburn Avenue: 80-87 ft. ROW Paving: 52-57 ft. Curb & gutter: Both sides Revisions needed: Any existing ROW dedication must be referenced with document number on plat. Monies must be escrowed if any improvements are required prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Plat Note #14 states "Minimum 24 ft. service drive easement for city services will be provided as part of the site plan review for this property and must be maintained by the lot owners and not the City of McAllen." Revised plat note as shown above, prior to recording. Alley/service drive easement required for commercial properties and multi-family properties. 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. Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures. Revise front setback as shown above, prior to recording. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Revise rear setback as shown above, prior to recording. Zoning Ordinance: Section 138-356. Interior sides: 2 ft. or greater for approved site plan or easements and subject to compliance with building code requirements. Revise side setback as shown above, prior to recording. Zoning Ordinance: Section 138-356. The project engineer submitted a variance application (VAR2024-0031) on behalf of the developer and requested 2 ft. side yard setback in lieu of 6 ft. as required by Section 138-356 of the Zoning Ordinance in order to accommodate for proposed carports and car garages. If the request is approved, the side setback note will be 2 ft. or greater for easements or approved site plan and subject to compliance with building code requirements. The variance request for the side setback for proposed carports and car garages were approved subject to compliance with building code requirements at the Planning and Zoning Commission special meeting of July 29, 2024. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Auburn Avenue. Revisions Needed: 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. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. As per Traffic Department, please ensure access easement is updated to new property line location. Must provide document establishing shared access with adjacent property to the east and must show proper plat notes as needed, prior to recording. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Common Areas/detention areas, any private service 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. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: R-3A and C-3 Proposed: R-3A. Rezoning to R-3A for the remaining portion of the property zoned C-3 was approved by City Commission on January 10, 2022. A rezoning application to rezone a 0.784 acres of the property from C-3 to R-3A was approved by the City Commission on April 22, 2024. The project engineer must verify that all of the proposed subdivision boundary is within R-3A zone prior to recording. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning to R-3A for the remaining portion of the property zoned C-3 was approved by City Commission on January 10, 2022. A rezoning application to rezone a 0.784 acres of the property from C-3 to R-3A was approved by the City Commission on April 22, 2024. The project engineer must verify that all of the proposed subdivision boundary is within R-3A zone prior to recording. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department: Application for Subdivision was submitted on November 11, 2021. Proposed use is R-3A -- multifamily/apartments. Per previous conversation with Engineer's office plan is build 210 units. Site plan submitted on December 11, 2023 proposed 220 total units, clarify total number of dwelling units for this subdivision to determine park fees or land dedication. Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 ($\$700 \times 220 = \$154,000$). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which fifty percent of park fees (\$350 per dwelling unit) (\$77,000) be paid

prior to recording and the remaining fifty percent (\$350 per dwelling unit) (\$77,000) be paid at building permit stage. The request was reviewed and approved by the City Manager on May 30, 2024. If the number of dwelling units changes prior to recording, the park fee must be adjusted accordingly. A plat note to reference the approved park fee variance must be finalized prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department: Application for Subdivision was submitted on November 11, 2021. Proposed use is R-3A -- multifamily/apartments. Per previous conversation with Engineer's office plan is build 210 units. Site plan submitted on December 11, 2023 proposed 220 total units, clarify total number of dwelling units for this subdivision to determine park fees or land dedication. Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 (\$700 x 220 = \$154,000). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which fifty percent of park fees (\$350 per dwelling unit) (\$77,000) be paid prior to recording and the remaining fifty percent (\$350 per dwelling unit) (\$77,000) be paid at building permit stage. The request was reviewed and approved by the City Manager on May 30, 2024. If the number of dwelling units changes prior to recording, the park fee must be adjusted accordingly. A plat note to reference the approved park fee variance must be finalized prior to recording. Pending review by the City Manager's Office. As per Parks Department: Application for Subdivision was submitted on November 11, 2021. Proposed use is R-3A -- multifamily/apartments. Per previous conversation with Engineer's office plan is build 210 units. Site plan submitted on December 11, 2023 proposed 220 total units, clarify total number of dwelling units for this subdivision to determine park fees or land dedication. Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 (\$700 x 220 = \$154,000). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which fifty percent of park fees (\$350 per dwelling unit) (\$77,000) be paid prior to recording and the remaining fifty percent (\$350 per dwelling unit) (\$77,000) be paid at building permit stage. The request was reviewed and approved by the City Manager on May 30, 2024. If the number of dwelling units changes prior to recording, the park fee must be adjusted accordingly. A plat note to reference the approved park fee variance must be finalized prior to recording. As per Traffic Department, Master Trip Generation approved, Phase II Trip Generation not required. Applied* As per Traffic Department, Traffic Impact Analysis (TIA) has been waived. Submit paving layout to verify compliance with minimum paving widths requirements prior to final. 20 ft. face-to-face required on both sides of islands. Any abandonments must be done by separate process, not by plat, prior to recording. Must provide document establishing shared access with adjacent property to the east and must show proper plat notes as needed, prior to recording. Subdivision application must be updated to reflect subdivision name change, prior to recording. Must comply with City's Access Management Policy.

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

g) Emry Place Subdivision, 1301 Auburn Avenue, Domain Development Corp. (SUB2024-0048) (REVISED FINAL) M&H

Auburn Avenue: 80 ft. min. ROW Paving: 52-57 ft. Curb & gutter: Both sides Revisions needed: Show the boundary of 200 ft. x 200 ft. HCDD#1 and provide a copy of the abandonment document prior to final/recording. The requested abandonment document has not been submitted yet. Submit the document to finalize the requirements prior to final/recording. Revise the wording from "TO BE abandoned by Doc..." to "abandoned by Doc..." prior to final/recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N. 13th Street: 60 ft. Total ROW*** (See variance request) Paving: 40 ft. Curb & gutter: Both sides Revisions needed: Finalize the access to the detention lot (Lot 24) prior to final/recording. The applicant requested access to detention lot (Lot 24) via Auburn Avenue. As per Traffic Department, the access must be finalized prior to final/recording. Subdivision Ordinance:

Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the interior ROW to provide 50 ft. ROW with 10 ft. Sidewalk and Utility Easement on both sides. If the request is approved, it is subject to 40 ft. of paving. Planning and Zoning Commission recommended approval for the requested variances on May 7, 2024, and City Commission approved them on May 28, 2024. N. Main Street: Min. 10 ft. dedication for 60 ft. ROW Paving: 40 ft. min. Curb & gutter: both sides. Provide a document number and a copy of the document for staff review for the existing ROW prior to final/recording. Please provide existing ROW, and ROW dedication at multiple points to show compliance with ROW dedication requirement as mentioned above prior to final/recording. Label the dashed line shown on N. Main Street on the south side of the subdivision prior to final/recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Yellowhammer Ave. (Entry Street): proposing 80 ft. Total ROW Paving: Min 40 ft. Curb & gutter: Both sides. Add the street name and "(Private street)" label on the plat for entry street prior to recording. 80 ft. ROW has been proposed to comply with gate detail and requirements. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the block length requirement. Based on the submitted letter, the existing block length is 976.78 ft. in lieu of required 900 ft. Planning and Zoning Commission recommended approval for the requested variances on May 7, 2024, and City Commission approved them on May 28, 2024. 600 ft. Maximum Cul-de-Sac. Revisions Needed: Subdivision Ordinance: Section 134-105. A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the Cul-de-Sac ROW. Based on the letter submitted by the engineer, 56 ft. radius for the Cul-de-Sac ROW is proposed which includes 96 ft. of paving and 8 ft. ROW back of curb. A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the Cul-de-Sac length. Based on the letter submitted by the engineer, the existing Cul-de-Sac length is 618 ft. in lieu of 600 ft. maximum Cul-de-Sac length. Planning and Zoning Commission recommended approval for the requested variances on May 7, 2024, and City Commission approved them on May 28, 2024. ROW: 20 ft. Paving: 16ft. As per Public Works Department, the subdivision is approved with Residential Trash Collection. Subdivision Ordinance: Section 134-106. Front: Lots 1-23 :10 ft. or greater for easements, whichever is greater applies. Lot 24 (proposing): 40 ft. or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner:10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-35. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Main Street, Auburn Avenue, and both sides of all interior streets, including the entry street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Main Street and Auburn Avenue as applicable. Finalize the detention lot access requirement to finalize the plat note prior to final/recording. The applicant requested access to detention lot (Lot 24) via Auburn Avenue. As per Traffic Department, the access must be finalized prior to final/recording. 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 Main Street and Auburn Avenue. Finalize the detention lot access requirement to finalize the plat note prior to final/recording. The applicant requested access to detention lot (Lot 24) via Auburn

Avenue. As per Traffic Department, the access must be finalized prior to final/recording. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Submit a draft HOA document prior to recording for staff review. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business) District Proposed: R3-T (Townhouse residential) District. A rezoning application (REZ2023-0039) to rezone the subject property to R-3T was approved by the City Commission on 08/28/2023. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A rezoning application (REZ2023-0039) to rezone the subject property to R-3T was approved by the City Commission on 08/28/2023. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the latest plat submitted, a total of 24 lots proposed with 23 townhome lots and one detention lot. A park total fee of \$16,100 (\$700 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. As per Traffic Department, Trip Generation is approved and no TIA is required. Traffic Impact Analysis (TIA) is not required as per the Traffic Department. Labels shown on the adjacent property on the south side for a private detention area and easements seems to be incomplete. Review and revise as applicable prior to final/recording.

- Remove plat note #17 prior to final/recording as it seems it is already included in plat note #15. Legal description of all adjacent properties on all sides needed prior to recording. The detail ROW seems to be too small to show any details. Review and revise as applicable prior to final/recording. Use a bold line for the original subdivision boundary. Currently, the east boundary of the subdivision is not clear. Add label and document number for all existing easements and either a plat note or "dedicated by this plat" for easements dedicated by this plat, prior to final/recording. Clarify and label the dashed line on the north side of Auburn Ave. which ends in the middle of the road, prior to final/recording. Subdivision application must be update to reflect subdivision name change, prior to recording. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes the following variances: 1. A variance for the interior ROW to provide 50 ft. ROW with 10 ft. Sidewalk and Utility Easement on both sides. If the request is approved, it is subject to 40 ft. of paving. 2. A variance for the Cul-de-Sac ROW. Based on the letter submitted by the engineer, 56 ft. radius for the Cul-de-Sac ROW is proposed which includes 96 ft. of paving and 8 ft. ROW back of curb. 3. A variance for the block length requirement. Based on the submitted letter, the existing block length is 976.78 ft. in lieu of required 900 ft. 4. A variance for the Cul-de-Sac length. Based on the letter submitted by the engineer, the existing Cul-de-Sac length is 618 ft. in lieu of 600 ft. maximum Cul-de-Sac length. At the Planning and Zoning Commission meeting of May 7, 2024, the subdivision was approved in revised preliminary

form, subject to the conditions noted, drainage, and utilities approval. The board also recommended approval for the requested variances, and City Commission approved them on May 28, 2024.

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

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 4:02p.m. with Mr. Emilio Santos Jr. seconding the motion with four members present and voting.

Michael Fallek, CHAIRPERSON

ATTEST:

Carmen White, ADMINISTRATIVE ASSISTANT

**03/4/2025 MEETING
MINUTES
WILL BE UPLOADED ON
MONDAY 3/31/25.**

Memo

TO: Planning and Zoning Commission

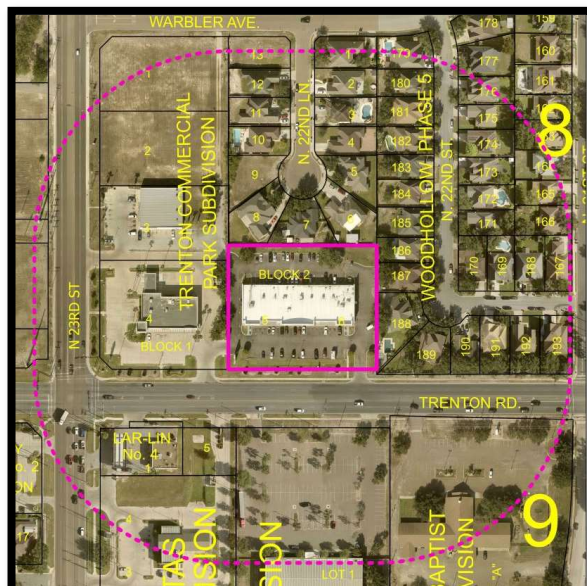
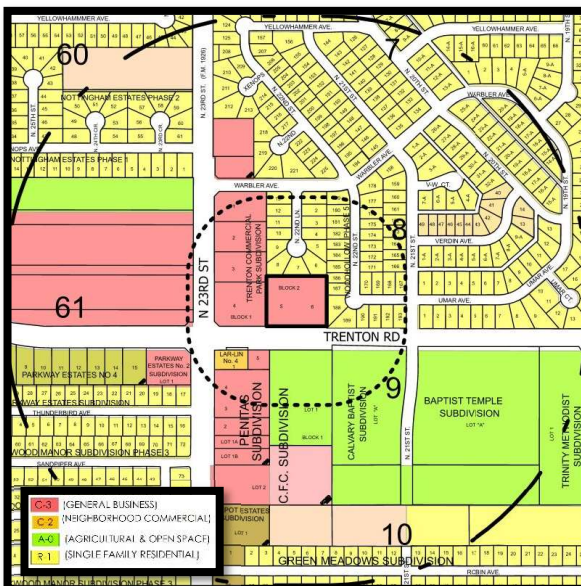
FROM: Planning Staff

DATE: March 24, 2025

SUBJECT: REQUEST OF DAVID M. ROSSOW FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A SMOKE AND VAPE SHOP, AT LOTS 5 & 6, BLOCK 1, TRENTON COMMERCIAL PARK SUBDIVISION, HIDALGO COUNTY, TEXAS; 2200 TRENTON ROAD, SUITE 2A. (CUP2025-0016)

BRIEF DESCRIPTION:

The subject property is located along the north side of Trenton Road, east of North 23rd Street. The proposed use is located within a commercial plaza under the name of Trenton Village. The subject property is zoned C-3 (general business-O.C.) District. The adjacent zoning is R-1 (single-family residential-O.C.) District to the north and east and A-O (agricultural and open space-O.C.) District to the south. There is C-3 district to the west. A smoke and vape shop are allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

The applicant is proposing to operate a retail vape and smoke shop, in a suite, which is part of a multi-tenant commercial building by the name of Trenton Village. The proposed hours of operation are 10:00 a.m. – 2:00 a.m. Monday through Sunday. The commercial plaza is a mixture of retail, restaurants and other commercial uses.

The initial Conditional Use permit was submitted on September 2022. At the Planning and Zoning meeting of October 18, 2022, the Board recommended disapproval of the request. At the City Commission meeting of November 14, 2022, the request was approved with a variance to the distance requirement.

The Fire Department has completed the inspection for the proposed business. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

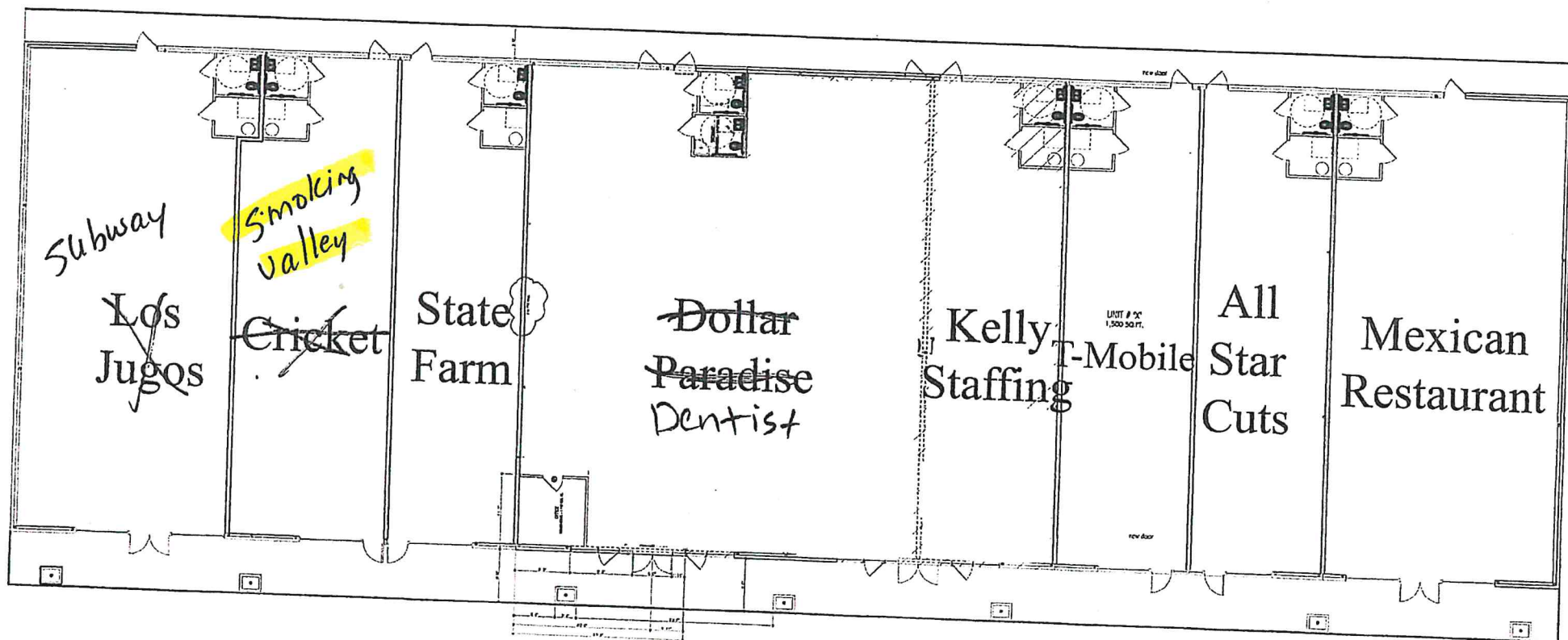
- 1) The property line of the lot of any of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must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

If approval is granted, the establishment must comply with all other Zoning ordinances, Building Code, and Fire Department requirements.

The Planning Department has received no calls or concerns regarding the proposed use.

RECOMMENDATION TO P&Z:

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







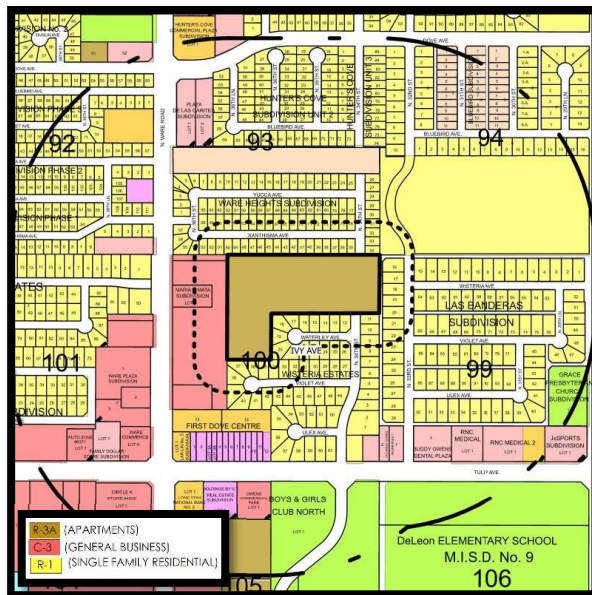
Memo

TO: Planning and Zoning Commission

DATE: March 24, 2025

SUBJECT: REQUEST OF MELDEN AND HUNT INC. ON BEHALF OF HDP WARE LLC., FOR A CONDITIONAL USE PERMIT, FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT (PUD) AT A 9.33-ACRE TRACT OUT OF LOT 100, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS; 4900 NORTH WARE ROAD. (CUP2025-0022)

BRIEF DESCRIPTION: The property is located along the east side of North Ware Road. The tract has a lot size of 9.33 acres and is currently vacant. The property is zoned R-3A (multifamily apartment residential) District. The adjacent zoning is R-1 (single family residential) District to the north, east, and south. There is also C-3 (general business) District to the west. A Planned Unit Development (PUD) is permitted in an R-3A District with a Conditional Use Permit and in compliance with Article IV for Planned Developments of the Subdivision Ordinance.



HISTORY: A Conditional Use Permit application for a PUD was submitted on September 11, 2023, and is undergoing the site plan review process. The subdivision plat under the name “Villas at Ware” was submitted on June 27, 2023, is undergoing the review process and will be recorded as part of this PUD.

REQUEST/ANALYSIS: The applicant is proposing to use the existing 9.33 acres of land to establish a PUD for a townhouse development. The site plan layout proposes a total of 86 lots, two of which will be

used for common areas and 84 for townhomes.

The proposed PUD for Villas at Ware subdivision is requesting the following variances:

- 10 feet front yard setbacks instead of 20 feet.
- Three (3) feet side yard setbacks instead of six (6) feet. A 10-foot separation between townhomes is proposed for all lots within this PUD. Please see section for Streets and Setbacks for details regarding the proposed side yard setbacks.
- An 8-foot cedar fence adjacent to single-family residential zones and uses instead of a required 8-foot masonry wall.
- Six (6) lots are proposed below the 18-foot minimum driveway width requirement. The Engineering Department has approved this proposal.

PUDs allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for the approval of PUDs are set forth on Article IV for Planned Developments of the Subdivision Ordinance, and are 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: Permitted uses are uses permitted in the R-3A (multifamily apartment residential) District for buildings designated as apartments. The proposed townhouse development is not permitted as per ordinance within the current zoning district designation.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Section 138-394 (1) Single-family, mobile/modular home, townhouse and duplex: Two parking spaces per dwelling unit. One off-street parking for single-family uses shall be located beyond the front yard setback. Parking on landscape development areas required by Section 110-48 is prohibited. Based on the 84 townhomes proposed, a total of 168 parking spaces will be required for the overall site, with 84 total off-street parking spaces beyond the front yard setback.

A variance to the 18-foot driveway width requirement is being requested for six (6) lots within this PUD. These lots have driveway entrances that are around 12 feet and then expand into 18 feet, making it possible for two parking spaces to be provided per dwelling unit.

4. LANDSCAPING AND BUFFERS: A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material. The portion of the front yard for any residential parcel located between the property line and the extension of the side yard setback line shall be devoted to landscape material.

Based on the lot area table and landscape area table provided, all lots will be complying with the minimum landscape requirement. A minimum 2.5" caliper tree is also proposed within the front yard of each townhouse lot, which meets the requirement for tree credits as per ordinance.

As per Section 110-49, "A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks." An 8-foot cedar fence is proposed as a buffer between this townhouse development and the existing single-family zones and uses. The Planning Department is recommending disapproval of the 6-foot cedar fence variance proposal.

5. **STREETS AND SETBACKS:** The following minimum building setbacks are proposed:

Front: 10 feet, or greater for easements.

Rear: 10 feet, or greater for easements.

Garage door: 18 feet.

Interior sides: Lots 1-56: 7 feet south, 3 feet north; Lots 57-80: 7 feet west, 3 feet east; Lots 81-84: 7 feet south, 3 feet north.

32 feet of right-of-way (ROW) is proposed for all interior streets within this PUD. A 60-foot common access easement is proposed for access off North Ware Road. Any ROW requirements will be finalized through the associated subdivision review process.

6. **DRAINAGE:** Addressed through subdivision process. Final drainage detention and design and the drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
7. **ADDITIONAL PROVISIONS:** Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by the Planning and Zoning Commission for recommendation to the City Commission Board for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development is proposing a single use within the existing 9.33 acres.

A 5-foot minimum sidewalk is proposed on both sides of all interior streets.

Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. Submitted site plan meets requirements.

A recorded subdivision plat and PUD site plan is required prior to issuance of building permits. The subdivision review process must be completed and recorded together with the site plan.

If the subdivision layout changes, the Conditional Use Permit will need to be amended to resemble the approved Subdivision Plat. The PUD must comply with all City department requirements, including but not limited to, the Building Permit & Inspections Department, Planning Department, Utility Department, Engineering Department, Fire Department, and the Environmental and Health Code Compliance Department. Finally, if this request is granted approval, all proposed structures and improvements on the recorded Subdivision Plat and PUD site plan will be required during the building permitting process.

Staff did not receive any phone calls, emails, or letters in opposition to this request.

RECOMMENDATION:

Staff also recommends disapproval of the variance request for the proposed 8-foot cedar fence adjacent to single-family residential zones and uses. Staff recommends that the applicant comply with the required 8-foot masonry wall between this PUD development and the existing single-family zones and uses.

June 26, 2023

**METES AND BOUNDS DESCRIPTION
9.333 ACRES OUT OF LOT 100,
LA LOMITA IRRIGATION &
CONSTRUCTION COMPANY SUBDIVISION,
VOLUME 24, PAGE 67, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**

A tract of land containing 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 Enterprises, Inc., by virtue of a Deed without Warranty recorded under Document Number 3426750, 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° 23' 15" E along the North line of said Lot 100, a distance of 391.27 feet to a No. 4 rebar found, for the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 23' 15" E along the North line of said Lot 100, a distance of 929.49 feet to a No. 4 rebar found, for the Northeast corner of this tract;
2. THENCE, S 08° 36' 45" W a distance of 355.24 feet to an "X" cut in concrete found for, the Northernmost Southeast corner of this tract;
3. THENCE, N 81° 25' 55" 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 661.22 feet to a No. 4 rebar set, from which a No. 4 rebar found bears N 08° 34' 05" E, a distance of 0.23 feet, for an inside corner of this tract;
4. THENCE, S 08° 34' 05" W along a West line of Wisteria Estates, a distance of 283.90 feet to a point, for the Southernmost Southeast corner of this tract;
5. THENCE, N 81° 25' 55" W along a North line of Wisteria Estates, a distance of 268.00 feet to a point, for the Southwest corner of this tract;
6. THENCE, N 08° 34' 05" E a distance of 639.87 feet to the POINT OF BEGINNING and containing 9.333 acres of land, more or less.

I, ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 01/22/2021 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238

06/26/2024
DATE:



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MAR 05 2025

PAGE 1 OF 2 BY: 

P.O.C.
N.W. COR.
LOT 100 & S.W. COR.
WARE HEIGHTS SUBDIVISION
VOL. 34, PAGE 188, H.C.M.R.

P.O.B.

SCALE 1"=50'

- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND "X" MARK ON CONCRETE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MLDEN & HUNT
 - POWER POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - SINGLE POST 6-8"
 - STOP SIGN
 - MAIL BOX
 - FIRE HYDRANT
 - WATER METER
 - FLUSH VALVE
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - TYPE "A" INLET
 - GRATE INLET
 - IRRIGATION VALVE
 - IRRIGATION STAIN PIPE (SIZE AS NOTED)
 - ABANDONED ELECTRIC SHUT-OFF VALVE
 - 12" IRRIGATION BREAKER
 - 2-1/2" AIR COMPRESSOR
 - OVERHEAD POWER LINE
 - BLOCK FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - 36" STORM SEWER LINE
 - 24" STORM SEWER LINE
 - 18" STORM SEWER LINE
 - 12" STORM SEWER LINE
 - 8" WATER LINE
 - 6" SANITARY SEWER LINE
 - ASPHALT AREA
 - CONCRETE AREA
 - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - B-B - BACK OF CURB TO BACK OF CURB
 - 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
 - G.W.D. - GIFT WARRANTY DEED
 - W.D.V. - WARRANTY DEED WITH VENDOR'S LIEN
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - N.W. COR. - NORTHWEST CORNER
 - S.W. COR. - SOUTHWEST CORNER
 - N.T.S. - NOT TO SCALE
- FLOOD ZONE**
ZONE "C"
AREA OF MINIMAL FLOODING
COMPARISON PANEL NUMBER 48245 3005 C
MAP REVISED NOVEMBER 2, 1982

PLAT SHOWING
9.333 ACRES
OUT OF LOT 100
LA LOMITA IRRIGATION &
CONSTRUCTION CO. SUBDIVISION
VOLUME 24, PAGE 67, H.C.D.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

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MAR 05 2025

BY: *mlr*

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 1/22/21 UNDER MY DIRECTION AND SUPERVISION AND WAS NOT INTENDED TO SHOW ALL EXISTING IMPROVEMENTS.

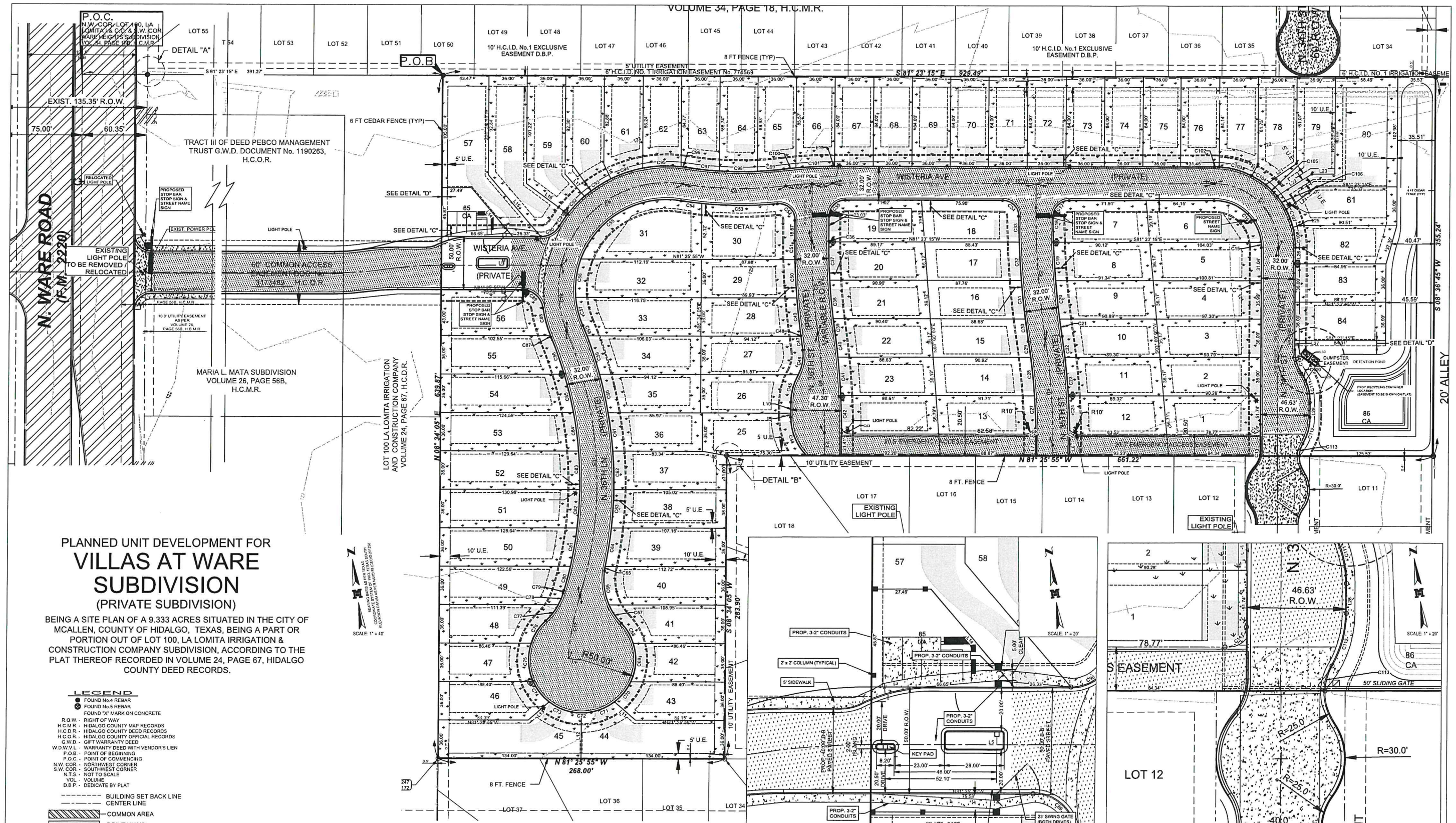
ROBERTO N. TAMEZ, RPLS No. 8238 DATE: *1/22/21*



JOB No.	23096.00
DRAWING DATE	06/26/2023
DRAWN BY	B.M.
FILE NAME	23096-Exhibit
PAGE	2 OF 2
REVISION	
DATE	
BY	

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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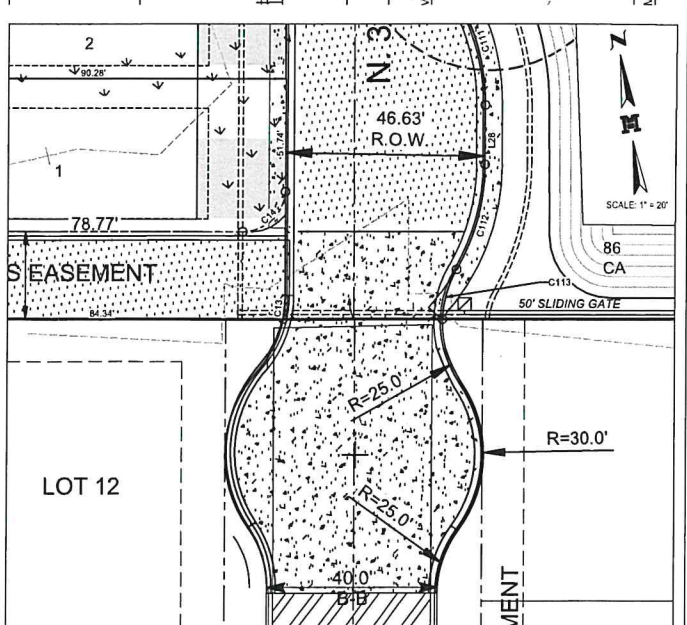
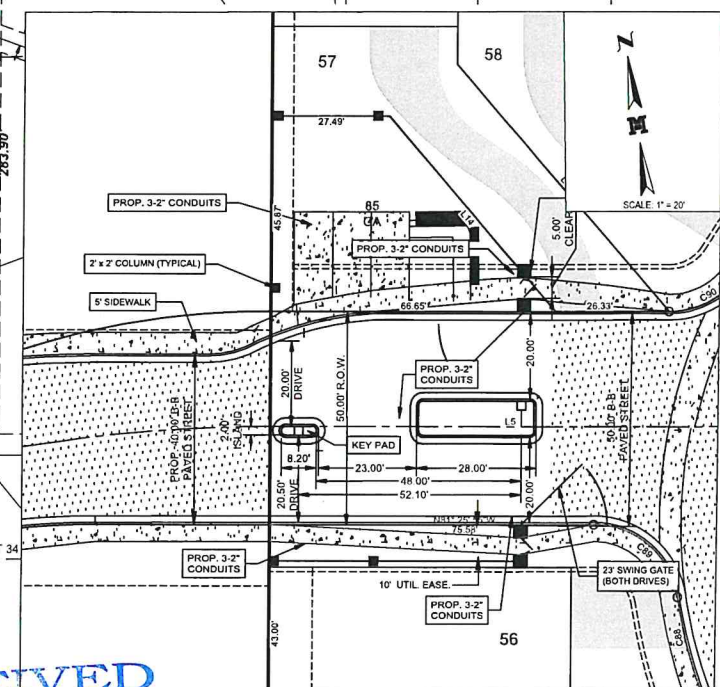
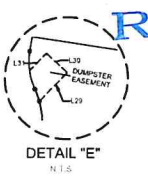
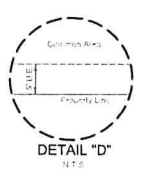
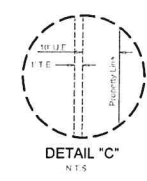
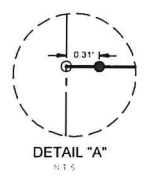


PLANNED UNIT DEVELOPMENT FOR
**VILLAS AT WARE
SUBDIVISION**
(PRIVATE SUBDIVISION)

BEING A SITE PLAN 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.

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
- G.W.D. - GIFT WARRANTY DEED
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- N.W. COR. - NORTHWEST CORNER
- S.W. COR. - SOUTHWEST CORNER
- N.T.S. - NOT TO SCALE
- VOL. - VOLUME
- D.B.P. - DEDICATE BY PLAT
- BUILDING SET BACK LINE
- CENTER LINE
- COMMON AREA
- DRIVEWAYS
- ROADWAY
- BUILDABLE AREA
- LANDSCAPE AREA
- DETENTION
- ASPHALT AREA
- PROP. FIRE HYDRANT
- PROP. STORM SEWER MANHOLE
- PROP. TYPE "A" INLET
- PROP. SANITARY SEWER MANHOLE
- PROP. STREET LIGHT
- PROP. TYPE F INLET
- CEGAR FENCE
- WROUGHT IRON FENCE
- PROP. SIDEWALK



RECEIVED
MAR 05 2025
BY: [Signature]

PROPOSED PRIVATE
GATED WEST ENTRANCE DETAIL

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NICK RICHES	200 S. 10TH STREET, STE. 1700	MCALLEN, TEXAS 78501	(956) 381-0981	(956) 381-1839
ENGINEER:	RUBEN JAMES DE JESUS, R.P.L.S., P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

M MULDEN & HUNT INC.
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DRAWN BY:	R. DE JESUS	DATE:	12-04-23
REVISION:	A.A.A.D.	DATE:	03-04-2025
SURVEYED, CHECKED:		DATE:	
FINAL CHECK:		DATE:	

PLANNED UNIT DEVELOPMENT FOR
VILLAS AT WARE
SUBDIVISION
(PRIVATE SUBDIVISION)

BEING A SITE PLAN 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.

GENERAL NOTES:

1. THE SITE LIES IN ZONE "C". ZONE "C" IS DEFINED AS " AREAS OF MINIMAL FLOODING.

COMMUNITY-PANEL NUMBER: 480353 0005 C

MAP REVISED: NOVEMBER 02, 1992

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

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:

FRONT: 10 FEET OR GREATER FOR EASEMENT, WHICHEVER IS GREATER APPLIES
REAR: 10 FEET OR GREATER FOR EASEMENT, WHICHEVER IS GREATER APPLIES
GARAGE: 18 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES
INTERIOR SIDES:

LOTS 51-90 7 FEET NORTH, 3 FEET SOUTH OR GREATER FOR EASEMENT.
LOTS 31-50 7 FEET NORTH, 3 FEET SOUTH OR GREATER FOR EASEMENT.
LOTS 51-80 7 FEET WEST, 3 FEET NORTH OR GREATER FOR EASEMENT.
LOT 81-84 7 FEET SOUTH STREET NORTH, OR GREATER FOR EASEMENT

4. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR VILLAS AT WARE SUBDIVISION
RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY
OFFICIAL RECORDS, DEVELOPER-HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR
ASSIGNS, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN
OTHER REQUIREMENTS AS PER SECTION 110.72 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN,
INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO
DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110.72 SHALL BE NULL & VOID.

5. COMMON LOTS 85-86, IDENTIFIED AS DETENTION AND COMMON AREAS, ANY PRIVATE STREET/DRIVES MAIL
CENTER (LOT 85) ETC SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE
OBLIGATION TO THE SUBDIVISION HOMEOWNERS ASSOCIATION. VILLAS AT WARE SUBDIVISION
HOMEOWNERS ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND/OR
ASSIGNS, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN
COMMON LOT 86, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA. AFTER COMMON LOTS 85-86
TRANSFER OF TITLE TO THE VILLAS AT WARE SUBDIVISION HOMEOWNERS ASSOCIATION THE SUBDIVISION
LOT OWNERS PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE VILLAS AT
WARE SUBDIVISION HOMEOWNERS 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 134.16(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOTS
85-86 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

6. VILLAS AT WARE SUBDIVISION IS SUBJECT TO CITY OF MCALLEN ORDINANCE AS PER SECTION 134.16B AND
VILLAS AT WARE SUBDIVISION RESTRICTIVE COVENANTS & HOME OWNERS ASSOCIATION BUT NOT LIMITED TO
TYPICAL BUILDING ELEVATION, ARCHITECTURE CONTROLS AND MAINTENANCE OF COMMON AREAS
INCLUDING PERIMETER FENCES AND LANDSCAPING WITHIN RIGHT-OF-WAYS. HOME OWNERS ASSOCIATION
RESTRICTIONS DOCS

7. VILLAS AT WARE SUBDIVISION RECORDED UNDER DOCUMENT NO. _____ HIDALGO
COUNTY MAP RECORDS.

8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG COLLECTOR STREET, AND BOTH SIDES OF ALL INTERIOR
STREET, INCLUDING THE ENTRANCE ACCESS AND THE EAST SIDE OF NORTH WARE ROAD.

9. A TREE TO BE PROVIDED ON EACH LOT (FRONT) EACH TREE MUST HAVE A MINIMUM 2.5" CALIPER.

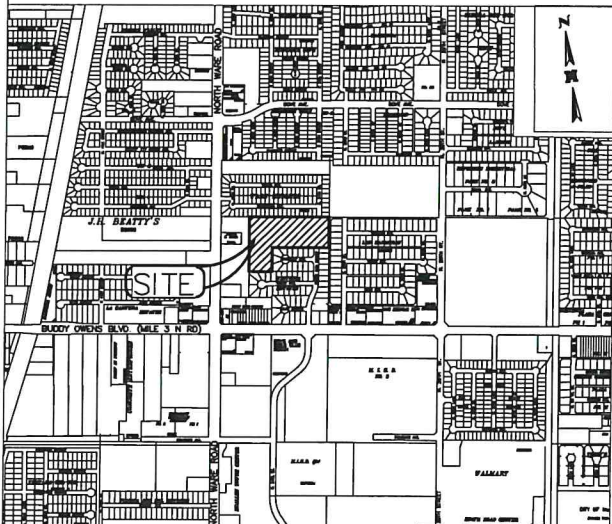
10. TWO PARKING SPACES ARE REQUIRED WITH ONE PARKING SPACE BEYOND THE FRONT YARD SETBACK.

11. FIRE HYDRANTS TO HAVE A MINIMUM 3' CLEARANCE.

12. No 3 STORY BUILDING, MAX BUILDING HEIGHT TO BE 33'

13. SUBDIVISION APPROVED AS A PLANNED UNIT DEVELOPMENT (PUD) AT THE CITY COMMISSION MEETING OF

LOCATION MAP
SCALE: 1"=1000'



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



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. DE JESUS DATE: 12-04-23
REVISION: AA DATE: 03-04-2025
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

LOT LINE - CURVE TABLE:

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.30	43.50	00°17'57.20"	N08°24'30"W	14.82	33.95
C2	123.52	850.00	00°52'47.87"	S41°11'32"W	123.30	61.85
C3	99.83	550.00	00°48'48.06"	N41°10'52"E	99.70	50.02
C4	83.82	650.00	00°16'16.00"	N41°30'15"E	83.72	46.39
C5	87.07	600.00	00°16'18.51"	S41°23'20"W	86.99	43.61
C6	18.51	330.00	00°31'49.49"	N42°54'10"W	18.51	9.26
C7	24.69	350.00	00°42'30.30"	N42°54'10"W	24.68	12.35
C8	87.10	330.00	01°53'44.44"	S40°30'42"E	86.78	48.86
C9	103.07	100.00	00°51'59.42"	S44°26'30"W	136.30	93.23
C10	62.44	100.00	00°55'46.27"	S37°37'54"W	81.43	32.27
C11	253.24	370.00	03°39'12.52"	N45°13'07"E	248.32	131.60
C12	60.41	300.00	01°31'32.14"	S19°07'26"W	60.31	30.31
C13	4.80	25.00	01°07'49.50"	N19°54'30"E	4.60	2.34
C14	10.50	10.00	00°46'30.00"	N01°22'30"E	10.71	0.30
C15	4.90	56.30	00°37'02.10"	N45°18'42"E	4.97	2.49
C16	64.10	44.00	01°57'26.30"	N03°39'00"W	58.58	23.22
C17	23.72	15.00	00°37'11.11"	S03°18'03"W	21.31	15.16
C18	23.80	723.69	00°11'53.17"	S71°07'17"W	23.80	11.92
C19	36.08	784.00	00°22'38.12"	S41°30'54"W	36.07	18.04
C20	31.22	784.00	00°27'38.50"	S37°17'23"W	31.22	16.11
C21	16.42	828.67	00°11'50.09"	S01°21'58"W	16.42	8.21
C22	19.90	666.00	00°14'42.50"	N07°37'27"E	19.90	9.97
C23	36.18	666.00	00°37'06.44"	N40°02'18"E	36.17	18.99
C24	46.19	666.00	00°39'28.25"	N45°34'52"E	46.19	23.10
C25	9.02	10.00	00°14'42.24"	S05°25'43"E	8.72	4.84
C26	12.70	16.10	01°07'38.05"	N19°52'39"E	12.70	6.17
C27	46.22	640.00	00°46'06.40"	N07°26'47"E	46.21	23.12
C28	36.19	636.11	00°21'16.50"	N47°40'31"E	36.19	18.70
C29	14.90	559.24	00°17'27.25"	N02°20'36"E	14.90	7.48
C30	21.34	661.90	00°21'25.17"	S03°30'01"W	21.34	10.69
C31	36.21	814.68	00°27'32.45"	S27°32'19"W	36.20	18.11
C32	36.07	814.68	00°27'32.10"	S57°06'34"W	36.07	18.04
C33	24.16	733.19	00°15'50.18"	S71°17'27"W	24.16	12.08
C34	23.41	15.00	00°49'21.35"	N04°49'27"W	21.11	14.85
C35	23.66	15.00	01°01'00.00"	S03°26'45"W	21.21	15.00
C36	6.97	287.59	00°11'11.34"	S11°37'54"W	6.97	3.46
C37	36.02	284.00	00°37'52.04"	S41°47'02"W	36.02	18.02
C38	36.17	284.00	00°37'52.54"	S37°17'33"W	36.16	18.09
C39	11.57	632.04	00°16'03.01"	S07°52'00"W	11.59	5.79
C40	24.72	666.00	00°27'07.30"	N1°21'42"E	24.72	12.36
C41	36.12	666.00	00°27'07.20"	N07°18'44"E	36.12	18.07
C42	30.78	666.00	00°30'52.07"	N47°02'07"E	30.78	15.66
C43	11.02	18.00	00°37'34.16"	S49°38'48"E	10.52	4.20
C44	49.49	610.00	00°37'39.56"	S14°57'25"E	39.31	21.33
C45	27.10	610.00	00°37'39.53"	S07°22'44"W	26.78	13.88
C46	23.62	40.00	03°30'50.50"	N18°27'31"E	23.29	12.17
C47	13.19	446.58	00°14'11.25"	N07°55'20"E	13.17	6.50
C48	0.50	492.50	00°27'43.30"	N07°19'16"E	0.50	0.25
C49	35.78	616.00	00°19'19.29"	S11°67'39"W	35.74	17.88
C50	26.06	616.00	00°21'21.18"	S07°18'01"W	26.06	18.04
C51	17.50	616.00	00°27'38.06"	S37°47'42"W	17.50	8.79
C52	25.67	15.00	01°37'54.08"	N04°00'37"W	25.62	17.22
C53	71.30	349.37	01°14'40.51"	S41°18'42"E	71.22	35.80
C54	16.70	209.70	00°50'00.91"	S34°14'55"E	16.70	8.88
C55	116.65	84.00	01°39'34.91"	S48°02'15"W	102.50	69.86
C56	36.54	84.00	02°46'50.32"	S10°40'57"W	36.20	18.98
C57	27.45	84.00	01°43'43.32"	S48°09'59"E	27.33	13.85
C58	12.29	386.00	00°13'31.38"	N13°18'12"W	12.29	3.16
C59	37.93	386.00	00°37'37.51"	S07°44'27"E	37.92	18.98
C60	36.32	386.00	00°28'28.51"	N41°11'06"W	36.31	18.48

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C61	36.31	386.00	00°27'22.22"	N41°15'01"E	36.30	18.17
C62	36.30	386.00	00°27'20.52"	N40°57'10"E	36.02	18.03
C63	36.08	386.00	00°27'21.18"	N41°15'17"E	36.06	18.00
C64	36.44	386.00	00°27'24.31"	N41°21'12"E	36.43	18.23
C65	4.10	297.07	00°27'36.03"	N48°09'16"E	4.10	2.08
C66	32.81	60.00	03°17'08.08"	S07°30'57"W	32.21	16.72
C67	22.70	60.00	01°57'40.48"	S24°18'02"E	22.59	10.45
C68	22.10	43.80	03°12'52.34"	N02°00'59"W	21.87	11.29
C69	36.68	50.00	04°21'15.54"	N41°39'55"E	36.05	19.33
C70	24.45	50.00	03°17'01.22"	N46°48'33"E	24.21	12.48
C71	23.69	50.00	02°17'22.35"	N74°30'34"E	23.66	12.18
C72	18.10	50.00	02°07'44.22"	S41°22'55"E	18.00	9.15
C73	23.79	50.00	02°17'19.53"	S57°20'48"E	23.57	12.13
C74	24.02	50.00	00°47'08.08"	S39°42'47"E	24.21	12.53
C75	36.00	50.00	04°07'10.54"	S37°38'14"W	36.00	19.23
C76	25.16	42.90	03°12'22.41"	S49°59'39"W	24.85	12.91
C77	18.04	54.30	02°07'07.20"	N44°15'16"E	18.00	9.84
C78	12.03	51.47	01°37'24.98"	N41°25'25"E	12.00	6.94
C79	2.42	315.00	00°27'26.31"	S24°40'17"W	2.43	1.21
C80	33.00	330.70	00°37'48.50"	N02°00'10"E	33.35	11.68
C81	35.53	355.60	00°57'53.41"	N48°18'24"E	35.51	18.28
C82	36.00	355.60	00°57'43.30"	N42°16'43"E	35.08	18.06
C83	38.04	354.00	00°57'50.00"	N41°26'34"E	38.02	18.04
C84	36.37	354.00	00°57'53.11"	N40°34'59"E	36.30	18.29
C85	37.11	354.00	00°57'09.22"	N07°21'47"W	37.09	18.27
C86	36.82	354.00	00°57'07.20"	N41°22'38"W	36.76	18.41
C87	1.64	158.57	00°37'37.19"	S13°56'36"E	1.64	0.77
C88	27.07	116.00	01°07'22.35"	N1°52'32"E	27.02	13.60
C89	25.90	12.00	00°41'14.40"	N40°16'36"W	25.04	17.16
C90	20.72	12.00	00°37'22.00"	N48°50'05"E	19.81	11.40
C91	13.72	116.80	00°46'46.54"	N43°07'32"W	13.72	6.87
C92	22.04	116.80	01°17'22.48"	S41°40'23"W	22.00	11.56
C93	22.62	116.80	01°47'38.14"	S44°40'53"W	22.55	11.80
C94	31.05	116.80	01°57'20.10"	S79°40'05"W	30.90	15.62
C95	36.18	116.80	01°57'52.07"	N83°43'47"W	36.03	18.24
C96	4.52	116.80	00°21'13.53"	N73°43'47"W	4.52	2.26
C97	31.72	384.00	00°12'26.21"	S75°17'03"E	31.70	15.87
C98	36.02	384.00	00°12'19.43"	S41°07'38"E	36.00	18.03
C99	24.93	384.00	00°41'18.35"	S48°18'17"E	24.92	12.47
C100	11.24	360.00	00°47'45.32"	N87°34'49"W	11.23	5.62
C101	33.94	360.00	00°51'18.48"	N84°02'33"W	33.93	16.98
C102	4.84	17.00	00°37'07.18"	N19°49'29"W	4.84	2.27
C103	31.76	16.00	02°37'54.41"	N48°18'52"W	31.56	16.13
C104	15.42	34.47	01°10'16.50"	N48°11'30"W	15.39	7.62
C105	15.21	34.87	00°10'12.30"	N40°38'43"W	15.20	7.62
C106	15.10	34.87	00°10'07.22"	N07°40'49"W	15.09	7.57
C107	17.97	65.24	01°46'46.50"	N12°22'19"W	17.91	9.04
C108	19.32	16.00	01°44'34.05"	N11°17'02"E	19.27	9.71
C109	23.12	40.00	03°10'06.59"	S17°20'22"E	22.80	11.89
C110	7.72	59.07	00°48'51.35"	S20°09'16"E	7.72	3.87
C111	21.31	10.00	02°47'20.24"	S37°20'46"E	21.15	10.82
C112	25.74	58.00	02°27'29.43"	N03°21'38"E	25.48	13.16
C113	12.22	25.00	02°17'59.38"	S24°00'40"W	12.09	6.23

LOT AREA - TABLE:

Lot Area, Area			Lot Area, Area		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	4300.01	0.113	46	5205.94	0.131
2	2310.12	0.076	47	5356.58	0.138
3	3429.47	0.079	48	2061.18	0.053
4	3565.47	0.082	49	3556.89	0.081
5	3402.01	0.081	49	4245.16	0.107
6	3702.16	0.086	50	5533.07	0.140
7	3410.00	0.078	51	4686.18	0.116
8	3617.26	0.075	52	5720.74	0.149
9	3335.19	0.075	53	4387.07	0.105
10	2842.14	0.074	54	4945.07	0.124
11	3335.19	0.075	55	5679.74	0.143
12	3333.94	0.074	56	5679.74	0.143
13	3333.94	0.074	57	5679.74	0.143
14	3333.94	0.074	58	5679.74	0.143
15	3333.94	0.074	59	5679.74	0.143
16	3333.94	0.074	60	5679.74	0.143
17	3333.94	0.074	61	5679.74	0.143
18	3333.94	0.074	62	5679.74	0.143
19	3333.94	0.074	63	5679.74	0.143
20	3333.94	0.074	64	5679.74	0.143
21	3333.94	0.074	65	5679.74	0.143
22	3333.94	0.074	66	5679.74	0.143
23	3333.94	0.074	67	5679.74	0.143
24	3333.94	0.074	68	5679.74	0.143
25	3333.94	0.074	69	5679.74	0.143
26	3333.94	0.074	70	5679.74	0.143
27	3333.94	0.074	71	5679.74	0.143
28	3333.94	0.074	72	5679.74	0.143
29	3333.94	0.074	73	5679.74	0.143
30	3333.94	0.074	74	5679.74	0.143
31	3333.94	0.074	75	5679.74	0.143
32	3333.94	0.074	76	5679.74	0.143
33	3333.94	0.074	77	5679.74	0.143
34	3333.94	0.074	78	5679.74	0.143
35	3333.94	0.074	79	5679.74	0.143
36	3333.94	0.074	80	5679.74	0.143



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

March 5, 2015

City of McAllen Planning Dept.
Attn: Luis Mora, Acting Planning Director
311 N. 15th St.
McAllen, TX 78501

Re: Villas on Ware Subdivision Planned Unit Development

Dear Mr. Mora:

On behalf of the developer, Rhodes Development, Inc., and in reference to Villas on Ware Subdivision, we respectfully request an amendment to the previously approved Planned Unit Development (PUD) with the following variance included:

1. Section 110-49 (a). - City of McAllen's Landscape Buffer Requirements

The developer is proposing to construct an 8' cedar perimeter fence in lieu of an 8' masonry wall.

When this subdivision was first submitted, it was intended to be an apartment complex. As such, Melden & Hunt, Inc. rezoned the property to R-3A (Multi-family Apartment) District to meet city requirements. This zone, next to an R-1 (Single-Family Residential) District would trigger an 8' masonry buffer in accordance with Sec. 110-49 (a).

Ultimately, the development evolved into a townhome subdivision for which we sought and acquired approval for a PUD. As you may know and as recognized in the City of McAllen's newly adopted Unified Development Code (UDC), townhomes are considered single family homes, but with narrower lots. As such, Villas at Ware is, at its core, a single-family subdivision.

We recognize that the underlying zone of Villas at Ware is R-3A and that it borders an R-1 zone. With this in mind, we are proposing an 8' cedar fence instead of the required 8' masonry wall. We believe this proposal addresses privacy issues while still recognizing the single-family nature of Villas at Ware Subdivision as well as its surrounding properties.

Your consideration on this matter is greatly appreciated. If you have any questions or comments, please contact our office. Thank you.

Respectfully,

Mario A. Reyna, P.E.
President
Melden & Hunt, Inc.

cc: Rhodes Development, Inc.

RECEIVED

MAR 05 2015

BY: 



Planning Department

Memo

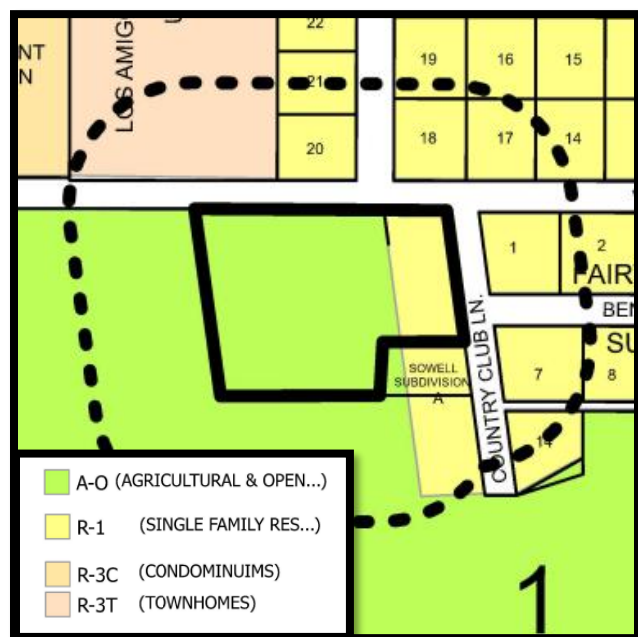
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 24, 2025

SUBJECT: Request of Jeff A. Lowder on behalf of McAllen Country Club Inc., for an Amendment to the Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use at East 400 - West 499.1 Feet – North 300 Feet of Lot 1, Block 6 except South 85.77 Feet 2.57 Acres Net, Hidalgo Canal CO-MC Subdivision, Hidalgo County, Texas; 501 Wichita Avenue. (CUP2025-0018)

BRIEF DESCRIPTION: The subject property is located at the southwest corner of Wichita Avenue and Country Club Lane. The subject property is currently zoned A-O (Agricultural and Open Space – OC) District and R-1 (Single Family Residential – OC). The adjacent zoning is A-O District to the south and west, R-1 District to the east and north across Wichita Avenue. The applicant is requesting to amend a Conditional Use Permit (CUP) for the existing McAllen Country Club establishment and is proposing to construct golf course maintenance facility. An institutional use is permitted in the A-O District with a Conditional Use Permit.



HISTORY: The application for an amendment to a Conditional Use Permit for a golf course facility was submitted on February 28, 2025.

SUMMARY/ANALYSIS: The applicant is proposing to construct a golf course maintenance facility adjacent to the existing parking lot.

A building permit will be required and will be subject to compliance with all requirements.

Fire Department is pending inspection for this location. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance (Old Code) and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. There is access to Wichita Avenue.
2. The proposed use shall comply with the McAllen Off-Street Parking and Loading Ordinance and make provisions to prevent the use of street parking, especially in residential areas. There is existing parking area provided on the property.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
6. The number of persons within the buildings shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.

RECOMMENDATION: Staff recommends approval of the request, for the life of the use, subject to compliance with the stated conditions, Section 138-118 of the Zoning Ordinance (Old Code) Fire Department requirements, and building permit requirements.

COUNTRY CLUB

1

WICHITA AVE

LOS

S 5TH ST

S COUNTRY CLUB LN

SUBDIVISI

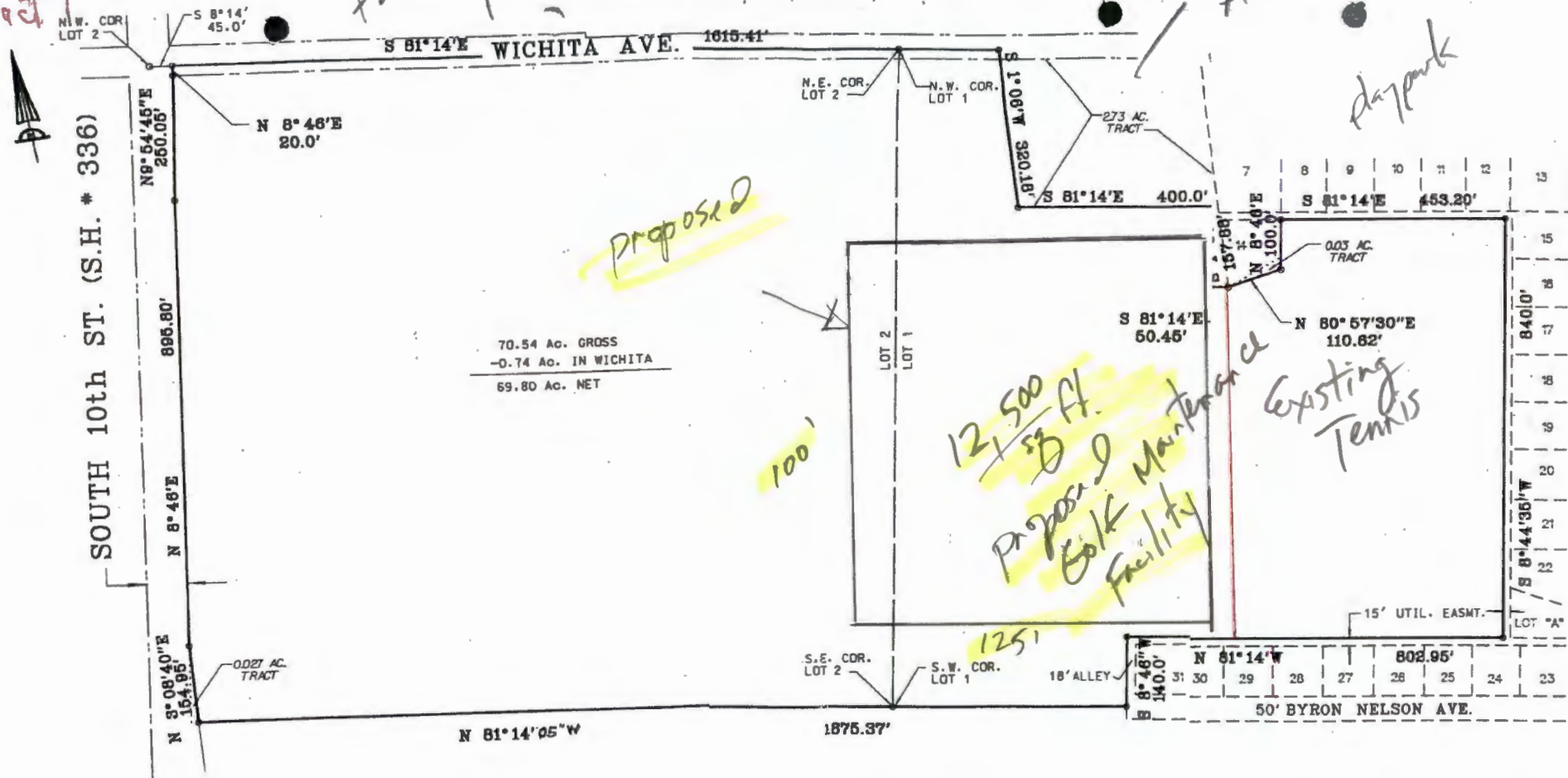
FAIRWAY AC



Maintenance Facility local


Belbridge
Dover

day park



ABOVE PREPARED FROM INFORMATION IN THIS OFFICE AND DOES NOT CONSTITUTE AN ACTUAL SURVEY ON THE GROUND.

MAP
OF
A 70.55 AC. TRACT OF LAND
OUT OF LOTS 1 & 2, SECT. 6,
HIDALGO CANAL CO'S. SUBDIVISION
OF PORCIONES 64, 65 & 66,
HIDALGO COUNTY, TEXAS

PREPARED BY
FABIAN, NELSON & MEDINA, INC.
TEL. 320 N. 15 TH ST. FAX
(210)682-3414 McALLEN, TEXAS 78501 (210)682-
PLINIO C. MEDINA, MICHAEL FABIAN
REGISTERED PROFESSIONAL
LAND SURVEYORS
W. O. *
BK.  pp
SCALE: 1" = 200' DATE: 5-16-95

RECEIVED
DATE 03-16-95
FEB 28 2025
By NB



Memo

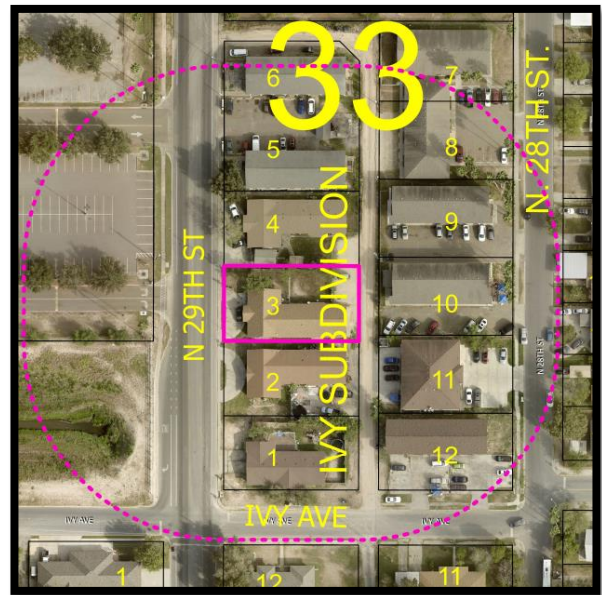
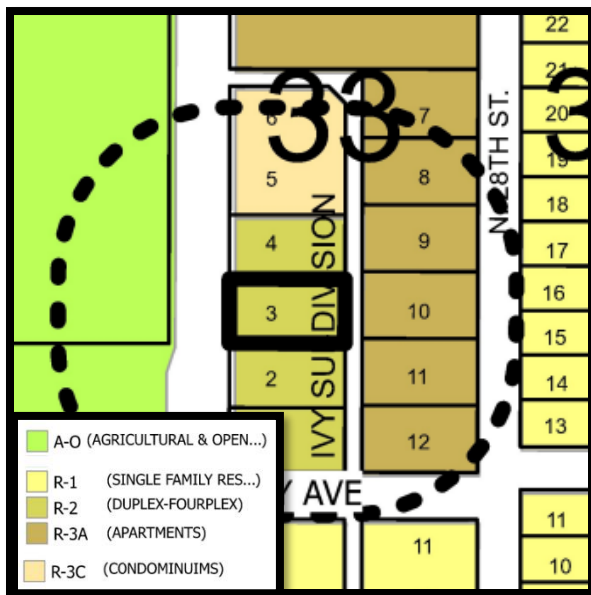
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 24, 2025

SUBJECT: Request of Sonia D. Gomez, for a Conditional Use Permit, for one year, for a Home Occupation (Day Care Facility), at Lot 3, Ivy Terrace Subdivision, Hidalgo County, Texas; 912 North 29th Street. (CUP2025-0021)

BRIEF DESCRIPTION: The property is located along the eastside of North 29th Street and is zoned R-2 (Duplex-Fourplex Residential - OC) District. The adjacent zoning is R-2 District to the north and south, R-3A (Multifamily Residential Apartments - OC) District to the east, and A-O (Agricultural and Open Space - OC) District to the west across North 29th Street. Surrounding land uses include single-family residences, apartments, condominiums, and South Texas College. A home occupation is permitted in an R-2 District with a Conditional Use Permit (CUP).



HISTORY: A Conditional Use Permit for a Home Occupation (Day Care Facility) was applied for and approved for this location on January 7, 2014. A new Conditional Use Permit was applied for on March 5, 2025 under a different applicant for the same use (Home Occupation - Day Care Facility).

REQUEST/ANALYSIS: The applicant is proposing to operate a day care from an existing residence. The hours of operation are from 7:00 AM to 7:00 PM. Monday through Saturday only. The applicant stated the day care may accommodate anywhere from six to 12 children. There will

only be one employee on site.

The Fire Department is pending an inspection for this location. However, the Health Department has conducted an inspection and determined the CUP process may continue. Should the conditional use permit be approved, the applicant would require to sign the certificate acknowledging and agreeing to the conditions of the permit. The establishment must also comply with requirements set forth in Section 138-118(a)(8) of the Zoning Ordinance (Old Code) and other specific requirements as follows:

- 1) The proposed use shall meet the requirements of the Department of Human Resources.
- 2) Fenced area for outside play yards shall be provided.
- 3) A paved area adjacent to the street for pickup and delivery of children off the street shall be provided.
- 4) The daycare facility shall be clearly secondary to the residential use. The daycare is secondary to the residential use.
- 5) The applicant must reside at the location of the permit.
- 6) No more than 2-day care facility shall be located within 600 feet of each other as measured over the shortest distance of street right- of- way.
- 7) No more than 1-day care facility shall be located on a dead end street or cul-de-sac. Daycare facilities located on a dead end street or cul-de-sac shall be limited to the number of children permitted in a registered family home as defined by the Department of Human Resources.
- 8) Day care facilities shall not be located on a ½ street or a street that is accessed by a ½ street.
- 9) Day care facilities located in a residential and agriculture zoning districts shall not contain more than 12 children. The applicant proposes to care for 12 children.
- 10) Signs shall not be permitted except a nameplate not exceeding 1 square foot bearing the person's name or occupation; and attached against the wall of the main building in A-O, R-2 TO C-2 districts.
- 11) No more than one additional employee that does not reside on the premises shall be employed at the day care facility.
- 12) The property owner shall sign the applicant or the applicant shall provide a letter of authorization from the property owner.

Staff has not received phone calls in opposition to the CUP request.

RECOMMENDATION: Staff is recommending approval of the CUP request for a Home Occupation (Day Care Facility), for one year, subject to the conditions noted on Section 138-118(a)(8) of the Zoning Ordinance.

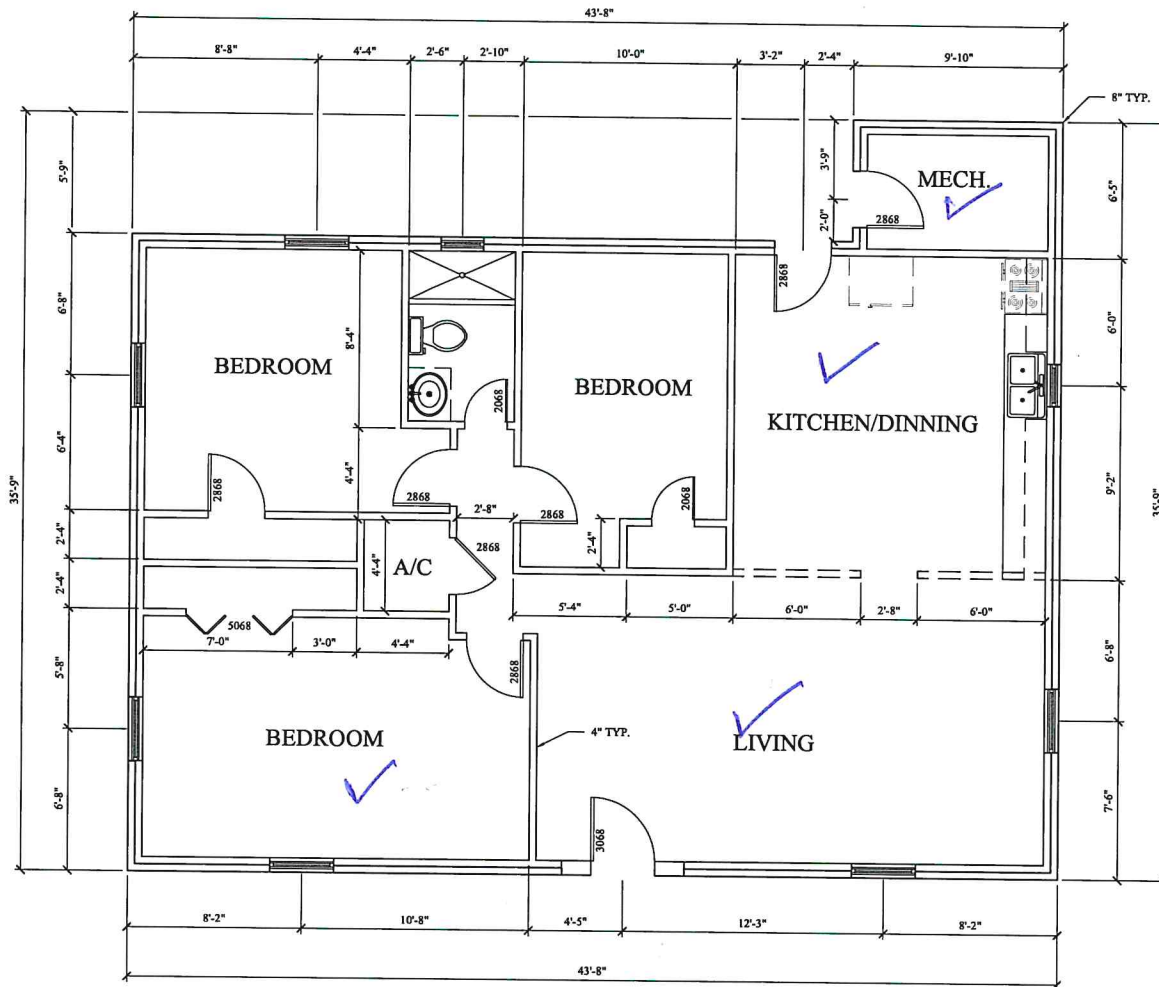
STC.

29 st.

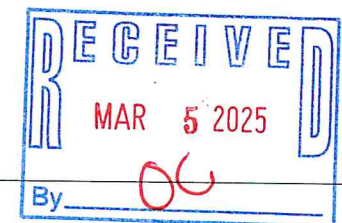
912 29 st.

PECAN.





1 FLOOR PLAN
SCALE: 1/4" = 1' - 0"





Memo

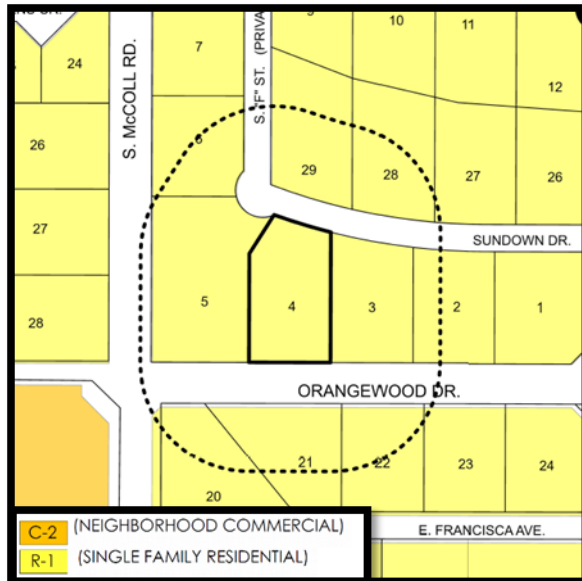
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 21, 2025

SUBJECT: REQUEST OF JULIO RUZ/RUZCA ON BEHALF OF MONICA CALDERON, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR A GUEST HOUSE, AT LOT 4, ORANGEWOOD EAST SUBDIVISION, HIDALGO COUNTY, TEXAS; 700 EAST SUNDOWN DRIVE. (CUP2025-0023)

BRIEF DESCRIPTION: The subject property is located between Sundown Drive and East Orangewood Drive. The property is zoned R-1 (single-family residential - OC) District and currently has a residential home. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 (single family residential - OC) District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 (OC) District in all directions. The surrounding land uses include single-family residences and vacant land.



HISTORY: An initial Conditional Use Permit (CUP) request was submitted March 22, 2023 and was approved at the City Commission meeting of May 8, 2023 however, no construction took place and the permit expired. A new CUP application for a guest house was submitted on March 6, 2025. An application for a Variance request for three was approved at the Zoning Board of Adjustment & Appeals meeting of March 5, 2025. A building permit application was submitted on January 8, 2025 to the Building Inspections and Permits

Department for a guest house, but was disapproved pending determination of the Conditional Use Permit request.

SUMMARY/ANALYSIS: The plat for Orangewood East Subdivision was recorded on August 6, 1996. According to Hidalgo County Appraisal District records, the existing residence was built in 2012. The guest house size is 2,897 square feet. According to the submitted floor plan, the proposed guest house will include a kitchen, bedroom, study room, spa, entertainment room, and gym area. The Fire Department has conducted their inspection of the subject property and no concerns were noted. The guest house development must comply with requirements for guest houses set forth in Section 138-118(a)(5) of the Zoning Ordinance (Old Code) and specific requirements as follows:

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size where the guest house will be built is 37,353 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

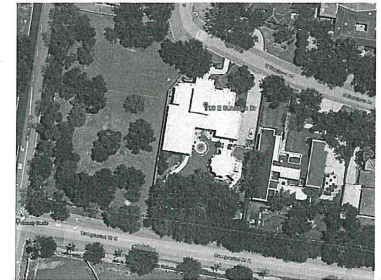
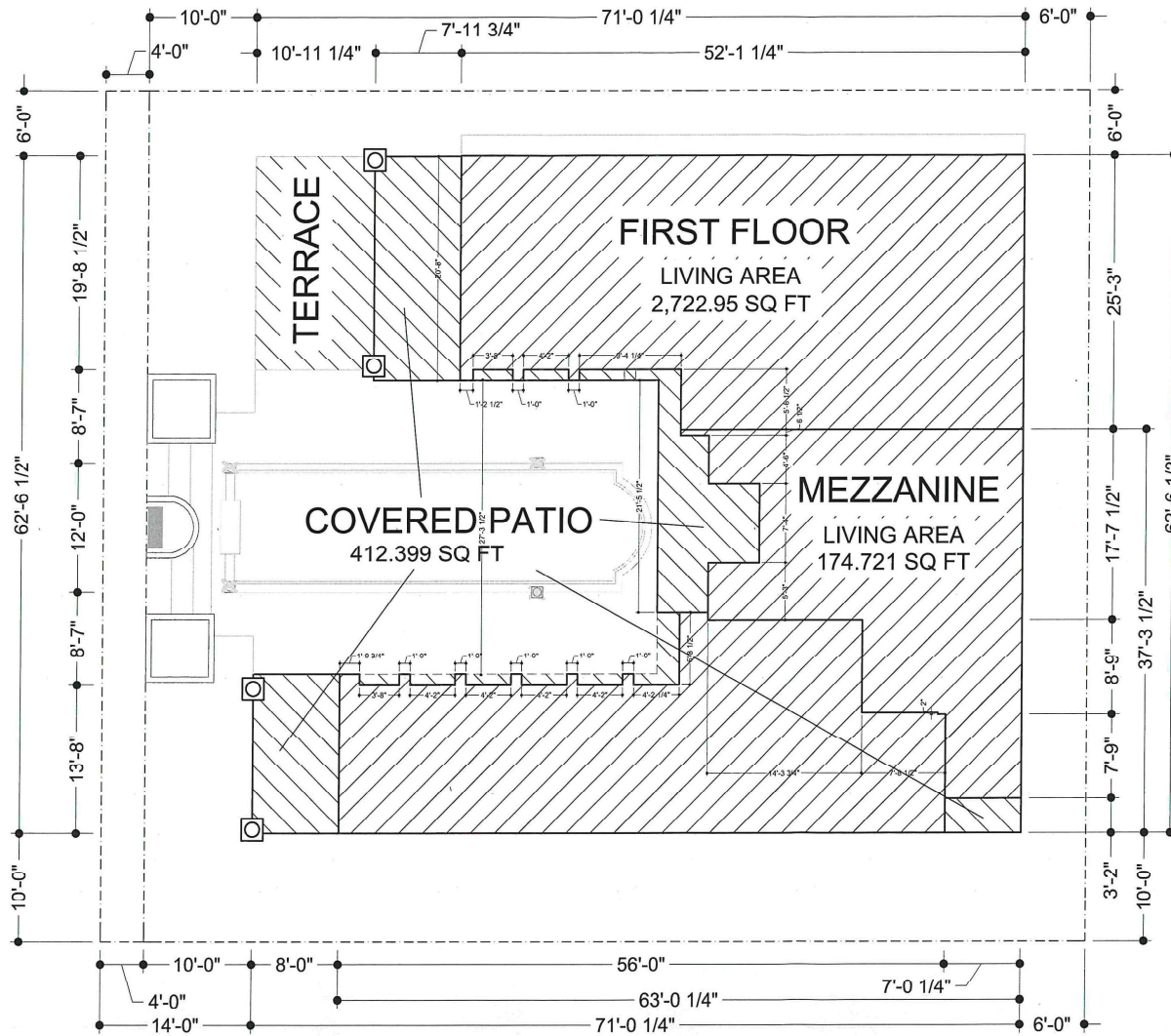
If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permitting process.

Staff did not receive any phone calls, letters, or emails in opposition to this request.

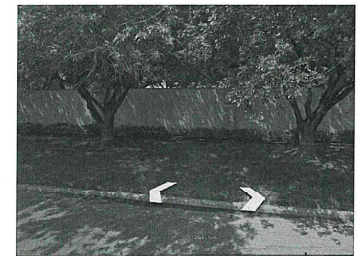
RECOMMENDATION: Staff recommends approval of this request, for life of the use, subject to compliance with requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance (Old Code), and all other Zoning Ordinance, Building Code, and Fire Safety Code requirements.



MAR 06 2025



AERIAL VIEW



STREET VIEW

LEGAL DESCRIPTION

700 E sundown dr,
McAllen, TX

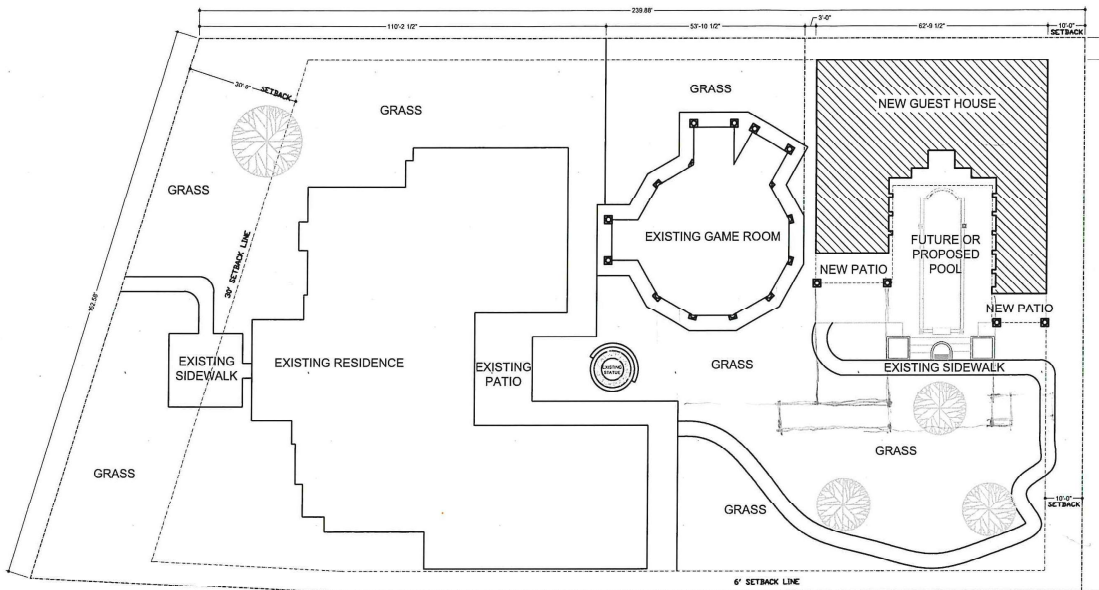
ANY COPYING, REPRODUCTION OR USE OF THESE PLANS
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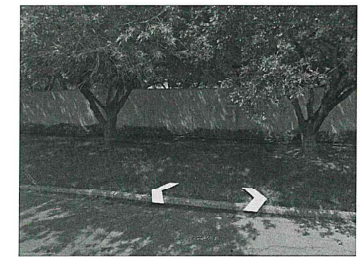


OWNER:	Drawn By: V.M.A.H.	Checked By: J.R.F.
PROJECT:	Scale: 3/32"=1'-0"	Proj. No.:
TITLE: SITE PLAN	Date:	Dep. No. A1

MAR 06 2025



AERIAL VIEW



STREET VIEW

LEGAL DESCRIPTION

700 E sundown dr,
McAllen, TX

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CONSTRUCTION



OWNER:	Drawn By: V.M.A.H.	Checked By: J.R.F.
PROJECT:	Scale: 1/32"=1'-0"	Proj. No:
TITLE: SITE PLAN	Date:	Dep. No: A1 Bis



Planning Department

Memo

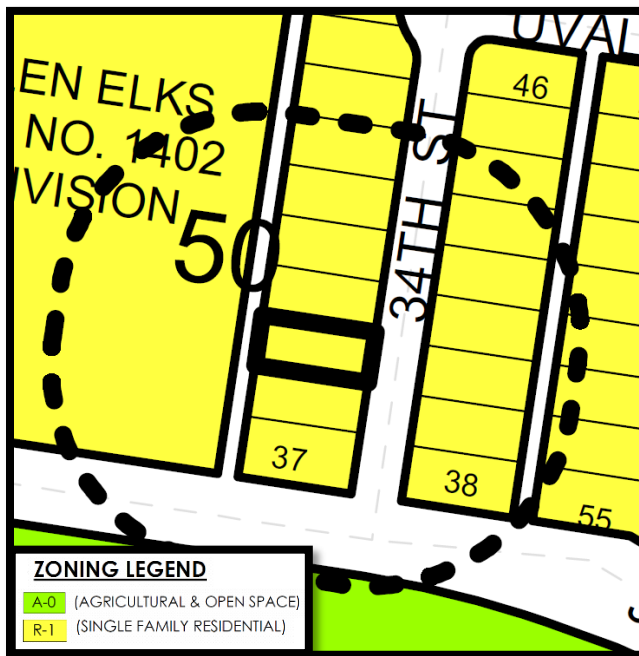
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 27, 2024

SUBJECT: REQUEST OF SANJUANITA CANTU, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (DAYCARE FACILITY), AT LOT 35, MCALLEN BUILDERS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2128 SOUTH 34TH STREET. (CUP2025-0020)

BRIEF DESCRIPTION: The property is located north of Jordan Road along the West side of South 34th Street, the property is zoned R-1 (Single Family Residential-OC) District. The adjacent zoning is R-1 District in all directions. A Home Occupation (Day Care) is allowed in an R-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: This is the initial Conditional Use Permit for a Home Occupation (Day Care) at this location. The application for this request was submitted on March 5, 2024

REQUEST/ANALYSIS: The applicant is proposing to operate a day care on the subject property. The proposed hours of operation are Monday through Saturday from 7:00 AM through 6:00 PM. The Fire Department and Health Department have completed their inspection and found no violations. The Home Occupation (Day care) must also meet the requirements set forth in Section 138-118(8) of the zoning Ordinance as follows:

1. Must meet requirements of Department of Human Resources;
2. Must have fenced-in area for outside play of children;
3. Must have paved area adjacent to street for pickup and delivery of children off of street;
4. Area used for day care facilities should be clearly secondary to residential use of structure;
5. Person who applies for permit must reside at location for which permit is applied;
6. There shall be no more than two day care facilities within 600 feet of each other as measured over the shortest distance of street right-of-way between the facilities;
7. No more than one day care facility shall be permitted on a dead-end street or cul-de-sac. That day care facility shall care for no more children than are permitted in a registered family home by the state department of human resources;
8. No day care facilities shall be permitted on a half-street or on a street which has a half-street as a means of access;
9. Day care facilities which care for more than 12 children shall not be permitted in a residential zoning district;
10. No signs are permitted. A one-square foot nameplate bearing the person's name or occupation may be displayed if attached flat against the wall of the residence;
11. No more than one additional employee that does not reside on the premises is permitted; and
12. If the person operating the day care facility is not the owner of the property, then the application must be signed by the owner or a letter of authorization from the owner must be submitted.

Staff has not received any phone calls, emails, or letters in opposition to the CUP request.

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

Jordan Rd

2128th St
Hwy 34 SE

Entrance
Garage

Aben 2 Camos

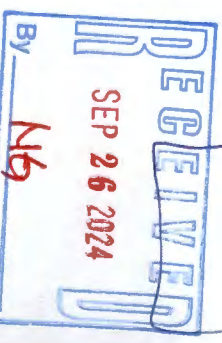


Calle
34th St McAllen TX
78503

Entrada | Entrada | Entrada

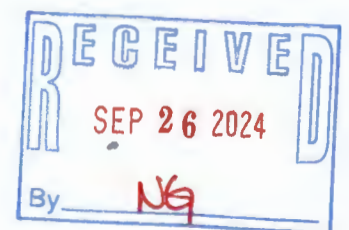
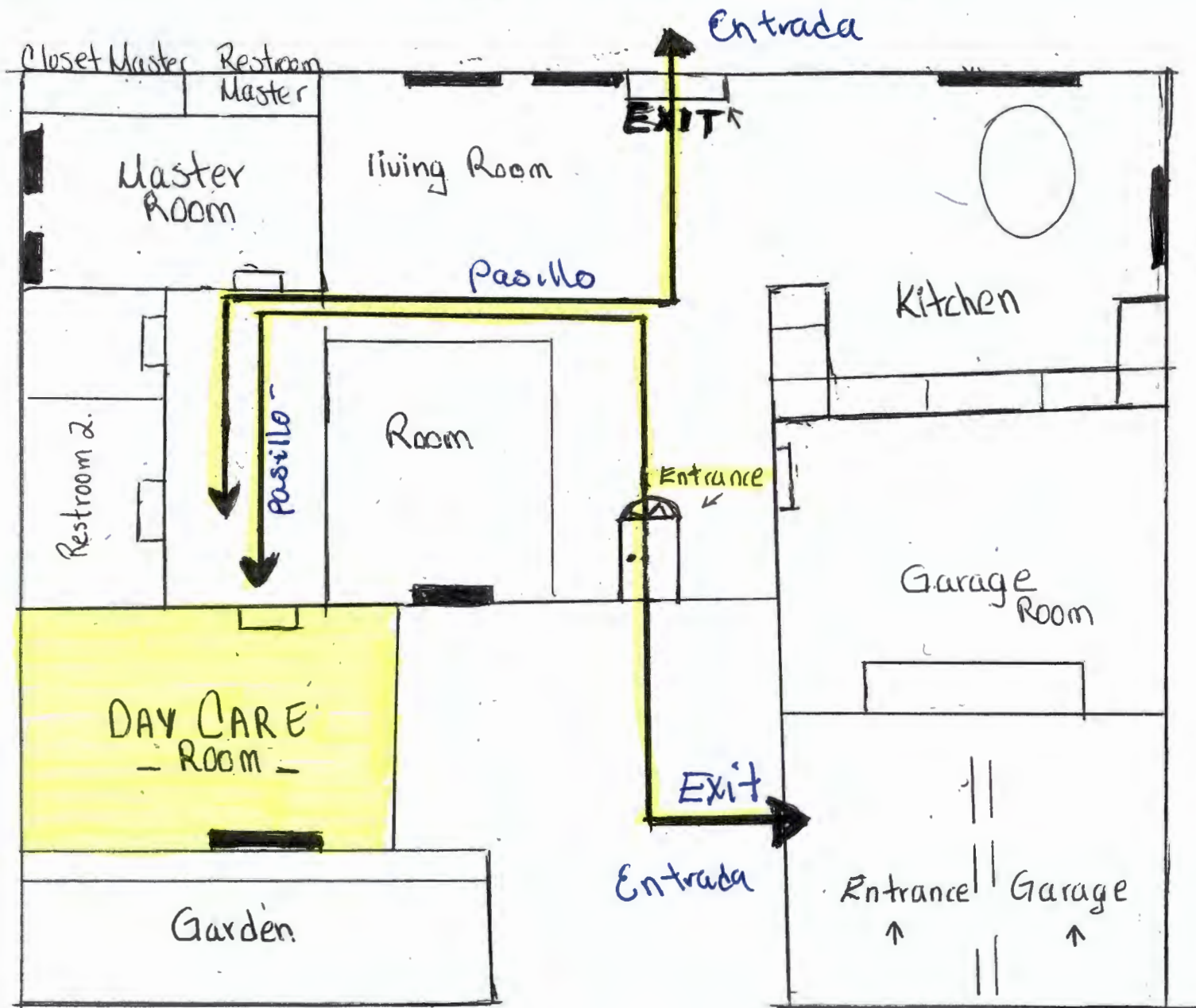
Enfrente hay 3 entradas
con Estacionamiento

Eglecia



Emergency Exit Route

Ciudad de McAllen







Memo

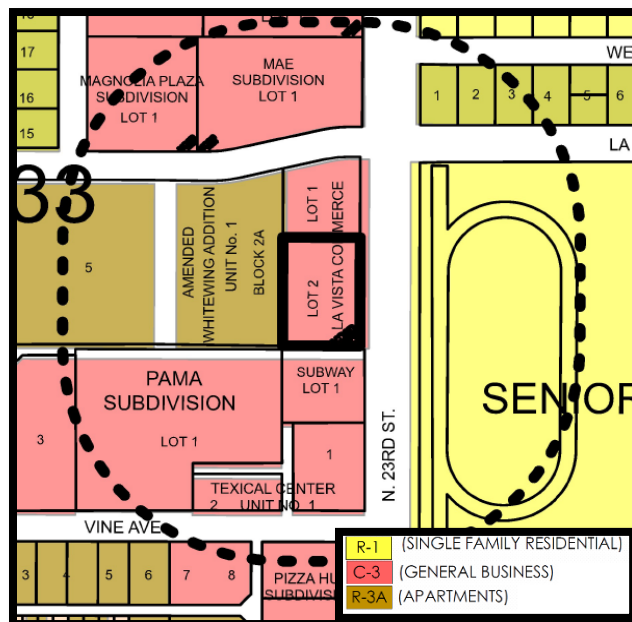
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 17, 2025

SUBJECT: REQUEST OF CLAUDIA M. MARQUINA ON BEHALF OF GOLDEN WOLF LEGACY, LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A VAPE SHOP/ LIQUOR STORE, AT LOT 2, LA VISTA COMMERCE SUBDIVISION, HIDALGO COUNTY, TEXAS; 2301 NORTH 23RD STREET SUITE 90. (CUP2025-0024)

BRIEF DESCRIPTION: The property is located along the west side of 23rd street, south of La Vista Avenue. It is zoned C-3 (general business- oc) District. Adjacent properties are zoned C-3 (general business-oc) District to the north and south, R-1 (single family residential-oc) District to the east across North 23rd Street, and R-3A (multifamily residential apartments-oc) District to the west. Surrounding land uses include McAllen High School, commercial retail and apartments. A smoke shop is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.



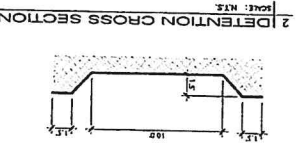
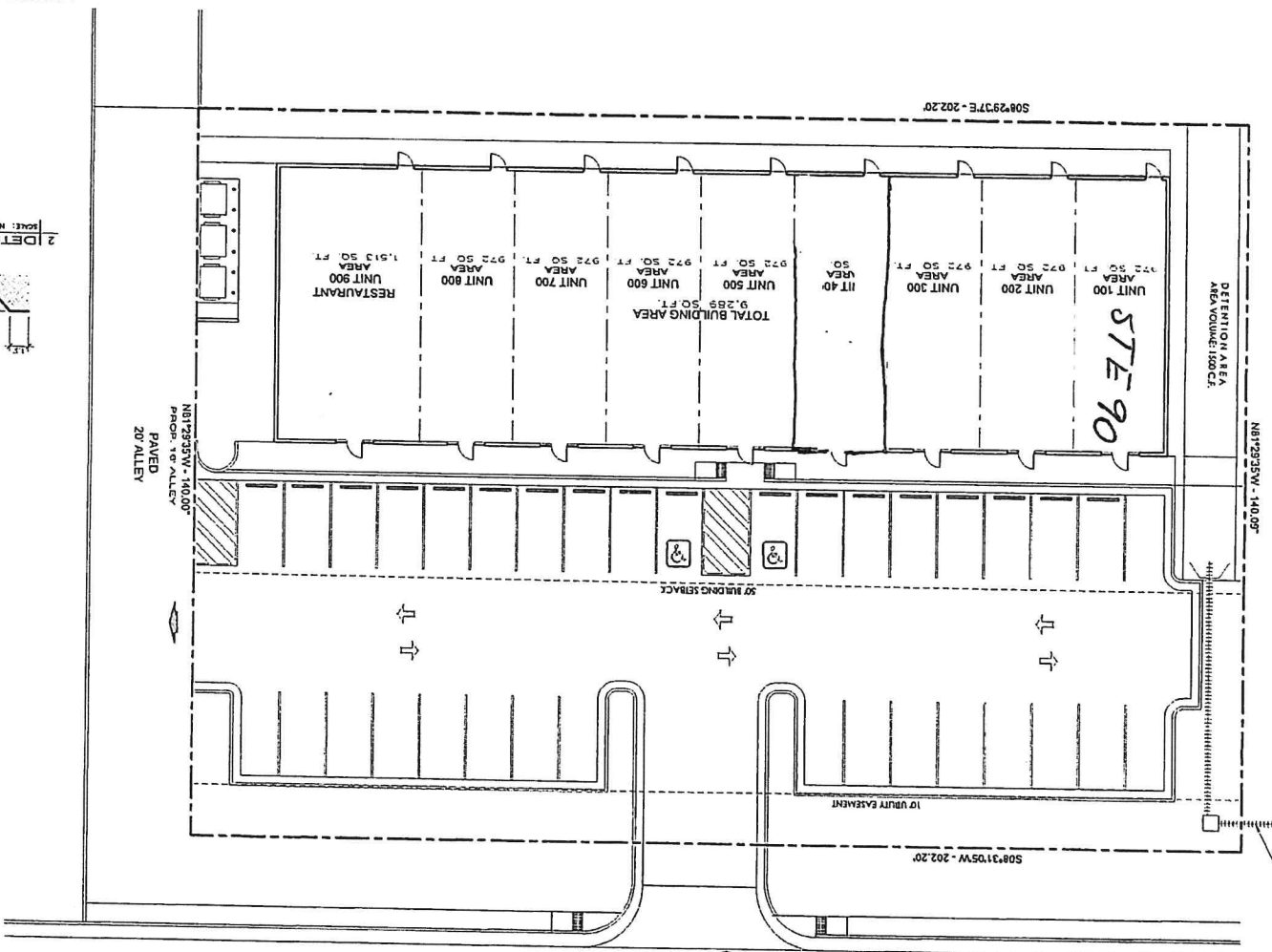
HISTORY: This is the initial application for a Conditional Use Permit for a vape shop/liquor store at this location. A site plan review was submitted on October 03, 2023 and was approved by the Planning and Zoning Commission on January 30, 2024. On January 6, 2025, the applicant applied for a building permit but it was not approved due to a conditional use permit required for a vape shop.

SUMMARY/ANALYSIS: The applicant is proposing to operate a vape shop/liquor store at this location. The proposed store hours of operation are Monday through Sunday from 10:00 a.m. to 9:00 p.m. Once the applicant receives her liquor license to sell alcohol, the operation of the store will be closed on Sundays. The applicant stated that no smoking will be allowed on the premises. This is strictly a retail operation for a vape shop and liquor store.

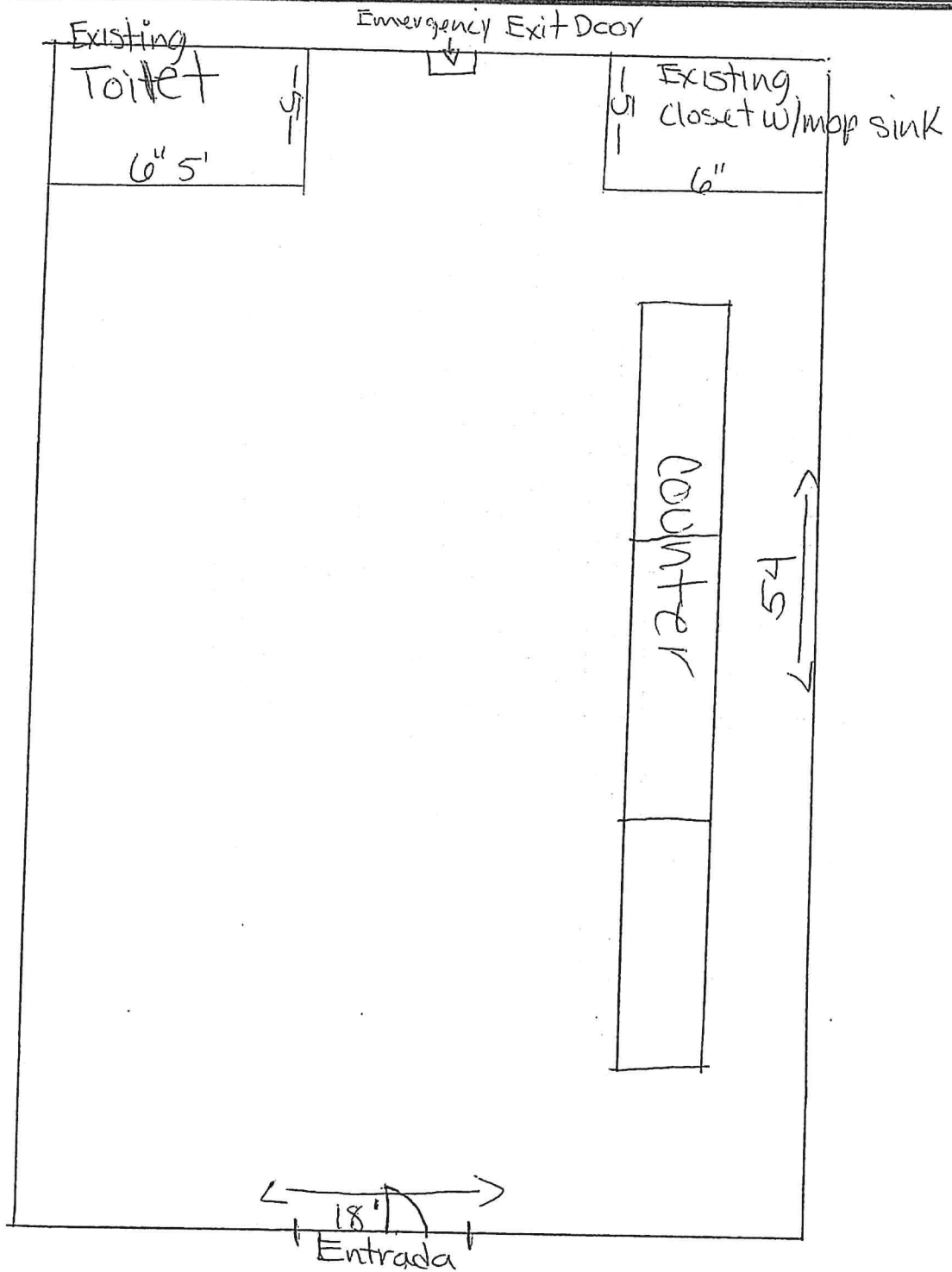
The Fire Department inspection is still pending. The Planning Department has received no inquiries regarding this proposed establishment. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set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

- 1) The property line of the Lot of the above mentioned business 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 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 a residential zone use to the west and McAllen ISD to the east of the subject property.
- 2) The business must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access to north 23rd 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. The 972 sq. ft. vape shop/liquor store would require 3 parking spaces; there are 35 common parking spaces provided on site.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street 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.

RECOMMENDATION: Staff recommends disapproval of the request based on non-compliance with requirement listed above as #1 (distance to a residence or a residentially zoned property and a school) of Section 138-118(a)(4)(a) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.



Project	Site Plan	Plan by
RIQUELME PLAZA		
PAVING/DRAINAGE LAYOUT		
LA VISTA COMMENCE		
LOT 2		
Scale	Scale	Scale
1" = 10'	1" = 10'	1" = 10'
Sheet	Sheet	Sheet
2	A1.1	
Author	Checker	Reviewer
DATE	DATE	DATE



Wall Legend:

Existing	
Proposed	
Demolition	

Symbol Legend:

Door	Window	Electrical Panel	A/C Unit	Toilet	Sink

Application and documents can be submitted electronically to
BLDGPERMITS@MCALLEN.NET





Planning Department

Memo

TO: Planning and Zoning Commission

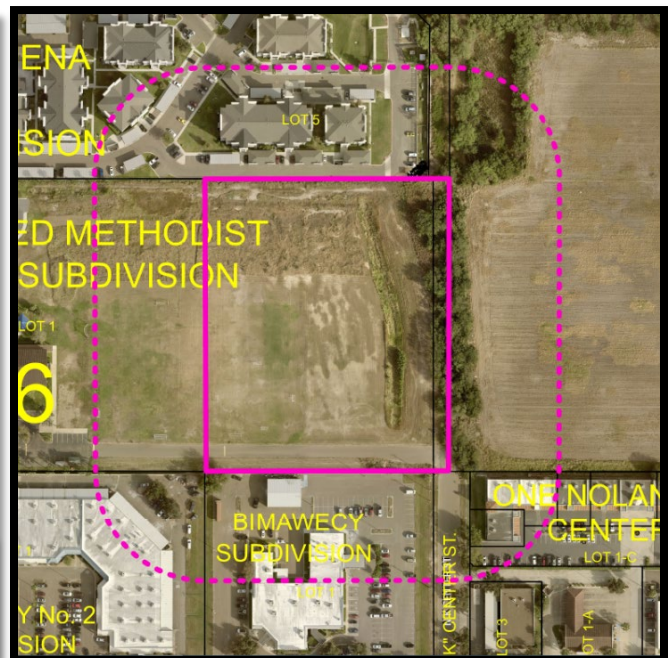
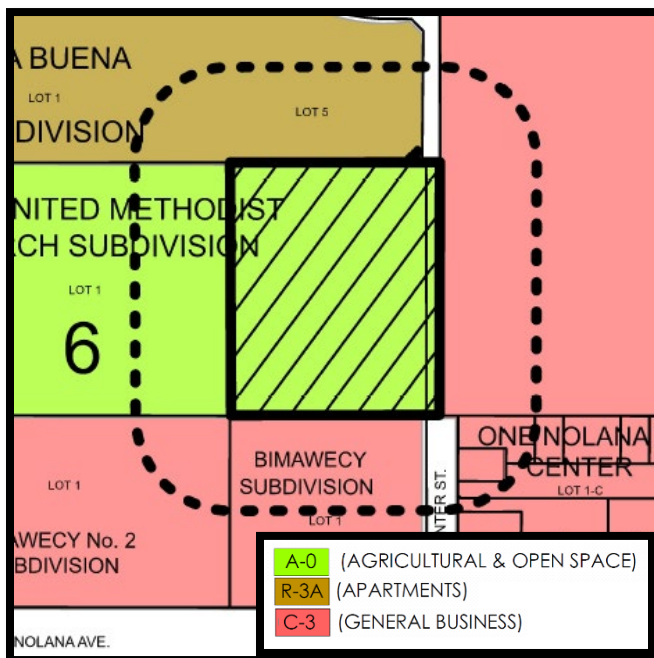
FROM: Planning Staff

DATE: March 26, 2025

SUBJECT: REZONE FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT: 5.32-ACRE TRACT OF LAND OUT OF LOT 1, FIRST UNITED METHODIST CHURCH SUBDIVISION, HIDALGO COUNTY, TEXAS; 4200 NORTH MCCOLL ROAD (REAR). (REZ2025-0018)

LOCATION: The subject property is an interior tract located on the east side of North McColl Road, approximately 400 feet from East Nolana Avenue.

PROPOSAL: The applicant is requesting to rezone from A-O (agricultural and open space-OC) District to R-3 (high density residential-UDC) District for a multifamily residential development.



ADJACENT ZONING: The adjacent zoning is R-3A (multifamily residential apartments-OC) District to the north, C-3 (general business-OC) District to the east and south and A-O (agricultural & open space-OC) District to the west.

LAND USE: The property is currently part of a bigger tract of the west of First United Methodist Church Subdivision. Surrounding uses are vacant land, Vida Buena apartments, Rio Grande Valley Orthopedic center, Saenz Pharmacy, Open MRI, Family Day and Night Clinic,

Walgreens and Espinosa's Law Firm.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment Center, which is a land use designation for light manufacturing, medical centers, and supportive retail. Residential developments of any kind are not considered appropriate for this area.

DEVELOPMENT TRENDS: The development trend along this area of North McColl is primarily Commercial, Office buildings with multifamily residential uses on interior tracts.

HISTORY: The property is part of First United Methodist Church Subdivision. A rezoning request for the rear portion 5.32 acres was submitted on February 25, 2025. A Subdivision replat will be required.

ANALYSIS: The requested rezoning does not conform to the Future Land Use Plan designation as shown on the Envision McAllen Future Land Use Plan; However, the proposed rezoning is compatible with the rezoning and development trend for this area. This proposed development will allow for residents to have access to compatible commercial and or personal services within a walkable distance.

A subdivision and site plan review will be required prior to building permit issuance for any future developments for this property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has not received any phone calls in opposition to the zoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3 (high density residential- UDC) District since it conforms to the rezoning and development trend for this area.

LOT 6, BLOCK 7,
STEELE & PERSHING SUBD.,
VOL. 8, PG. 115, D/R

S81°14'30"E

437.10'

528.74'

N08°57'39"E

231,932 Sqft
5.32 Ac.

EXIST. GAS
LINE CENTERED
IN 50' EASEMENT

DCP MIDSTREAM
GAS LINE COMPANY
PH: 1-888-204-1781

EXIST. GAS
LINE CENTERED
IN 50' EASEMENT

ENERGY TRAINER
GAS LINE COMPANY
PH: 1-800-392-1995

40' DETENTION AREA

EXIST.
M.H.

35° N. "K" CENTER ST.

EXIST. H.C.I.D. No. 2
DRAIN LINE CENTERED
ON A 30' DRAINAGE EASEMENT

EXIST. 14"
Drain line

EXIST. 24"
IRRIG. RISER

EXIST.
M.H.

ONE NOLANA CENTER
VOL. 33, PG. 110A M/R.

N81°14'30"W

440.20'

10' UTILITY EASEMENT
VOL. 30, PG. 64A M/R

LOT 1
BIMAWECY SUB'D.
VOL. 30, PG. 64A M/R.

25' UTILITY EASEMENT
VOL. 30, PG. 64A M/R

RECEIVED
FEB 25 2025

By

Prepared by:
Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning

FIRM # F-6003

202 South 4th. Street McAllen, Texas 78501

SEC@spooreng.com

(956) 683 1000



Date: 06 AUGUST, 2024
Scale: 1"=100'

MAP OF

A 5.32 ACRE TRACT OF LAND OUT OF
LOT 1, FIRST UNITED METHODIST CHURCH SUBDIVISION,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS,
RECORDED IN VOL. 37, PG. 62, MAP RECORDS,
HIDALGO COUNTY, TEXAS..

A 5.32 ACRE TRACT OF LAND OUT OF LOT 1, FIRST UNITED METHODIST CHURCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 37, PAGE 62, MAP RECORDS, HIDALGO COUNTY, TEXAS;

BEGINNING at the Northeast corner of Lot 1, for the Northeast corner of the following described tract of land; said point located on the west line of North "K" Center Street;

THENCE, with the east line of Lot 1, and the west line of N. "K" Center Street, South 08 Deg. 37 Min. 30 Sec. West, 528.74 feet, to a point for the Southeast corner hereof; said point being the common east corner between said Lot 1, First United Methodist Church Subdivision and Lot 1, Bimawecy Subdivision, recorded in Volume 30, Page 64A, Map Records, Hidalgo County, Texas;

THENCE, with the common line between Lot 1, First United Methodist Church Subdivision, and Lot 1, Bimawecy Subdivision, North 81 Deg. 14 Min. 30 Sec. West, 440.20 feet to a point for the Southwest corner hereof;

THENCE, North 08 Deg. 57 Min. 39 Sec. East, 528.74 feet, to a point on the north line of Lot 1, First United Methodist Church Subdivision, for the Northwest corner hereof;

THENCE, with the north line of Lot 1, First United Methodist Church Subdivision, South 81 Deg. 14 Min. 30 Sec. East, 437.10 feet to the POINT OF BEGINNING, containing 5.32 acres of land, more or less.





Planning Department

Memo

TO: Planning and Zoning Commission

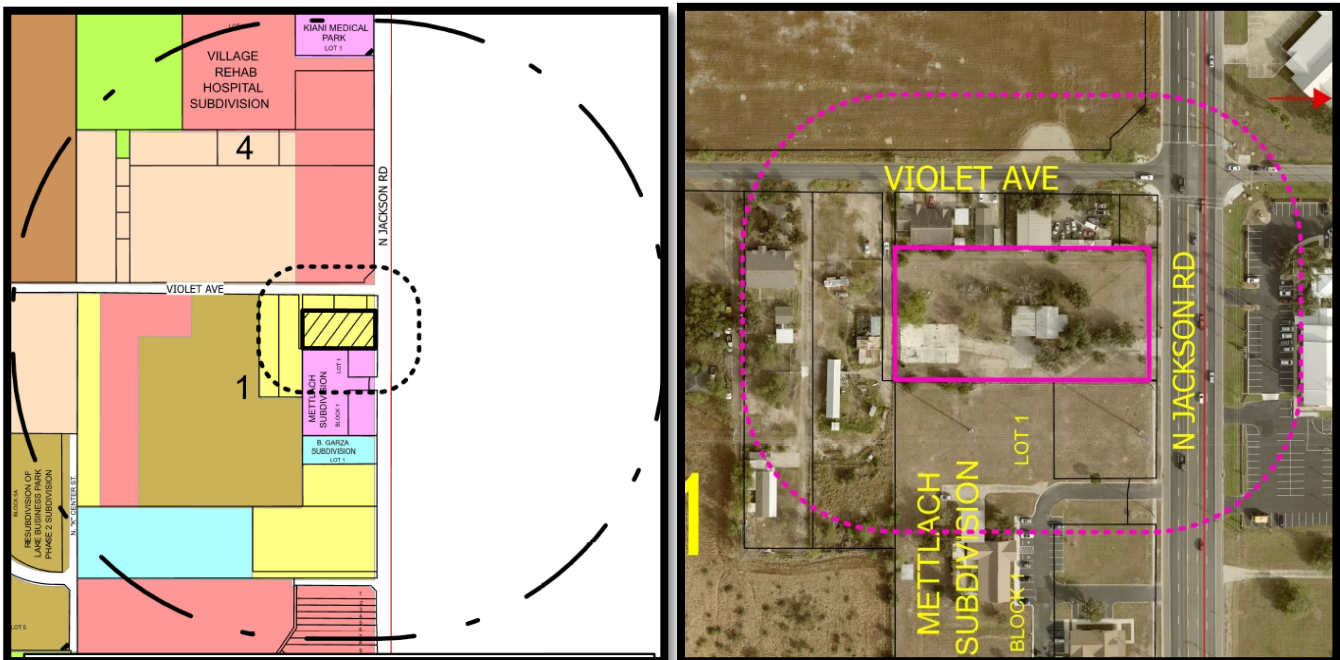
FROM: Planning Staff

DATE: March 27, 2025

SUBJECT: Rezone from R-1 (Single-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: a 1.31 acre tract of land out of the West 332.0 feet out of a 1.71 acre tract out of Lot One (1), Block Four (4), A.J. McColl Subdivision, Hidalgo County, Texas; 4617 North Jackson Road. (REZ2025-0020)

LOCATION: The subject property is located southwest of the intersection of Jackson Road, and of Violet Avenue. The property is zoned R-1 (Single Family Residential-OC) District.

PROPOSAL: The applicant is requesting to rezone the property from R-1 (Single Family Residential-OC) District to C2 (Regional Commercial-UDC) District. The applicant is proposing a commercial use.



ADJACENT ZONING: The adjacent zoning is R-1 (Single Family Residential-OC) District to the north and west. There is C-1 (Office Building-OC) District to the south. The area to the east across North Jackson Road is in the Pharr city limits.

LAND USE: Surrounding land uses include single family residential, commercial properties and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment Center. The primary uses for Employment Center are light manufacturing, office parks, medical centers, and supportive retail.

DEVELOPMENT TRENDS: The development trend along Jackson Road is Commercial.

HISTORY: The rezoning request for this location from R-1 (Single Family Residential-OC) District to C2 (Regional Commercial UDC) District was submitted on March 3rd, 2025.

ANALYSIS: The requested zoning conforms to the Employment Center land use designation as shown on the Envision McAllen Future Land Use Plan.

A recorded subdivision plat and site plan approval will be required prior to building permit issuance for any future developments on the subject property. Any future developments must also comply with building permit and conditional use permit requirements (if applicable) of the zoning district in which it is located.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to C2 (Regional Commercial-UDC) District since the requested zoning conforms to the future use designation for this property.

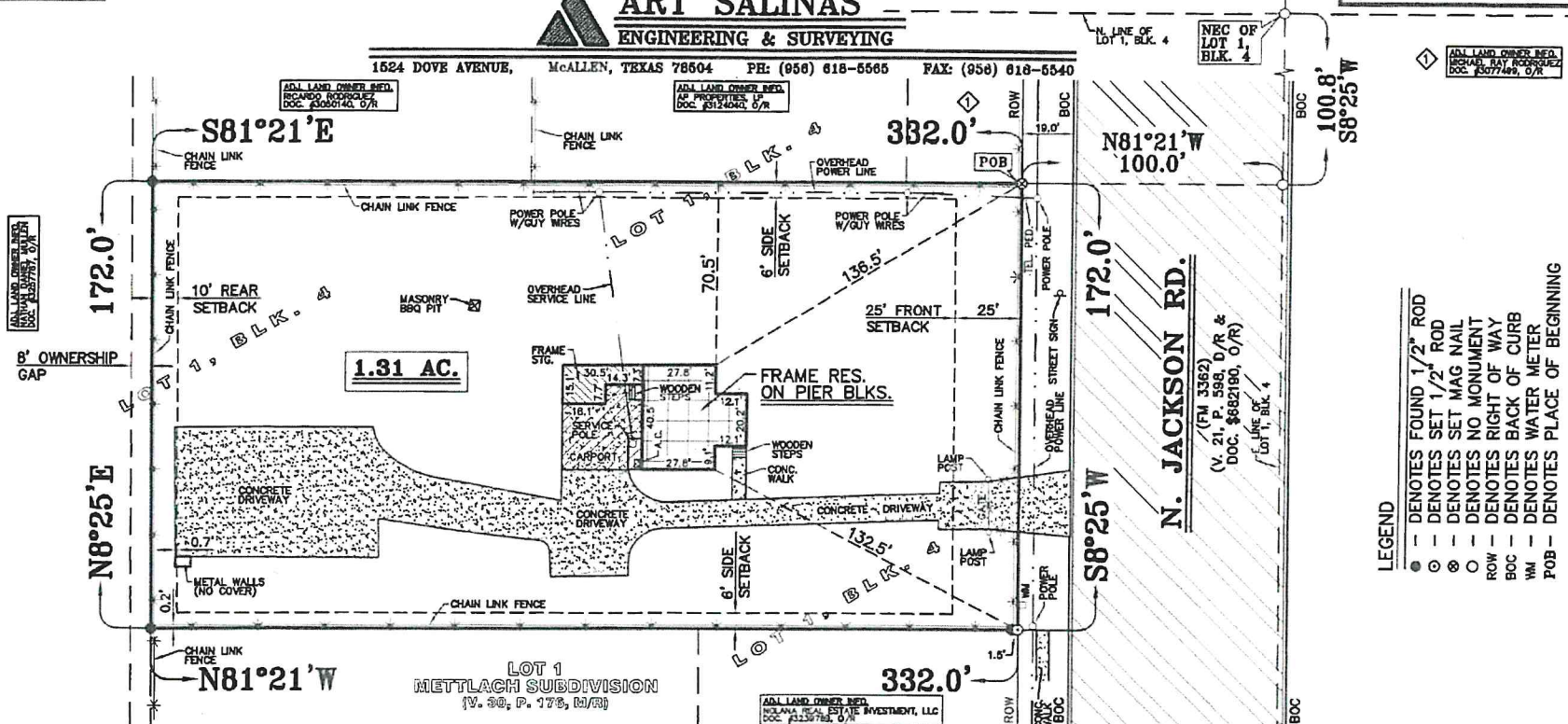
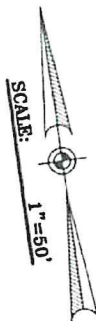
T.B.P.E. FIRM No.: F-5154



ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 818-5565 FAX: (956) 818-5540

T.B.P.L.S. FIRM No.: 10004000



THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 4617 N. JACKSON RD., IN McALLEN, TEXAS, DESCRIBED AS FOLLOWS:

A 1.31 ACRE TRACT BEING THE WEST 332.0 FEET OUT OF A 1.71 ACRE TRACT OUT OF LOT ONE (1), BLOCK FOUR (4), A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

23-66300 11-01-23 11-10-23
Job No. Survey Date Revised Date

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Registered Professional Land Surveyor No. 4802

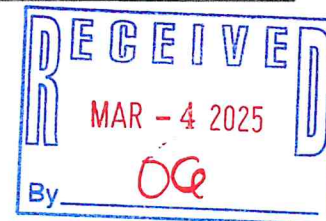


FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "B". Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480334-0425-C dated 11-16-82.

PLAT NOTES:

- There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
- This survey plat is prepared in connection with Title Policy G.F. # MCA23060149 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
- This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 661.19 of the "The Professional Land Surveying Practices Act".
- This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
- Easements and reservations may be reflected by the map and plat of record in Volume 21, Page 598, Deed Records of Hidalgo County, Texas. (Blanket)
- Easement granted to Central Power and Light Company, filed 11/01/1930, and recorded in Volumes 329, Page 140 Official Public Records of Hidalgo County, Texas. (Blanket)
- Certificate of Attachment filed 02/06/1997, and recorded in Document No. 577419 Official Public Records of Hidalgo County Texas.
- Sanitary rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2. (Blanket)
- Building setback lines as per City zoning ordinance.
- Subject to any oil, gas and mineral lease of record.
- Bearing Basis: "East line of a 1.71 ac. tract recorded in Doc. #669719, O/R"

BORROWER: Josefina Ali



ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE

McALLEN, TX 78504

PH: (956) 618-5565

FAX: (956) 618-5540

T.B.P.E. FIRM REG. NO. F-5154

T.B.L.S. FIRM REG. NO. 10004000

METES AND BOUNDS DESCRIPTION (1.31 Acre Tract)

A 1.31 acre tract being the West 332.0 feet out of a 1.71 acre tract out of Lot One (1), Block Four (4), A.J. McColl Subdivision, Hidalgo County, Texas, as recorded in Volume 21, Page 598, Deed Records of Hidalgo County, Texas; said tract being described by metes and bounds as follows:

COMMENCING at set mag. nail in the existing West right of way line of N. Jackson Rd. (FM 3362) for the PLACE OF BEGINNING and Northeast corner hereof, said corner being located South 8 degrees 25 minutes West 100.8 feet and North 81 degrees 21 minutes West 100.0 feet from the Northeast corner of said Lot One (1);

THENCE, South 8 degrees 25 minutes West parallel with the East line of said Lot One (1) and coincident with the West right of way line of said N. Jackson Rd. (FM 3362), 172.0 feet to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof;

THENCE, North 81 degrees 21 minutes West parallel with the North line of said Lot One (1) and along the North line of the Nolana Real Estate Investment, LLC tract (Doc. #3239789, O/R) and the North line of Lot 1, Mettlach Subdivision (V. 30, Page 176, M/R), 332.0 feet to a one-half (1/2) inch diameter iron rod found for the Southwest corner hereof;

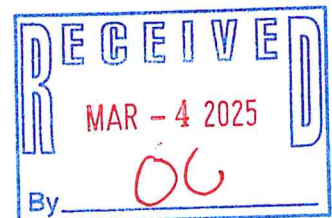
THENCE, North 8 degrees 25 minutes East and along the East line of the Nathan Daniel Mullen tract (Doc. #3257767, O/R), 172.0 feet to a one-half (1/2) inch diameter iron rod found for the Northwest corner hereof;

THENCE, South 81 degrees 21 minutes East parallel with the North line of said Lot One (1) and along the South line of the Ricardo Rodriguez tract (Doc. #3060140, O/R), the AP Properties, LP tract (Doc. #3124040, O/R) and the Michael Ray Rodriguez tract (Doc. #3077499, O/R), 332.0 feet to the PLACE OF BEGINNING, containing one and thirty-one hundredth (1.31) acres of land, more or less.

Bearing Basis: "East line of a 1.71 ac. tract recorded in Doc. #559719, O/R"

Job No. 23-66300 Date: 11-01-23 Revised: 11-10-23


Arturo A. Salinas, R.P.L.S. #4802







Planning Department

Memo

TO: Planning and Zoning Commission

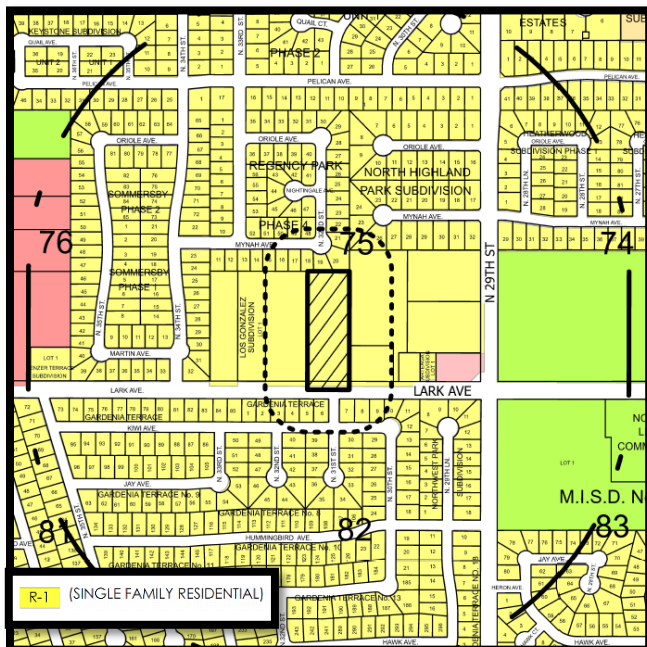
FROM: Planning Staff

DATE: March 24, 2025

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT: A 2.4 ACRE (GROSS), TRACT OF LAND OUT OF LOT 75, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 3100 LARK AVENUE. (REZ2025-0019)

LOCATION: The vacant tract is located on the north side of Lark Avenue, approximately 638 ft west of North 29th Street. The subject property is zoned R-1 (Single family Residential-OC) District.

PROPOSAL: The applicant is proposing to rezone the property to R-2 (Medium-Density Residential-UDC) District in order to construct a townhouse development. A feasibility plan has been submitted showing a proposed 22-Lot townhome development.



ADJACENT ZONING: The adjacent zoning is R-1 (Single Family) District all around.

LAND USE: Surrounding land uses are vacant land to the east and west and single-family residences north and south.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities, which is a land use designation primarily for single family residential use. Although acceptable but not optimal, townhomes, duplex-fourplex and small multifamily may be encouraged to create diversity in housing choices. This future land use designation is appropriate in that it provides for retail, at a scale supportive of surrounding neighborhoods.

DEVELOPMENT TRENDS: The development trend for this area along Lark Avenue is single-family residential homes, with vacant land also present in the area.

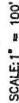
HISTORY: The property was rezoned from A-O (Agricultural Open Space) District to R-1 (Single Family Residential) District in 1990 and has yet to be developed. The application for the current rezoning request was submitted on March 3, 2025.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Townhomes may add to the diversity of home choices as encouraged by the Land use Plan. The density, intensity, and scale are more modest and align better with the character of existing single-family residential neighborhoods.

Subdivision and site plan review will be required prior to building permit issuance.

Staff has not received any phone calls, emails, or letters in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-2 (Medium-Density Residential-UDC) District since the land use designation encourages similar types of uses.



- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/PLASTIC CAP STAMPED

9 - SET PK-NAIL
"SAMES"

- POWER POLE
 - CITY WIDE

— ELECTRICAL BOX

— — — — — OVERHEAD ELECT
— CABLE PEDESTAL

—X— CHAINLINK FENCE
—◇— WROUGHT IRON FENCE

--- // --- - CEDAR FENCE LINE
EAST. - EXISTING

CONC. - CONCRETE
- ASPHALT

H.C.M.R. - HIDALGO COUNTY
H.C.D.R. - HIDALGO COUNTY

O.R.H.C. - OFFICIAL RECORDS
R.O.W. - RIGHT OF WAY

Q. 101	Q. 102	Q. 103	Q. 104	Q. 105	Q. 106	Q. 107	Q. 108	Q. 109	Q. 110	Q. 111	Q. 112	Q. 113	Q. 114	Q. 115	Q. 116	Q. 117	Q. 118	Q. 119	Q. 120	Q. 121	Q. 122	Q. 123	Q. 124	Q. 125	Q. 126	Q. 127	Q. 128	Q. 129	Q. 130	Q. 131	Q. 132	Q. 133	Q. 134	Q. 135	Q. 136	Q. 137	Q. 138	Q. 139	Q. 140	Q. 141	Q. 142	Q. 143	Q. 144	Q. 145	Q. 146	Q. 147	Q. 148	Q. 149	Q. 150	Q. 151	Q. 152	Q. 153	Q. 154	Q. 155	Q. 156	Q. 157	Q. 158	Q. 159	Q. 160	Q. 161	Q. 162	Q. 163	Q. 164	Q. 165	Q. 166	Q. 167	Q. 168	Q. 169	Q. 170	Q. 171	Q. 172	Q. 173	Q. 174	Q. 175	Q. 176	Q. 177	Q. 178	Q. 179	Q. 180	Q. 181	Q. 182	Q. 183	Q. 184	Q. 185	Q. 186	Q. 187	Q. 188	Q. 189	Q. 190	Q. 191	Q. 192	Q. 193	Q. 194	Q. 195	Q. 196	Q. 197	Q. 198	Q. 199	Q. 200	Q. 201	Q. 202	Q. 203	Q. 204	Q. 205	Q. 206	Q. 207	Q. 208	Q. 209	Q. 210	Q. 211	Q. 212	Q. 213	Q. 214	Q. 215	Q. 216	Q. 217	Q. 218	Q. 219	Q. 220	Q. 221	Q. 222	Q. 223	Q. 224	Q. 225	Q. 226	Q. 227	Q. 228	Q. 229	Q. 230	Q. 231	Q. 232	Q. 233	Q. 234	Q. 235	Q. 236	Q. 237	Q. 238	Q. 239	Q. 240	Q. 241	Q. 242	Q. 243	Q. 244	Q. 245	Q. 246	Q. 247	Q. 248	Q. 249	Q. 250	Q. 251	Q. 252	Q. 253	Q. 254	Q. 255	Q. 256	Q. 257	Q. 258	Q. 259	Q. 260	Q. 261	Q. 262	Q. 263	Q. 264	Q. 265	Q. 266	Q. 267	Q. 268	Q. 269	Q. 270	Q. 271	Q. 272	Q. 273	Q. 274	Q. 275	Q. 276	Q. 277	Q. 278	Q. 279	Q. 280	Q. 281	Q. 282	Q. 283	Q. 284	Q. 285	Q. 286	Q. 287	Q. 288	Q. 289	Q. 290	Q. 291	Q. 292	Q. 293	Q. 294	Q. 295	Q. 296	Q. 297	Q. 298	Q. 299	Q. 300	Q. 301	Q. 302	Q. 303	Q. 304	Q. 305	Q. 306	Q. 307	Q. 308	Q. 309	Q. 310	Q. 311	Q. 312	Q. 313	Q. 314	Q. 315	Q. 316	Q. 317	Q. 318	Q. 319	Q. 320	Q. 321	Q. 322	Q. 323	Q. 324	Q. 325	Q. 326	Q. 327	Q. 328	Q. 329	Q. 330	Q. 331	Q. 332	Q. 333	Q. 334	Q. 335	Q. 336	Q. 337	Q. 338	Q. 339	Q. 340	Q. 341	Q. 342	Q. 343	Q. 344	Q. 345	Q. 346	Q. 347	Q. 348	Q. 349	Q. 350	Q. 351	Q. 352	Q. 353	Q. 354	Q. 355	Q. 356	Q. 357	Q. 358	Q. 359	Q. 360	Q. 361	Q. 362	Q. 363	Q. 364	Q. 365	Q. 366	Q. 367	Q. 368	Q. 369	Q. 370	Q. 371	Q. 372	Q. 373	Q. 374	Q. 375	Q. 376	Q. 377	Q. 378	Q. 379	Q. 380	Q. 381	Q. 382	Q. 383	Q. 384	Q. 385	Q. 386	Q. 387	Q. 388	Q. 389	Q. 390	Q. 391	Q. 392	Q. 393	Q. 394	Q. 395	Q. 396	Q. 397	Q. 398	Q. 399	Q. 400	Q. 401	Q. 402	Q. 403	Q. 404	Q. 405	Q. 406	Q. 407	Q. 408	Q. 409	Q. 410	Q. 411	Q. 412	Q. 413	Q. 414	Q. 415	Q. 416	Q. 417	Q. 418	Q. 419	Q. 420	Q. 421	Q. 422	Q. 423	Q. 424	Q. 425	Q. 426	Q. 427	Q. 428	Q. 429	Q. 430	Q. 431	Q. 432	Q. 433	Q. 434	Q. 435	Q. 436	Q. 437	Q. 438	Q. 439	Q. 440	Q.
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INTERVIEW NOTES:

RECORDED IN VOLUME 24, PAGE 615.

ROINATE SYSTEM, (NAD 83). THE
LL COORDINATES, BEARINGS,
VEY FEET, GRID. BEARINGS AND
ON RECORDED DOCUMENT

ALL HORIZONTAL CONTROL ON GPS METHODS

THE SURVEYOR DID NOT PREPARE
FINISHED BY FIRST AMERICAN TITL

IMES NO LIABILITY FOR THE A
FOLLOWING MATTERS AND ALL

BRINGING EVIDENCE OF THE MATTER
SUBJECT TO THE SUBMISSION R

ALGO AND/OR ORDINANCES OR WHICH THE PROPERTY MAY BE IN VIOLATION OF SAID PROPERTY.

EASEMENTS, RULES, REGULATIONS, AND BY-LAWS OF THE CITY IRRIGATION DISTRICT NO. 1

EASEMENTS AND RESERVATIONS
AND DEDICATION OF SAID SURFACES

ANY ENCROACHMENT, ENCUMBRANCE AFFECTING THE TITLE OR COMPLETE LAND SURVEY AND COMPLETE LAND SURVEY

COMPANY RESERVES THE RIGHT TO DISCONTINUE OR TERMINATION OF SAID SURVEY).

PL

2.36 (102,980 SQ. FT. AC)
LA LOMITA IRRIGATION AND
AS RECORDED

DEED RECORD

SANES

—

[illegible]

SHEET 1 OF 1: SURVEY PLAN



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

METES AND BOUNDS DESCRIPTION

2.40 (110,880 SQ. FT) ACRE GROSS,

**2.36 (102,960 SQ. FT ACRE NET), TRACT OF LAND OUT OF LOT 75, LA LOMITA IRRIGATION
AND CONSTRUCTION COMPANY'S SUBDIVISION, AS RECORDED IN DOCUMENT
NUMBER:2262856, HIDALGO COUNTY DEED RECORDS.**

BEING A 2.40 (110,880 SQ. FT) ACRE GROSS,
2.36 (102,960 SQ. FT ACRE NET) TRACT OF LAND OUT OF LOT 75 LA LOMITA IRRIGATION AND
CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER: 2262856, DEED RECORDS OF
HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, FOR THE SOUTHWEST CORNER OF LOT 75, OF SAID LA LOMITA IRRIGATION
AND CONSTRUCTION COMPANY'S SUBDIVISION, BEING ON THE NORTH LINE OF GARDENIA TERRACE
NO.8 SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 201096, ALSO BEING THE CENTER LINE OF
LARK AVENUE (HAVING AN 80.00' R.O.W.); **THENCE;** SOUTH 81°18'00" EAST (EAST DEED), ALONG THE
SOUTHLINE OF LOT 75, LA LOMITA, AND THE NORTH LINE OF SAID GARDENIA TERRACE, ALSO BEING THE
CENTER LINE LARK AVENUE, A DISTANCE OF 462.00 FEET, TO A SET PK NAIL, FOR THE SOUTHEAST
CORNER OF SAID TRACT CONVEYED TO DUBE BARBARA, AS RECORDED IN VOL 1549 PG. 449 DEED
RECORDS, HIDALGO COUNTY, TEXAS, AND FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING**
OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°42'00" EAST (NORTH DEED), ALONG THE EAST LINE OF A TRACT OF SAID LAND
CONVEYED TO DUBE BARBARA, AT A DISTANCE OF 40.00 FEET, PASSING A FOUND HALF INCH ROD WITH
NO CAP, CONTINUING TO A TOTAL DISTANCE OF 560.00 FEET, TO A SET HALF INCH IRON ROD WITH A
BLUE CAP STAMPED "SAMES", FOR THE NORTHEAST CORNER OF SAID DUBE BARBARA, BEING ON THE
SOUTH LINE OF REGENCY PARK ESTATES SUBDIVISION, AS RECORDED IN VOL. 25 PG. 58 MAP RECORDS
HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°18'00" EAST (EAST DEED), ALONG THE SOUTH LINE OF SAID REGENCY PARK ESTATES
SUBDIVISION UNIT 4, A DISTANCE OF 198.00 FEET, TO SAID SET HALF INCH IRON ROD WITH A PLASTIC
CAP STAMPED "SAMES", FOR THE SOUTHEAST CORNER OF REGENCY PARK ESTATES SUBDIVISION UNIT
4, AS RECORDED IN PLAT BOOK VOL.25 PAGE 25-58-B, AND FOR THE NORTHEAST CORNER OF THIS
HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°42'00" WEST (SOUTH DEED), TO A DISTANCE OF 520.00 FEET, PASSING A SET HALF
INCH IRON ROD WITH A BLUE CAP STAMPED "SAMES", FOR THE NORTH RIGHT OF WAY LINE OF LARK
AVENUE CONTINUING TO A TOTAL DISTANCE OF 560.00 FEET, TO A SET PK NAIL BEING ON THE



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

COMMON LINE OF SAID GARDENIA TERRACE AND LOT 75, ON THE CENTER LINE OF SAID LARK AVENUE,
FOR THE SOUTHEAST OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°18'00" WEST (WEST DEED), ALONG THE COMMON LINE OF LOT 75 LA LOMITA
IRRIGATION AND GARDENIA TERRACE NO.8 SUBDIVISION, ALSO BEING THE CENTERLINE OF LARK, A
DISTANCE OF 198.00 FEET, TO THE **POINT OF BEGINNING**, CONTAINING A 2.40 (110.880 SQ. FT.) ACRE
GROSS, 2.36 (102,960 SQ FT) ACRE NET OF AN ACRE TRACT OF LAND, MORE OR LESS.

*ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE
PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED
ON RECORDED PLAT OR DOCUMENT.*

I, LEO L. RODRIGUEZ, JR., R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS
THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

 9/22/23

LEO L. RODRIGUEZ, JR., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448



SCALE: 1" = 30'

DATE: 03/20/25

CHECKED BY: CADTchd

DESIGNED BY: MS

DATE: N/A

EXHIBIT-1.0

CITY OF McALLEN, TEXAS

LOT 75, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, DOC. NO. 2262856, H.C.D.R.

2.40 AC.

PRELIMINARY EXHIBIT-1.0

M2 Engineering, PLLC

1810 E. GRIFFIN PARKWAY

MISSION, TEXAS 78573

956.600.8628

WWW.M2-ENGINEERS.COM

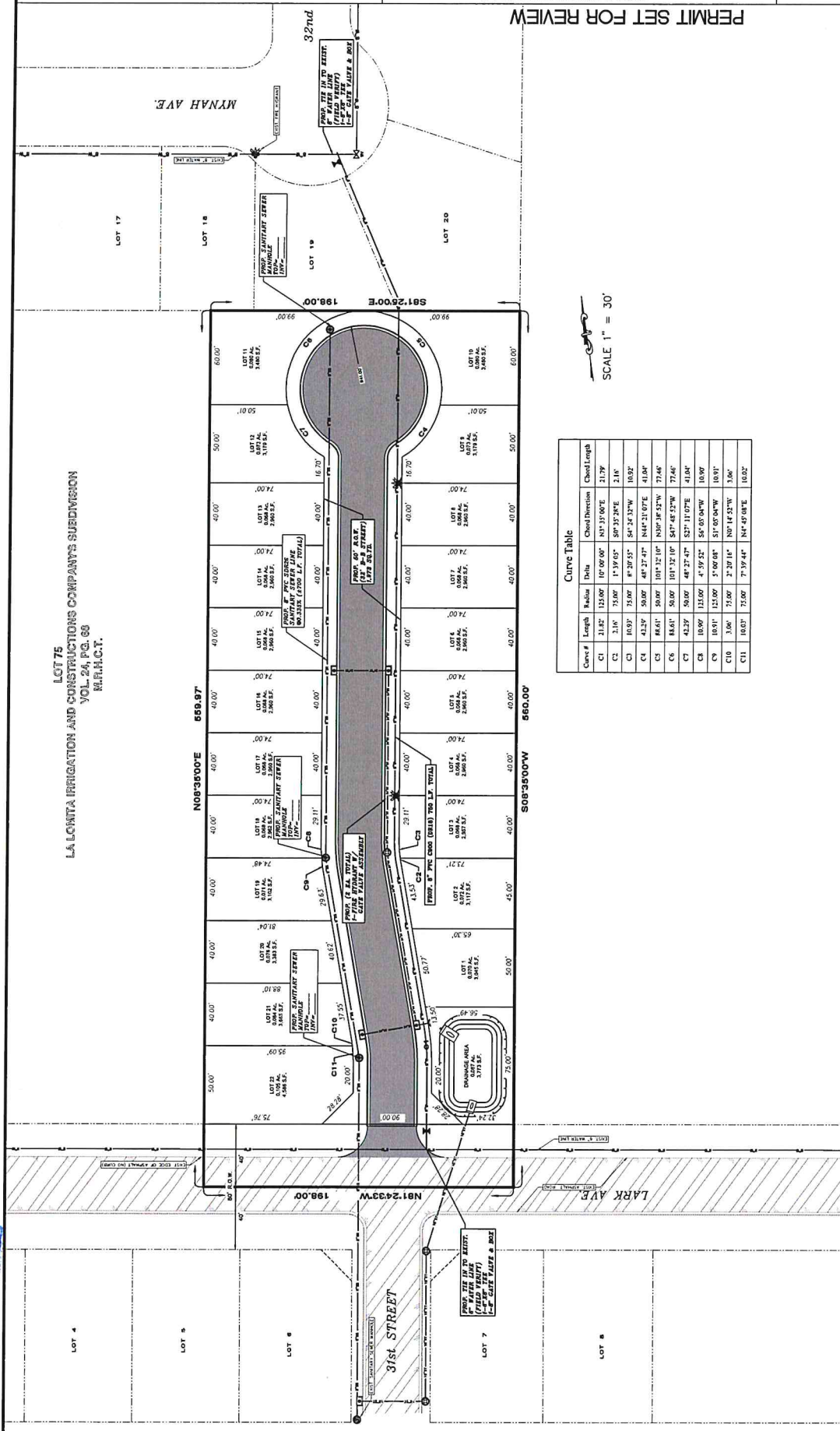
FIRM REGISTRATION # 19545

PERMIT SET FOR REVIEW

SCALE 1" = 30'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.42'	131.00'	107°00'00"	N47°37'00"E	21.79'
C2	3.14'	75.00'	2°39'05"	S89°23'20"E	2.18'
C3	16.93'	75.00'	8°20'55"	S4°24'32"W	16.92'
C4	43.29'	50.00'	48°27'47"	N44°21'07"E	41.84'
C5	86.61'	50.00'	101°32'10"	N30°38'52"W	72.66'
C6	43.29'	50.00'	48°27'47"	S37°31'07"E	41.84'
C7	18.99'	131.00'	4°59'53"	S6°00'04"W	18.99'
C8	18.91'	122.00'	2°00'04"	S1°05'04"W	18.93'
C9	3.06'	75.00'	2°20'14"	N0°14'23"W	3.06'
C10	16.03'	75.00'	7°39'44"	N4°45'08"E	16.02'



LOT 75

LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION

VOL. 24, PG. 80

M.P.H.C.T.

RECEIVED

MAR - 3 2025



FOR SALE

(956)624-7036



ELEMENT
REALTY

REAL ESTATE BROKERS

*** NOTICE ***
REZONING
FOR
THIS PROPERTY
REZ2025-0019

CITY OF WACO, TEXAS PLANNING DEPT
1000 W. 10TH ST
WACO, TX 76798
WWW.WACO.TX.GOV

Planning Department

Memo

TO: Planning and Zoning Commission

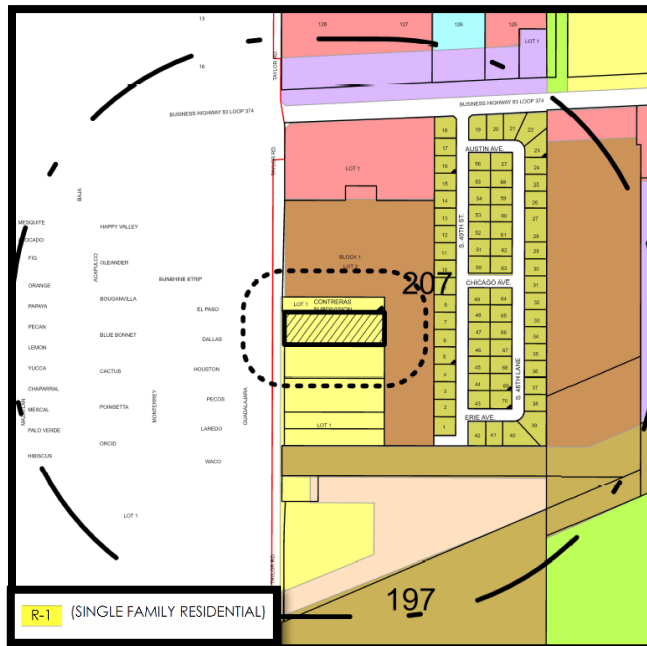
FROM: Planning Staff

DATE: March 19, 2025

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT: A 1.81 ACRE TRACT OF LAND OUT OF LOT 207, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 313 SOUTH TAYLOR ROAD. (REZ2025-0021)

LOCATION: The tract of land is located on the east side of South Taylor Road, approximately 920 ft south of Business Highway 83. The subject property is zoned R-1 (Single family Residential-OC) District.

PROPOSAL: The applicant is proposing to rezone the property to R-2 (Medium-Density Residential-UDC) District in order to construct a townhouse development. A feasibility plan has been submitted showing a proposed 20-Lot townhome development.



ADJACENT ZONING: The adjacent zoning is R-1 (Single Family) District north and south, and R-4 (Mobile Home) District to the east.

LAND USE: Surrounding land uses are single-family residences, townhomes, duplex-fourplex and a 55+ community.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities, which is a land use designation primarily for single family residential use. Although acceptable but not optimal, townhomes, duplex-fourplex and small multifamily may be encouraged to create diversity in housing choices. This future land use designation is appropriate in that it provides for retail, at a scale supportive of surrounding neighborhoods.

DEVELOPMENT TRENDS: The development trend for this area along South Taylor Road is single-family residential homes, townhomes, mobile homes with vacant land also present in the area.

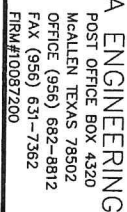
HISTORY: The property was rezoned from A-O (Agricultural Open Space) District to R-1 (Single Family Residential) District in 2015 as part of the city rezoning project and has yet to be developed. The application for the current rezoning request was submitted on March 3, 2025.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Townhomes may add to the diversity of home choices as encouraged by the Land use Plan. The density, intensity, and scale are more modest and align better with the character of existing single-family residential neighborhoods.

Subdivision and site plan review will be required prior to building permit issuance.

Staff has not received any phone calls, emails, or letters in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-2 (Medium-Density Residential UDC) District since the land use designation encourages similar types of uses.



S.W.C. ✓
LOT 207

© TAYLOR RD. V. 1 P. 17 M.R.

CITY OF MISSION
SAVE & EXCEPT
DOC#3055783 O.R.

SCALE: 1"=50'
CAD: JHS-207MD
JOB#: 87478

EASEMENTS AS PER GF. NO. 0003203497
EFFECTIVE DATE: FEBRUARY 17, 2025
ISSUED DATE: FEBRUARY 26, 2025

LEGEND
F1 - FOUND 1/2" DIAMETER IRON ROD
F2C - FOUND 1/2" DIAMETER IRON ROD W/ CAP
STAMPED "ROSS PROP. CORP."
F4 - FOUND 3/4" DIAMETER IRON PIPE
S - SET 1/2" DIAMETER IRON ROD W/ CAP
EDGED "PENA 5242"
E.O.A. - STAMP OF ASPHALT
R.O.W. - RIGHT OF WAY
X-X - 6" CHAINLINK FENCE
XX-XX - 3" HOSMRE FENCE
CS - CONCRETE SLAB
C/W - CONCRETE WALK
C-G - 6" CEDAR FENCE
P - POWER POLE
T - TELEPHONE PEDESTAL
W - WATER METER
P - PROPANE TANK

BUYER'S NAME: 704 PROPERTIES LLC

FLOOD ZONE: ZONE: "B" COMMUNITY PANEL NUMBER: 480334 0400 C

I CERTIFY THAT THIS PLAN REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAN © COPYRIGHT 2025 PENA ENGINEERING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON. IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED, NO LICENSE HAS BEEN CREATED OR APPLIED TO COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

ADDRESS:

LEGAL DESCRIPTION: A 1.81 ACRE TRACT OF LAND OUT OF LOT 207, JOHN H. SUBDIVISION HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1 PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242
DATE: 3/5/2025

Collo G₂ H



LEGAL DESCRIPTION:

A 1.81 acre tract of land out of Lot 207, JOHN H. SHARY SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 1 Page 17 of the Map Records of Hidalgo County, Texas; said 1.81 acre tract of land being more particularly described by metes and bounds as follows:

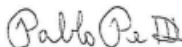
Commencing at the Southwest corner of said Lot 207, thence with the West line of said Lot 207, the centerline of Taylor Road, North 08°-40'-30" East 488.53 feet, thence with the North line of Torres & Maribel Reynaldo's tract as described in Document No. 3614472 Official Records, South 81°-19'-30" East 50.00 feet to the Southwest corner hereof and PLACE OF BEGINNING, whence a one-half (1/2) inch diameter iron rod with cap stamped "ROWSS Prop. Cor." found bears North 81°-19'-30" West 0.60 feet;

Thence with the East Right of Taylor Road, the East line of City of Mission's Tract as described in Document No. 3055783 Official Records, North 08°-40'-30" East 162.84 feet to the Northwest corner hereof, whence a one-half (1/2) inch diameter iron rod with cap stamped "ROWSS Prop. Cor." found bears North 81°-19'-30" West 1.40 feet;

Thence South 81°-19'-30" East 485.00 feet to a one-half (1/2) inch diameter iron rod with cap stamped "Peña 5242" set for the Northeast corner hereof, whence a three-quarter (3/4) inch diameter iron pipe found at the Southeast corner of Contreras Subdivision as recorded in Document No. 2949247 Map Records bears North 08°-40'-30" East 2.00 feet;

Thence with the West line of Granite Sol Luna LLC's Tract as described in Document No. 2427288 Official Records, South 08°-40'-30" West 162.84 feet to a one-half (1/2) inch diameter iron rod found for the Southeast corner hereof;

Thence with the North line of said Torres & Maribel Reynaldo's Tract, North 81°-19'-30" West 485.00 feet to the PLACE OF BEGINNING, containing One and eighty-one hundredths (1.81) acres, more or less;

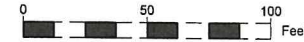


Pablo Peña, III
R.P.L.S. No. 5242
Date: 03/05/2025



2.00 ACRE TRACT OF LAND OUT OF THE SANDRA TREVINO
PETRA SALINAS AND ALONSO TREVINO JR.
TRACT THE NORTH 2.0 OF THE SOUTH 8.0 ACRES OF LOT 207,
JOHN H. SHARY SUBDIVISION, ACCORDING TO GENERAL
WARRANTY DEED, RECORDED IN DOCUMENT NO. 2075657,
OFFICIAL RECORDS OF HIDALGO COUNTY,
PARCEL ID:281128

LOT 2, BLOCK 1,
MANLORNS ESTATES SUBD.
VOL. 22, PG. 154, M.R.H.C.



LOT 1
CONTRERAS SUBDIVISION
DOC.#2949247 M.R.H.C.

S81°19'30"E
50.00'

N81°19'30"W
485.00'



S81°19'13"E
50.00'

N81°19'30"W
485.00'

SHADDAI CONSTRUCTION, LLC.
1.813 ACRE TRACT OF LAND OUT OF LOT 207, JOHN H. SHARY
SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF
RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO
COUNTY, TEXAS, GENERAL WARRANTY DEED, RECORDED IN
DOCUMENT NO. 3614472, O.R.H.C.

LOT 2, BLOCK 1,
MANLORNS ESTATES SUBD.
VOL. 22, PG. 154, M.R.H.C.

N8°40'30"E
162.84'

55.90'

LOT 207

JOHN H. SHARY SUBD.

(VOL. 1, PG. 17, M.R.H.C.)

[illegible]



JUL 2024-0113



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>Aqualina at Tres Lagos Phase IV Subdivision</u>	
	Legal Description <u>Being 16.429 +/- acres out of Section 227, Texas-Mexican Railway Company Survey, according to the patent issued by the State of Texas, Recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.</u>	
	Location <u>South of Aqualina at Tres Lagos Phase I and west of Cascada at Tres Lagos Phase I</u>	
	City Address or Block Number <u>6500 Tres Lagos Blvd</u>	
	Total No. of Lots <u>45</u> Total Dwelling Units <u>44</u> Gross Acres <u>16.39</u> Net Acres _____	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) <input checked="" type="checkbox"/> Residential (<u>44</u> Lots) Replat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> <u>R-3A</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Single Family Residential</u>	
	Irrigation District # <u>UID</u> Water CCN: <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>1075073</u>		
Estimated Rollback Tax Due <u>2,500.27</u> Tax Dept. Review <u>NPG</u>		
Owner	Name <u>Rhodes Development, Inc.</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th St, Suite 1700</u> E-mail <u>brfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Rhodes Development, Inc.</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th St, Suite 1700</u> E-mail <u>brfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Brad Frisby, Vice President Land Development</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A Reyna, P.E., Beto De La Garza, and Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

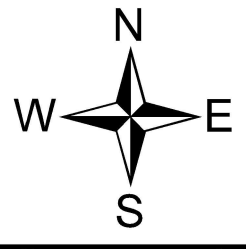
OCT 10 2024

BY: CW

LOCATION

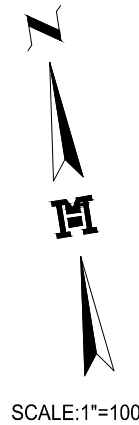
**PROPOSED AQUALINA
AT
TRES LAGOS PH 4**

**AQUALINA AT
PHASE I SUB**



AQUALINA WAY

TRES LAGOS BLVD



BEING A SUBDIVISION OF 16.429 ACRES SITUATED IN THE CITY
OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF
SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN
VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS

A TRACT OF LAND CONTAINING 16.429 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, WHICH SAID 16.429 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO RHODES DEVELOPMENT INC. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 32070851, HIDALGO COUNTY OFFICIAL RECORDS, SAID 16.429 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 227;

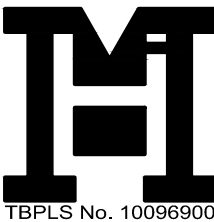
THENCE, N 81° 01' 46" W ALONG THE SOUTH LINE OF SAID SECTION 227, A DISTANCE OF 3,303.65 FEET;

THENCE, N 08° 58' 14" E A DISTANCE OF 649.50 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 17° 20' 58", A RADIUS OF 1,540.00 FEET, AN ARC LENGTH OF 486.32 FEET, A TANGENT OF 234.96 FEET AND A CHORD THAT BEARS S 73° 49' 25" W A DISTANCE OF 464.54 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
2. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 14° 37' 36", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 76.59 FEET, A TANGENT OF 38.50 FEET AND A CHORD THAT BEARS S 72° 27' 44" W A DISTANCE OF 76.38 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
3. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 09° 30' 36", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 49.77 FEET, A TANGENT OF 24.94 FEET AND A CHORD THAT BEARS S 75° 01' 23" W A DISTANCE OF 49.71 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 33° 00' 00" W A DISTANCE OF 124.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 63° 51' 41" W A DISTANCE OF 57.46 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 36° 30' 00" W A DISTANCE OF 143.84 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 51° 24' 11" E A DISTANCE OF 126.17 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 19° 30' 00" E A DISTANCE OF 111.67 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 03° 09' 53" W A DISTANCE OF 326.15 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
10. THENCE, N 09° 30' 00" W A DISTANCE OF 193.58 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 11° 00' 00" E A DISTANCE OF 115.38 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
12. THENCE, S 79° 00' 00" E A DISTANCE OF 388.43 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, S 52° 00' 00" E A DISTANCE OF 78.15 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 57° 44' 27" E A DISTANCE OF 654.36 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3183832, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
15. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 12° 49' 54", A RADIUS OF 1,150.00 FEET, AN ARC LENGTH OF 257.55 FEET, A TANGENT OF 129.31 FEET AND A CHORD THAT BEARS S 16° 03' 07" W A DISTANCE OF 257.01 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
16. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 22° 27' 19", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 117.58 FEET, A TANGENT OF 59.55 FEET AND A CHORD THAT BEARS S 20° 51' 49" W A DISTANCE OF 116.83 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
17. THENCE, S 32° 05' 29" W ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN, A DISTANCE OF 254.44 FEET TO A POINT OF BEGINNING AND CONTAINING 16.429 ACRES OF LAND, MORE OR LESS.

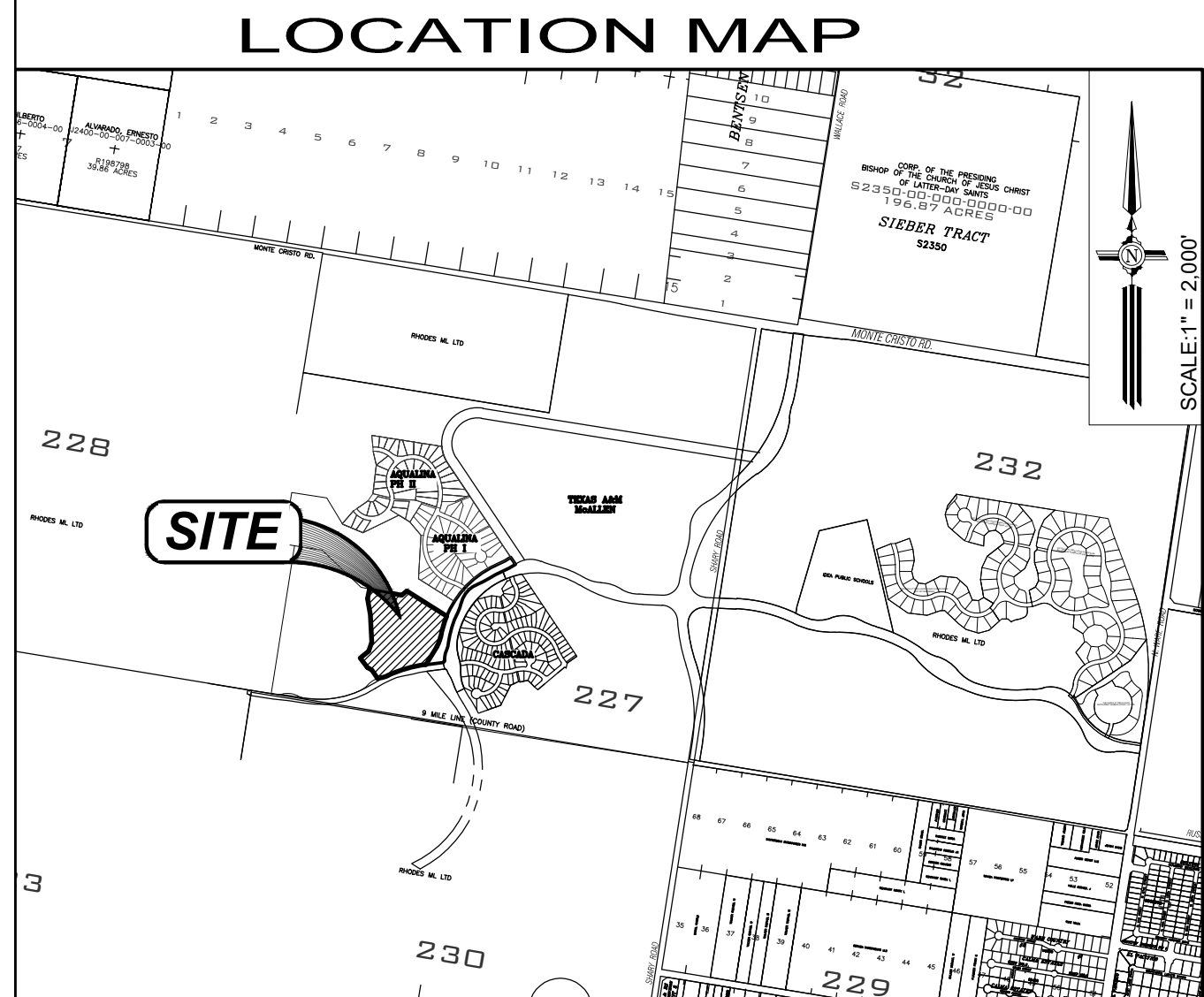
- FOUND No 4 REBAR
- SET No 4 REBAR W/PLASTIC
- CAP STAMPED MELDEN & HUNT
- CURVE PC AND PT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- H.C.M.R. - HIDAIGO COUNTY MAP RECORDS
- H.C.D.R. - HIDAIGO COUNTY DEED RECORDS
- H.C.O.R. - HIDAIGO COUNTY OFFICIAL RECORDS
- R.O.V. - RIGHT-OF-VIEW
- S.W. COR. - SOUTHWEST CORNER
- S.O.F.T. - SQUARE FEET
- H.C.I.D. - HIDAIGO COUNTY IRRIGATION DISTRICT
- H.C.D. - HIDAIGO COUNTY DRAINAGE DISTRICT
- U.E. - UTILITY EASEMENT
- T.E. - TECHNOLOGY EASEMENT
- C.A. - COMMON AREA

DRAWN BY: J.L.G. DATE 10-03-2024
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



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



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 2 OF 2 SHEETS



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/28/2025

SUBDIVISION NAME: AQUALINA AT TRES LAGOS PHASE IV

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Russell Road (9 Mile Line): Dedication as needed for 100 ft. Total R.O.W.
Paving: 65 ft. Curb & gutter: Both Sides
- Show R.O.W. and range of R.O.W. to determine dedication requirements.
- City of McAllen thoroughfare plan designates 9 Mile line (Russell Road), as a Minor arterial with 100 ft. of R.O.W., provide R.O.W. detail along mile 9 road regarding, centerline existing dedication dimensions as applicable and Total R.O.W. to establish compliance with required R.O.W. dedications. Any R.O.W. being dedicated by this plat must be included as well, finalize prior to final.
- Provide Centerline of street across Russell Road, to ensure compliance with minimum requirements street jog requirements. Street jogs with centerline offsets of less than 125 feet shall be avoided. Sec. 134-105(d)
- Temporary turnaround will be needed at end of Russel Road as it is proposed to be improved as subdivisions are developed.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final/recording.
**COM Thoroughfare Plan

Interior streets: Dedication as needed for 50 ft. minimum ROW.
Paving: 32 ft. Curb & gutter: both sides
- Finalize street name requirement prior to final/recording.
- Disclaimer: For Temporary turnaround easement, additional notes as required may apply, finalize temporary turnaround requirements, prior to final/recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final/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

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
*Disclaimer: Clearly label or differentiate the designated Emergency access drive on the plat.
**Subdivision Ordinance: Section 134-118

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

Required

Required

NA

NA

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"> * 600 ft. Maximum Cul-de-Sac: The proposed subdivision applies the "coving method" with emergency access walks/drives provided per established agreement. - Disclaimer: For Temporary turnaround easement, additional notes as required may apply, finalize temporary turnaround requirements, prior to final. **Subdivision Ordinance: Section 134-105 	Applied
ALLEYS	
<ul style="list-style-type: none"> R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106 	NA
SETBACKS	
<ul style="list-style-type: none"> * Front: 20 ft. or greater for easements, as per agreement - Setbacks to be established once zoning requirements have been finalized. **Must comply with PID requirements. ***Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-356 	Required
<ul style="list-style-type: none"> * Rear: 11 ft. or greater for easements - Setbacks to be established once zoning requirements have been finalized. **Must comply with PID requirements. ***Zoning Ordinance: Section 138-356 	Required
<ul style="list-style-type: none"> * Interior Sides: 5 ft. or greater for easements - Setbacks to be established once zoning requirements have been finalized. **The proposed subdivision complies with minimum setback requirements, as per agreement. ***Must comply with PID requirements. **Zoning Ordinance: Section 138-356 	Required
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements - Setbacks to be established once zoning requirements have been finalized. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356 	Required
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required; greater setback applies. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required along Russell Road (9 Mile Line). Interior Sidewalks: 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. Revisions Needed: -Revise plat note #15 prior to final/recording. **Subdivision Ordinance: Section 134-120 	Required
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	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 and along Russell Road (9 Mile Line) and Tres Lagos Boulevard. **Landscaping Ordinance: Section 110-46 	Applied

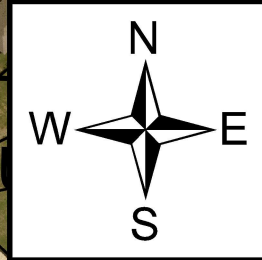
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Russell Road (9 Mile Line) **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 * 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 	Applied
	Applied
	Applied
	NA
	Applied
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 * Minimum Lot Width and Lot Area. **As per Agreement, Emergency access walks/drives shall be recognized as secondary access points for emergency service vehicles. **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A & R-1 Proposed: R-1 - Based on the submitted documents, there are some portions of the property that are zoned under the R-3A (Multifamily Residential District). - Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat/setbacks/requirements and/or rezoning. - Rezoning to the proposed R-1 must be finalized, prior to final/recording. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval - Based on the submitted documents, there are some portions of the property that are zoned under the R-3A (Multifamily Residential District). - Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat/setbacks/requirements and/or rezoning. - Rezoning to the proposed R-1 must be finalized, prior to final. ***Zoning Ordinance: Article V 	Required
	Required

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

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, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* 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.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation is approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) as per Traffic Department is not required.	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Revise the subdivision title name from "Subdivision Map of Aqualina at Tres Lagos Subdivision Phase IV" to say the following "Subdivision Map of Aqualina at Tres Lagos Phase IV Subdivision" <----Have the area in between brackets [] to be BOLDED and in BIGGER text prior to recording, please DO NOT ADD THE BRACKETS. - Make sure that subdivision name change is reflected on all mentions of the subdivision, be it plat notes or signature lines. - Must comply with City's Access Management Policy. - Must comply with the Agreement and Public Improvement District (PID) conditions. - Provide a master plan for all phases of the development. - There is a line type that extends from the North-West corner of the subdivision going north and appears to run through a lot line, clarify this line on the plat. - On the previous Aqualina development projects, you did not have to provide a location map on the Notes page, you may be allowed to take out the additional location map from sheet 1. - On the Location map of sheet 2, please make sure to update your parcel maps to include all the new developments on this area (i.e. Aqualina at Tres Lagos PH. III, Belterra at Tres Lagos PH. II, etc.) - Wording for the signature block refers to private subdivisions, please use the wording for public subdivisions. - Need to add plat note for the eventual removal of the temporary turnarounds, should say: "Developer/Tres Lagos (PID) Public Improvements District/Owner/HOA will be responsible for the maintenance and removal of both temporary turn arounds shown on plan." - At the Planning and Zoning Commission meeting of October 22, 2024, the subdivision was approved in Preliminary Form subject to conditions noted. * Disclaimer: Make sure to add the detail viewports "A, B, C, D" for the Utility Easements, Technology Easements, etc. that were provided on the previous Tres Lagos developments. * Disclaimer: Any abandonments must be done by separate instrument/process, cannot be abandoned by plat. * Disclaimer: On the Surveyor's signature line, there is a small misspelling on the surveyor's seal, it currently says "Registrdr" 	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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



LOCATION



SUB 2024-0116

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>Pecan Luxury Living Subdivision</u>	
	Legal Description <u>Being 7.799 +/- acres out of Lot 5 Block 2, C.E. Hammond, as recorded in Volume 1, Page 8, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.</u>	
	Location <u>North side of 495 approximately 800 feet west of North Ware Road behind the Sonic Drive Inn</u>	
	City Address or Block Number <u>4000 Pecan Blvd</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>7.799</u> Net Acres <u> </u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) <input checked="" type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3A</u> Proposed Zoning <u>R3A</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>residential Apartments</u>	
	Irrigation District # <u>HCID#1</u> Water CCN: <input checked="" type="checkbox"/> MGPU / <input type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Parcel # <u>185354</u>		
Estimated Rollback Tax Due <u>0</u> Tax Dept. Review <u>af</u>		
Owner	Name <u>Jucar Apartments LLC</u> Phone <u>(956) 655-2393</u>	
	Address <u>301 Nyssa Avenue</u> E-mail <u>robertog20@yahoo.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Adryca Investments and Consulting Corp</u> Phone <u>(956) 655-2393</u>	
	Address <u>1804 North 23rd Street</u> E-mail <u>robertog20@yahoo.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Roberto Garza, Developer</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A Reyna, P.E., Beto De La Garza, and Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

OCT 16 2024

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- 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

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- 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 separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

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

Owner(s) Signature(s)

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.

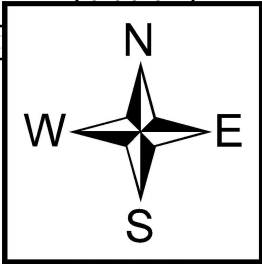
Signature  Date 10.02.2024

Print Name Mario A Reyna, P.E.

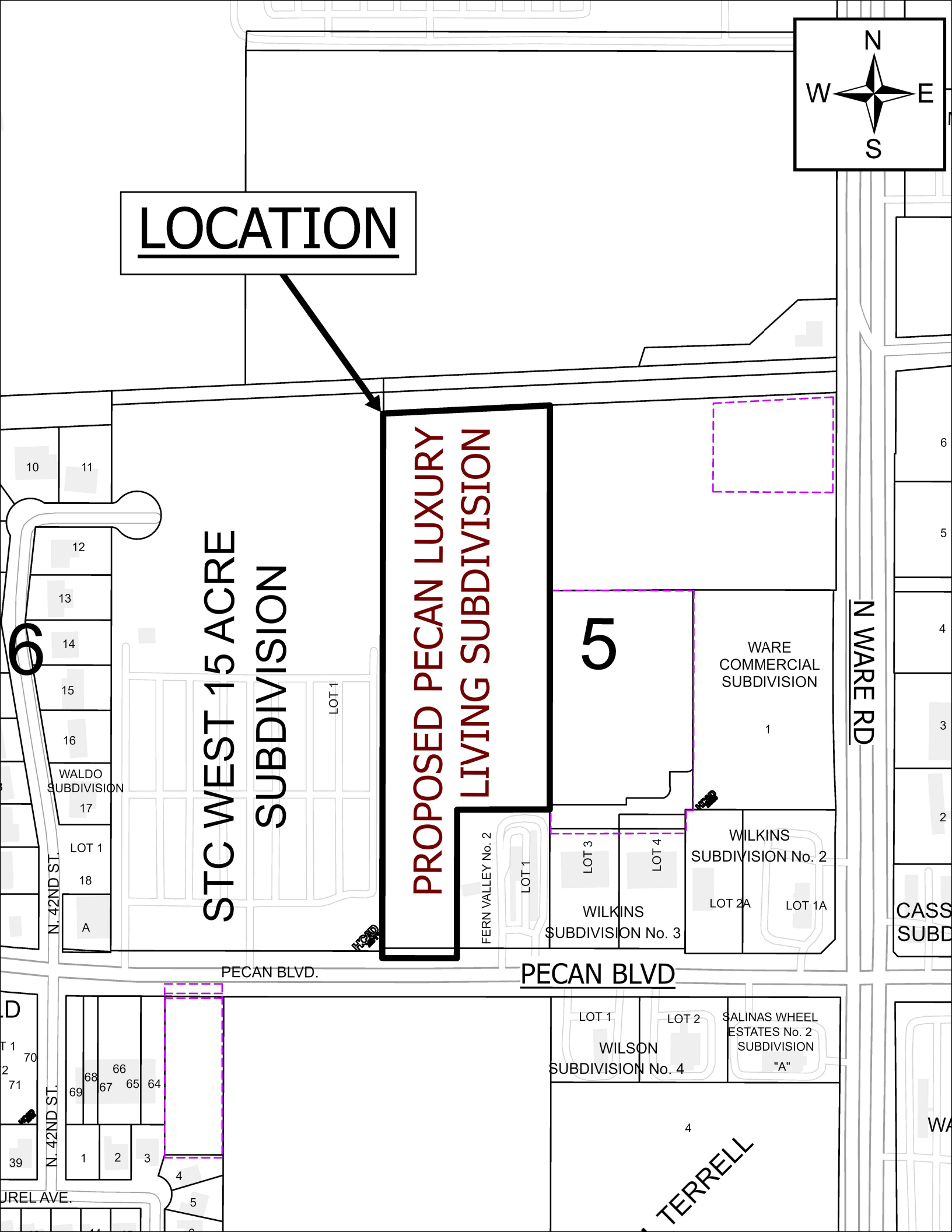
Owner ☐

Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



LOCATION



**PROPOSED PECAN LUXURY
LIVING SUBDIVISION**

**STC WEST 15 ACRE
SUBDIVISION**

5

WARE
COMMERCIAL
SUBDIVISION

WILKINS
SUBDIVISION No. 2

WILKINS
SUBDIVISION No. 3

WILSON
SUBDIVISION No. 4

SALINAS WHEEL
ESTATES No. 2
SUBDIVISION
"A"

PECAN BLVD

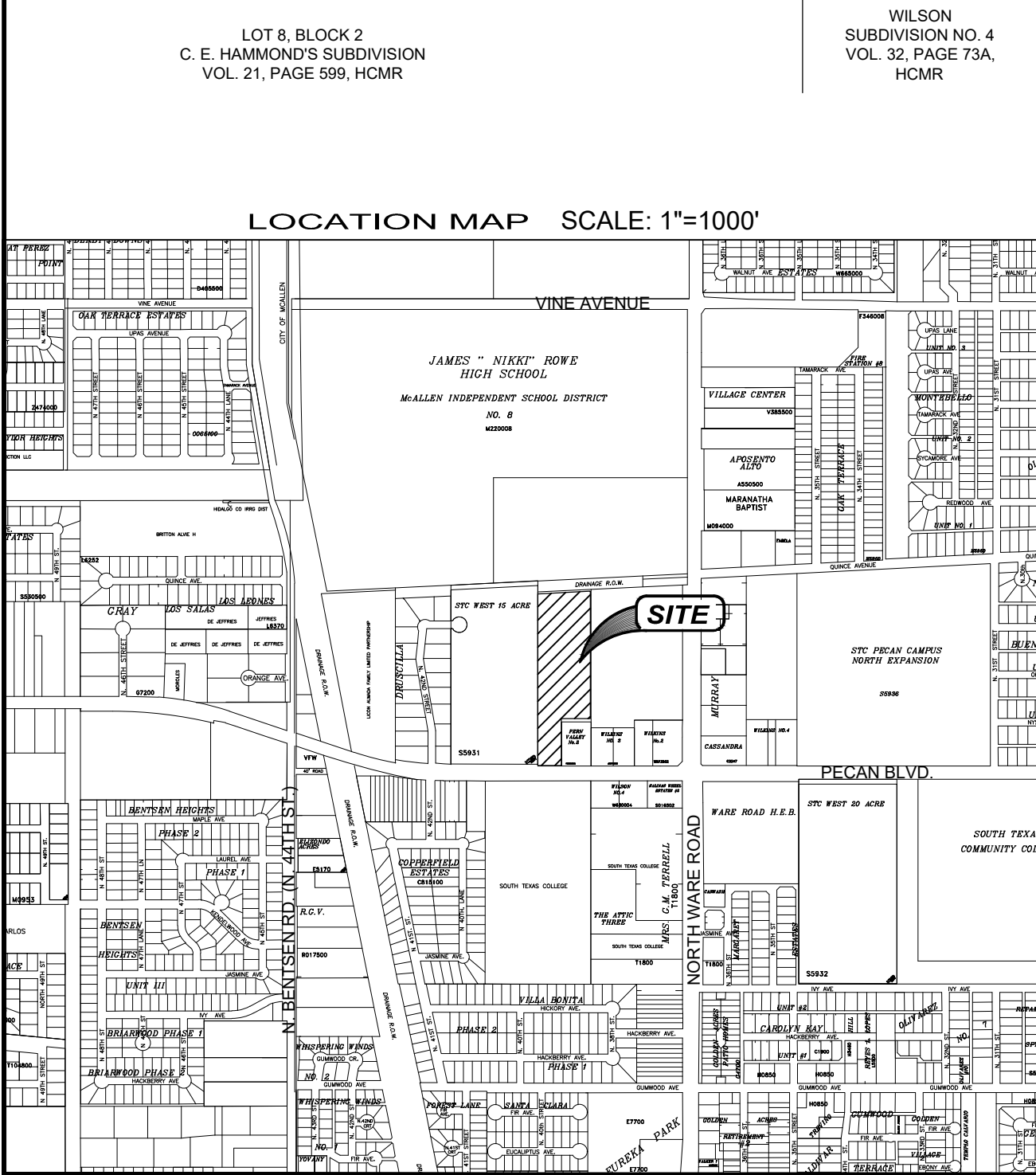
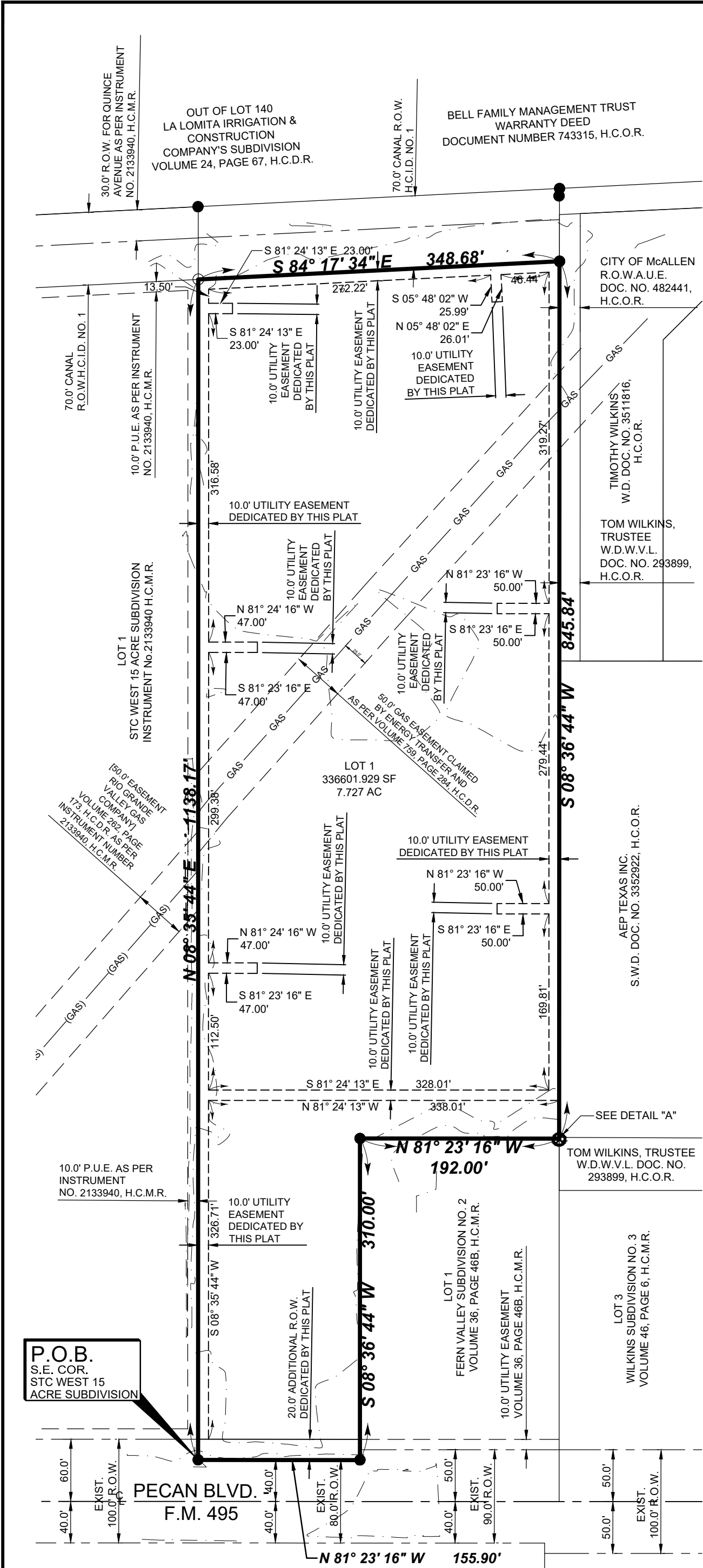
N WARE RD

N. 42ND ST.

N. 42ND ST.

UREL AVE.

TERRELL



SUBDIVISION MAP OF
**PECAN LUXURY LIVING
SUBDIVISION**
7.799 ACRES OUT OF LOT 5, BLOCK 2,
C.E. HAMMOND SUBDIVISION
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:
A TRACT OF LAND CONTAINING 7.799 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS BEING A PART OR PORTION OF LOT 5, BLOCK 2, C.E. HAMMOND SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, HIDALGO COUNTY MAP RECORDS, WHICH SAID 7.799 ACRES WERE CONVEYED TO JUCAR APARTMENTS, L.L.C., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 161448, HIDALGO COUNTY OFFICIAL RECORDS, SAID 7.799 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A NO. 4 REBAR FOUND ON THE WEST LINE OF SAID LOT 5, BLOCK 2 AND AT THE SOUTHEAST CORNER OF STC WEST 15 ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2133940, HIDALGO COUNTY MAP RECORDS AND BEING ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF PECAN AVENUE, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
1. THENCE, N 08° 35' 44" E ALONG THE WEST LINE OF SAID LOT 5, BLOCK 2 AND THE EAST LINE OF SAID STC WEST 15 ACRES SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASS THE FUTURE NORTH RIGHT-OF-WAY LINE ACCORDING TO HIDALGO COUNTY THOROUGHFARE PLAN, CONTINUING A TOTAL DISTANCE OF 1,138.17 FEET TO A NO. 4 REBAR SET [NORTHING: 1660537.057, EASTING: 1062277.596] ON THE SOUTH LINE OF A CERTAIN 70.00 FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, FOR THE NORTHWEST CORNER OF THIS TRACT;
 2. THENCE, S 84° 17' 34" E ALONG THE SOUTH LINE OF SAID 70.00 FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, A DISTANCE OF 348.68 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
 3. THENCE, S 08° 36' 44" W A DISTANCE OF 845.84 FEET TO A NO. 4 REBAR SET [FROM WHICH A NO. 5 REBAR FOUND BEARS S 18° 12' 54" W A DISTANCE OF 0.94 FEET] AT THE NORTHEAST CORNER OF LOT 1, FERN VALLEY SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 36, PAGE 468, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
 4. THENCE, N 81° 23' 16" W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 192.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, FOR AN INSIDE CORNER OF THIS TRACT;
 5. THENCE, S 08° 36' 44" W ALONG THE WEST LINE OF SAID LOT 1, AT A DISTANCE OF 290.00 FEET PASS THE FUTURE NORTH RIGHT-OF-WAY LINE ACCORDING TO HIDALGO COUNTY THOROUGHFARE PLAN, AT A DISTANCE OF 300.00 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 310.00 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF PECAN AVENUE, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
 6. THENCE, N 81° 23' 16" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF PECAN AVENUE, A DISTANCE OF 155.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.799 ACRES OF LAND, MORE OR LESS.

- GENERAL NOTES:**
1. 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 0010 C MAP REVISED: NOVEMBER 2, 1982
 2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
 3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 40 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
 4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 71,909.00 CUBIC FEET (1.651 AC FT.) AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 5. CITY OF McALLEN BENCHMARK: "MC 70" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999, BEING LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM 495 & WARE RD. 30" ALUM. PIPE WITH A 3 1/2" BRASS MONUMENT CAP ON TOP AT ELEVATION = 122.69, NORTHINGS: 16805119.2753, EASTINGS: 1063386.45771 (NAVDS89)
 6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
 7. 5 FT. WIDE MINIMUM SIDEWALK ALONG PECAN BOULEVARD (FM 495).
 8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
 9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 10. SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
 11. COMMON DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
 12. A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
 13. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITIONS WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UP FRONT PRIOR TO PLAY RECORDING; THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR PECAN LUXURY SUBDIVISION ARE BASED ON \$700.00 PER LOT/DWELLING UNIT. FOR EACH OF THE PROPOSED LOTS/DWELLING UNITS, \$35,700.00 IS TO BE PAID BEFORE PLAT RECORDING; THEREAFTER THE PARK FEE AT A RATE OF \$350.00 PER LOT/DWELLING UNIT WILL BE PAID AT TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON _____ WITH THE CONDITIONS LISTED.
 14. MINIMUM 24 FT. WIDE PRIVATE SERVICE DRIVE WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

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

MAYOR, CITY OF McALLEN _____ DATE _____
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 _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE _____ DAY OF _____, 20____.

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

O.E. BRAND JR., PRESIDENT _____ MARK FREELAND, SECRETARY _____

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL E. SESIN, P.E., C.F.M. _____ DATE _____
GENERAL MANAGER

THE STATE OF TEXAS
COUNTY OF HIDALGO
II, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PECAN LUXURY LIVING SUBDIVISION, DO HERE BY GRANT, AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE, UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S) AND EASEMENTS THEREON, SHOWN, SURFACE USE OF THE STREET(S), AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF UVALDE AVENUE FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

Jucar Apartments, L.L.C. _____ DATE _____
c/o Severino Sala Gallegos, Managing Member
By: Centro De Negocios Navarres SA DE CV
Member
800 West Dallas
McAllen, Texas 78501

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SEVERINO SALA GALLEGOS, 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: _____

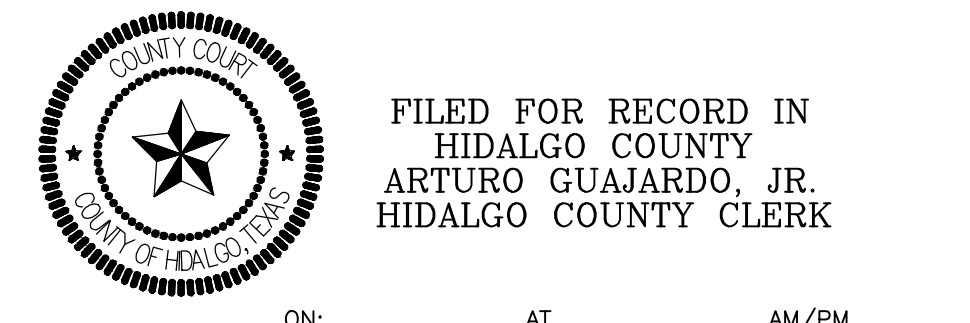
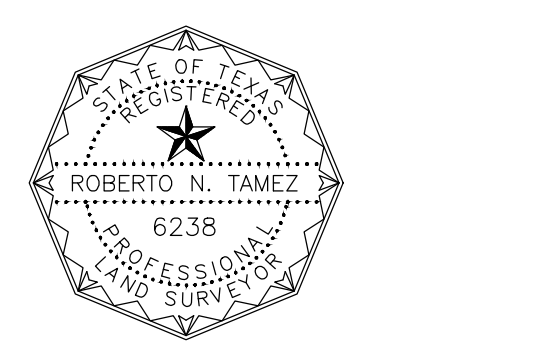
STATE OF TEXAS
COUNTY OF HIDALGO:
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117368
STATE OF TEXAS
DATE PREPARED: _____
ENGINEERING JOB No. 24140.00
DATE REVISED: _____

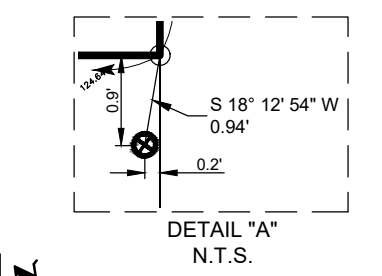


STATE OF TEXAS
COUNTY OF HIDALGO:
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PECAN LUXURY LIVING SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01-18-21 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR NO. 6238
STATE OF TEXAS
DATE SURVEYED: 09-14-2024
SURVEY JOB No. 24750.08



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



- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND PK NAIL
 - FOUND 2" STEEL POST
 - FOUND "X" MARK IN STUMP
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - SET "X" MARK ON CONCRETE
- R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
VOL. - VOLUME
PG. - PAGE
P.O.B. - POINT OF BEGINNING
S.E. COR. - SOUTHEAST CORNER
P.U.E. - PUBLIC UTILITY EASEMENT
R.O.W.A.U.E. - RIGHT OF WAY AND UTILITY EASEMENT

TEXAS REGIST. F-1435
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: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/25/2025

SUBDIVISION NAME: PECAN LUXURY LIVING

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Pecan Boulevard: Dedication for 60 ft. from centerline for 120 ft. ROW
Paving: by the state Curb & gutter: by the state
- Show and label the ROW from centerline and total ROW after dedication, prior to final.
- There appears to be an annotation of 20 ft. clarify if that will be ROW dedicated by this plat and label appropriately as applicable.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**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

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/multi-family properties
- Included plat note "Minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen".
**Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front: 40 ft. or greater for easements or approved site plan or inline with existing structures, whichever is greater applies
**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

Applied

Applied

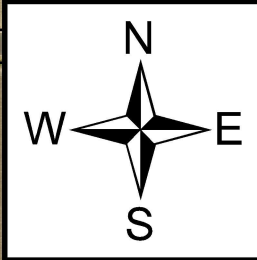
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan **Zoning Ordinance: Section 138-356</p> <p>* Corner **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>	Applied
	NA
	Applied
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Pecan Boulevard (F.M.495) - Revise plat note #7 as shown above, prior to recording. - Sidewalk may increase to 5 ft. per Engineering Department. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
	Required
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 **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	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. - 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. **Zoning Ordinance: Section 138-210</p> <p>* Common Areas, any private service 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 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied
	Applied
	Applied
	NA
	NA

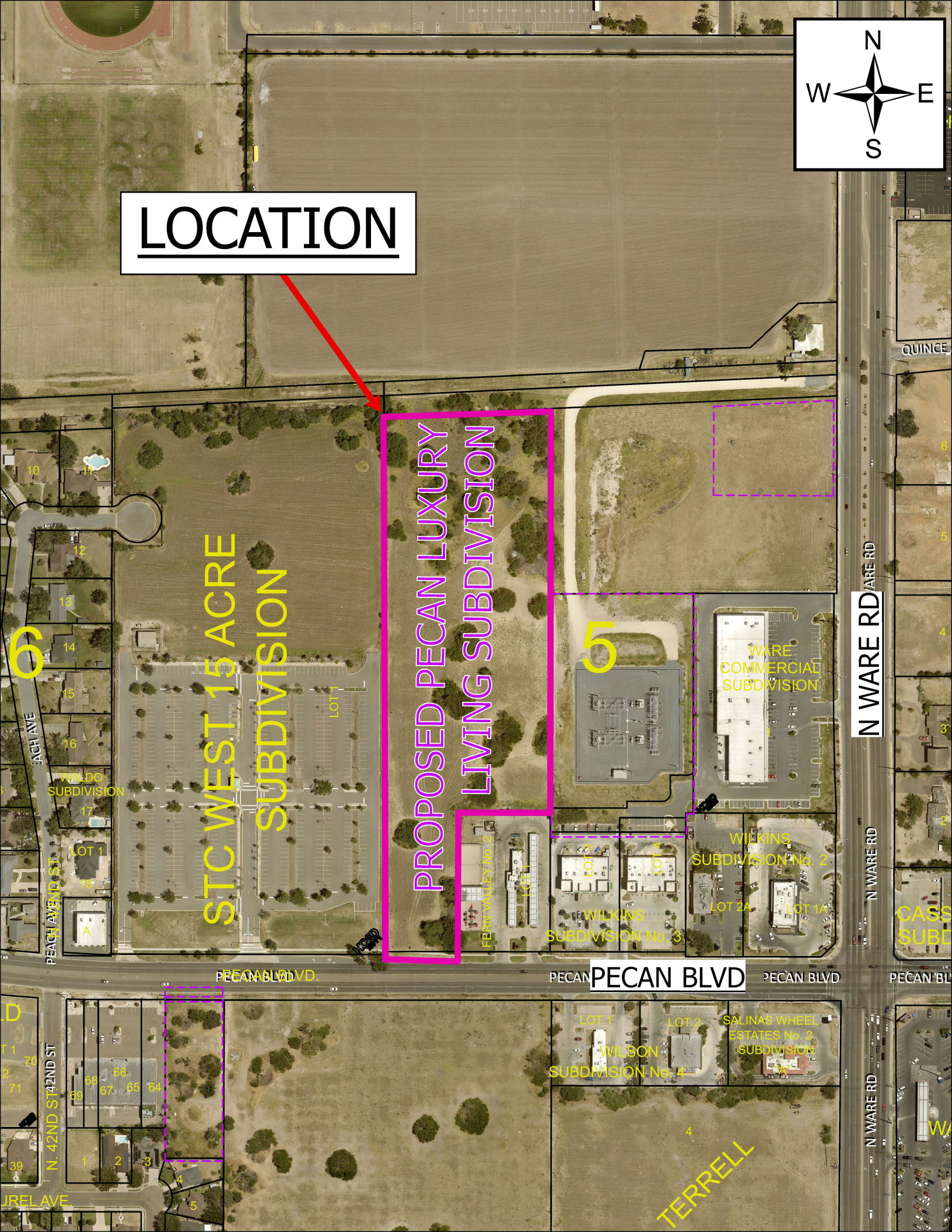
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: 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 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. A variance request was submitted requesting fees in lieu of land to be reviewed by the City Manager's Office on January 3, 2025 and was denied. A second variance request was submitted on February 6, 2025, and is currently under review by the City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. 	TBD
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. A variance request was submitted requesting fees in lieu of land to be reviewed by the City Manager's Office on January 3, 2025 and was denied. A second variance request was submitted on February 6, 2025, and is currently under review by the City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. 	TBD
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. A variance request was submitted requesting fees in lieu of land to be reviewed by the City Manager's Office on January 3, 2025 and was denied. A second variance request was submitted on February 6, 2025, and is currently under review by the City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. 	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. - As per Traffic Department, Trip Generation approved, TIA Level I triggered and waived with conditions 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic Department, TIA Level I triggered and waived with conditions 	Applied
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Any abandonments must be done by separate process, not by plat, prior to final. - Engineer must provide agreement from the respective Gas Company to place improvements over the gas easement. <p>*Must comply with City's Access Management Policy.</p>	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 THE CONDITIONS NOTED	Applied



LOCATION



**PROPOSED PECAN LUXURY
LIVING SUBDIVISION**

**STC WEST 15 ACRE
SUBDIVISION**

**WARE
COMMERCIAL
SUBDIVISION**

**WILKINS
SUBDIVISION No. 2**

**WILKINS
SUBDIVISION No. 3**

**SALINAS WHEEL
ESTATES No. 2
SUBDIVISION**

**WILSON
SUBDIVISION No. 4**

FERN VALLEY No. 2

**WALDO
SUBDIVISION**

**CASS
SUBD**

TERRELL

D

**T 1
2
71**

JURELAVE

W

Sub 2021-026



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>GEORGIA SUBD.</u></p> <p>Location <u>+/- 600' N. OF TREATON ALONG WEST SIDE OF N. 29TH ST</u></p> <p>City Address or Block Number <u>7701 N. 29TH ST</u></p> <p>Number of lots <u>1</u> Gross acres <u>0.50</u> Net acres <u>0.50</u></p> <p>Existing Zoning <u>A-0</u> Proposed <u>R-1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>OPEN</u> Proposed Land Use <u>RES.</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. <u>210591</u> Tax Dept. Review _____</p> <p>Legal Description <u>0.50 AC. 0/0 LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBD. N.C.T.</u></p>
Owner	<p>Name <u>GEORGIA A. ALANIS</u> Phone <u>956-648-9203</u></p> <p>Address <u>7701 N. 29TH ST.</u></p> <p>City <u>McALLEN</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail _____</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>DAVID SALINAS</u> Phone <u>662-9081</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</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>

OCT 29 2021

10/20

BY: DM AW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☐ Title Report
- ☒ 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies
- ☒ 2 Location Maps
- ☒ 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- ☐ 6 Folded blueline prints of the proposed plat
- ☒ 2 Warranty Deeds (Identifying owner on application)
- ☒ Autocad 2005 DWG file and PDF of plat
- ☐ Letter of Authorization from the owner, if applicable
- ☐ Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

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

Signature Georgia A. Daugherty Atanis Date _____

Print Name Georgia A. Daugherty Atanis

Owner ☒

Authorized Agent ☐

51

SUBDIVISION

LOCATION

AUBURN
PROPOSED MCALLEN I.S.D. AG
FARM SUBDIVISION

FFA Farm

LOT 1

PROPOSED GEORGIA
SUBDIVISION



50

MIRA-BELLA PARK

N. 27TH LN.

5 MILE RD.

29TH ST

27TH LN

AUBURN

27TH ST

26TH ST

29TH ST

TRENTON RD

59

TANGLEWOOD ESTATES

PROPOSED HABITAT VILLAGE
SUBDIVISION

GUA 58

A AVE

VISION

ESTATES

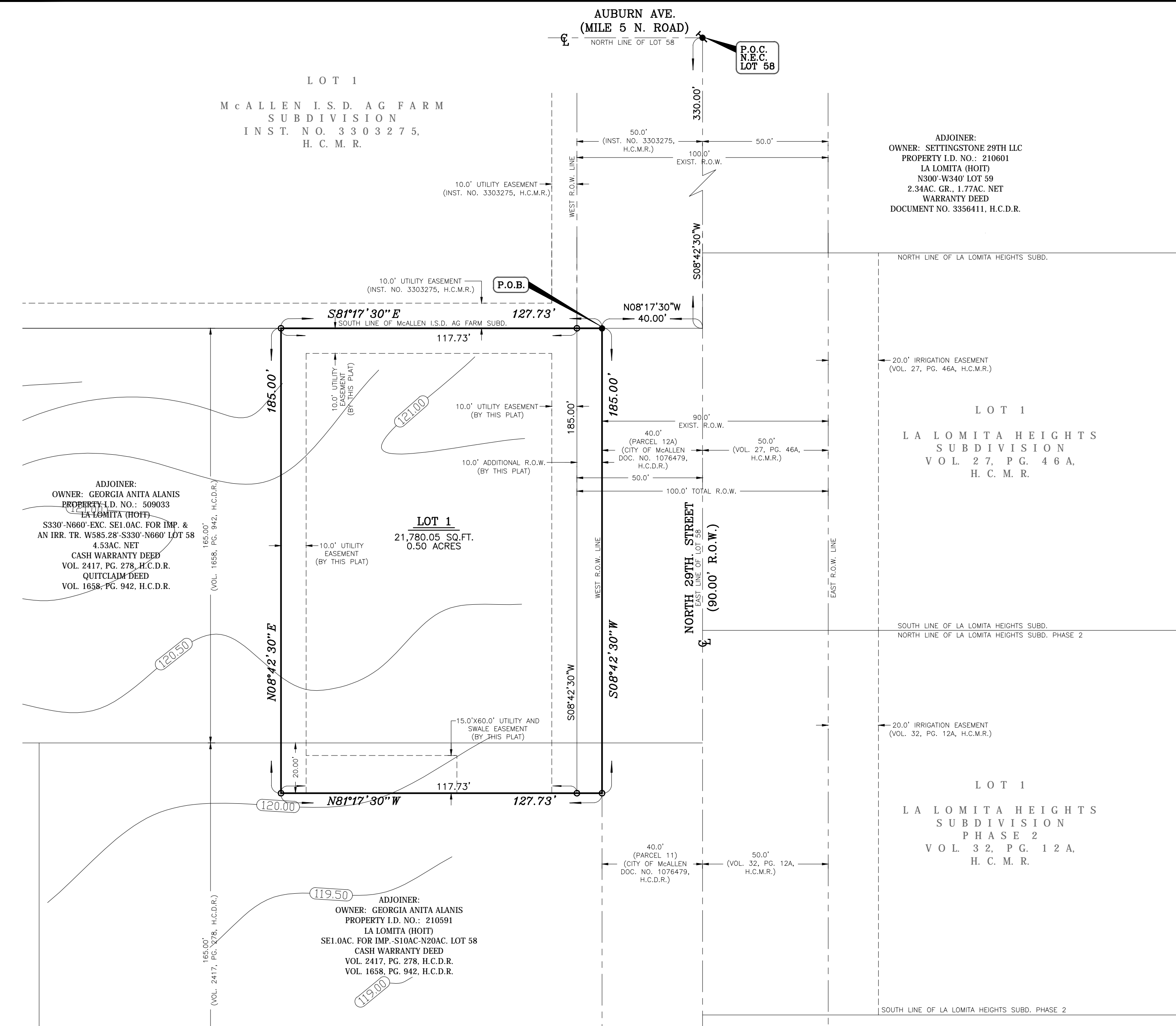
B DIVISION

NOPS AV

ER

30TH

VERDIN



GEORGIA SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

BEING A 0.54 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT 45.0 FT. OR GREATER FOR EASEMENTS OR OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.
SIDE CORNER: 6.0 FT. OR GREATER FOR EASEMENTS.
REAR: 10.0 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "c" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0400 C. ZONE "c" DEFINED AS AREAS OF MINIMAL FLOODING. (NO SHADING)
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG GALVESTON AVE.
- MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ALONG NORTH 29TH. ST.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 1,170.70 CUBIC FEET, OR, 0.027 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
- 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 75, LOCATED ON THE NORTH LANE OF U.S. BUSINESS 83, 45 FEET EAST OF TAYLOR ROAD AND 2.6 FEET NORTH FROM THE BACK OF CURB OF U.S. BUSINESS 83. ELEV. = 133.46.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: GEORGIA ALANIS	7701 N. 29TH STREET	McALLEN, TEXAS 78501	(956) 648-9203	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

STATE OF TEXAS
COUNTY OF HIDALGO

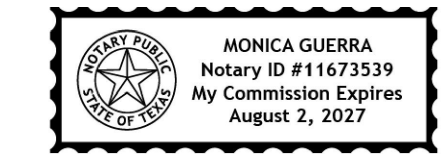
WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS GEORGIA SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, 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.

OWNER: GEORGIA ALANIS
7701 N. 29TH STREET
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGIA ALANIS, 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 _____, 2025.



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 PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN,
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

DATE _____

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

DATE _____

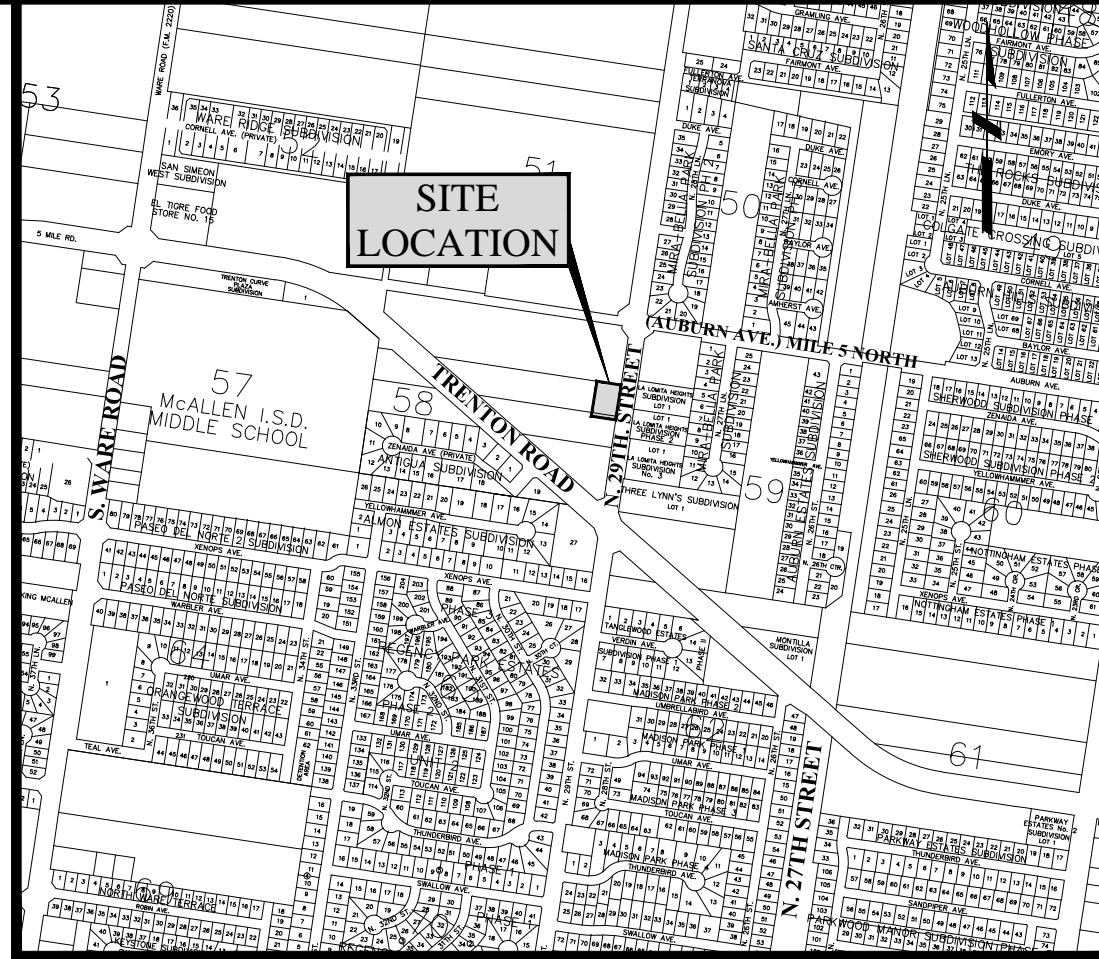
APPROVED BY DRAINAGE DISTRICT:

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 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 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 0.54 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.54 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE NORTHEAST CORNER OF SAID LOT 58 LOCATED IN THE CENTER OF NORTH 29TH. STREET; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 58, A DISTANCE OF 330.0 FEET TO A POINT AND THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH 29TH. STREET FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- THENCE, SOUTH 08 DEGREES 42 MINUTES 30 WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 58 AND BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH 29TH. STREET, A DISTANCE OF 185.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 127.73 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 185.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, A DISTANCE OF 127.73 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.54 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: PLAT OF RECORD.
N:\SUBDIVISIONPLATS\GEORGIA.SUB\0.50.070623

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

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

BY: _____ DEPUTY

GEORGIA SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: MARCH 07, 2025.
JOB NUMBER: SP-21-25582
OWNER: GEORGIA ALANIS
7701 N. 29TH STREET
McALLEN, TEXAS 78501

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. 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: 3/24/2025

SUBDIVISION NAME: GEORGIA	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 29th Street: 10 ft. additional dedication required 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
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	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 45 ft. or greater for easement or in line with existing structures, 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 - Remove corner from side setback, prior to recording **Zoning Ordinance: Section 138-356	Required
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on N. 29th Street - Sidewalk requirements may increase to 5 ft. per Engineering Department **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 * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets, 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 public subdivision is proposed. **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. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
	NA
	NA
	NA
	NA
	NA
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 - Rezoning approved from A-O to R-1 at P&Z on 12/7/21 and City Commission on 1/10/22. ***Zoning Ordinance: Article V 	Applied

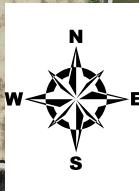
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Rezoning Needed Before Final Approval - Rezoning approved from A-O to R-1 at P&Z on 12/7/21 and City Commission on 1/10/22. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly.	Required
* Pending review by the City Manager's Office	NA
TRAFFIC	
* As per Traffic Department, Trip Generation will be waived for 1 single-family residence. No TIA required.	Applied
* As per Traffic Department, Trip Generation will be waived for 1 single-family residence. No TIA required.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate process, not by plat. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied



LOCATION

PROPOSED MCALLEN I.S.D. AG
FARM SUBDIVISION
FFA Farm
LOT 1



PROPOSED HABITAT VILLAGE
SUBDIVISION

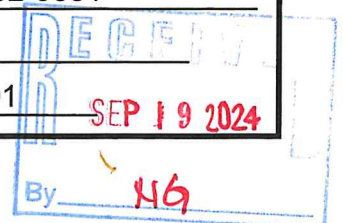


City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>Surprise Subdivision</u>	
	Legal Description <u>0.49 Acre Tract o/o all of the North Half of Lot 18, and all of</u> <u>Lots 19 & 20, Amended Map of Waldron's Subdivision</u>	
	Location <u>Southwest corner of Dallas Ave. and S. 9th St.</u>	
	City Address or Block Number <u>408 South 9th Street</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units _____ Gross Acres <u>0.49</u> Net Acres <u>0.49</u>	
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres)/ <input type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No	
	Existing Zoning <u>R-3A</u> Proposed Zoning <u>R-3A</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Open</u> Proposed Land Use <u>Multifamily Residential</u>	
	Irrigation District # <u>3</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # <u>320292</u>		
Estimated Rollback Tax Due <u>90⁰⁰</u> Tax Dept. Review <u>W0300-00-000-0018-00</u>		
Owner	Name <u>Ron & Estela Surprise</u> Phone <u>956-624-1065</u>	
	Address <u>211 S. Broadway</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Same as Owner</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>Salinas Eng. & Assoc.</u> Phone <u>956-682-9081</u>	
	Address <u>2221 Daffodil Ave.</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person _____	
Surveyor	Name <u>Salinas Eng. & Assoc.</u> Phone <u>956-682-9081</u>	
	Address <u>2221 Daffodil Ave.</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	



VAR2025-0007



City of McAllen

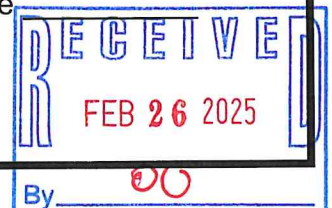
311 North 15th Street
McAllen, TX 78501
P. O. Box 220

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

Project	Legal Description <u>THE N. 1/2 OF LOT 18 AND ALL OF LOTS 19 & 20, AMENDED MAP OF WINDROW'S SUBD.</u> Proposed Subdivision (if applicable) <u>SURPRISE SUBD.</u> Street Address <u>819 S. 9TH ST.</u> Number of lots <u>2 1/2</u> Gross acres <u>0.49</u> Existing Zoning <u>R-3A</u> Existing Land Use <u>OPEN/VACANT</u> <input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)
	Applicant
Owner	Name <u>ROW SURPRISE</u> Phone <u>956-682-4488</u> Address <u>211 S BROADWAY</u> E-mail _____ City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature <u>[Signature]</u> Date <u>2/26/25</u> Print Name <u>David Salinas</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent
Office	*FOR OFFICE USE ONLY* APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00 Accepted by <u>EDG</u> Payment received by _____ Date _____ Rev 06/21





City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)

**Information provided here by the applicant does not guarantee that the Commission will grant a variance.

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

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

NONE

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

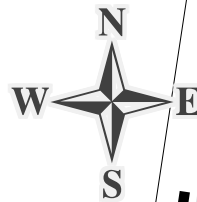
REQUEST FRONT OF LOTS FACE 9TH. STREET
AND NOT DALLAS AVE.

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

PUBLIC WILL NOT BE IMPACTED.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

ALL LOTS IN THIS SUBD. FACE 9TH.
ST.



COMMON AREA

8TH ST

NE

LOCATION

DALLAS AVE



ARNERS LOT A

ART'S

PROPOSED SUPRISE
SUBDIVISION
LOT 1

ADD.

WALDROL'S
9TH ST
SUBDIVISION


8TH ST

H D

VISION

ST

ST



SCALE: 1" = 20'

LEGEND

●	FOUND 1/2" IRON ROD
●	FOUND 5/8" IRON PIPE
●	FOUND 1/2" IRON PIPE
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

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

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFODIL - McALEEN, TEXAS 78501
(956) 686-9061 (C) (36) 686-1489 (FAX)
BPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-3111



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/28/2025

SUBDIVISION NAME: SURPRISE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Dallas Avenue: Dedication required for 30 ft. from centerline for 60 ft. total ROW
- Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final.

Paving: 40 ft. Curb & gutter: both sides

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

South 9th Street: Dedication as required for 50 ft. total ROW

Paving: 32 ft. Curb & gutter: both sides

- Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Required

Required

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

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

** Plat shows existing 10 ft. alley by Vol. 10 Pg. 10 of H.C.M.R. which is the Amended Map of Waldron's Subdivision.

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

**Subdivision Ordinance: Section 134-106

Required

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

SETBACKS	
<p>* Front: Dallas Avenue/South 9th Street: 20 ft. or greater for easements or approved site plan; or in line with existing structures, which is greater applies</p> <p>- Revise setback note as shown above, prior to final. Submit a variance request if any other setback is requested.</p> <p>- If the variance is submitted and approved, the setback notes need to include "or greater for easements"</p> <p>**Zoning Ordinance: Section 138-356</p> <p>** The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The project engineer has revised the variance application on March 28, 2025 requesting only the frontage change and removed the setback request. If the variance request is approved by the Planning and Zoning Commission</p> <p>The setback notes will be as follows:</p> <p>South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies.</p> <p>Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies.</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>Revise setback note as shown above, prior to final. Submit a variance request if any other setback is requested</p> <p>- Proposing: Side yard along south side: 6 ft.</p> <p>- If the variance is submitted and approved, the setback notes need to include "or greater for easements"</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: See setbacks for Dallas Avenue and South 9th Street</p> <p>- Submit a variance request if any other setback is requested.</p> <p>- If the variance is submitted and approved, the setback notes need to show "or greater for easements"</p> <p>**Zoning Ordinance: Section 138-356</p> <p>** The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The project engineer has revised the variance application on March 28, 2025 requesting only the frontage change and removed the setback request. If the variance request is approved by the Planning and Zoning Commission.</p> <p>The setback notes will be as follows:</p> <p>South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies.</p> <p>Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies.</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p> <p>- Add a setback note as shown above prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Dallas Avenue and South 9th Street **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	
* No curb cut, access, or lot frontage permitted along Dallas Avenue **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.	Applied
**Zoning Ordinance: Section 138-210	
* Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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 public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied

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

ZONING/CUP	
* Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - As per the Engineer total amount of dwelling units to be 12. The submitted application must be revised to reflect this information. Based on 12 dwelling units, \$8,400 must be paid for park fees prior to recording. If the number of dwelling units changes, fees to be adjusted accordingly.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation was waived for 12 dwelling units for apartments	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Application must be revised to show total amount of dwelling units. - Any abandonments must be done by separate process, not by plat, prior to recording. - Site plan will be reviewed internally by staff prior to building permit issuance. <p>*Must comply with City's Access Management Policy.</p> <p>** The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The project engineer has revised the variance application on March 28, 2025 requesting only the frontage change and removed the setback request. If the variance request is approved by the Planning and Zoning Commission</p> <p>The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies.</p>	Non-compliance
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE VARIANCE REQUEST AND SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVALS.	Applied

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



LOCATION

DALLAS AVE

8TH ST

9TH ST

8TH ST

WALDROL'S
SUBDIVISION

ADD.

DALLAS POINT
910

COMMON AREA

CORNERS LOT A

DIVISION

CLOSED
80-27

ST

VE

SUB2025-0047

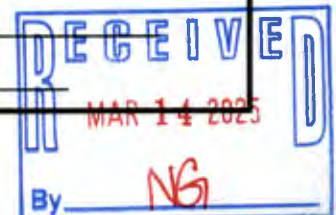


City of McAllen

Planning Department

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

Project Information	Subdivision Name	<u>Whispers at Taylor</u>		
	Legal Description	<u>All of the South 10.0 Acres o/o Lot 397, Amended Map of John H. Shary Subdivision, H.C.T.</u>		
	Location	<u>Approx. 1,700' South of Mile 5 on East side of Taylor Rd.</u>		
	City Address or Block Number	<u>7400 N Taylor Rd</u>		
	Total No. of Lots	<u>38</u>	Total Dwelling Units	<u>38</u>
	Gross Acres	<u>10.0</u>	Net Acres	<u>9.77</u>
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated		within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres)/ <input checked="" type="checkbox"/> Residential (<u>38</u> Lots)		Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning	<u>A-O</u>	Proposed Zoning	<u>R-1</u>
	Applied for Rezoning	<input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>		
Existing Land Use	<u>Open</u>	Proposed Land Use	<u>Single Family</u>	
Irrigation District #	<u>United</u>	Water CCN: <input type="checkbox"/> MPU/ <input checked="" type="checkbox"/> Sharyland Water SC	Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	Parcel #	<u>282189</u>		
Estimated Rollback Tax Due	<u>6,636.75</u>	Tax Dept. Review	<u>NG</u>	
Owner	Name	<u>Rick Salinas (Caledonia West)</u>	Phone	<u>956-330-5642</u>
	Address	<u>2221 Daffodil Ave</u>	E-mail	<u>rick.salinas1@yahoo.com</u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78501</u>
Developer	Name	<u>Same as Owner</u>		Phone <u> </u>
	Address	<u> </u>		E-mail <u> </u>
	City	<u> </u>	State <u> </u>	Zip <u> </u>
	Contact Person	<u> </u>		
Engineer	Name	<u>Salinas Eng. & Assoc.</u>	Phone	<u>956-682-9081</u>
	Address	<u>2221 Daffodil Ave.</u>	E-mail	<u>dsalinas@salinasengineering.com</u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78501</u>
	Contact Person	<u>David Salinas</u>	<u>msalinas@salinasengineering.com</u>	
Surveyor	Name	<u> </u>		Phone <u> </u>
	Address	<u> </u>		E-mail <u> </u>
	City	<u> </u>	State <u> </u>	Zip <u> </u>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- 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

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- 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 separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

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

Owner(s) Signature(s)

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.

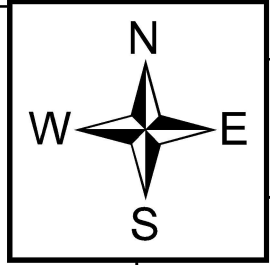
Signature  Date 3-14-25

Print Name David Salinas

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

407



FA
N LOT 1

LOCATION

16 17 18 19

XENOPS AVE

23 22 21 20

L.M. MANOR
"A"

108

107 106 105 104

UMAR AVE

N TAYLOR RD

PROPOSED
WHISPERS AT TAYLOR
SUBDIVISION

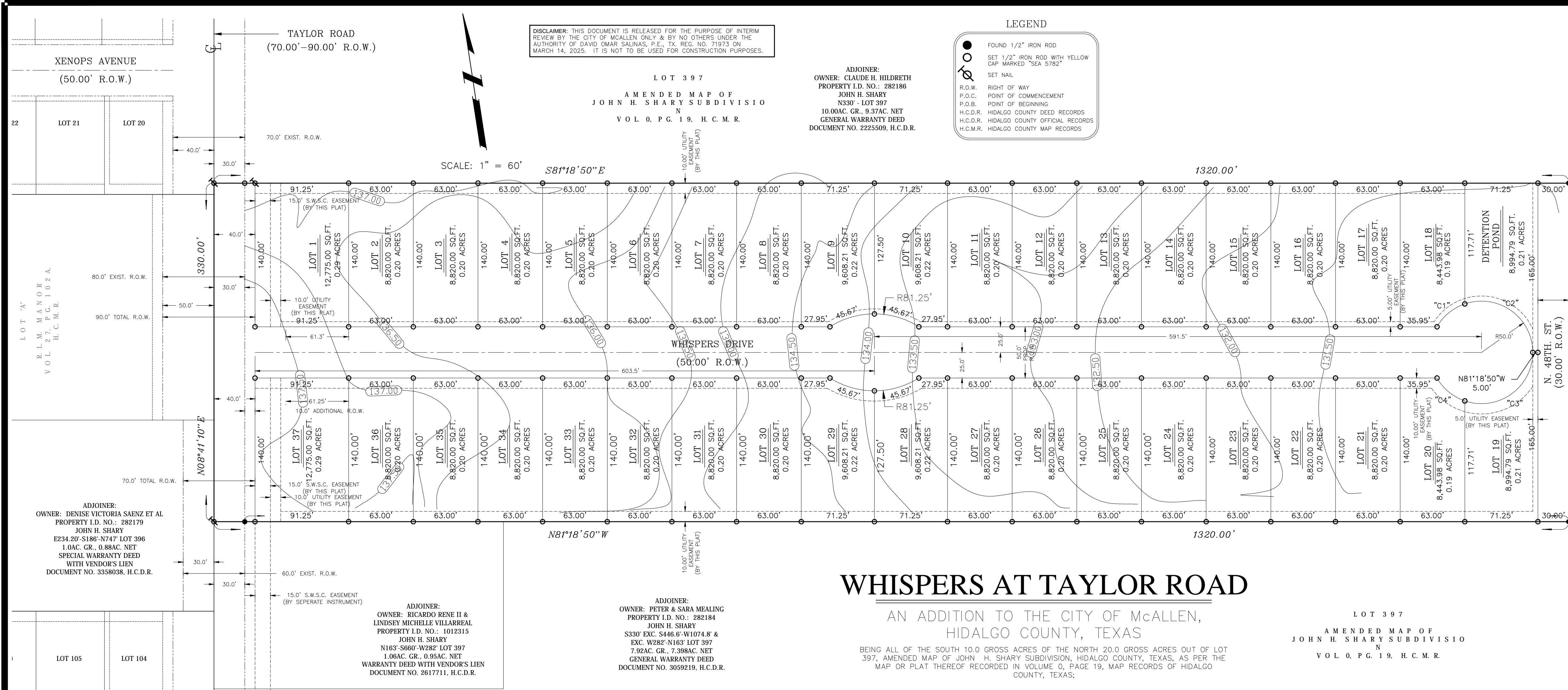
397

30 29 28

31 32 33
62 61 60

63 64 65
94 93 92

95 96 97



WHISPERS AT TAYLOR ROAD

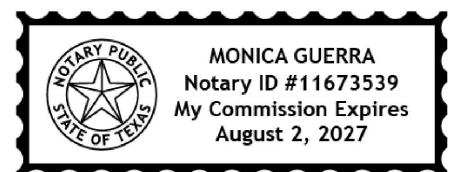
AN ADDITION TO THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

BEING ALL OF THE SOUTH 10.0 GROSS ACRES OF THE NORTH 20.0 GROSS ACRES OUT OF LOT 397, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICARDO ROEL SALINAS, JR., 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 2025.



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
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT
ON THIS THE _____ DAY OF _____, 2025.

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

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NOW 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.
- NOPERMANENT 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 IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

LOT 397
AMENDED MAP OF
JOHN H. SHARY SUBDIVISION
VOL. 0, P.G. 19, H.C.M.R.

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

DATE

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

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 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 HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

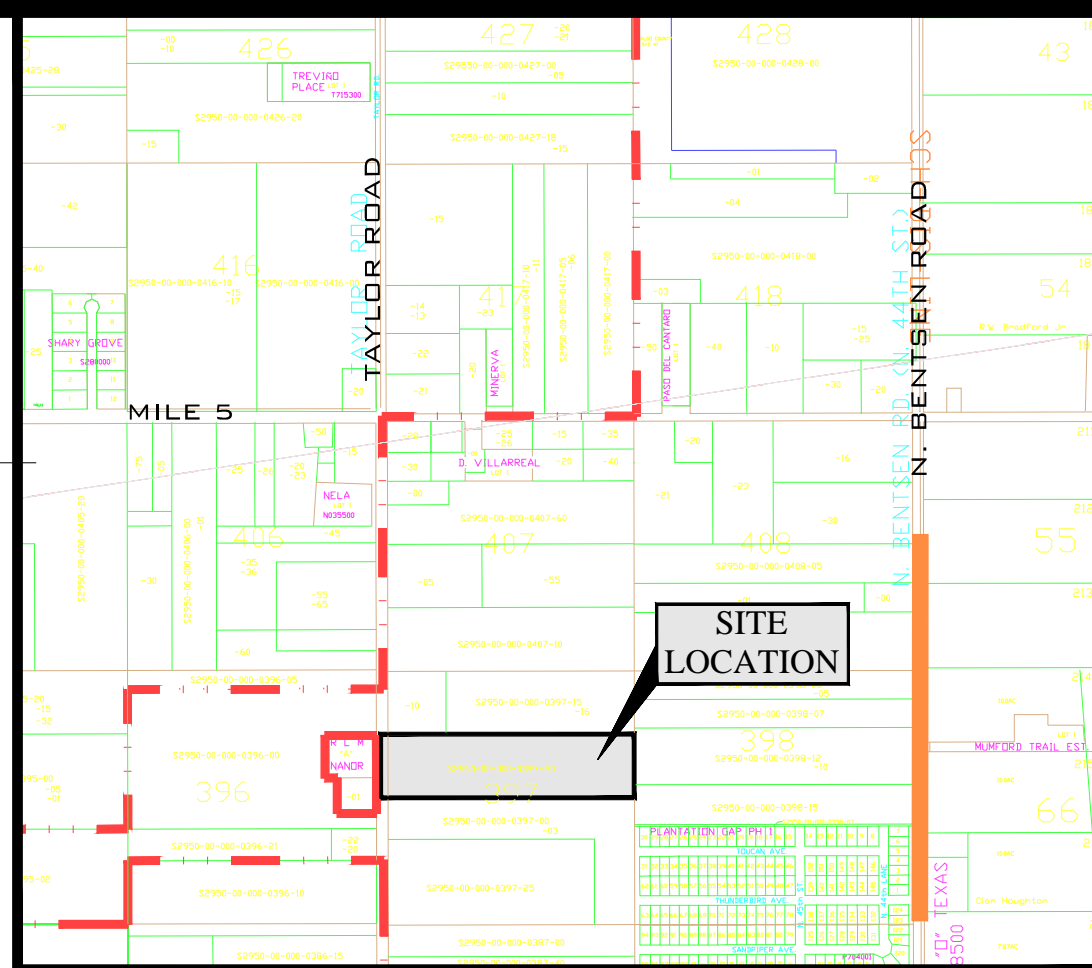
DATE

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 PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE



LOCATION MAP
SCALE : 1" = 1,000'

METES AND BOUNDS DESCRIPTION

BEING ALL OF THE SOUTH 10.0 GROSS ACRES OF THE NORTH 20.0 GROSS ACRES OUT OF LOT 397, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 10.0 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 397 LOCATED IN THE CENTER OF TAYLOR ROAD; THENCE,

SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 397 ALONG THE CENTER OF TAYLOR ROAD, A DISTANCE OF 330.0 FEET TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 397, A DISTANCE OF 30.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST LINE OF SAID LOT 397 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 397, A DISTANCE OF 330.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 397, A DISTANCE OF 1,290.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 397 LOCATED IN THE CENTER OF SAID TAYLOR ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 397 ALONG THE CENTERLINE OF SAID TAYLOR ROAD, A DISTANCE OF 330.0 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 30.0 FEET (OR 0.23 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID TAYLOR ROAD LEAVING 9.77 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS: RECORDED PLAT OF SAID JOHN H. SHARY SUBDIVISION, H.C.T. N°M&B 2025/10.00.022125

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO ROEL SALINAS, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

WHISPERS AT TAYLOR ROAD

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: MARCH 14, 2025.
JOB NUMBER: SP-25-282189

OWNER: CALEDONIA WEST, INC.,
A TEXAS CORPORATION
RICARDO ROEL SALINAS, JR.
DIRECTOR
2221 W. DAFFODIL AVENUE
McALLEN, TEXAS 78501

SEA

SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)

CONSULTING ENGINEERS & SURVEYORS
2221 W. DAFFODIL AVENUE, 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) 329-5263

- GENERAL PLAT NOTES:
- MINIMUM SETBACK LINES = FRONT: 25', OR, IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
SIDE: 6', OR, IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
REAR: 10', OR, IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
CORNER: 10', OR, IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
GARAGE: 18', OR, IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
 - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" (UNSHADED) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED NOV. 16, 1982. COMMUNITY PANEL NO. 480334. 0400 C. FLOOD ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING (NO SHADING)
 - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG OLD U.S. HWY. 83, OR, 131.50.
 - 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON TAYLOR ROAD AND N. 48TH STREET, AND, ALONG THE DETENTION POND. A 4' SIDEWALK SHALL BE REQUIRED ON ALL INTERNAL LOTS DURING THE BUILDING PROCESS.
 - THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 54,295.53 CUBIC FEET, OR, 1.25 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.

SHARYLAND APPROVAL:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE WHISPERS AT TAYLOR ROAD SUBDIVISION LOCATED AT 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.

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RICARDO ROEL SALINAS, JR.	2221 W. DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 330-5642	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

- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
- 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: MC76 IS LOCATED AT THE NORTH BOUND OF BUS. 83. 110 FEET EAST FROM THE BC OF WARE RD. AND 5 FEET NORTH FROM THE BC OF BUS. 83. THE MONUMENT IS 22 FEET SOUTH FROM THE R.R. TRACK RUNNING EAST-WEST. ELEV.=131.44.
COORDINATES: N: 16601127.00275, E: 10626624.19162.
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CALEDONIA WEST, INC., A TEXAS CORPORATION, DO 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.

OWNER: CALEDONIA WEST, INC.,
A TEXAS CORPORATION
RICARDO ROEL SALINAS, JR.
DIRECTOR
2221 WEST DAFFODIL AVENUE
McALLEN, TEXAS 78501



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/26/2025

SUBDIVISION NAME: WHISPERS AT TAYLOR

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Taylor Road: Proposing 10 ft. dedication required for 40 ft. from centerline for 80-90 ft. total ROW

Paving: 52 ft. Curb & gutter: both sides

- Label 10 ft. additional ROW to additional ROW dedicated by plat, prior to final.

- Provide document numbers for existing ROW dedications, and provide a copy for staff review.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

North 48th Street: 30 ft. dedication required from centerline for 60 ft. total ROW

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

Interior Streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

- Street name to be established, prior to final.

- Subdivision will need to be revised to have interior street connect to North 48th Street.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length

- Application submitted states proposed zoning of R-1, once zoning is finalized subdivision layout will need to be revised to comply with block length requirement. If no change is proposed, a variance request will need to be submitted.

- Additional requirements/revisions may be established when new zoning for UDC is finalized.

**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 layout does not comply with maximum cul-de-sac length, revise accordingly prior to final. If no change is proposed, a variance request will need to be submitted.

- ROW at Cul-De Sac area to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required.

- Additional requirements/revisions may be established when new zoning for UDC is finalized.

**Subdivision Ordinance: Section 134-105

Non-compliance

Applied

Non-compliance

Non-compliance

NA

Non-compliance

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

NA

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

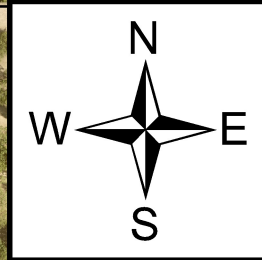
SETBACKS	
<ul style="list-style-type: none"> * Front: 50 ft. or greater for easements - Proposing: 25 ft. or In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. (If R-1 zoning is approved) - Engineer must clarify which setback will be requested, prior to final. - Additional requirements/revisions may be established when new zoning for UDC is finalized. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Rear: 20 ft. or greater for easements - Proposing: 10 ft. or In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. (If R-1 zoning is approved) - Engineer must clarify which setback will be requested, prior to final. - Additional requirements/revisions may be established when new zoning for UDC is finalized. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Sides: 20 ft. or greater for easements - Proposing: 6 ft. or In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. (If R-1 zoning is approved) - Engineer must clarify which setback will be requested, prior to final. - Additional requirements/revisions may be established when new zoning for UDC is finalized. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements - Proposing: 10 ft. or In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Engineer must clarify which setback will be requested, prior to final. - Additional requirements/revisions may be established when new zoning for UDC is finalized. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required; greater setback applies - Proposing: 18 ft. or In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Additional requirements/revisions may be established when new zoning for UDC is finalized. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on North Taylor Road, North 48th Street and on both sides of all interior streets. - Revise plat note #4 as shown above, prior to final. <p>**Subdivision Ordinance: Section 134-120</p>	Applied
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	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 and along North Taylor Road and North 48th Street. - Revise plat note #7 as shown above, prior to final. <p>**Landscaping Ordinance: Section 110-46</p>	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required

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

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Taylor Road and N. 48th Street - Include a plat note as shown above, prior to final. **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Applied
<ul style="list-style-type: none"> * Common Areas, detention areas, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #12 as shown above, prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<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 public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	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. **Section 134-168 applies if private 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 - Once zoning is finalized, final lot width and lot area requirements will be established but not less than ordinance requirements. **Zoning Ordinance: Section 138-356 	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: A-O Proposed: R-1 - Rezoning application is pending submittal. - Additional requirements/revisions may be established when new zoning for UDC is finalized. ***Zoning Ordinance: Article V 	Non-compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval - Additional requirements/revisions may be established when new zoning for UDC is finalized. ***Zoning Ordinance: Article V 	Required
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Based on submitted application and plat, 37 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.588 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. 	Required

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

<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Based on submitted application and plat, 37 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.588 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. * Pending review by the City Manager's Office. - Based on submitted application and plat, 37 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.588 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. 	Required
	Required
TRAFFIC	
<ul style="list-style-type: none"> * 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. 	Required
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Any abandonments must be done by separate process and not by plat. - Signature blocks must comply with Section 134-61. - Additional requirements/revisions may be established when new zoning for UDC is finalized. *Must comply with City's Access Management Policy. 	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied



407

LOCATION

PROPOSED
WHISPERS AT TAYLOR
SUBDIVISION

397

FA
1031

16 17 18 19

XENOPS AVE

23 22 21 20

L.M. MANOR

"A"

108

107 106 105 104

UMAR AVE

N TAYLOR RD

30 29

31 32

62 61

63 64

94 93

95 96

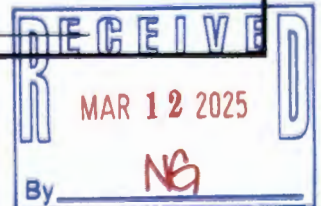
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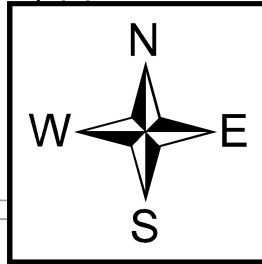
City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>Palmer Pavilion Subdivision</u>	
	Legal Description <u>9.99 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 11, STEELE AND PERSHING SUB OF PORCIONES 66 AND 67, VOLUME 8, PAGE 114-115, HIDALGO COUNTY MAP RECORDS.</u>	
	Location <u>NORTH SIDE OF HACKBERRY AVE AND WEST SIDE OF MCCOLL RD</u>	
	City Address or Block Number <u>301 E Hackberry Ave</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>N/A</u> Gross Acres <u>9.99</u> Net Acres <u>7.99</u>	
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>9.99</u> Acres)/ <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3A</u> Proposed Zoning <u>R-3A</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>Parks</u> Proposed Land Use <u>Park</u>	
	Irrigation District # <u>2</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Property ID: <u>1568078</u>		
Estimated Rollback Tax Due <u>E</u> Tax Dept. Review <u>gh 3/12/25</u>		
Owner	Name <u>Hidalgo County</u> Phone <u>956-784-3510</u>	
	Address <u>300 W Hall Acres Rd</u> E-mail <u>erika.zamora@co.hidalgo.tx.us</u>	
	City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u>	
Developer	Name <u>Hidalgo County</u> Phone <u>956-784-3510</u>	
	Address <u>300 W Hall Acres Rd</u> E-mail <u>erika.zamora@co.hidalgo.tx.us</u>	
	City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u>	
	Contact Person <u>Erika Zamora</u>	
Engineer	Name <u>S2 Engineering PLLC</u> Phone <u>956-627-9671</u>	
	Address <u>2020 E Griffin Pkwy</u> E-mail <u>S2ENGINEERING.NS@GMAIL.COM</u> <u>S2ENGINEERING.LM@GMAIL.COM</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Jose Noe Saldivar P.E.</u>	
Surveyor	Name <u>S2 Engineering PLLC</u> Phone <u>956-627-6971</u>	
	Address <u>2020 E Griffin Pkwy</u> E-mail <u>S2ENGINEERING.LM@GMAIL.COM</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	





LOCATION

E. JASMINE AVE.

5

N MCCOLL RD

N. CYNTHIA ST.

N CYNTHIA ST

**PROPOSED
PALMER PAVILION
SUBDIVISION**

HACKBERRY AVE.

E HACKBERRY AVE

HIDALGO COUNTY W.I.C.
SUBDIVISION

LOT 1

LOT 2

LOT 1

N. CYNTHIA ST.

T.E.C.
SUBDIVISION

LOT 1

PENDERGRAS
SUBDIVISION

LOT 1

THE CENTRE
SUBDIVISION

1

2

3

4

500 MAC
SUBDIVISION

LOT 1

LOT 1

2

E. EBONY AVE.

LAR-LIN
No. 2

TRESLER
LOT A

LAR-LIN NO. 7

1

2

3

4

SPRING GLEN
SUBDIVISION

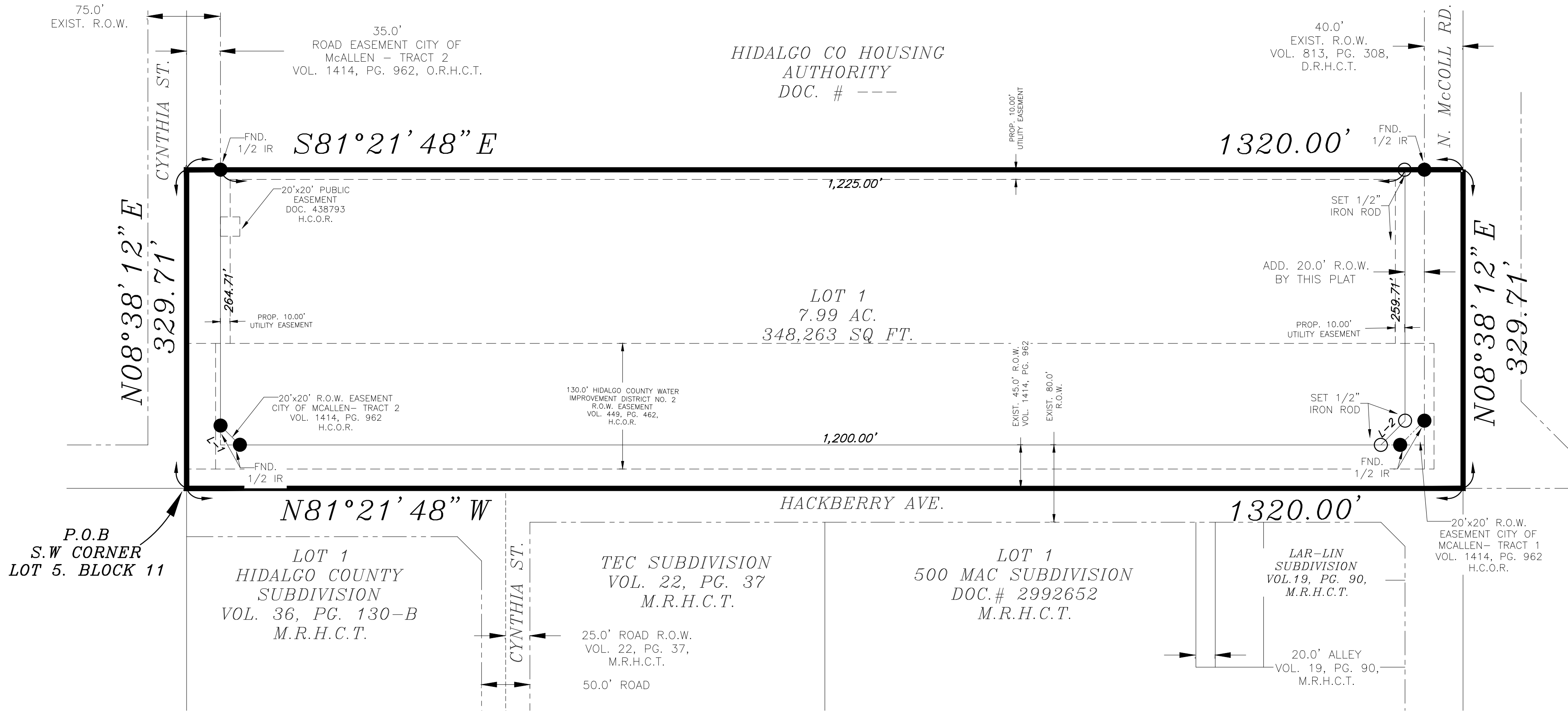
MONACO
PLAZA

1

SUBDIVISION PLAT OF:

PALMER PAVILION SUBDIVISION

BEING A 9.99 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS BEING OUT OF LOT 5, BLOCK 11, STEELE AND PERSHINGS SUBDIVISION OF PORCIONES 66 AND 67, AS RECORDED IN VOLUME 8, PAGE 114-115 OF DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 9.99 ACRE TRACT OF LAND BEING OUT OF TRACT OF LAND QUITCLAIM UNTO THE HOUSING AUTHORITY OF THE COUNTY OF HIDALGO, TEXAS BY A DEED EXECUTED JANUARY 17, 1957 AND FILED FOR RECORD JANUARY 25, 1966 AS DESCRIBED IN VOLUME 1136, PAGE 949 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 9.99 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.



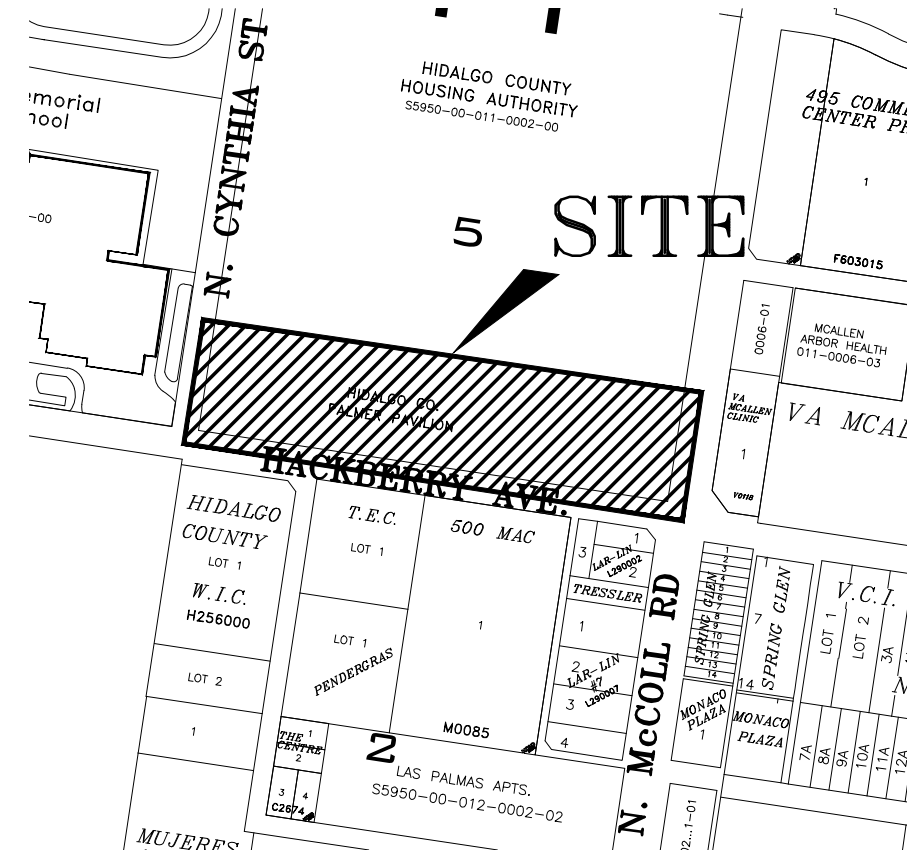
METES AND BOUNDS:

BEGINNING AT POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 5, BEING THE SOUTHWEST CORNER OF SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF N. CYNTHIA STREET AND HACKBERRY AVENUE;

- THENCE, NORTH 08° 38' 12" EAST, A DISTANCE OF 329.71 FEET ALONG THE WEST LINE OF SAID LOT 5 BEING THE WEST LINE OF SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID N CYNTHIA STREET TO A POINT, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE, SOUTH 81° 21' 48" EAST, OVER AND ACROSS SAID LOT 5 AND SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND, PASSING AT A DISTANCE OF 35.00 FEET A SET 1/2-INCH IRON ROD WHIT PLASTIC CAP STAMPED "KLSC 6333 PROP COR", BEING THE EXISTING EAST RIGHT-OF-WAY OF SAID N CYNTHIA STREET, AS DESCRIBED IN VOLUME 1414, PAGE 962 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS CONTINUING AND PASSING AT A DISTANCE OF 1,280.00 FEET A SET 1/2-INCH IRON ROD WHIT PLASTIC CAP STAMPED "KLSC 6333 PROP COR", BEING THE EXISTING WEST RIGHT-OF-WAY OF N. MCCOLL ROAD, AS DESCRIBED IN VOLUME 813, PAGE 308 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT, BEING THE EAST LINE OF SAID LOT 5, BEING THE EAST LINE OF SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID N. MCCOLL ROAD, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE, SOUTH 08° 38' 12" WEST, A DISTANCE OF 329.71 FEET ALONG THE EAST LINE OF SAID LOT 5 BEING THE EAST LINE OF SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID N. MCCOLL ROAD TO A POINT, BEING THE SOUTHEAST CORNER OF SAID LOT 5, BEING THE SOUTHEAST CORNER OF SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID N. MCCOLL ROAD AND SAID HACKBERRY AVENUE, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE, NORTH 81° 21' 48" WEST, A DISTANCE OF 1,320.00 FEET ALONG THE SOUTH LINE OF SIDE LOT 5, BEING THE SOUTH LINE OF SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID HACKBERRY AVENUE TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 9.99 ACRES, OF WHICH 1.87 ACRES LIES WITHIN THE EXISTING ROAD RIGHT-OF-WAY. LEAVING A NET TOTAL OF 8.12 ACRES.

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 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). COMMUNITY-PANEL NUMBER: 480343-0005 C. REVISED DATE: NOVEMBER 2, 1982.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 6,108 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON EXISTING DETENTION POND LOCATED ON THE EAST SIDE OF THE PROPERTY AS PER TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION, DOC. 1499843, H.C.O.R. WATER WILL THEN DISCHARGE THROUGH AN EXISTING 15 INCH PIPE INTO AND EXISTING CITY OF MCALLEN DRAINAGE DITCH LOCATED ON THE SOUTH SIDE OF THIS PROPOSED DEVELOPMENT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES:
FRONT15.00' GREATER FOR EASEMENTS
REAR5.00' GREATER FOR EASEMENTS
SIDE10.00' GREATER FOR EASEMENTS
CORNER10.00' GREATER FOR EASEMENTS, WHICHEVER IS GREATER
- ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.
- BENCHMARK NOTE: CITY OF MCALLEN No. MC 37, EAST SIDE OF MCCOLL ROAD AND SOUTH SIDE OF PECAN BLVD NEXT TO THE U.S. POST OFFICES ELEVATION 115 FEET.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO WATER IMPROVEMENT DISTRICT NO. 2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT.
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG WISCONSIN ROAD.
- AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THIS DEVELOPMENT IS CONSIDERED PUBLIC SUBDIVISION.



LOCATION MAP SCALE 1" = 500'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
PALMER PAVILION SUBDIVISION IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE NORTH SIDE OF HACKBERRY AVE BETWEEN N. CYNTHIA ST AND N. MCCOLL RD. THE NEAREST MUNICIPALITY IS THE CITY OF MCALLEN (POPULATION 147,989 - 2024 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 2.

LEGEND	
●	1/2" IRON PIN W/CAP FOUND
○	1/2" IRON PIN FOUND
○	1/2" IRON PIN SET "S2 10194796"
⊗	CONCRETE MONUMENTS SET
Δ	CALCULATE POINT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 36°21'48" W	28.28'
L2	S 53°38'12" W	35.36'

STATE OF TEXAS
COUNTY OF HIDALGO
I, KURT SCHUMACHER, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCALLEN SUBDIVISION ORDINANCE AND ALL STATES GOVERNING SURVEYS.



PRELIMINARY

KURT SCHUMACHER, R.P.L.S.
R.P.L.S. No. 6333

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS PALMER PAVILION SUBDIVISION, DO HEREBY GRANT AND EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

HIDALGO COUNTY PRECINCT 2
300 WEST HALL ACRES
PHARR, TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, 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, DE-CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC- STATE OF TEXAS

STATE OF TEXAS
CITY OF MCALLEN
PLANNING AND ZONING COMMISSION

I, EDGAR GARCIA, DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF MCALLEN, HEREBY CERTIFY THIS PALMER PAVILION SUBDIVISION PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS _____ DAY OF _____, 20____

EDGAR GARCIA
DIRECTOR OF PLANNING

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 OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 2
DATE THIS _____ DAY OF _____, 20____

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 2 RIGHTS-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IMPROVEMENT DISTRICT NO. 2.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCID2 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID2 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCID2 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCID2 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO COUNTY IMPROVEMENT DISTRICT NO. 2.



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



PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER: HIDALGO COUNTY PRECINCT 2	300 WEST HALL ACRES	PHARR, TEXAS 78596	(956)787-1891
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/26/2025

SUBDIVISION NAME: PALMER PAVILION SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. McColl Road: Dedication as required for 60 ft. from centerline for 120 ft. total ROW
 Paving: by the state Curb & gutter: by the state
 - Label centerline to establish ROW requirements.
 - Relabel ROW dedication to additional ROW dedicated by this plat.
 - Provide any existing ROW on plat with document numbers and provide a copy to staff for review, prior to final.
 - After accounting for ROW dedication label as total ROW.
 - Clarify if there are issues with overlap for ROW dedication and Hidalgo County Water Improvement District No. 2 ROW easement.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

Hackberry Avenue: Dedication as required for 40 ft. from centerline for 80 ft. total ROW
 Paving: 52 ft. Curb & gutter: both sides
 - Label centerline to establish ROW requirements.
 - Provide document numbers for existing ROW and provide a copy for staff review, prior to final.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

N. Cynthia Street: Existing 75 ft. total ROW
 Paving: approximately 55 ft. Curb & gutter: both sides
 - Engineer must clarify if ROW will remain as is or if it will be dedicated to the City of McAllen.
 - Clarify if there are issues with overlap for ROW dedication and Hidalgo County Water Improvement District No. 2 ROW easement.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

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

Applied

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

Applied

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

NA

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

NA

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

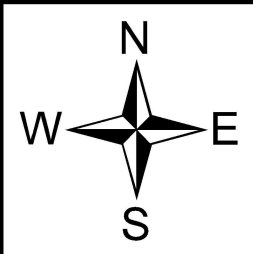
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <ul style="list-style-type: none"> - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen"., prior to final. <p>*Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front:</p> <ul style="list-style-type: none"> - Proposed setbacks are overlapping and not legible. - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. <p>**Zoning Ordinance: Section 138-356</p> <p>* Rear</p> <ul style="list-style-type: none"> - Proposed setbacks are overlapping and not legible. - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. <p>**Zoning Ordinance: Section 138-356</p> <p>* Sides</p> <ul style="list-style-type: none"> - Proposed setbacks are overlapping and not legible. - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. <p>**Zoning Ordinance: Section 138-356</p> <p>* Corner</p> <ul style="list-style-type: none"> - Proposed setbacks are overlapping and not legible. - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. <p>**Zoning Ordinance: Section 138-356</p> <p>* Garage</p> <ul style="list-style-type: none"> - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. <p>**Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on N. Cynthia Street, Hackberry Avenue, N. McColl Road.</p> <ul style="list-style-type: none"> - Include a plat note as shown above, prior to final. - Sidewalk requirements may increase to 5 ft. per Engineering Department. <p>**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</p> <ul style="list-style-type: none"> - Revise plat note #11 as shown above, prior to final <p>**Landscaping Ordinance: Section 110-46</p>	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"> * 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
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. McColl Rd - Include a plat 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. - Include a plat note as shown above, wording to be finalized, prior to final. * 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 public subdivision is proposed. **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. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
	Applied
	Non-compliance
	Applied
	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 public subdivision is proposed. **Section 134-168 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 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A Proposed: R-3A - Rezoning or Conditional Use Permit may be required for Parks Use. - Additional requirements to be established after determination is made on if a rezoning or Conditional Use Permit is needed. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	TBD
	TBD
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. * Pending review by the City Manager's Office. 	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	
<p>Comments:</p> <ul style="list-style-type: none"> - Any abandonments must be done by separate process, not by plat. - Remove annotation of proposed from all easements as plat note states easements are dedicated by this plat. - Signature blocks must comply with Section 134-61. - Remove plat note #14 as it is not required. - Clarify if there are issues with overlap for ROW dedication and Hidalgo County Water Improvement District No. 2 ROW easement. - Rezoning or Conditional Use Permit may be required for Parks Use. - Additional requirements to be established after determination is made on if a rezoning or Conditional Use Permit is needed. <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied



LOCATION

5

**PROPOSED
PALMER PAVILION
SUBDIVISION**

E HACKBERRY AVE

2

N CYNTHIA ST

N MCCOLL RD

E HACKBERRY AVE

T.E.C. SUBDIVISION

500 MAC SUBDIVISION

LAR-LIN No. 2

PENDERGRAS SUBDIVISION

LAR-LIN NO. 7

THE CENTRE SUBDIVISION

HIDALGO COUNTY WILCOX SUBDIVISION

SPRING GLEN SUBDIVISION

MONACO PLAZA

S UNIDAS VISION

MANOR CIR

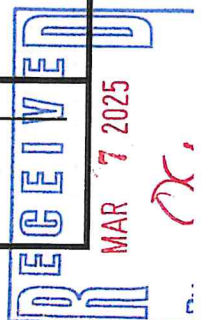
VALLEY / McALLEN

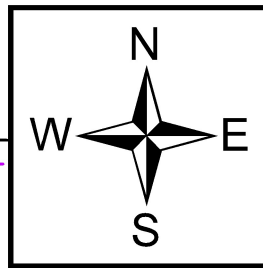
SUB 2025-0039

COPY**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>Cedar Village</u>	
	Legal Description <u>E. 1.0 Acre of Lot 2, Rancho de la Fruta Subdivision No. 2</u>	
	Location <u>North side of Cedar Avenue, approximately 150 feet east of N. "H" Street</u>	
	City Address or Block Number <u>1019 E Cedar Ave</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>8</u> Gross Acres <u>1.00</u> Net Acres <u>.95</u>	
	<input type="checkbox"/> Public Subdivision/ <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres)/ <input checked="" type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3A</u> Proposed Zoning <u>R-3A</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Condominiums</u>	
	Irrigation District # <u> </u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # <u>267085</u>		
Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u> </u>		
Owner	Name <u>Habitat Developers, LLC</u> <u>Ricardo D. Martinez, Managing Member</u>	Phone <u>956-578-3919</u>
	Address <u>302 S. 10th St.</u>	E-mail <u>daniel@habitatdevelopers.com</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u>	
Developer	Name <u>Same as Owner</u>	Phone <u> </u>
	Address <u> </u>	E-mail <u> </u>
	City <u> </u> State <u> </u> Zip <u> </u>	
	Contact Person <u> </u>	
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u>	Phone <u>956-683-1000</u>
	Address <u>510 S. Broadway St.</u>	E-mail <u>sec@spooreng.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>Steve Spoor, P.E.</u>	
Surveyor	Name <u>Robles & Associates - Reynaldo Robles</u>	Phone <u>956-968-2422</u>
	Address <u>107 W. Huisache Street</u>	E-mail <u>roblesandassoc@gmail.com</u>
	City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>	

KF





LOCATION

PROPOSED CEDAR VILLAGE SUBDIVISION

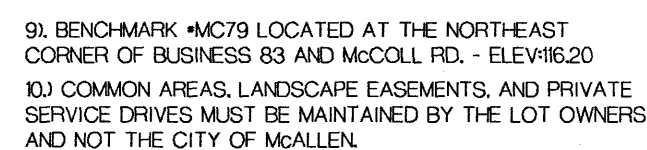
NEW "H" ST.

2

1

E. CEDAR AVE.

E CEDAR AVE





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/28/2025

SUBDIVISION NAME: CEDAR VILLAGE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

East Cedar Avenue: 10 ft. dedication for 30 ft. from centerline for 60 ft. of R.O.W.
Paving: 40 ft. Curb & gutter: Both sides
Revisions Needed:
- Label 'existing' R.O.W. dedications & label 'Total R.O.W.' after accounting for dedication.
- Needs to provide Doc. No's for the existing R.O.W. on the Plat, provide copies of these documents for staff review prior to final.
- Needs to show complete arrow annotation for the 10 ft. R.O.W. ---> <---
- Needs to label dedication as "10 ft. R.O.W. dedication D.B.P."
**Monies must be escrowed if improvements are not built prior to recording.
****Subdivision Ordinance: Section 134-105"

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

* 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

Applied

Applied

ALLEYS

R.O.W.: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties and multifamily properties.

** 24 ft. private service drive to provide city services required. It will be maintained by the property owners, and not the City of McAllen. It will be on the site plan and also on the plat as may be needed, prior to recording. Plat note will be required to be noted on the plat regarding the service drive, prior to recording.

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Front: 20 ft. or greater for easements or approved site plan.

Revise plat note as shown above prior to final.

**Zoning Ordinance: Section 138-356

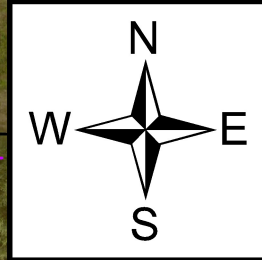
Non-compliance

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

<ul style="list-style-type: none"> * Rear: 10 ft. or greater for easements or approved site plan. Revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Sides: In Accordance with Zoning Ordinance or greater for easements or approved site plan. **Please revise plat note as shown above prior to final. ***Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356 	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required along East Cedar Avenue. - Revise plat note # 4 as shown above prior to final. ****Subdivision Ordinance: Section 134-120 	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	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. *Disclaimer: separate Plat note #5 so that it shows the 6ft opaque buffer note & the 8 ft. Masonry wall note as their own separate notes. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. *Disclaimer: separate Plat note #5 so that it shows the 6ft opaque buffer note & the 8 ft. Masonry wall note as their own separate notes. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. **Must comply with City Access Management Policy 	NA
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Required
<ul style="list-style-type: none"> * Common Areas, private drives/streets, etc. must be maintained by the lot owners and not the City of McAllen. Proposing: Plat note #10: "Common areas, landscape easements, and private service drives must be maintained by the lot owners and not the City of McAllen." **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Required

<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 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 	Applied
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A (Multifamily Residential District) Proposed: R-3A (Multifamily Residential District) ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park fees must be paid prior to recording. * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	Required
	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. * Traffic Impact Analysis (TIA) required prior to final plat. 	Required
	TBD

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Owner's signature block refers to the "Public Wording" for subdivisions but application will be for a "Private and Gated" subdivision, needs to revise wording.- Needs to add lot # & lot acreage on the subdivision plat.- Metes & Bounds description, needs to add 'crows-feet' on the plat boundary for the 564.76 ft. section leading to the 584.76 ft. section.- Needs to add recorded Doc. No's for the existing Drainage Ditch, 25 ft. Fina Gas Easement, Existing R.O.W., utility easements, etc. Provide copies of documents for staff review prior to final.- Needs to add the wording in parenthesis " (Private Subdivision) " under the title of your subdivision.- Needs to provide staff with gate details.- Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; <hr/> <p>Chairman, Planning & Zoning Commission DATE</p> <ul style="list-style-type: none">- Revise plat name to be "Subdivision Map of Cedar Village"- Needs to add the scale on the location map.- You are missing the contours with elevations to be shown on the plat. <p>*Disclaimer: Subdivision was previously submitted to the City and known as 'Habitat Estates' and 'Cedar Place Subdivision' Subdivision Case was (SUB2021-0083)</p> <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied



LOCATION

2

N "H" ST.

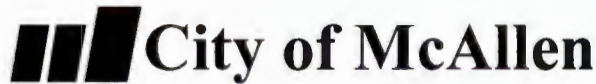
E. CEDAR AVE.

PROPOSED CEDAR VILLAGE SUBDIVISION

1

E CEDAR AVE



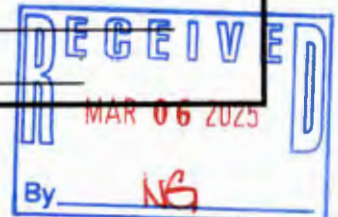


Planning Department

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

Project Information	Subdivision Name	<u>PRAYER GARDENS SUBD.</u>		
	Legal Description	<u>0.29 AC. O/D LOT 287, TOWN N. SHARY SUBD., H.C.T.</u>		
	Location	<u>2900 N Taylor Rd</u>		
	City Address or Block Number	<u>None ASSIGNED</u>		
	Total No. of Lots	<u>1</u>	Total Dwelling Units	<u>1</u>
	Gross Acres	<u>0.29</u>	Net Acres	<u>0.29</u>
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated/ <input type="checkbox"/> Private but Not Gated		within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres)/ <input checked="" type="checkbox"/> Residential (<u>1</u> Lots)		Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning	<u>C3L</u>	Proposed Zoning	<u>R-1</u>
	Applied for Rezoning	<input type="checkbox"/> No/ <input checked="" type="checkbox"/> Yes: Date <u> </u>		
Existing Land Use	<u>OPEN</u>			
Proposed Land Use	<u>SINGLE FAMILY HOME</u>			
Irrigation District #	<u>UNITED</u>	Water CCN: <input checked="" type="checkbox"/> MPMU/ <input type="checkbox"/> Sharyland Water SC	Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	Parcel #	<u>281503</u>		
Estimated Rollback Tax Due	<u>0</u>	Tax Dept. Review	<u>mm 6 3/16/25</u>	
Owner	Name	<u>ELIZABETH : RAFAEL DE LA GARZA</u>		
	Address	<u>2916 N. TAYLOR RD.</u>	Phone	<u>215-6834</u>
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78501</u>		
Developer	Name	<u>SAME AS OWNER</u>		
	Address	<u> </u>		
	City	<u> </u>		
	Contact Person	<u> </u>		
Engineer	Name	<u>DAVID SALINAS</u>		
	Address	<u>2221 DUFFODIL AVE.</u>	Phone	<u>682-9081</u>
	City	<u>McAllen</u>	State	<u>TX</u>
	Contact Person	<u>DAVID / MICK</u>		
Surveyor	Name	<u>SAME AS ENGINEER</u>		
	Address	<u> </u>		
	City	<u> </u>		
	Zip	<u> </u>		

KCF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- 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

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- 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 separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

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

Owner(s) Signature(s)

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

Signature

Date

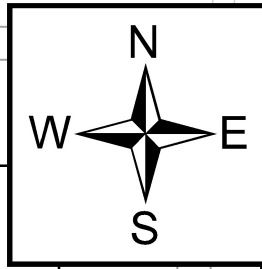
Print Name

Owner ☐

Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

DAFFODIL AVE



LOCATION

TAYLOR RD

PROPOSED
PRAYER GARDENS
SUBDIVISION

1

2

3

4

5

6

7

8

LAS VEGAS

16T

15T

14T

13T

12T

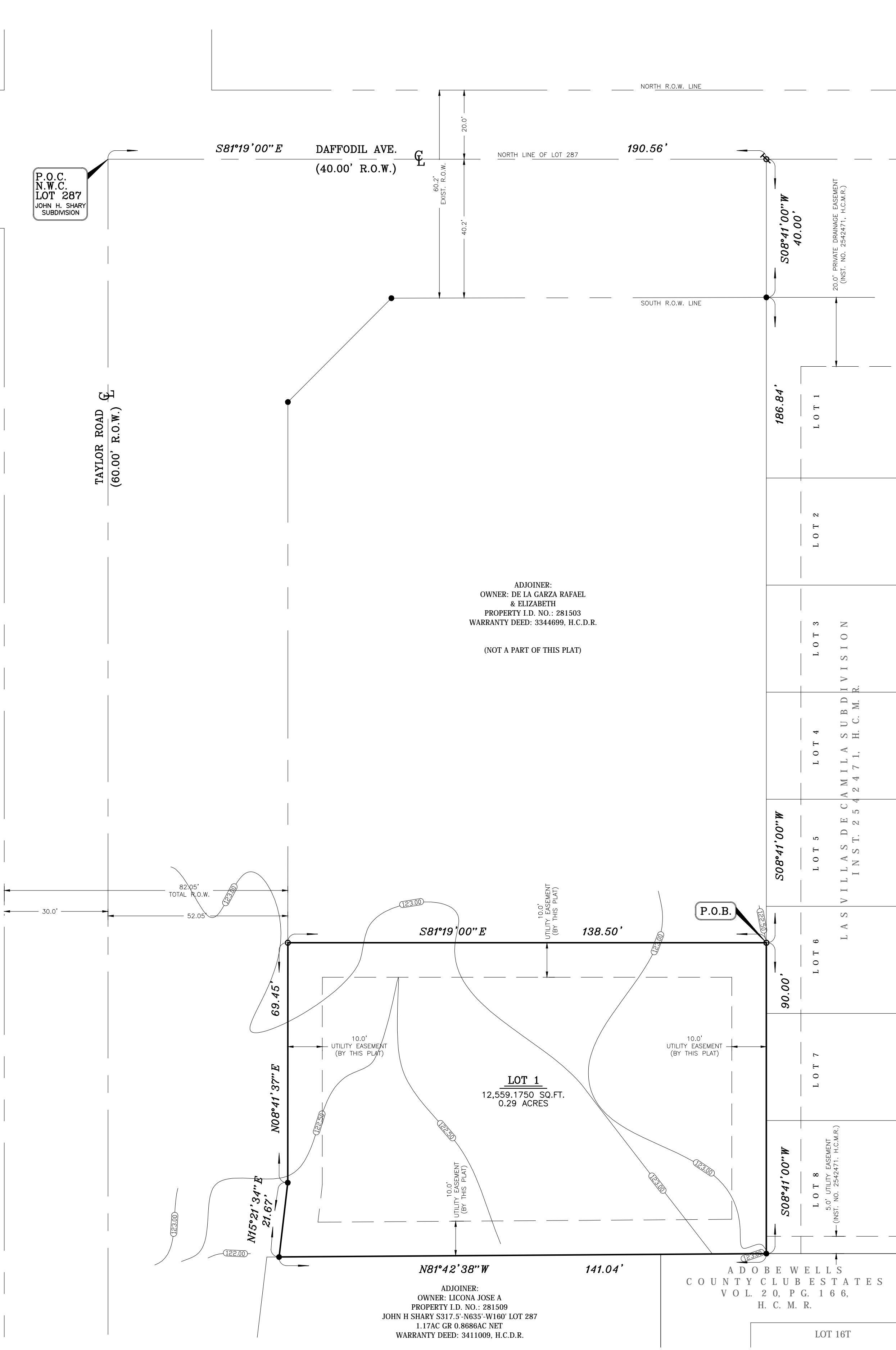
17T

18T

40T

39T

41T



STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **PRAYER GARDENS 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.

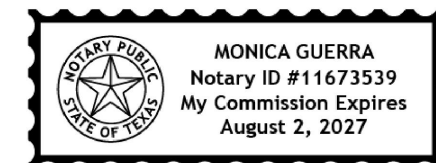
OWNER: RAFAEL DE LA GARZA
9816 N. WARE ROAD
McALLEN, TEXAS, 78504

OWNER: ELIZABETH DE LA GARZA
9816 N. WARE ROAD
McALLEN, TEXAS, 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAFAEL DE LA GARZA AND ELIZABETH DE LA GARZA, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 2025.



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 PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN,
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

DATE

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

DATE

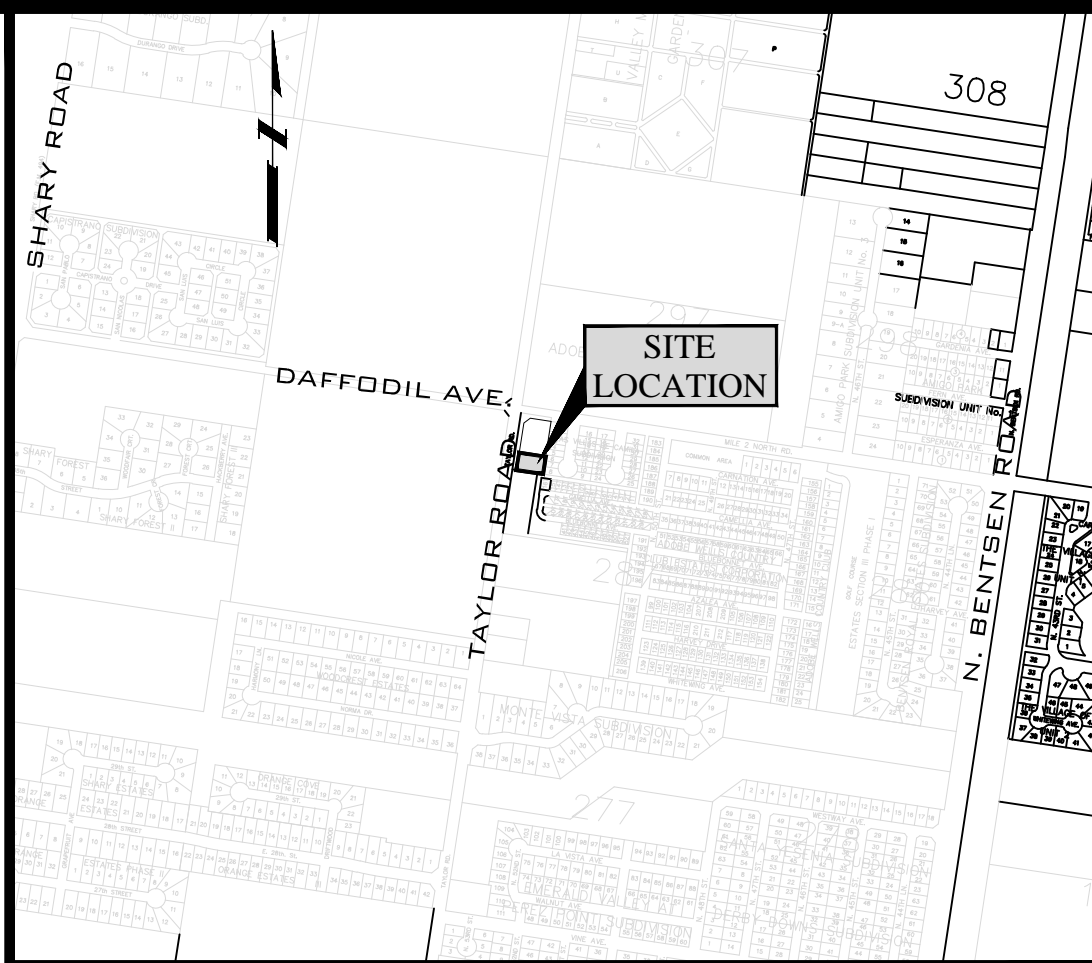
APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

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 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" = 1,000'

METES AND BOUNDS DESCRIPTION

BEING A 0.29 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 287, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.29 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 287 LOCATED AT THE INTERSECTION OF DAFFODIL AVE. AND N. TAYLOR ROAD; THENCE, AS FOLLOWS

SOUTH 81 DEGREES 19 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 287, A DISTANCE OF 190.56 FEET AND THENCE, SOUTH 08 DEGREES 41 MINUTES WEST, A DISTANCE OF 186.84 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 41 MINUTES WEST, A DISTANCE OF 90.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 42 MINUTES 38 SECONDS WEST, A DISTANCE OF 141.04 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. TAYLOR ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 15 DEGREES 21 MINUTES 34 SECONDS EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. TAYLOR ROAD, A DISTANCE OF 21.67 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN INSIDE WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 41 MINUTES 37 SECONDS EAST, CONTINUING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. TAYLOR ROAD, A DISTANCE OF 68.32 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 81 DEGREES 19 MINUTES EAST, A DISTANCE OF XXX FEET 139.75 FEET TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: SURVEY BY ALFONSO QUINTANILLA, RPLS, DATED 04/05/22
N: \SUBDIVISIONPLATS\PRAYERGARDENS.SUB\0.29.022625

PRAYER GARDENS SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: MARCH 05, 2025.
JOB NUMBER: SP-25-26283

OWNER:
ELIZABETH DE LA GARZA
9816 N. WARE ROAD
McALLEN, TEXAS 78504

OWNER:
RAFAEL DE LA GARZA
9816 N. WARE ROAD
McALLEN, TEXAS 78504

SEA
SALINAS ENGINEERING & ASSOC.
(P-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: 3/25/2025

SUBDIVISION NAME: PRAYER GARDENS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Taylor Rd.: 40 ft. R.O.W. dedication needed from centerline for 80 ft. Total R.O.W. Paving: 52 ft. Curb & gutter: Both Sides
 - On the plat, need to provide/show how Total 82.05 ft. R.O.W. was acquired, provide documents for the existing R.O.W. for staff review prior to final.
 - After documents received, staff will review on the requirements for a 10 ft. additional ROW dedication needed prior to final.
 - Clarify and resolve overlap of Boundary line into the N. Taylor Rd. R.O.W. prior to final.
 *Disclaimer: If required, need to show arrow annotation for <--Varying R.O.W.--> on the plat prior to final
 *Disclaimer: R.O.W. dedication can't overlap onto existing property lines.
 *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document.
 **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

NA

Paving _____ Curb & gutter _____

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

NA

* 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

Compliance

NA

NA

ALLEYS

ROW _____ Paving _____

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Front: 25 ft. or greater for easements, whichever is greater applies.

Revisions Needed:

- Need to add setbacks as shown above 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"> * Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> -Needs to add setbacks as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> -Needs to add setbacks as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> -Needs to add setbacks as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: <ul style="list-style-type: none"> -Add the plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on N. Taylor Rd. Revisions Needed: <ul style="list-style-type: none"> Needs to add plat note as shown above prior to final. *Disclaimer: Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize prior to Final. **Subdivision Ordinance: Section 134-120 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	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 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. *Disclaimer: Once rezoning process is completed, Masonry Wall will be required on North side fronting the C-3L Zoning. **Landscaping Ordinance: Section 110-46 	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Taylor Rd. **Must comply with City Access Management Policy 	Required
* 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

<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 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. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3L (Light Commercial District) Proposed: R-1 (Single-Family Residential District) -Needs to request a rezoning application for the lot prior to final approval. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Non-compliance
	Required
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be \$700.00 * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be \$700.00 * Pending review by the Parkland Dedication Advisory Board and CC. 	TBD
	Required
	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. * Traffic Impact Analysis (TIA) required prior to final plat. 	Required
	TBD

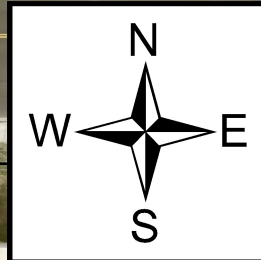
COMMENTS		
<p>Comments:</p> <ul style="list-style-type: none"> - Needs to provide pending Doc. No's on the plat for existing R.O.W. - Need to provide copies of documents for all existing R.O.W. & utility easements being shown on the plat for staff review prior to final. - Legal description shown under the title does not match legal description on the application and the M+B description. - Verify the Bearing distances and M+B as some of the dimensions show differ from the survey. - Needs to add parcel information of properties surrounding the subdivision. - - Update location map with an updated hidalgo county parcel maps. Verify the North Arrow shown on the Location Map & add a label leader that stipulates the City of McAllen City Limits. - Clarify the overlap of easements into the R.O.W. -Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; <hr/> <p>Chairman, Planning & Zoning Commission DATE</p> <p>-Need to correct the Mayor's Signature Block with correct wording, as it should read;</p> <hr/> <p>Mayor, City of McAllen DATE</p> <ul style="list-style-type: none"> - Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. - Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. <p>*Must comply with City's Access Management Policy.</p>		Non-compliance
RECOMMENDATION		
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.</p>		Applied

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

E MILE 2 RD

DAFFODIL AVE

DAFFODIL AVE



LOCATION

TAYLOR RD

PROPOSED
PRAYER GARDENS
SUBDIVISION

N TAYLOR RD

N 51ST ST

N 51ST ST

1
2
3
4
5
6
7
8

16T

15T

14T

13T

12T

17T

18T

40T

39T

41T

SUB2025-0048



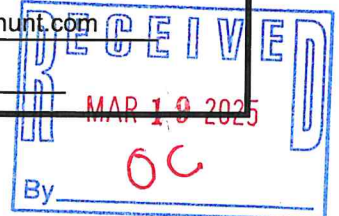
City of McAllen

Planning Department

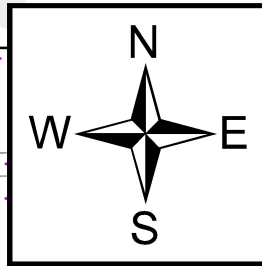
New

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

Project Information	Subdivision Name <u>Townhomes at Freddy Gonzalez Subdivision</u>	
	Legal Description <u>5.734 +/- acres being out of Lot 5, Section 278, Texas-Mexican Railway Company's Survey, according to the plat or map thereof recorded in Volume 24, Page 170, Hidalgo County Deed Records, Hidalgo County, Texas.</u>	
	Location <u>Along the north ROW of Freddy Gonzalez Road, approximately 650' west of North 10th Street</u>	
	City Address or Block Number <u>1200 Freddy Gonzalez</u>	
	Total No. of Lots <u>42</u> Total Dwelling Units <u>41</u> Gross Acres <u>5.734</u> Net Acres _____	
	<input type="checkbox"/> Public Subdivision / <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) / <input checked="" type="checkbox"/> Residential (<u>42</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3T</u> Proposed Zoning <u>R-3T</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Townhomes</u>	
	Irrigation District # <u>HCID #1</u> Water CCN: <input checked="" type="checkbox"/> MGPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>1178141</u>		
Estimated Rollback Tax Due _____ Tax Dept. Review _____		
Owner	Name <u>Kiesler Chris Alan</u> Phone <u>956-661-8888</u>	
	Address <u>214 Alley Road</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>Princeton</u> State <u>TX</u> Zip <u>75407</u>	
Developer	Name <u>Auriel Investments</u> Phone <u>956-661-8888</u>	
	Address <u>1200 Auburn Avenue, Suite 250</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Shavi Mahtani, President</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com, drobles@meldenandhunt.com & eig@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Valeria Garza</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	



THE VILLAS ON FREDDY
LOCATION LE HOME PARK II
SUBDIVISION
LOT 1



THE VILLAS ON FREDDY
PHASE III
SUBDIVISION

COMMON AREA D

THE VILLAS ON FREDDY
PHASE I
SUBDIVISION

COMMON AREA C

COMMON AREA D

COMMON AREA E

COMMON AREA F

COMMON AREA G

COMMON AREA H

COMMON AREA - E

COMMON AREA - F

COMMON AREA - G

COMMON AREA - H

COMMON AREA - I

COMMON AREA - J

COMMON AREA - K

COMMON AREA - L

COMMON AREA - M

COMMON AREA - N

COMMON AREA - O

COMMON AREA - P

COMMON AREA - Q

COMMON AREA - R

COMMON AREA - S

COMMON AREA - T

COMMON AREA - U

COMMON AREA - V

COMMON AREA - W

COMMON AREA - X

COMMON AREA - Y

COMMON AREA - Z

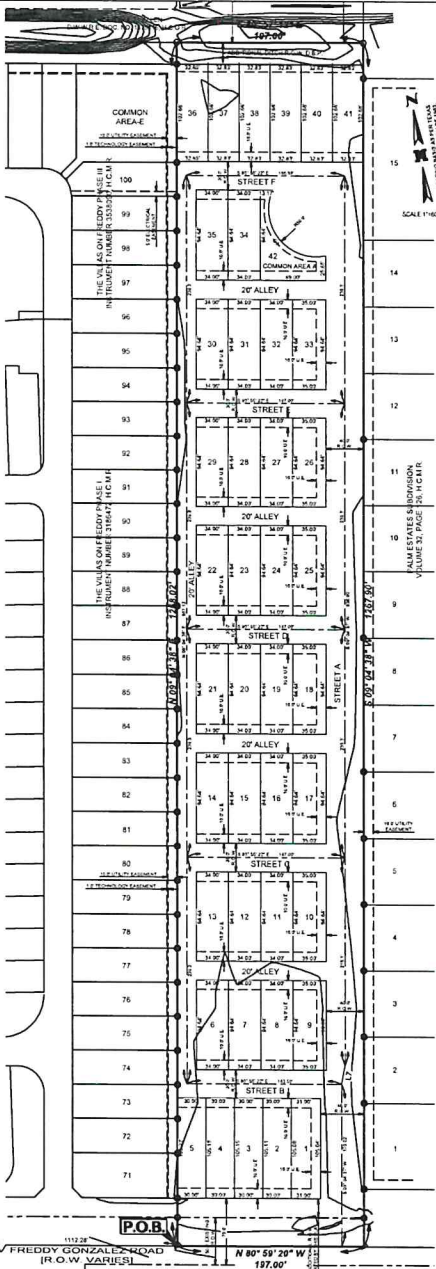
COMMON AREA - AA

COMMON AREA - AB

COMMON AREA - AC

COMMON AREA - AD

COMMON AREA - AE



GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNDESIGNED) AREA DETERMINED TO BE OUTSIDE MAY HAZARD FLOODPLAIN. COMMUNITY PANEL NUMBER: 43023 ESD MAP REVISED: JUNE 8, 2020.
2. MINIMUM PERMISSIBLE FINISH BOUNDARY ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL BE:
FRONT: 20 FEET OR GREATER FOR EASEMENTS
REAR: 11 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDES: 5 FEET OR GREATER FOR EASEMENTS
SIDE CORNER: 5 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET. EXCEPT REVERSE GARAGE SETBACKS AS REQUIRED. GREATER SETBACKS APPLY.
4. REQUIRED DETENTION DRAINAGE DETENTION PLAN SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT. FINISH BOUNDARY ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT. FINISH BOUNDARY ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
5. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. CITY OF MALLEN BENCHMARK NUMBER NO. 48, TOP OF 30" ALUMINUM PIPE WITH A 3" SHIRT BRASS MONUMENT CAP, LOCATED AT THE INTERSECTION OF 10TH STREET AND FREDDY GONZALEZ ROAD, GEODETIC D.P.S. TEXAS STATE PLANNING COORDINATE SYSTEM, AND 43 TEXAS SOUTH SURVEY ELEVATION PER MAP NO. 62-02-0015, W. HENRIKSEN, E. COTTRELL, 3000, ELEV. 1104.10.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. EFT GRADE BUFFER REQUIRED FROM ADJACENT INTERESTED PARTY FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONED LOTS INCLUDING FREDDY GONZALEZ ROAD.
9. EFT MAXIMUM WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONED LOTS.
10. DEVELOPER/ HOMEOWNER'S ASSOCIATION/ OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NO THE CITY OF MALLEN SHALL BE RESPONSIBLE FOR CONSTRUCTION OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 10.10 OF THE SUBDIVISION DRAINAGE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
11. A CERTIFICATE OF EASEMENT WILL NOT BE ISSUED BY THE CITY OF MALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAN WITH AN EASEMENT REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPLICABLE AUTHORITY.
12. A 10 FOOT X 15 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
13. A 10 FOOT X 15 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
14. A 10 FOOT X 15 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
15. ALL PER EASEMENT OF CONVEYANCE, CONDITIONS, AND RESTRICTIONS, FOR TOWNHOMES AT FREDDY GONZALEZ SUBDIVISION, SUBDIVISION NO. 5734 ACRES SITUATED IN THE CITY OF MALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 5, SECTION 27B, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO PLAT NO. 274, PAGE 170, HIDALGO COUNTY DEED RECORDS, SAID 5734 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 27B, THENCE, N 87° 50' 20" E ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 27B, AND WITHIN THE EXISTING RIGHT-OF-WAY OF FREDDY GONZALEZ ROAD, A DISTANCE OF 1,112.28 FEET TO A NAIL SET, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.
16. ALL INTERIOR LOT CORNERS WILL HAVE A 4" REBAR SET WITH PLASTIC CAP STAMPED MELLER & HUNT, INC.
17. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
18. COMMON DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MALLEN.
19. PARKING LOT DEDICATION AGREEMENT WITH THE FOLLOWING CONDITION WAS APPROVED: 50% OF PARKING FEES TO BE PAID UP FRONT PRIOR TO PLAT RECORDING. THE REMAINING 50% OF PARKING FEES TO BE PAID THROUGH THE SUBDIVISION NO. 5734 ACRES SITUATED IN THE CITY OF MALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 5, SECTION 27B, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO PLAT NO. 274, PAGE 170, HIDALGO COUNTY DEED RECORDS, SAID 5734 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 27B, THENCE, N 87° 50' 20" E ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 27B, AND WITHIN THE EXISTING RIGHT-OF-WAY OF FREDDY GONZALEZ ROAD, A DISTANCE OF 1,112.28 FEET TO A NAIL SET, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.
20. NO CURB CUT ACCESS OR LOT FRONTAGE PERMITTED ALONG FREDDY GONZALEZ ROAD FOR LOTS 1 THROUGH 5.
21. COMMON AREA LOT 34 WILL BE COMMON AREA AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS AND NOT THE CITY OF MALLEN.
22. DEVELOPER/ HOMEOWNER'S ASSOCIATION/ OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MALLEN SHALL BE RESPONSIBLE FOR CONSTRUCTION OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 10.10 OF THE SUBDIVISION DRAINAGE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	3,266.89	0.075	22	3,217.76	0.074
2	2,154.89	0.052	23	3,217.76	0.074
3	2,153.89	0.052	24	3,217.76	0.074
4	3,154.97	0.072	25	3,312.40	0.076
5	3,154.97	0.072	26	3,312.40	0.076
6	3,217.76	0.074	27	3,217.76	0.074
7	3,217.76	0.074	28	3,217.76	0.074
8	3,217.76	0.074	29	3,217.76	0.074
9	3,312.40	0.076	30	3,217.76	0.074
10	3,312.40	0.076	31	3,217.76	0.074
11	3,217.76	0.074	32	3,217.76	0.074
12	3,217.76	0.074	33	3,312.40	0.076
13	3,217.76	0.074	34	3,217.76	0.074
14	3,217.76	0.074	35	3,217.76	0.074
15	3,217.76	0.074	36	3,312.40	0.076
16	3,217.76	0.074	37	3,217.76	0.074
17	3,312.40	0.076	38	3,217.76	0.074
18	3,312.40	0.076	39	3,312.40	0.076
19	3,217.76	0.074	40	3,312.40	0.076
20	3,217.76	0.074	41	3,312.40	0.076
21	3,217.76	0.074			

Curve Table					
Curve #	Date	Radius	Length	Chord Distance	Chord Length
01	12/15/20	36.00	100.18	96.37	100.18

- LEGEND & ABBREVIATIONS
- FOUND NO. 4 REBAR
 - SET IN REBAR WITH PLASTIC CAP STAMPED MELLER & HUNT
 - SET WALL
 - CURVE REBAR AND P.P.
 - P.O.C. - POINT OF BEGINNING
 - P.O.E. - POINT OF ENDING
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - S.W. COR. - SOUTHWEST CORNER
 - S.G.T. - SQUARE FEET
 - H.C.D. - HIDALGO COUNTY DEED RECORDS
 - H.C.D. - HIDALGO COUNTY DEED RECORDS
 - L.E. - UTILITY EASEMENT
 - T. - TECHNOLOGY EASEMENT

SUBDIVISION MAP OF
**TOWNHOMES AT
FREDDY GONZALEZ**
BEING A SUBDIVISION OF 5,734 ACRES SITUATED IN THE CITY OF
MALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF
LOT 5, SECTION 27B, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
ACCORDING TO PLAT NO. 274, PAGE 170, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION
A TRACT OF LAND CONTAINING 5.734 ACRES SITUATED IN THE CITY OF MALLEN, HIDALGO COUNTY, TEXAS, BEING A PART
OR PORTION OUT OF LOT 5, SECTION 27B, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, ACCORDING TO
THE PLAT THEREOF, RECORDED IN VOLUME 34, PAGE 170, HIDALGO COUNTY DEED RECORDS, SAID 5.734 ACRES ALSO
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 27B,
THENCE, N 87° 50' 20" E ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 27B, AND WITHIN THE EXISTING RIGHT-OF-WAY OF
FREDDY GONZALEZ ROAD, A DISTANCE OF 1,112.28 FEET TO A NAIL SET, FOR THE SOUTHWEST CORNER AND POINT OF
BEGINNING OF THIS HEREIN DESCRIBED TRACT.

1. THENCE, N 87° 50' 20" E AT A DISTANCE OF 35.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF FREDDY
GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,281.02 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST
CORNER OF THIS TRACT.

2. THENCE, S 87° 50' 20" E AT A DISTANCE OF 197.00 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS
TRACT.

3. THENCE, S 87° 50' 20" E AT A DISTANCE OF 1,237.90 FEET PASS A NO. 4 REBAR SET, ON THE EXISTING NORTH
RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,267.90 FEET TO A NAIL SET ON
THE SOUTH LINE OF SAID LOT 5, SECTION 27B, FOR THE SOUTHWEST CORNER OF THE TRACT.

4. THENCE, N 87° 50' 20" E ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 27B, AND WITHIN THE EXISTING RIGHT-OF-WAY
OF FREDDY GONZALEZ ROAD, A DISTANCE OF 1,112.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.734
ACRES OF LAND, MORE OR LESS.

THIS PLAT APPROVED BY THE HIDALGO COUNTY CLERK DISTRICT NO. 1 ON
THE ____ DAY OF _____, 20____.

NOT: HIDALGO COUNTY CLERK DISTRICT NO. 1 ON ONE SHALL BE RESPONSIBLE FOR DELIVERY OF
WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE SHALL NOT BE ANY PERMANENT STRUCTURES ON THE
TRACT RIGHT OF WAY AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HEREIN RIGHT OF WAY OR EASEMENTS
WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOSEA.

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, §403.11 (2). 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. SEAN, P.E., C.F.M.
GENERAL MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, (HOLDERS) OR DULY AUTHORIZED OFFICERS OF THE HOLDERS OF A SECURITY INTEREST IN THE
ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS TOWNHOMES AT FREDDY
GONZALEZ SUBDIVISION, OF THE CITY OF MALLEN, TEXAS HEREBY CONSENT TO THE SUBDIVISION OF THIS REAL PROPERTY AS
PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVE THAT ANY FIDELITY RELATING TO THE SECURITY INTEREST ON
THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLAT OF THE PROPERTY AS DESCRIBED FOR HEREIN.

JOHN ROBERT KING - TRUSTEE
3429 N. 10TH ST.
MALLEN, TX 78401

DATE

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

MAYOR OF THE CITY OF MALLEN

DATE

CITY SECRETARY

DATE

1. THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MALLEN 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

DRAWN BY: J.L.G. DATE: 12/15/2020
SURVEYED/ CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, (OWNER) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS TOWNHOMES AT
FREDDY GONZALEZ SUBDIVISION, DO HEREBY GRANT AN EASEMENT AND UTILITY EASEMENT TO THE CITY OF MALLEN, TEXAS
THROUGH WHOM I HAVE HERETOFORE FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS, ALLEYS, AND
EASEMENTS THEREON SHOWN SURFACE USE OF THE STREETS AND ALLEYS RESTRICTED TO THE EMPLOYEES OR
AGENTS OF THE CITY OF MALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF
MALLEN AND RESIDENTS OF THE SUBDIVISION AND TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF
MALLEN BY THIS PLAT.

DOMAN DEVELOPMENT, CORP.
A TEXAS CORPORATION

DATE

JOHN MANTAN, PRESIDENT
100 ALBUQUERQUE STREET, SUITE 200
MALLEN, TEXAS 78401

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC 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 ____ DAY OF _____, 20____.

MELLER & HUNT, INC.
TEXAS REGISTRATION #113788

MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER NO. 113788
STATE OF TEXAS
DATE PREPARED: 02/27/2025
REVISED ON:
ENGINEERING JOB # 250313.00

THE STATE OF TEXAS
COUNTY OF HIDALGO

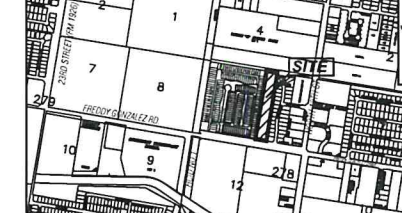
1. THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN
ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY
SUPERVISION.

DATED THIS ____ DAY OF _____, 20____.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8238
STATE OF TEXAS

DATE SURVEYED: 02/20/25
T.P.
SURVEYING JOB NO. 250313.00

LOCATION MAP



PLAT SHEET 2 OF 2

RECEIVED
MAR 19 2025



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/28/2025

SUBDIVISION NAME: FREDDY GONZALEZ SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Freddy Gonzalez Road - 20 ft. R.O.W. dedication, for 50 ft. from center line for 100 ft. ROW
Paving: 65 ft. Curb & gutter: both sides.
Revisions Needed:
-Label Centerline to determine dedication requirements, prior to final.
-Label the arrow dimensions for "Total R.O.W." and from centerline prior to final.
-Include document numbers for existing R.O.W. on the plat, provide documents for staff review prior to final.
-If R.O.W. varies, show arrow dimensions where R.O.W. varies on the plat.
*Disclaimer: Any abandonments must be done by a separate document/instrument, cannot be done by plat.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final/recording.
**COM Thoroughfare Plan

Non-compliance

Street A (Private), Street B (Private), Street C (Private), Street D (Private), Street E (Private), Street F (Private)
Dedication as needed for 60 ft. Total R.O.W.
Paving: 40 ft. Curb & gutter: Both Sides
Revisions Needed:
-Plat shows 40 ft. R.O.W. (Street A) & 30 ft. R.O.W. (B-F) for interior streets with a partial 'cul-de-sac' at the End. Show R.O.W. dedication as needed above and clarify the 'cul-de-sac'.
Review and revise as applicable prior to final.
-Street names will be established prior to final, need to add the "(Private)" wording on it.
-Subdivision is proposed as private, gate details are required and R.O.W. is subject to increase for gate areas, sidewalks, islands, etc. finalize prior to final. Need to submit gate details as applicable.
-A secondary access shall be required for gated streets providing access to 30 or more dwelling units.
-Streets B-F are dead-ending into the proposed Alleys, please clarify prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Non-compliance

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

NA

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

NA

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

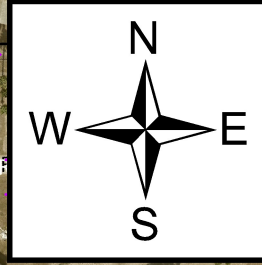
<p>Paving _____ Curb & gutter _____</p> <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p> <p>* 1,200 ft. Block Length _____</p> <p>**Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3T Zone Districts</p> <p>-Plat layout submitted on March 14, 2025 does not comply with block length requirement, please revise accordingly.</p> <p>**Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac</p> <p>-The preliminary plat considered from July 2023 appears to not comply with the maximum cul-de-sac length requirement. Please revise accordingly. Provide 'Cul-de-sac' details regarding R.O.W. and paving details to assure compliance prior to final.</p> <p>**Subdivision Ordinance: Section 134-105</p>	NA
	NA
	Non-compliance
	Non-compliance
ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft.</p> <p>*Alley/service drive easement required for commercial and multi-family properties.</p> <p>**Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>Front: 10 ft. or greater for easements, whichever is greater applies.</p> <p>Proposing: Front: 20 Feet or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Rear: 10 ft. or greater for easements, whichever is greater applies.</p> <p>Revisions Needed:</p> <p>-Include note as shown above prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies.</p> <p>Revisions Needed:</p> <p>-Include note as shown above prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements, whichever is greater applies.</p> <p>Revisions Needed:</p> <p>-Include note as shown above prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p> <p>Revisions Needed:</p> <p>-Include note as shown above prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	TBD
	Non-compliance
	Non-compliance
	Required
	Applied
	Applied

SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Freddy Gonzalez road and along both sides of all interior streets. Revisions Needed: -Include note as shown above prior to final. *Disclaimer: Sidewalk requirements may increase to 5 ft. as per Engineering department requirements, finalize 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>	<p>Non-compliance</p> <p>Required</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Proposing: -6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Road. **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. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	TBD
	Applied
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Freddy Gonzalez road for lots 1-5. **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, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Needs to finalize plat note prior to final.</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. Revisions needed: -Add plat note as shown above prior to final. **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. Revisions Needed: Proposing Plat note #15 **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied
	Required
	Non-compliance
	NA
	Non-compliance
	Non-compliance

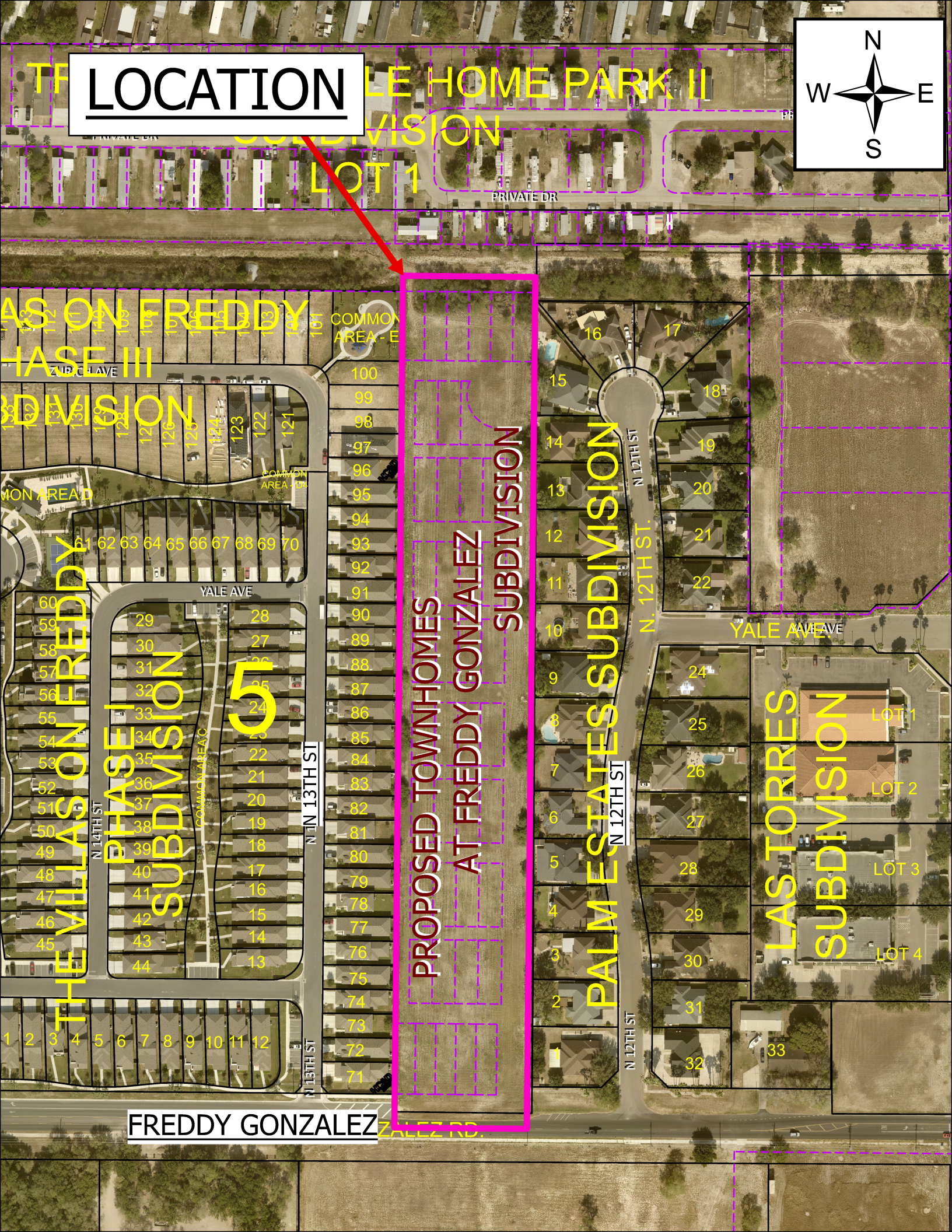
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. Proposing: <ul style="list-style-type: none"> -Plat note #20: "No curb cut, access or lot frontage permitted along Freddy Gonzalez road for lots 1 through 5. *Disclaimer: Need to clarify with staff if lots are facing public streets or alleys on the plat. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area Revisions Needed: <ul style="list-style-type: none"> -Lot 42 dimension being shown as 13.17 ft. fronting Street F. **Zoning Ordinance: Section 138-356 	TBD
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to residential properties, for a 42 Lot Townhouse development, fee would be \$29,400.00 * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Revisions Needed: <ul style="list-style-type: none"> -Proposing Plat note# 19 in regards to 50% park fees to be paid prior to recording and at time of building permit issuance. * Pending review by the Parkland Dedication Advisory Board and CC. 	Required
	Required
	No
TRAFFIC	
<ul style="list-style-type: none"> * 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. 	Required
	TBD

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Need to add the wording for (Private Subdivision) under the title of the plat.- Verify owner's signature being shown on the plat- There are two notary signatures being shown on the plat.- Boundary of the plat refers to plat sheet 2 of 2 but there is only one sheet of the plat.- On the location map, needs to add frame on the word 'site' so that it is clearly shown. Add names of the subdivisions surrounding this development.- You can remove the City Secretary signature.- We don't require the Irrigation District signature block, but if its on the plat you need to get their signature.- For plat notes 14,15,& 22 please refer to Section 134-168 for public subdivisions.- Needs to provide staff with all copies of the recorded easements/R.O.W.'s being shown on the plat for staff review prior to final.- Needs to show the Contour Elevations on the map.- Disclaimer: The Surveyor's Seal has a small misspelling, it currently reads "Registrd" instead of the word "Registered" on the Seal.- Application on file refers to gross acreage as 5.734 a.c. and warranty deed description refers to 5.743 a.c. Need to clarify discrepancy prior to final.- Variance application (VAR2025-0008) is currently under review. <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVALS.	Applied



LOCATION



FREDDY GONZALEZ

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>H&F TEXAS PROPERTIES SUBDIVISION</u>	
	Legal Description <u>A 8.60 ACRE TRACT OF AND OUT OF LOT TEN (10), SECTION FOUR (4), HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS</u>	
	Location <u>.42 Miles south of West Military Highway, along South 10th. Street.</u>	
	City Address or Block Number <u>6601 S 10th Street</u>	
	Total No. of Lots <u>2</u> Total Dwelling Units <u>0</u> Gross Acres <u>8.60</u> Net Acres _____	
	<input type="checkbox"/> Public Subdivision/ <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>8.60</u> Acres)/ <input type="checkbox"/> Residential (_____ Lots) Replat: <input type="checkbox"/> Yes/ <input type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Comercial</u> Proposed Land Use <u>Comercial</u>	
	Irrigation District # <u>2</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # <u>189332/190018</u>		
Estimated Rollback Tax Due <u>0 NW 2025</u> Tax Dept. Review <u>MR</u>		
Owner	Name <u>H & F TEXAS PROPERTIES, LLC</u> Phone <u>(832)-885-8377</u>	
	Address <u>2501 Lilac Avenue</u> E-mail <u>stxrecycling@gmail.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78574</u>	
Developer	Name <u>Jonathan Muñoz</u> Phone <u>(956)-619-0032</u>	
	Address _____ E-mail <u>everestbuilders956@gmail.com</u>	
	City _____ State <u>TX</u> Zip _____	
	Contact Person _____	
Engineer	Name <u>Guzman & Muñoz Engineering and Surveying, Inc.</u> Phone _____	
	Address <u>2020 East Expressway 83</u> E-mail <u>jmunoiz@gmes.biz or jlucio@gmes.biz</u>	
	City <u>Mercedes</u> State <u>TX</u> Zip <u>78570</u>	
	Contact Person <u>Jose L. Muñoz, P.E. / Jose Lucio, E.I.T</u>	
Surveyor	Name <u>Carlos C. Aguilar</u> Phone <u>(956)-565-4637</u>	
	Address <u>2020 East Expressway 83</u> E-mail <u>caguilar@gmes.biz</u>	
	City <u>Mercedes</u> State <u>TX</u> Zip <u>78570</u>	



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- 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

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- 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 separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

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

Owner(s) Signature(s)

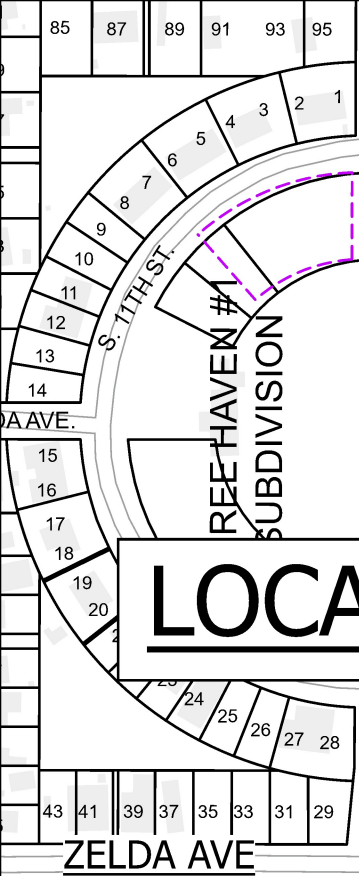
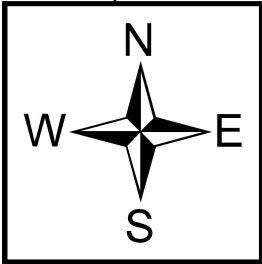
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature *Jose Lucio* Date 3/19/25

Print Name Jose C. Lucio

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



S. 10TH STREET

7

LOCATION

**PROPOSED
H&F TEXAS PROPERTIES
SUBDIVISION**

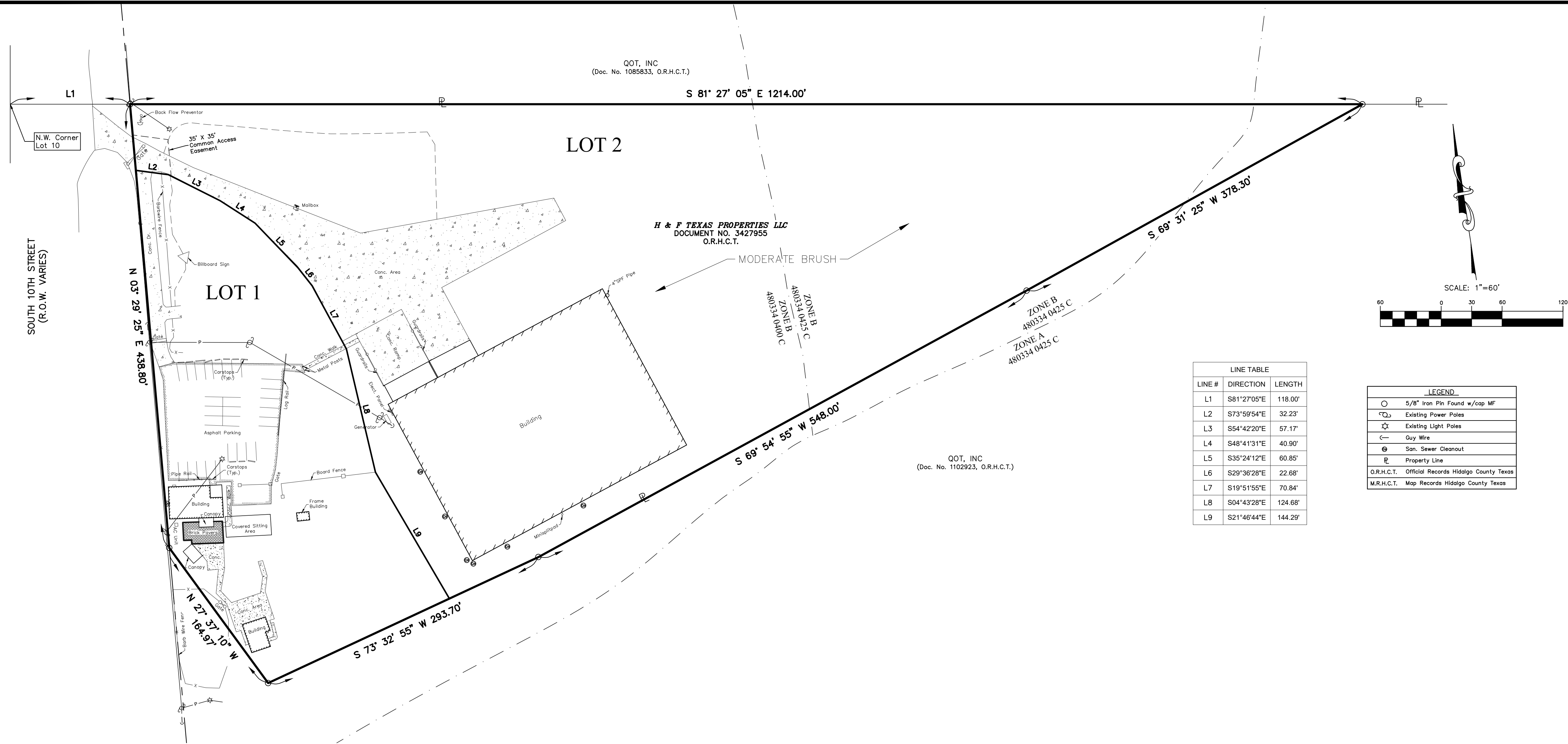
4

S 10TH ST

10

ZELDA AVE

FILE NAME: Z:\GMS-2023\ENGINEERING\HID\MCALLEN\957-02\DWG\957-02_SUBDIVISION.DWG PLOT DATE: March 4, 2025



OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF _____

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE H&F PROPERTIES SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, 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 PURPOSE THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

FAISSAL MAZLOUM
H&F TEXAS PROPERTIES, LLC
OWNER

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF _____

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE H&F PROPERTIES SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, 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 PURPOSE THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

MOHSEN HOUSSEIN
H&F TEXAS PROPERTIES, LLC
OWNER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROGELIO RODRIGUEZ GONZALEZ KNOWN TO BE PERSON (S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2025.

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

QOT, INC.
(Doc. No. 1085833, O.R.H.C.T.)

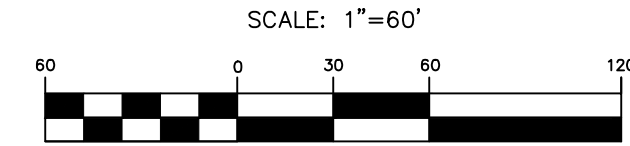
LOT 2

H & F TEXAS PROPERTIES LLC
DOCUMENT NO. 3427955
O.R.H.C.T.

MODERATE BRUSH

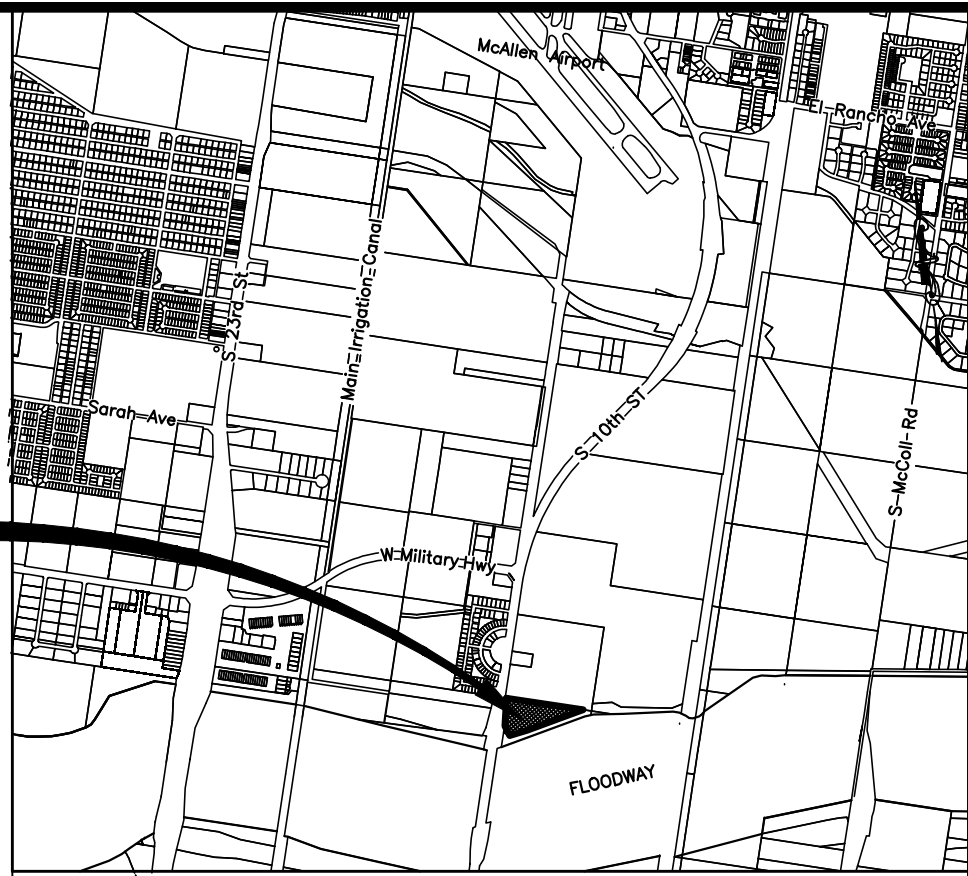
QOT, INC.
(Doc. No. 1102923, O.R.H.C.T.)

LINE #	DIRECTION	LENGTH
L1	S81°27'05"E	118.00'
L2	S73°59'54"E	32.23'
L3	S54°42'20"E	57.17'
L4	S48°41'31"E	40.90'
L5	S35°24'12"E	60.85'
L6	S29°36'28"E	22.68'
L7	S19°51'55"E	70.84'
L8	S04°43'28"E	124.68'
L9	S21°46'44"E	144.29'



LEGEND
○ 5/8" Iron Pin Found w/cap MF
⊙ Existing Power Poles
⊙ Existing Light Poles
— Guy Wire
⊙ San Sewer Cleanout
⊙ Property Line
O.R.H.C.T. Official Records Hidalgo County Texas
M.R.H.C.T. Map Records Hidalgo County Texas

H&F TEXAS
PROPERTIES
SUBDIVISION



PREPARED BY:
GMS, INC.
2020 E. EXPWY 83
MERCEDES, TEXAS
DATE PREPARED: JUNE 6, 2022
DATE SURVEYED: MAY 19, 2022

GENERAL NOTES:

- FLOOD ZONE DESIGNATION: "0", AS PER COMMUNITY PANEL NUMBER 480334 0400 C & 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982. FLOOD ZONE DESIGNATION: "A", AS PER COMMUNITY PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.
- BASIS OF BEARINGS AND DISTANCES IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83.
- SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER EASEMENTS MAY BE PRESENT.
- BENCHMARK NUMBER: MC 99, HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88.
- MARKER ELEVATION, NORTHING AND EASTING: ELEVATION=109.58', NORTHING=16577719.21, EASTING=1069571.43
- DESCRIPTION OF MARKER: MC 84 IS AT THE EAST BOUND OF 10TH ST. ON TOP OF THE BRIDGE. THE MONUMENT IS A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP.
- CONTROL ACCESS EASEMENT MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

METES & BOUNDS

BEING AN 8.60 ACRE TRACT OF LAND OUT OF LOT TEN (10), SECTION FOUR (4), HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 8.60 ACRE TRACT CONVEYED TO H & F TEXAS PROPERTIES, LLC A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 3427955, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 8.60 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP "MF" FOUND FOR A POINT ON THE NORTH LINE OF SAID LOT 10, SAID POINT BEING S 81° 27' 05" E, A DISTANCE OF 118.0 FEET FROM THE NORTHWEST CORNER OF SAID LOT 10 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 8.60 ACRE TRACT;

THENCE, ALONG THE NORTH LINE OF SAID LOT 10, S 81° 27' 05" E, A DISTANCE OF 1214.00 FEET TO A 5/8 INCH IRON ROD WITH CAP "MF" FOUND ON THE NORTH RIGHT OF WAY OF THE IBWC FLOODWAY LEVEE FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH AND ALONG THE NORTH LINE OF SAID IBWC RIGHT OF WAY, S 69° 31' 25" W, A DISTANCE OF 378.30 FEET TO A 5/8 INCH IRON ROD WITH CAP "MF" FOUND;

THENCE, S 69° 54' 55" W, A DISTANCE OF 548.00 FEET TO A 5/8 INCH IRON ROD WITH CAP "MF" FOUND;

THENCE, S 73° 32' 55" W, A DISTANCE OF 293.70 FEET TO A 5/8 INCH IRON ROD WITH CAP "MF" FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27° 37' 10" W, A DISTANCE OF 164.97 FEET TO A 5/8 INCH IRON ROD WITH CAP "MF" FOUND FOR A POINT ON THE EAST RIGHT OF WAY OF SOUTH TENTH STREET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 03° 29' 25" E, ALONG THE EAST RIGHT OF WAY OF SAID TENTH STREET, A DISTANCE OF 438.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.60 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF _____

I, 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.

DATED THIS ____ DAY OF _____, 2025.

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

MR. JAVIER VILLALOBOS
MAYOR, CITY OF MCALLEN, TEXAS.

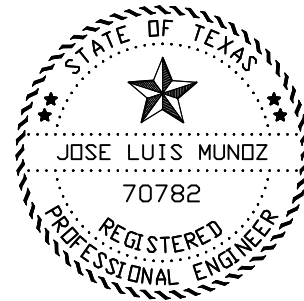
DATE

ENGINEER'S CERTIFICATION:

I, JOSE LUIS MUNOZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

JOSE LUIS MUNOZ, P.E.

DATE



SURVEYOR'S CERTIFICATION:

I, CARLOS C. AGUILAR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, SURVEYOR FOR GUZMAN & MUÑOZ ENGINEERING AND SURVEYING, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, TO THE BEST OF MY KNOWLEDGE.

CARLOS C. AGUILAR, R.P.L.S.
REG. NO. 4997 (TX)

DATE



PRINCIPAL CONTACTS:

No.	Sheet	Revision	Date	Approved	NAME	ADDRESS	CITY & ZIP CODE	PHONE	FAX
1	1				OWNERS:	FAISSAL MAZLOUM H&F TEXAS PROPERTIES, LLC	2501 LILIAC AVENUE	MISSION, TEXAS, 78574	(832) 885-8377
2	1				OWNERS:	MOHSEN HOUSSEIN H&F TEXAS PROPERTIES, LLC	2501 LILIAC AVENUE	MISSION, TEXAS, 78574	
3	1				ENGINEER:	JOSE LUIS MUNOZ, P.E.	220 E. EXPRESSWAY 83	MERCEDES, TEXAS, 78570	(956) 565-4637
4	1				SURVEYOR:	CARLOS C. AGUILAR, R.P.L.S.	220 E. EXPRESSWAY 83	MERCEDES, TEXAS, 78570	(956) 565-4637

H&F TEXAS PROPERTIES SUBDIVISION

A 8.60 ACRE TRACT OF LAND OUT OF LOT TEN (10), SECTION FOUR (4), HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 8.60 ACRE TRACT CONVEYED TO H & F TEXAS PROPERTIES, LLC A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 3427955, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

GM GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.
MERCEDES, TEXAS

2020 E. Expressway 83
Mercedes, Texas 78570
Phone: (956) 565-4637
Fax: (956) 565-4636

TEXAS REGISTERED ENGINEERING FIRM F-8017
TBPLS FIRM REGISTRATION NO. 10087700

JOB NO. P957-02



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/28/2025

SUBDIVISION NAME: H&F TEXAS PROPERTIES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. 10th Street (S.H. 336): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W.

Paving: By State Curb & gutter: By State

Revisions needed:

- Needs to revise the name of the street as shown above. Needs to say "S. 10th street (S.H. 336)"
- Need to label centerline C.L. of S. 10th street (S.H. 336) on the plat prior to final.
- Needs to provide the street line types, existing R.O.W., Total R.O.W., dimensions from the centerline, pending Doc. No's, etc. on the plat prior to final.
- Provide a copy of any referenced documents for staff review prior to final.
- If the R.O.W. varies, needs to show the varying R.O.W. dimensions.

**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

NA

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

* 1,200 ft. Block Length.

Revision needed:

-Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Non-compliance

NA

NA

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

ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft. **Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: **Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. **Plat note is required for Private Access Easements. Proposing: 35'x35' Common Access Easement and Plat note # 7, needs to be discussed with staff prior to final. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: S. 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. Revisions Needed: -Needs to add the Setbacks note on the plat. -This plat note applies for Lots 1&2 **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In Accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Needs to add the Setbacks note on the plat. -This plat note applies for Lots 1&2 **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In Accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Needs to add the Setbacks note on the plat. -This plat note applies for Lots 1&2 **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: See front setback section above. Revisions Needed: -Add note as shown above, prior to final. -This plat note applies to Lot 1 only. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along S. 10th Street. Revisions Needed: - Need to add the Sidewalk Plat note as shown above. *Disclaimer: 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>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied

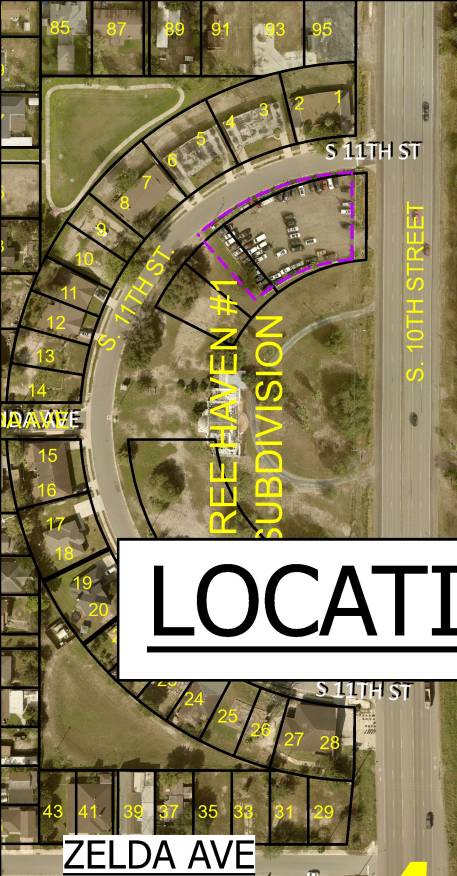
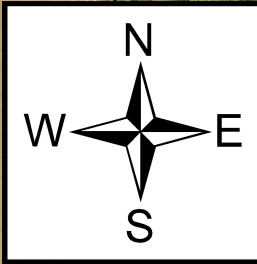
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: <ul style="list-style-type: none"> - Need to add plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: <ul style="list-style-type: none"> - Need to add plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy 	Applied
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Applied
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: <ul style="list-style-type: none"> - Needs to add plat note as shown above prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Required
<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. Revisions Needed: <ul style="list-style-type: none"> - Needs to show dimension of Lot 2's Frontage to determine compliance with minimum lot frontage. **Subdivision Ordinance: Section 134-1 	Required
<ul style="list-style-type: none"> * Minimum lot width and lot area. - Needs to show dimension of Lot 2's frontage. **Zoning Ordinance: Section 138-356 	Required
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 (General Business District) Proposed: C-3 (General Business District) ***Zoning Ordinance: Article V 	Applied

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. As per application dated March 21, 2025 proposed land use is C-3 (General Business District). Commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	NA
* As per application dated March 21, 2025 proposed land use is C-3 (General Business District). Commercial developments do not apply to Parks.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
* As per application dated March 21, 2025 proposed land use is C-3 (General Business District). Commercial developments do not apply to Parks.	
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	
<p>Comments:</p> <ul style="list-style-type: none"> - On the Plat, it is missing the P.O.B. (Point of Beginning) - On the Plat, needs to add the acreages for each individual Lot. - Remove the Hatches for the Concrete areas and Asphalt, we only need the line types to be shown, this information is mostly used for the Survey. - Remove the leader line and wording for "Moderate Brush" - You are missing the Contours on the Plat - On the Location Map, need to add the missing North Arrow. - General Plat notes missing are: Setback notes, Access Easement note, Buffer note, Masonry Wall note, Sidewalk note, Private wording. - Need to revise title of the Subdivision to be "Subdivision Plat of H&F Texas Properties Subdivision" - Since its a private subdivision, you need to add under the title the following words in parenthesis "(Private Subdivision)" - Need to provide Doc. No's for any existing easement (i.e. utility, irrigation, etc.) or R.O.W. document for the roads for staff review prior to final. - Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; <p>Chairman, Planning & Zoning Commission _____ DATE</p> <p>-Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (8) & 134-61 (e) (9). Signature line should be as follows:</p> <p>Mayor, City of McAllen _____ DATE</p> <ul style="list-style-type: none"> - Owner's Signature lines refers to the 'Public Wording' for subdivisions, needs to use wording for 'Private Subdivisions' - On the signature lines, needs to change owner's information to say "Managing Member" - Notary Signature refers to a Mr. Rogelio Rodriguez Gonzalez, verify as this may have been from another project. - If subdivision is Gated, needs to provide staff with copy of the Gate details for review prior to final. - There is some line work being shown for utility lines, back flow preventer, signs, etc. please freeze/remove these layers from the plat. <p>*Must comply with City's Access Management Policy.</p>	Non-compliance

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 THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied



LOCATION

4

S 10TH ST

PROPOSED
H&F TEXAS PROPERTIES
SUBDIVISION

7

10



City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Sub 2023-0015

Project Information	Subdivision Name <u>McAllen Oaks North Subdivision (Private)</u>	
	Location _____	
	City Address or Block Number <u>2701 SH 107</u>	
	Number of Lots <u>58</u> Gross Acres <u>19.587</u> Net Acres <u>12.03</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>A-3A</u> Proposed Zoning <u>A-1</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>10/18/24</u>	
	Existing Land Use <u>Various</u> Proposed Land Use <u>single family</u> Irrigation District # <u>1</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/>	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>8108.02</u>	
	Parcel # <u>12100-00-280-0012-00</u> Tax Dept. Review <u>af</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A 19.587 acre tract of Land, being the West 1/2 of Lot twelve (12), Section 280 Texas-Mexican Railway Company's Survey</u>		
Owner	Name <u>Noe & Melba Gonzalez</u> Phone <u>(956) 457-9643</u>	
	Address _____ E-mail <u>GNZ3@hotmail.com</u>	
	City _____ State _____ Zip _____	
Developer	Name <u>Mark Wilkins / NOE Gonzalez</u> Phone <u>(956) 682-4551</u>	
	Address <u>P.O. Box 3609</u> E-mail <u>WilkinsLaw@WWQLaw.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u>	
	Contact Person <u>Mark Wilkins</u>	
Engineer	Name <u>MDR Engineering, PLLC</u> Phone <u>(956) 650-6034</u>	
	Address <u>3400 N. McCall Rd, Suite 26</u> E-mail <u>Mco1bitt@mdcengineeringtx.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Mark Corbitt</u>	
Surveyor	Name <u>Carrazales Land Surveying</u> Phone <u>(956) 567-2167</u>	
	Address <u>4807 Gondola Ave</u> E-mail <u>Kcarrazales@CLS.Land</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	

~~FEB 00 2023~~

BY:

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 1/23/23

Print Name Noel Gonzalez Mark Wilkins

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

Kaveh Forghanparast

From: Mark Corbitt <mcorbitt@mdcengineeringtx.com>
Sent: Tuesday, February 25, 2025 3:17 PM
To: Kaveh Forghanparast
Cc: wilkinslaw wwqlaw.com; Noe Gonzalez; Gregorio Garcia
Subject: McAllen Oaks North

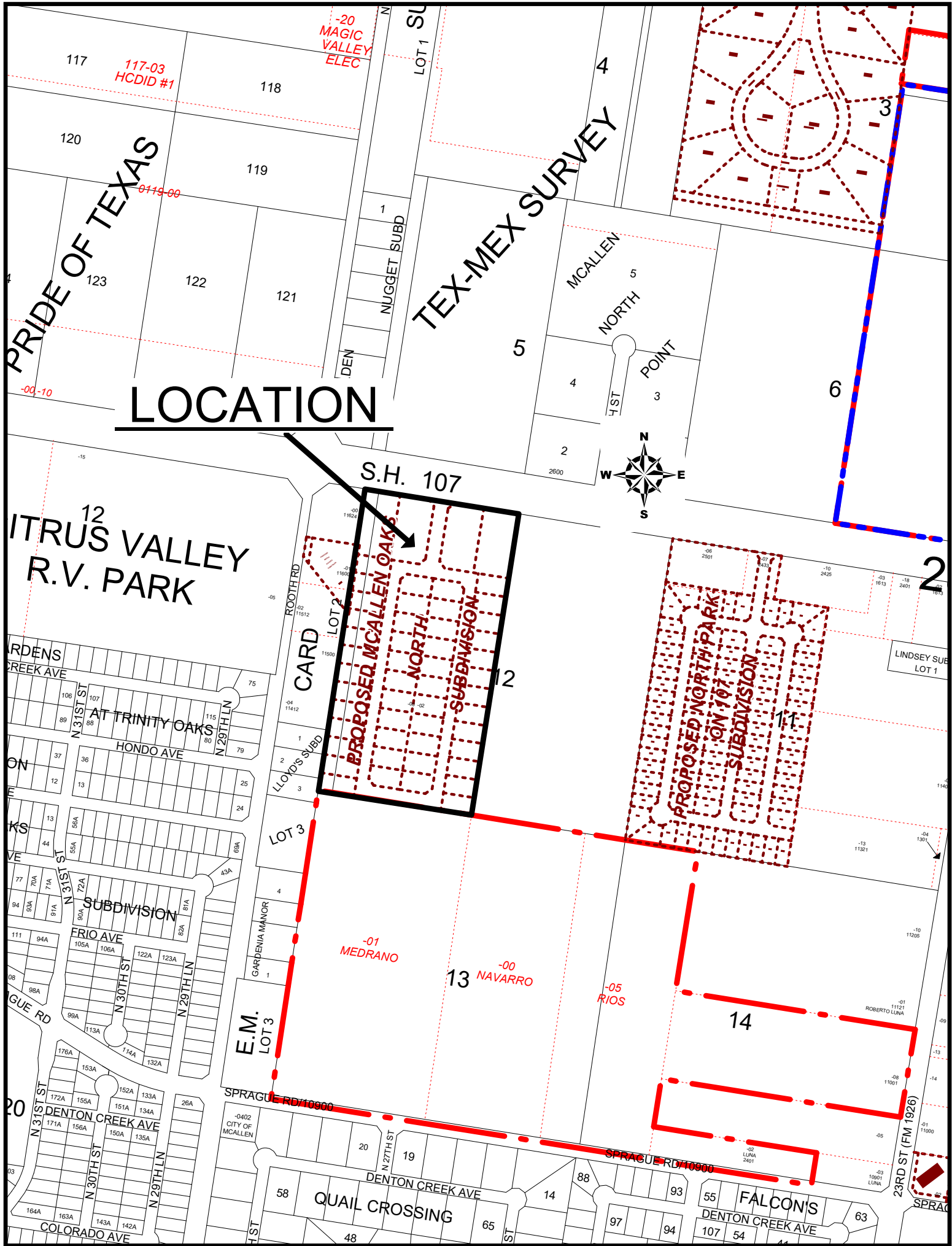
Good afternoon Kaveh,

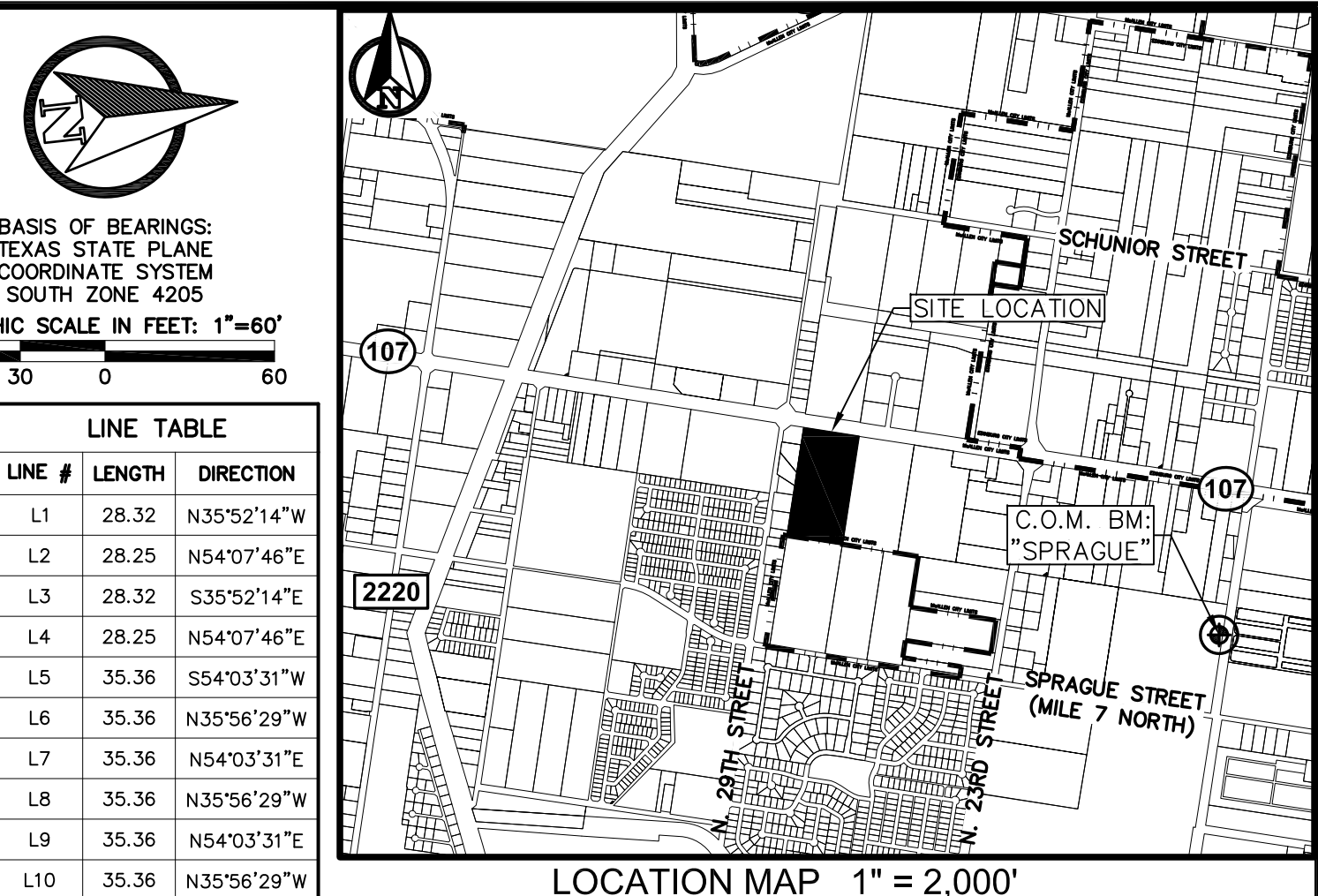
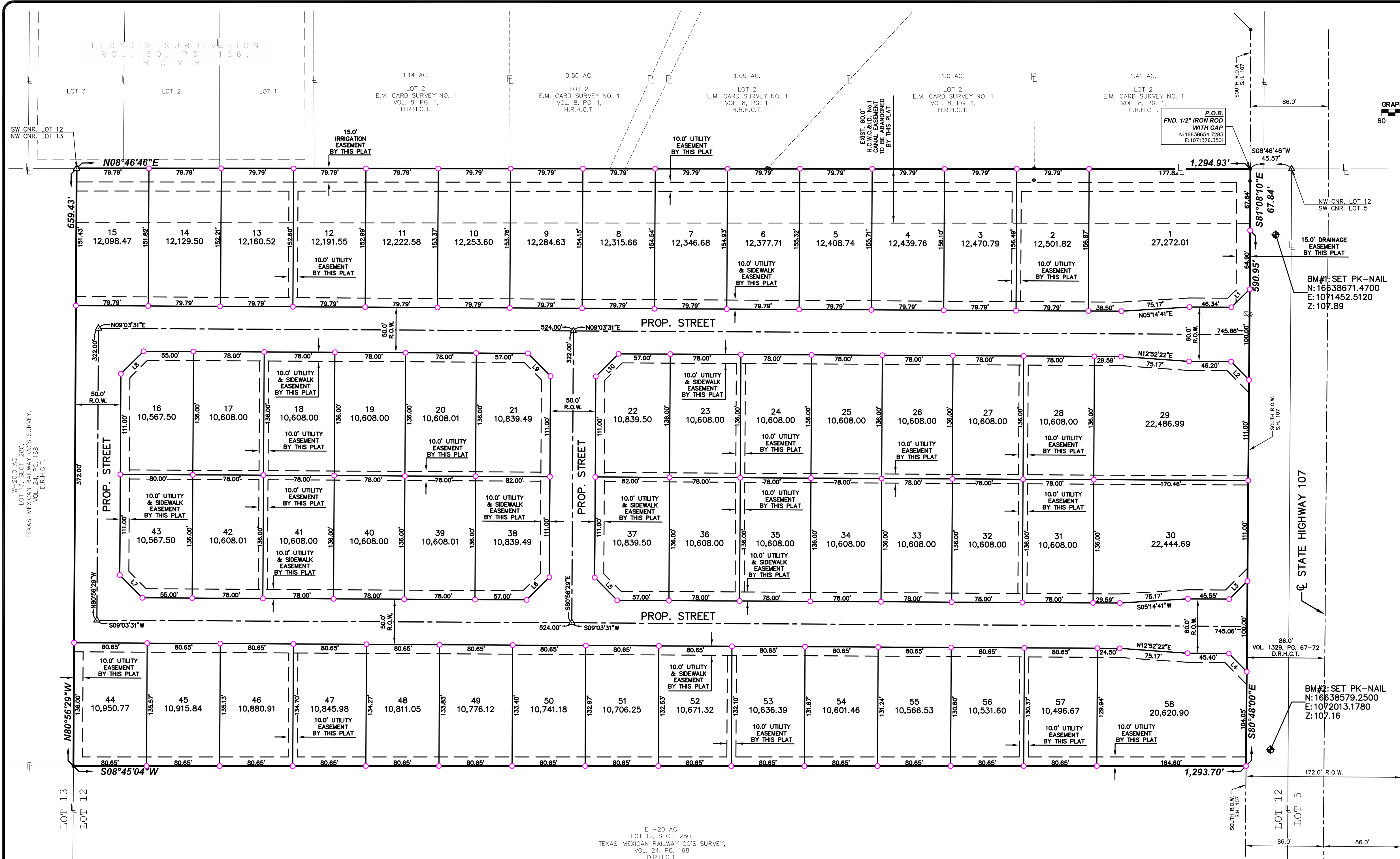
As discussed, this morning please consider this our official request to extend the development time for this project by the 6-month increment you indicated. Justification for this extension is based on our recently approved zoning change.

We are coordinating with Utilities and Engineering to get a pre-con set up as soon as possible.

Thank you,

Mark Corbitt, P.E., CFM
MDC Engineering, PLLC
956-650-6034





MAP OF MCALLEN OAKS NORTH SUBDIVISION

BEING A 19.587 ACRE [853,200.23 SQ.FT.] TRACT BEING THE WEST ONE HALF (W 1/2) OF LOT TWELVE (12), SECTION TWO HUNDRED EIGHTY (280), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

LEGEND	PLAT NOTES AND RESTRICTIONS:
--- BOUNDARY LINE	1. FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING) DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN". COMMUNITY-PANEL NUMBER 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000
--- RIGHT OF WAY LINE	2. MINIMUM BUILDING SETBACK LINES AS PER CITY OF McALLEN ORDINANCE. FRONT: 25.00' OR GREATER FOR EASEMENTS OR SITE PLAN REAR: 10.00' OR GREATER FOR EASEMENTS OR SITE PLAN INTERIOR SIDES: 6.00' OR GREATER FOR EASEMENTS OR SITE PLAN SIDE CORNER: 10.00' OR GREATER FOR EASEMENTS OR SITE PLAN SIDE (HWY 107): 30.00' OR GREATER FOR EASEMENTS OR SITE PLAN GARAGE: 18.00' EXCEPT WHEREVER GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
--- EASEMENT LINE	3. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.
--- LOT LINE	4. NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
--- PROPERTY LINE	5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 90,000 C.F. (2.02 AC.FT.)
--- ROADWAY CENTERLINE	6. BENCHMARK IS CITY OF McALLEN BENCHMARK "SPRAGUE" MONUMENT: STAINLESS STEEL, 3/8", COVERED WITH AN ALUMINUM LOGO CAP. LOCATED INSIDE THE WATER TREATMENT PLANT [SEE LOCATION MAP FOR APPROXIMATE LOCATION]
--- CONTOUR LINE WITH ELEVATION	7. 5 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG STATE HIGHWAY 107 AT TIME OF SUBDIVISION CONSTRUCTION.
--- FOUND 1/2" IRON ROD OR AS NOTED	8. 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT STAGE.
--- FOUND 1/2" IRON PIPE	9. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG STATE HIGHWAY 107.
--- SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"	10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
--- CALCULATED POINT	11. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
--- RIGHT OF WAY	12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG STATE HIGHWAY 107.
--- VOLUME	
--- PAGE	
--- DOCUMENT	
--- EASEMENT	
--- UTILITY	
--- POINT OF BEGINNING	
--- NORTHWEST	
--- SOUTHWEST	
--- CORNER	
--- GENERAL WARRANTY DEED	
--- WARRANTY DEED	
--- SPECIAL WARRANTY DEED	
--- WARRANTY DEED W/VENDOR'S LIEN	
--- GIFT DEED	
--- WARRANTY DEED IN LIEU OF FORECLOSURE	
--- SPECIAL WARRANTY DEED W/VENDOR'S LIEN	
--- OFFICIAL RECORDS HIDALGO COUNTY TEXAS	
--- MAP RECORDS HIDALGO COUNTY TEXAS	
--- DEED RECORDS HIDALGO COUNTY TEXAS	
--- HIDALGO COUNTY IRRIGATION DISTRICT	
--- SHARYLAND WATER SUPPLY CO.	

CERTIFICATE OF APPROVAL
PLANNING & ZONING 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 DATE

CITY OF MCALLEN
MAYOR CERTIFICATION

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 GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MCALLEN OAKS NORTH 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.

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

NOTARY PUBLIC

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MCALLEN OAKS NORTH, LLC; MARK WILKINS	P.O. BOX 3609	MCALLEN, TEXAS 78502	956-
ENGINEER: CMD ENGINEERING, LLC; MARK D. CORBITT, PE	3149A CENTER POINT DR	EDINBURG, TX 78539	956.650.6034
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956.567.2167

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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

MANUEL CARRIZALES
TEXAS R.P.L.S. No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

MARK D. CORBITT, PE
TEXAS LICENSED PROFESSIONAL ENGINEER No. 101980

METES AND BOUNDS DESCRIPTION:
A 19.587 ACRE [853,200.23 SQ.FT.] TRACT OF LAND, MORE OR LESS, BEING THE WEST ONE HALF (W 1/2) OF LOT TWELVE (12), SECTION TWO HUNDRED EIGHTY (280), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT PART LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF TEXAS STATE HIGHWAY 107, AS CONVEYED TO MCALLEN OAKS NORTH, LLC, BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT 3435885, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 19.587 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF (1/2)-INCH IRON ROD WITH A CAP [N-16638654.7283, E:1071376.3501] FOUND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, BEING SOUTH 08 DEGREES 46 MINUTES 46 SECONDS WEST, A DISTANCE OF 45.57 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 08 MINUTES 10 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 107, A DISTANCE OF 67.84 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS#6388" SET FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 80 DEGREES 48 MINUTES 00 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 107, A DISTANCE OF 590.95 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS#6388" SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 1,293.70 FEET TO A HALF (1/2)-INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID LOT 12, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 56 MINUTES 29 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 559.43 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF SAID LOT 12, FOR SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 46 MINUTES 46 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 12, A DISTANCE OF 1,294.93 FEET TO THE POINT OF BEGINNING CONTAINING 19.587 ACRES [853,200.23 SQ. FT.] OF LAND, MORE OR LESS.

CERTIFICATE OF APPROVAL
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 NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____.

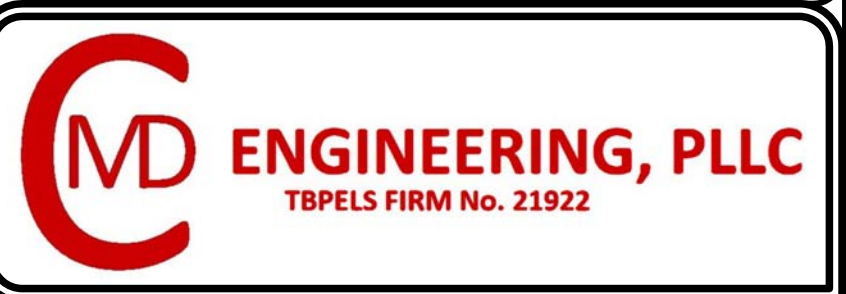
NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

PRESIDENT SECRETARY

SHEET 01 OF 02
DATE OF PREPARATION: 9-6-2023
PROJECT NO: 22291

NO.	DATE	DESCRIPTION	BY





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/28/2025

SUBDIVISION NAME: MCALLEN OAKS NORTH

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

State Highway 107: 150 ft. ROW
Paving: By the state Curb & gutter: By the state
Revisions needed:
- If 172 ft. is the existing ROW, label it as "existing ROW" prior to recording.
- Please provide copy of the document where ROW was dedicated for staff review prior to recording.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are not constructed prior to recording.

Required

Interior Streets: 50 ft. ROW (60 ft. proposed at gates area)
Paving: 32 ft. Curb & gutter: Both sides
*The property was rezoned from R-3A to R-1 District on December 9, 2024. The revised application proposes 58 single-family lots.
Revisions Required:
- Revised Gate details are required prior to final/recording to determine if ROW width meets the paving, sidewalk, curb and gutter, island, etc.
- ROW is subject to increase for gate areas after the required revision is submitted, finalize prior to final/recording.
- Use the street names provided by staff prior to recording. As per the application, the subdivision is private. Write "(Private Street)" under the name of the streets prior to recording.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are not constructed prior to recording.

Required

* A variance request (VAR2023-0018) to provide 50 ft. ROW for interior streets instead of 60 ft. for a multifamily development was requested by the engineer for a multifamily development. The Planning and Zoning Commission at the meeting of August 8, 2023, unanimously approved the variance for interior streets ROW to be 50 ft. instead of required 60 ft. subject to providing 10 ft. sidewalk easement on both sides of the interior streets, as required by staff.

E/W Quarter Mile Collector (south boundary): Dedication as needed 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

* A variance request (VAR2023-0018) to not dedicate ROW for E/W Quarter Mile Collector (south boundary) was requested by the engineer. The Planning and Zoning Commission at the meeting of August 8, 2023, recommended approval of the variance request. On August 28, 2023, the City Commission approved the variance request to not dedicate any ROW to an E/W quarter mile collector on the south boundary.

**Since the variance request was approved by the City Commission for this property, the ROW dedication for an E/W Quarter Mile Collector should be required from other adjacent properties.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

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

Applied

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

<p>* 1,200 ft. Block Length. * A variance request (VAR2023-0018) for the block length requirement was requested by the engineer. The interior blocks comply with the requirement. The East and west block lengths are proposed as 1,293.70 ft. and 1,294.93 ft. Since the subdivision is proposed as private subdivision, the project engineer requested not to provide stub outs for future connectivity to the east and west side. The Planning and Zoning Commission at the meeting of August 8, 2023, unanimously approved the variance to block length requirement **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	Applied
	NA
	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *The property was rezoned from R-3A to R-1 District on December 9, 2024. The revised application proposes 58 single-family lots. Alleys do not apply to single-family subdivisions. * A variance request (VAR2023-0018) to not provide alley/service drive easement for a multifamily development was submitted by the engineer. The Planning and Zoning Commission at the meeting of August 8, 2023, unanimously disapproved the variance to not provide alley. The engineer/developer and Public Works Department reached an agreement for central dumpster locations for this multifamily development. **Alley/service drive easement required for commercial and multi-family properties. ***Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>Front: 25 ft. or greater for easements - Revise the setback note as shown above prior to recording. *Proposing: 25 ft. or greater for easements or site plan *The property was rezoned from R-3A to R-1 District. Site plan review does not apply to single-family residences. **Note wording subject to change once zoning requirements have been finalized. ***Zoning Ordinance: Section 138-356</p> <p>Rear: 10 ft. or greater for easements - Revise the setback note as shown above prior to recording. *Proposing: 10 ft. or greater for easements or site plan *The property was rezoned from R-3A to R-1 District. Site plan review does not apply to single-family residences. **Note wording subject to change once zoning requirements have been finalized. ***Zoning Ordinance: Section 138-356</p> <p>Interior Sides: 6 ft. or greater for easements - Revise the setback note as shown above prior to final. *Proposing: 6 ft. or greater for easements or approved site plan *The property was rezoned from R-3A to R-1 District. Site plan review does not apply to single-family residences. **Note wording subject to change once zoning requirements have been finalized. ***Zoning Ordinance: Section 138-356</p>	Required
	Required
	Required

<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements - Revise the setback note as shown above prior to recording. - Clarify/remove the setback note for State Highway 107 prior to recording. * Proposing: Side Corner: 10 ft. or greater for easements or site plan. Side (Hwy 107): 30 ft. or greater for easement or site plan. **The property was rezoned from R-3A to R-1 District. Site plan review does not apply to single-family residences. **Project Engineer confirmed that they don't need a separate setback note for State Highway 107 and proposed to remove it prior to recording. ***Zoning Ordinance: Section 138-356 * Garage: 18 ft. except wherever greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Required
	Applied
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide minimum sidewalk required along State Highway 107, and 4 ft. wide minimum sidewalk required on both sides of all interior streets. Revisions Needed: - Revise and combine sidewalk notes #7 & #8 as shown above prior to final/recording. Proposing Note #7: 5 ft. wide minimum sidewalk required along State Highway 107 at time of subdivision construction. Proposing Note #8: 4 ft. wide minimum sidewalk required on both sides of all interior streets at time of building permit stage. ** 5 ft. sidewalk is require for TXDOT roads as per Engineering Department. ***Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
	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, and along State Highway 107. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Add a plat note as shown above prior to final/recording. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Required
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along State Highway 107 ***Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the application was revised on October 21, 2024, to propose 58 single-family residential lots instead. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. - Add a plat note as shown above prior to final/recording. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Applied
	NA
	Required
	NA

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

<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. - Add a plat note as shown above prior to final/recording. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Required
<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. - A plat note to cross reference the HOA document number after recording is required 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 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A (apartment residential) District Proposed: R-1 (single-family residential) District - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the application was revised on October 21, 2024, to propose 58 single-family residential lots instead. * REZ2023-0032 & REZ2023-0033 to rezone the property from R-1 and C-3 Districts to R-3A District was approved by the City Commission on August 8, 2023. ** A rezoning request (REZ2024-0058) to rezone the property from R-3A to R-1 was approved by the City Commission on December 9, 2024. ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the application was revised on October 21, 2024, to propose 58 single-family residential lots instead. * REZ2023-0032 & REZ2023-0033 to rezone the property from R-1 and C-3 Districts to R-3A District was approved by the City Commission on August 8, 2023. ** A rezoning request (REZ2024-0058) to rezone the property from R-3A to R-1 was approved by the City Commission on December 9, 2024. ***Zoning Ordinance: Article V 	Applied
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. - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the application was revised on October 21, 2024, to propose 58 single-family residential lots instead. 	NA

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

<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Please provide number of dwelling units prior to final.</p> <p>- The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the application was revised on October 21, 2024, to propose 58 single-family residential lots instead. \$35,700 (58 x \$700) must be paid prior to recording. The park fee will be adjusted if the number of dwelling units changes prior to recording.</p>	Required
<p>* Pending review by City Manager's Office.</p> <p>- The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the application was revised on October 21, 2024, to propose 58 single-family residential lots instead.</p>	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation is approved and TIA is waived.</p>	Applied
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	NA

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Submit a revised gate detail, showing paving width, sidewalk, lot lines, pedestrian gates, perimeter fence, etc. Additional ROW at the gate might be required based on the gate detail prior to recording. - If the subdivision is proposed to be private, add "(Private Subdivision)" under the name of the subdivision in smaller font and not bold prior to recording - Use the street names provided by staff prior to recording. If the subdivision is proposed to be private, add "(private street)" after the name of the streets prior to recording. - Show lot lines and the legal description of the properties on the north side of State Highway 107 prior to recording. - Owner's signature block references public subdivisions which must be revised prior to recording. - Signature blocks must follow Sec.134-61 of the subdivision ordinance prior to recording. <p>* Must comply with City's Access Management Policy.</p> <p>* Any abandonments must be done by separate instrument and referenced on the plat, and may not be done by plat.</p> <p>* Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final/recording.</p> <p>** The application was revised on October 21, 2024, to propose 58 single-family residential lots instead.</p> <p>*** At the Planning and Zoning Commission meeting of February 21, 2022, the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals.</p> <p>*** At the Planning and Zoning Commission meeting of June 20, 2023, the board voted to approve the subdivision in revised preliminary form subject to conditions noted, drainage and utilities approvals.</p> <p>*** The project engineer submitted VAR2023-0018 including the following variances on June 30, 2023: 1.Variance to the block length requirement. 2.Variance to the E/W quarter mile collector requirement (southern boundary) 3.Variance to request 50 ft. ROW for interior streets for multifamily development instead of 60 ft. required ROW 4.Variance to not provide alley/service drive easement for multifamily development.</p> <p>** Planning and Zoning Commission at the meeting of August 8, 2023, unanimously approved the subdivision in revised preliminary form and approved the variance to block length requirement and ROW for interior streets to be 50 ft. instead of required 60 ft. ROW subject to providing 10 ft. sidewalk easement on both sides of the streets, as required by staff. The Board also recommended approval of the variance request to not dedicate ROW for a E/W quarter mile collector (south boundary) and recommended disapproval of the variance request to not dedicate alley for solid waste and provide roll-out residential bins for the proposed multifamily development. On August 28, 2023, the City Commission approved the following the variance request to not dedicate any ROW to an E/W quarter mile collector on the south boundary. The applicant reached an agreement with Public Works Department for the other request, to not provide alley for solid waste collection, and withdrew the request prior to the meeting.</p>	Required
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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

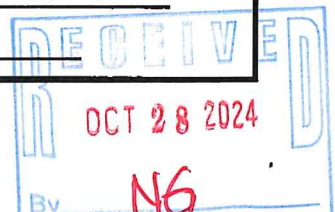


Planning Department

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

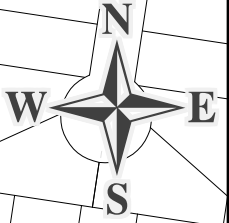
SUB2024-0118

Project Information	Subdivision Name	THE WOODLANDS AT BENTSEN SUBDIVISION		
	Legal Description	11.241 acres, being a part or portion out of Lot 4, A.J. McColl's Addition to McAllen First Suburban Citrus Groves, as per plat recorded in Vol 5, Page 50, H.C.M.R. & out of Lot 138A & 148A, John H Shary Subdivision as per plat recorded in Vol 0 Page 17, H.C.M.R.		
	Location	Southwest corner of S. Bentsen Road and Neuhaus Drive		
	City Address or Block Number	2900 South Bentsen Road		
	Total No. of Lots	2	Total Dwelling Units	2
	Gross Acres	11.241	Net Acres	
	<input type="checkbox"/> Public Subdivision / <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input type="checkbox"/> Commercial (11.241 Acres) / <input checked="" type="checkbox"/> Residential (2 Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____			
	Existing Land Use Single Family Residential Proposed Land Use Single-Family Residential			
Owner	Irrigation District #	N/A	Water CCN:	<input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
	Agricultural Exemption:	<input type="checkbox"/> Yes / <input type="checkbox"/> No	Parcel #	280811, 280812 & 107549
	Estimated Rollback Tax Due	N/A	Tax Dept. Review	NPG
	Name	Maria A. Garcia, a widow	Phone	c/o (956) 381-0981
	Address	4301 Neuhaus Drive	E-mail	mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com
Developer	City	McAllen	State	TX Zip 78503
	Name	Jesus Solis-Gomez	Phone	(c/o (956) 381-0981
	Address	4709 Tyler Avenue	E-mail	mario@meldenandhunt.com / beto@meldenandhunt.com drobles@meldenandhunt.com
	City	McAllen	State	TX Zip 78503
	Contact Person	Mario A Reyna, Beto De La Garza & Della Robles		
Engineer	Name	Melden & Hunt, Inc.	Phone	(956) 381-0981
	Address	115 West McIntyre Street	E-mail	mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com
	City	Edinburg	State	TX Zip 78541
	Contact Person	Mario A Reyna, P.E., Beto De La Garza, and Della Robles		
Surveyor	Name	Melden & Hunt, Inc.	Phone	(956) 381-0981
	Address	115 West McIntyre Street	E-mail	robert@meldenandhunt.com
	City	Edinburg	State	TX Zip 78541



LOCATION

PROPOSED
THE WOODLANDS
AT BENTSEN



BENTSEN RD

43RD LN

NEUHAUS DR

BENTSEN RD

NEUHAUS CO
PREPARED
CONTRACT
DRAWING

MAP OF
THE WOODLANDS AT
BENTSEN SUBDIVISION

(PRIVATE SUBDIVISION)
METES AND BOUNDS DESCRIPTION
2.595 ACRES OUT OF
LOT 4, A. J. McCOLL'S ADDITION TO McALLEN
FIRST SUBURBAN CITRUS GROVES, AND OUT OF
LOTS 138A AND 148A, JOHN H. SHARY SUBDIVISION
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A tract of land containing 2.595 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 4, A. J. McColl's Addition To McAllen First Suburban Citrus Groves, according to the plat thereof recorded in Volume 5, Page 50, Hidalgo County Map Records, and out of Lot 138A & 148A, John H. Shary Subdivision, according to the plat thereof recorded in Volume 0, Page 17, Hidalgo County Map Records, said 2.595 acres were conveyed to Maria A. Garcia, a widow by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 3537385, Hidalgo County Official Records, said 2.595 acres also being more particularly described as follows:

COMMENCING at a Cotton Picker Spindle found at the Southeast corner of Cardona at Bentsen Lakes Phase III, according to the plat thereof recorded in Volume 42, Page 27, Hidalgo County Map Records;

THENCE, S 08° 36' 21" W a distance of 1,369.80 feet to a Nail set, for the Northeast corner of this herein described tract;

THENCE, N 81° 23' 06" W a distance of 20.00 feet to a No. 4 rebar set, for the Northeast corner and POINT OF BEGINNING of this tract;

1. THENCE, S 08° 36' 21" W, a distance of 30.56 feet to a No. 4 rebar set, for the southeast corner of this tract;

2. THENCE, N 68° 59' 16" W at a distance of 30.72 feet to a No. 4 rebar set, for an inside corner of this tract;

3. THENCE, N 81° 23' 38" W a distance of 219.82 feet to a No. 4 rebar found, for an angle point of this tract;

4. THENCE, N 71° 36' 06" W a distance of 237.79 feet to a No. 4 rebar set, for an inside corner of this tract;

5. THENCE, S 45° 22' 38" W a distance of 415.24 feet to a No. 4 rebar set, for an outside corner of this tract;

6. THENCE, N 41° 02' 10" W a distance of 18.34 feet to a No. 4 rebar set, for an outside corner of this tract;

7. THENCE, N 22° 35' 31" W a distance of 95.24 feet to a No. 4 rebar found, for an angle point of this tract;

8. THENCE, N 34° 04' 05" W a distance of 105.36 feet to a No. 4 rebar found, for the Southwest corner of this tract;

9. THENCE, N 45° 25' 20" E a distance of 447.06 feet to a No. 4 rebar found, for the Northwest corner of this tract;

10. THENCE, S 41° 31' 36" E a distance of 221.85 feet to a No. 4 rebar found, for an angle point of this tract;

11. THENCE, S 52° 27' 33" E a distance of 71.80 feet to a No. 4 rebar set, for an angle point of this tract;

12. THENCE, S 58° 10' 42" E a distance of 65.42 feet to a No. 4 rebar set, for an angle point of this tract;

13. THENCE, S 71° 35' 55" E a distance of 59.73 feet to a No. 4 rebar set, for an angle point of this tract;

14. THENCE, S 81° 23' 06" E a distance of 247.78 feet to the POINT OF BEGINNING and containing 2.595 acres of land more or less.

GENERAL NOTES:

1. THIS SUBDIVISION LIES IN ZONE "B" DESIGNATED 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 "A" (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED). FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982

2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE.
FRONT SETBACK _____ 25 FEET OR GREATER FOR EASEMENTS
SIDE SETBACK _____ 6 FEET OR GREATER FOR EASEMENTS
REAR SETBACK _____ 10 FEET OR GREATER FOR EASEMENTS
GARAGE SETBACK _____ 18 FEET EXCEPT WHERE A GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

4. THE REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 20,954 CUBIC FEET (0.481 AC-FT.) TO BE PROVIDED WITHIN THE DESIGNATED DETENTION AREAS.

5. CITY OF McALLEN BENCHMARK: NUMBER MC 86, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT INSIDE PALM VIEW GOLF COURSE. GEODETIC G.P.S. TEXAS SOUTH (4205) HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88. N:16590691.79674, E:106091.72260, ELEVATION 96.99 FT.

6. NO BUILDING ALLOWED OVER ANY EASEMENT.

7. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. BENTSEN ROAD AND THE WEST RIGHT-OF-WAY OF NEUHAUS DRIVE.

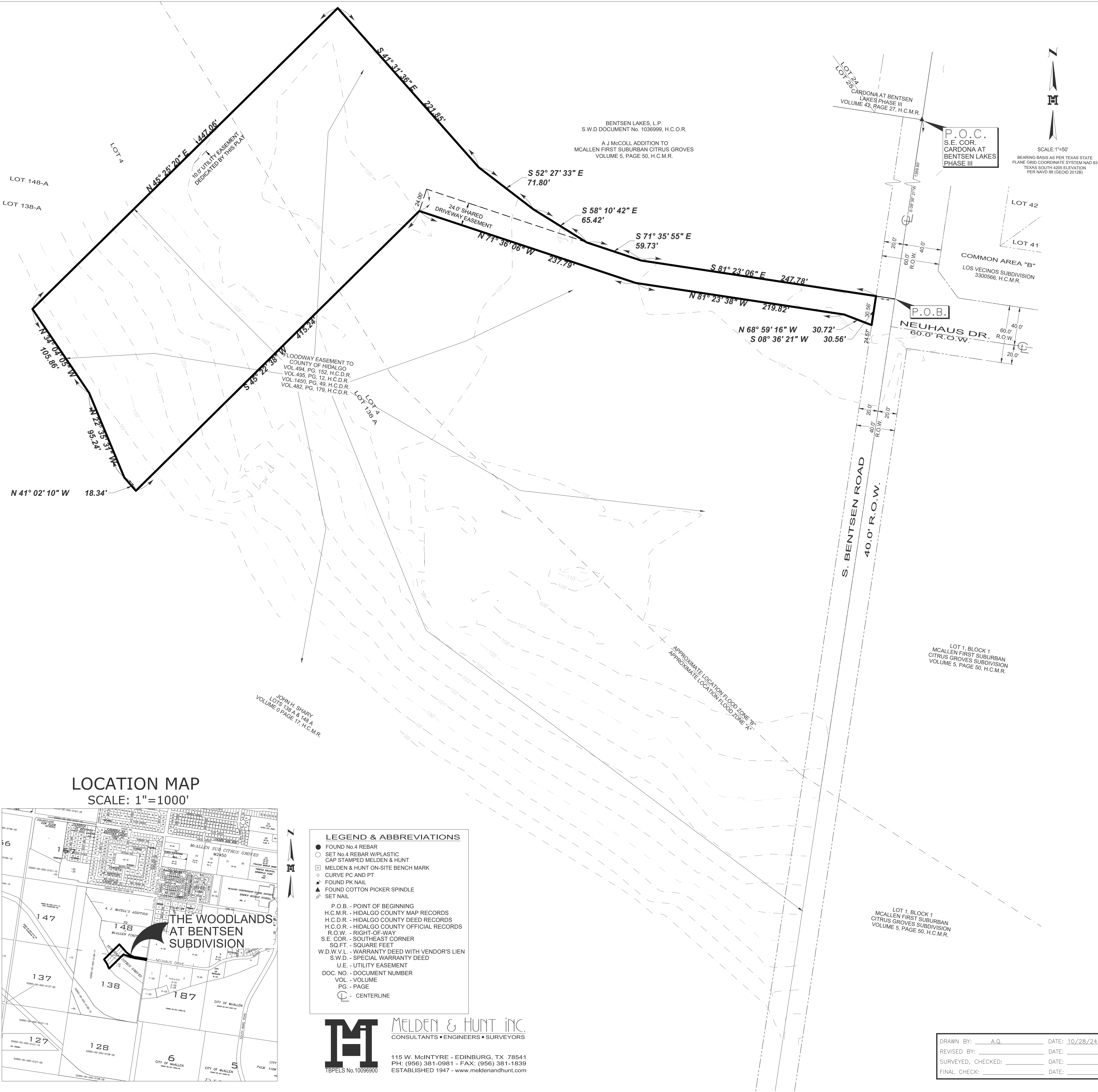
8. 6 FT/ OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY ZONES/USES.

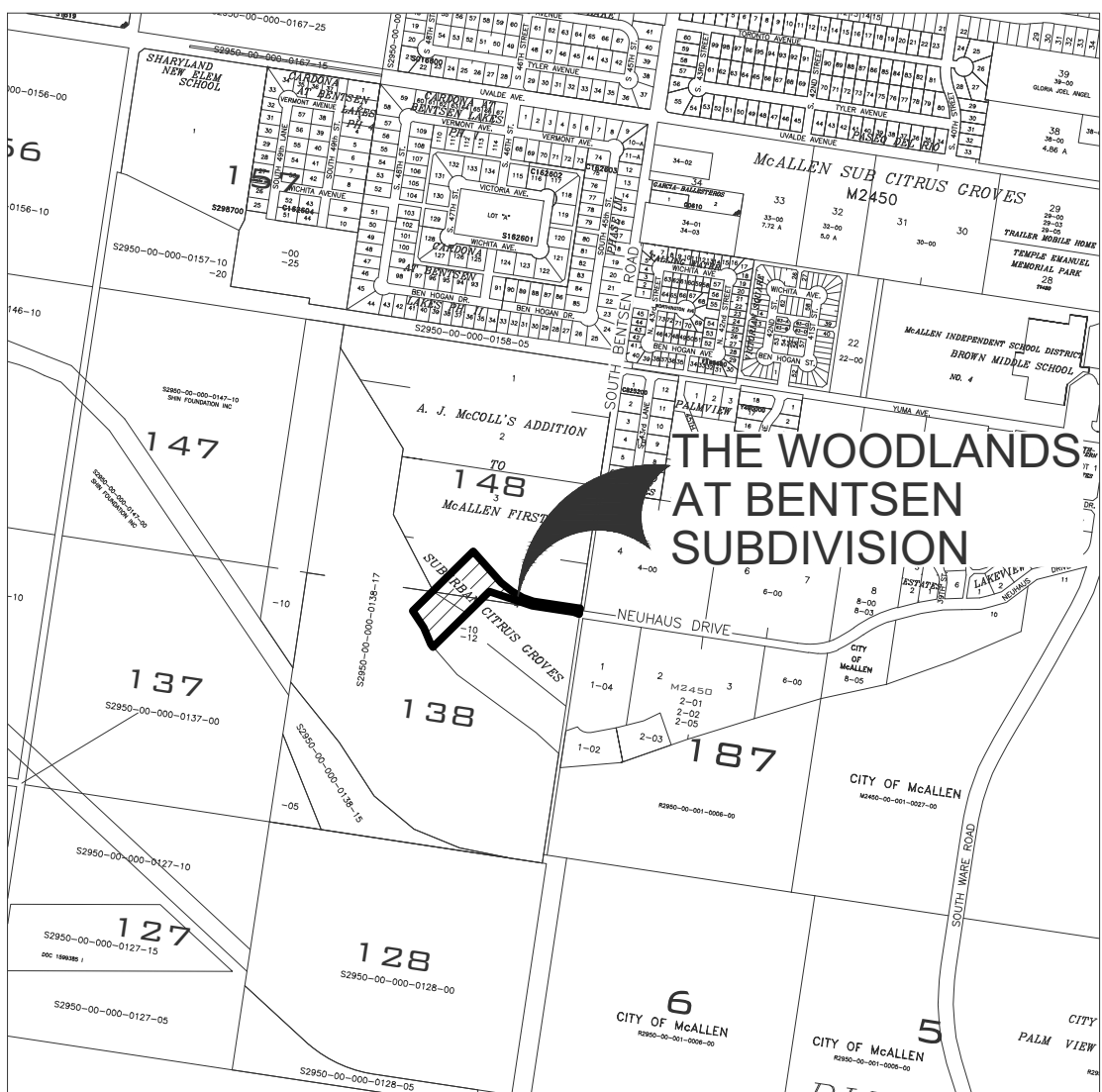
10. SET NO.4 REBAR WIT PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL CORNERS.

11. COMMON AND/ OR DETENTION AREAS, ANY PRIVATE STREETS/ DRIVES, AND OR/ GATES MUST BE MAINTAINED NY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

12. ALL EASEMENTS TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.



LOCATION MAP
SCALE: 1"=1000'



LEGEND & ABBREVIATIONS

- FOUND NO.4 REBAR
- SET NO.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- MELDEN & HUNT ON-SITE BENCH MARK
- CURVE PC AND PT
- ▲ FOUND PK NAIL
- ▲ FOUND COTTON PICKER SPINDLE
- SET NAIL
- P.O.B. - POINT OF BEGINNING
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.E. COR. - SOUTHEAST CORNER
- SQ.FT. - SQUARE FEET
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- S.W.D. - SPECIAL WARRANTY DEED
- U.E. - UTILITY EASEMENT
- DOC. NO. - DOCUMENT NUMBER
- VOL. - VOLUME
- PG. - PAGE
- CL - CENTERLINE

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

DRAWN BY: A.G. DATE: 10/28/24
REVISED BY: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MARIA A. GARCIA	4301 NEUHAUS DRIVE	McALLEN, TEXAS 78503	(956) 381-0981	
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

JOB No. 24141.00

File Name: 24149-2

SHEET 1 OF 2



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/27/2025

SUBDIVISION NAME: THE WOODLANDS AT BENTSEN SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Bentsen Road: ROW dedication as needed for 40 ft. from centerline for total 80 ft. ROW
Paving: 40 ft. Curb & gutter: both sides

Revisions needed:

- Show and label the ROW dedicated by this plat as shown above, ROW from centerline with the dedication, and total ROW, to verify required dedication, prior to final.
- Include the document number for the existing ROW on plat and provide a copy for staff review prior to final.

**S. Bentsen Road is an 80 ft. Collector on the north side of Neuhaus Drive as per the thoroughfare map.

**The originally submitted plat had two lots and was fronting S. Bentsen Road on the south side of Neuhaus Drive. The revised plat consists of one lot and does not front S. Bentsen Road on the south side of Neuhaus Drive anymore. ROW dedication on the south side of Neuhaus Drive doesn't apply to this property anymore.

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

**COM Thoroughfare Plan

Neuhaus Drive (north side): Dedication as applicable for 30 ft. ROW from centerline for total 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

- Submit an ownership map to determine no parcel will be landlocked to finalize the ROW dedication requirement prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Non-compliance

TBD

Applied

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

NA

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

SETBACKS	
<ul style="list-style-type: none"> * Front: 45 ft. or greater for easements - Revise the setback note as shown above prior to final. - Proposing: Front Setback: 25 ft. or easement, whichever is greater. ** Based on Sec. 134-106: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Sides: 6 ft. or greater for easements - Clarify/revise the setback note as shown above prior to final. - Proposing: Setback shall be in accordance to PUD Ordinance #2558, as may be amended from time to time. - Proposing Side Setback: 5 ft. or easement, whichever is greater. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner: **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on S. Bentsen Road and Neuhaus Drive. - Submit the ownership map to finalize the ROW dedication requirement to finalize the plat note prior to final. - Proposing: 4 ft. wide minimum sidewalk required on S. Bentsen Road and the west right-of-way of Neuhaus Drive. **Subdivision Ordinance: Section 134-120 	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	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 and along Neuhaus Drive as applicable. - Finalize the ROW requirement to finalize the plat note prior to final. - Remove "/" from "6 ft./ opaque buffer..." on plat note #8 prior to final/recording. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> **Must comply with City Access Management Policy 	Applied
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	NA

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

<ul style="list-style-type: none"> * 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 public subdivision is proposed. - HOA does not apply to a one-lot subdivision. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - HOA does not apply to a one-lot subdivision. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
	NA
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area - The minimum lot frontage in R-1 District is 50 ft. Revise the layout or submit a variance to the Zoning Board of Adjustment prior to final. **Zoning Ordinance: Section 138-356 	Applied
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Revised plat shows one lot. Revise the application to match the new lot size and lot number prior to final. Based on one single-family lot, \$700 park fee must be paid prior to recording. * Pending review by the City Manager's Office. 	NA
	Applied
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation for a 2-Lot Single Family subdivision is waived. * Traffic Impact Analysis (TIA) required prior to final plat. 	Applied
	NA

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">- Submit an ownership map of the parcels in vicinity prior to final to make sure no parcel will be landlocked.- Legal Description of all adjacent lots on all sides is needed on the plat prior to final. (e.g. Lot 4 and Lot 138-A are shown together and it is not mentioned from what subdivision) The subdivision name on the adjacent lots must match the vicinity map.- The boundary of the floodway easement is not shown on plat. Finalize prior to final.- Revise the application to match the lot number and subdivision size prior to final.- Add label for Lot 1 and the lot size after the ROW dedication is finalized.- 10 ft. U.E. is labeled on the west boundary but the easement line is not shown.- Clarify the 24 ft. shared driveway easement prior to final.- It seems that the width of the shared driveway easement changes at the front of the lot. Label the dimension at multiple point prior to final.- Provide a copy of the referenced documents prior to final. <p>*Must comply with City's Access Management Policy.</p> <p>**Revised plat submitted on March 13, 2025, shows a smaller subdivision and only one lot instead of the originally submitted layout with two lots.</p>	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

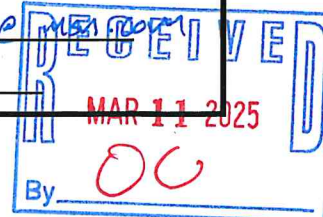


City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>MNR Subdivision</u>	
	Legal Description <u>Being a 0.323 acre tract out of lot 57, La Lomita irrigation construction company subdivision recorded in Vol 24 Pages 67-69</u>	
	Location <u>1,050 LF South of intersection of Ware Rd and Auburn Rd.</u>	
	City Address or Block Number <u>7610 N. Ware Rd</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>N/A</u> Gross Acres <u>0.323</u> Net Acres <u>0.323</u>	
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input checked="" type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>0.323</u> Acres)/ <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C1</u> Proposed Zoning <u>C1</u> Applied for Rezoning <input type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Office Building</u>	
	Irrigation District # <u> </u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Property ID: <u>210579</u>		
Estimated Rollback Tax Due <u>0</u> Tax Dept. Review <u>djh</u>		
Owner	Name <u>MNR Garza Investments, LLC</u> Phone <u>956-624-1969</u>	
	Address <u>7610 N. Ware Rd</u> E-mail <u> </u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Rene and Melonie Garza</u> Phone <u>956-624-1969</u>	
	Address <u>4001 Elk Pk</u> E-mail <u> </u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Ren Garza</u>	
Engineer	Name <u>Diego Gonzalez</u> Phone <u>956-735-4634</u>	
	Address <u>9816 Daffodil Ave</u> E-mail <u>diego@engineeringtx@gmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Diego Gonzalez</u>	
Surveyor	Name <u>Mario Gonzalez</u> Phone <u>956-262-0222</u>	
	Address <u>24593 FM 88</u> E-mail <u>jmgonzalezrps@gmail.com</u>	
	City <u>Marate Alto</u> State <u>TX</u> Zip <u>78538</u>	



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or blueline copies and Location Maps
- 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 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 (Preferred)

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- 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 separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

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 & the 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

Owner(s) Signature(s)

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.

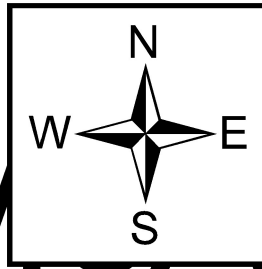
Signature  Date 3/11/25

Print Name Diego Gonzalez

Owner ☐

Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



M...

MIDDLE

LOCATION

PROPOSED
MNR
SUBDIVISION

23 24 25 26 27 28

YELLOWHAMMER AVE

VILLAT

22 21 20 19 18 17

N WARE RD

26

80 79 78 77 76 75 74

PASEO D

XENOPS AVE

41 42 43 44 45 46 47

67 68 69



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/27/2025

SUBDIVISION NAME: MNR SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW
Paving: By the States Curb & gutter: By the State
Revisions needed:
- Label centerline on plat prior to final. Show and label ROW from centerline with the dedication and Total ROW with dimension to finalize the ROW requirement as shown above prior to final.
- Revise the label from the word "PROP." from "Prop. 15 ft. ROW dedicated by this plat prior to final."
- The ROW dedicated by this plat, still is being shown as part of the lot. Use a solid line (but not as bold as the original property boundary) to show the new lot line for Lot 1 after ROW dedication. Lot dimensions after dedication is needed as well prior to final.
- Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review prior to final.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
***Monies must be escrowed if improvements are required prior to recording.

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
***Monies must be escrowed if improvements are required prior to recording.

NA

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
***Monies must be escrowed if improvements are required prior to recording.

NA

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

Compliance

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

***Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

Revisions Needed:

- Provide for alley or service drive easement on the plat prior to final. Clarify if a plat note will be proposed in lieu of alley. Alley or service drive easement cannot dead-end.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

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

Revisions Needed:

- Revise note as shown above prior to final.

**Proposed: 15 feet or easement whichever is greater

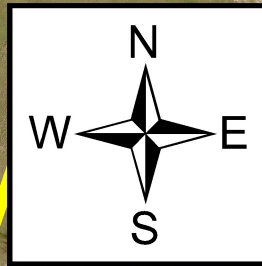
**Zoning Ordinance: Section 138-356,134-367

Non-compliance

<ul style="list-style-type: none"> * Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> - Revise note as shown above prior to final. <ul style="list-style-type: none"> **Proposed: 10 feet or easement whichever is greater **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Interior sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> - Revise note as shown above prior to final. <ul style="list-style-type: none"> **Proposed: 5 feet or easement whichever is greater **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner: Interior Lot, Subdivision layout does not propose lot abutting a street. <ul style="list-style-type: none"> **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> * Garage: Commercial Development. <ul style="list-style-type: none"> **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide minimum sidewalk required on N. Ware Road (F.M. 2222). Revisions Needed: <ul style="list-style-type: none"> - Include note as shown above prior to final. <ul style="list-style-type: none"> **5 ft. Sidewalk as per Engineering Department requirements. ***Subdivision Ordinance: Section 134-120 	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	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. Revisions Needed: <ul style="list-style-type: none"> - Revise note #8 as shown above prior to final. Although perimeter buffers must be built at time of Subdivision Improvements, it is not part of the required plat note. <ul style="list-style-type: none"> **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revision needed: <ul style="list-style-type: none"> - Add a plat note as shown above prior to final. <ul style="list-style-type: none"> **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Yellowhammer Avenue. Revisions Needed: <ul style="list-style-type: none"> - Add a plat note as shown above, prior to final. <ul style="list-style-type: none"> **Must comply with City Access Management Policy ***As per Traffic Department no access would be permitted through Yellowhammer Ave 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Required
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: <ul style="list-style-type: none"> - Add a plat note as shown above prior to final. 	Non-compliance

<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	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 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
<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-1 (Office Building) District Proposed:C-1 (Office Building) District **Engineer must verify proposed use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning requirements must be finalized prior to final. ***Zoning Ordinance: Article V 	Applied
<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 the submitted application, the proposed land 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 the submitted application, the proposed land 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. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is required to determine if TIA is required, prior to final plat. 	Required
<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"> - Revise the label from "Prop. 10 ft. Utility Easement" to "10 ft. Utility Easement by this plat" if it is dedicated by plat. If the easement is existing, reference the document number instead. Finalize prior to final. - Clarify if an easement is proposed at the front of the lot. An easement dedicated by plat may not overlap ROW dedication. Finalize prior to final. 	Required

<ul style="list-style-type: none">- Clarify/remove the easement lines shown on Villatorre Estates at Almon Subdivision prior to final, as they may be confused with lot line.* Must comply with City's Access Management Policy.* Any abandonments must be done by separate process, not by plat.* Engineer must verify proposed use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final.* Any existing easements must be shown on plat with document numbers.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



LOCATION

**PROPOSED
MNR
SUBDIVISION**

N WARE RD

ZENAIDA AVE

YELLOWHAMMER AVE

YELLOWHAMMER AVE

XENOPS AVE

XENOPS AVE

XENOPS AVE

MIDDLE

VILLAT

PASEO D

3 2 1

23 24 25 26 27

22 21 20 19 18 17

80 79 78 77 76 75 74

3 2 1

67 68 69

41 42 43 44 45 46 47

JUL 2020 - 0070



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>Balboa Acres</u>		
	Legal Description	<u>Lot 1, Block 20, Balboa Acres Subdivision</u> <u>Volume 14, Page 31 Map Records (EAST 1/2 LOT 1 BLK 20)</u>		
	Location	_____		
	City Address or Block Number	<u>3219 Corona Ave</u>		
	Total No. of Lots	<u>1</u>	Total Dwelling Units	_____
	Gross Acres	_____	Net Acres	<u>0.1212</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input type="checkbox"/> No			
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) / <input type="checkbox"/> Residential (<u>2</u> Lots) Replat: <input type="checkbox"/> Yes / <input type="checkbox"/> No			
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____			
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Resident</u>			
Irrigation District # _____ Water CCN: <input type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____				
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # _____				
Estimated Rollback Tax Due _____ Tax Dept. Review _____				
Owner	Name	<u>Maria De los Angeles Guzman</u>		
	Address	_____		
	City	_____	State	_____
	Zip	_____		
Developer	Name	<u>J.A. GARZA LLC.</u>		
	Address	<u>3319 N. WARE Rd. STE A</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78501</u>		
	Contact Person	<u>Jesus Garza</u>		
Engineer	Name	_____		
	Address	_____		
	City	_____	State	_____
	Zip	_____		
	Contact Person	_____		
Surveyor	Name	<u>J.A. Garza Associates LLC.</u>		
	Address	<u>3319 N. Ware Rd. Ste. A</u>		
	City	<u>McAllen</u>	State	<u>TX</u>

RECEIVED
MAR 14 2025
Bv OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies
- 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

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- 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 separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

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

Owner(s) Signature(s)

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

Signature _____

Date _____

Print Name _____

Owner ☐

Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

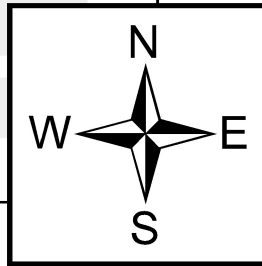
13-A

13-B

1

2

3



10

26

LOCATION

11

12

COVINA AVE

13

S 33RD ST

1

2

3

26

14

15

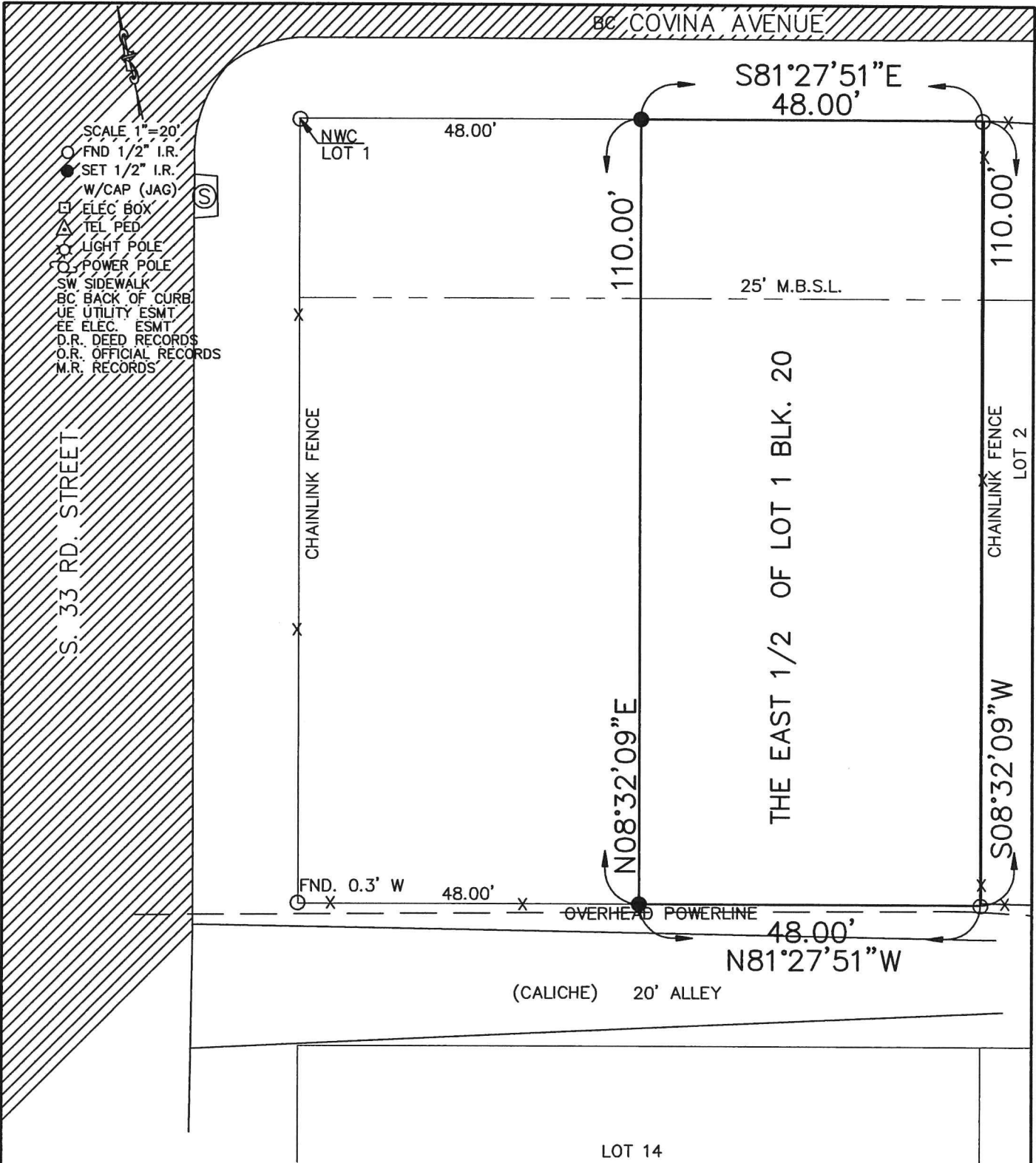
16

1

2

3

13



PREPARED FOR: MARIA DE LOS ANGELS GUZMAN

THIS IS TO CERTIFY THAT I HAVE ON THIS DATE MADE A STANDARD LAND SURVEY ON THE GROUND UNDER MY SUPERVISION OF PROPERTY WHICH IS LOCATED AT 3219 COVINA AVENUE IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, DESCRIBED AS FOLLOWS: BEING THE EAST ONE HALF (1/2) OF LOT 1 BLOCK 20,, BALBOA ACRES SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS ACCORDING TO THE PLAT OR MAP THEREOF, RECORDED IN VOLUME 14, PAGE 31 MAP RECORDS OF HIDALGO, COUNTY, TEXAS.

NOTES:

BASIS OF BEARING: TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983 SOUTH ZONE
STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRR DISTRICT
MUST COMPLY WITH CITY SETBACK LINES

(C) COPYRIGHT 2025 J.A.GARZA ASSOCIATES, L.L.C. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROW NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED TO COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.
SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE COMMITMENT

JESUS A GARZA
R.P.L.S. NO. 4739

SURVEY DATE: FEBUARY 2, 2025 JOB # S 8045-2



J. A. Garza
Associates, L.L.C.
3319 N. Ware Rd. Ste. "A"
McAllen, Texas 78501
(956) 687-8677
(956) 687-8641 fax
FIRM NO. 10172800



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/27/2025

SUBDIVISION NAME: BALBOA ACRES EAST HALF OF LOT 1 BLOCK 20

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Covina Avenue: 60 ft. ROW (existing)
 Paving: Approximately 35 ft. existing Curb & gutter: both sides
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to recording
 **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

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: existing conditions remain
 **Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front: 25 ft.
 **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 _____
 **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

* 4 ft. wide minimum sidewalk required on _____
 **Subdivision Ordinance: Section 134-120

* Perimeter sidewalks must be built or money escrowed if not built at this time.

NA

NA

BUFFERS

* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses
 **Landscaping Ordinance: Section 110-46

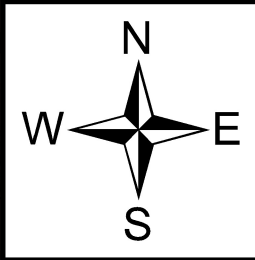
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses
 **Landscaping Ordinance: Section 110-46

NA

NA

*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along _____	NA
**Must comply with City Access Management Policy	
* 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.	NA
**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.	NA
**Section 110-72 applies if private subdivision is proposed.	
**Landscaping Ordinance: Section 110-72	
**Subdivision Ordinance: Section 134-168	
LOT REQUIREMENTS	
* Lots fronting public streets	Applied
**Subdivision Ordinance: Section 134-1	
* Minimum lot width and lot area: Survey for the East half of Lot 1, Block 20 shows a 48 ft. width.	Non-compliance
- As per Section 138-368 of the Zoning Ordinance, corner lots subdivided after the date of the ordinance from which this chapter is derived shall be at least four feet wider than the minimum lot size in residential zones.	
**Zoning Ordinance: Section 138-356	
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Applied
***Zoning Ordinance: Article V	
* Rezoning Needed Before Final Approval	NA
***Zoning Ordinance: Article V	
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for one lot single family lot	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments:	Applied

*Existing plat notes remain the same as now exist. *Public hearing is required for the subdivision of the lot. *Must comply with other department requirements prior to recording as may be applicable.	
RECOMMENDATION	
STAFF RECOMMENDS DISAPPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM.	Applied



LOCATION

COVINA AVE

COVINA AVE

S 33RD ST

S 33RD ST

DAYTONA AVE

S 33RD ST

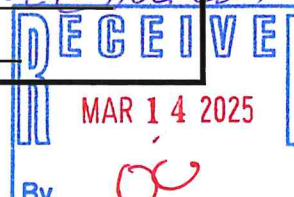


City of McAllen Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>B21602 ACRES</u>	
	Legal Description <u>West 1/2 of LOT 1 BLOCK 20</u> <u>B21602 Acres subdivision Vol. 14 Pg. 31 map Record</u>	
	Location _____	
	City Address or Block Number <u>3221 Louisa Ave</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units _____ Gross Acres _____ Net Acres <u>0.1212</u>	
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres)/ <input type="checkbox"/> Residential (_____ Lots) Replat: <input type="checkbox"/> Yes/ <input type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>V2Cont</u> Proposed Land Use <u>R-1-Residential</u>	
	Irrigation District # _____ Water CCN: <input type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Property ID: _____		
Estimated Rollback Tax Due _____ Tax Dept. Review _____		
Owner	Name <u>J.A. GARZA LLC</u> Phone <u>956.687-8677</u>	
	Address <u>3319 N. WARE RD. STE A</u> E-mail <u>GarzaJAG2002@AOL.COM</u>	
	City <u>JAG.</u> State _____ Zip _____	
Developer	Name <u>M2412 DE LOS ANGELES</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name _____ Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Surveyor	Name <u>J.A. GARZA ASSOC. LLC</u> Phone <u>956.687-8677</u>	
	Address <u>3319 N. WARE RD. STE. A</u> E-mail <u>GarzaJAG2002@AOL.COM</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or blueline copies and Location Maps
- 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 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 (Preferred)

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- 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 separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

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 & the 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

Owner(s) Signature(s)

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

Signature _____

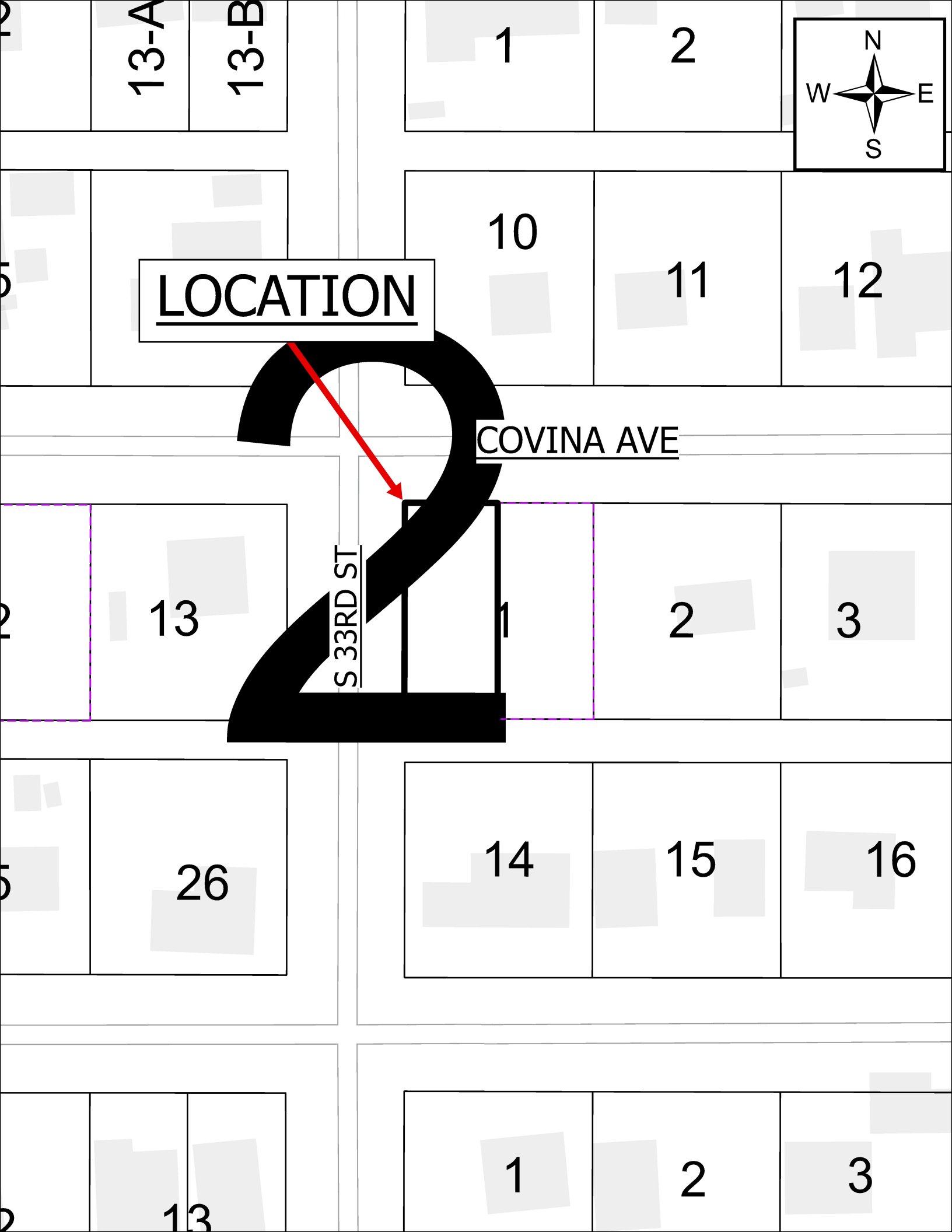
Date _____

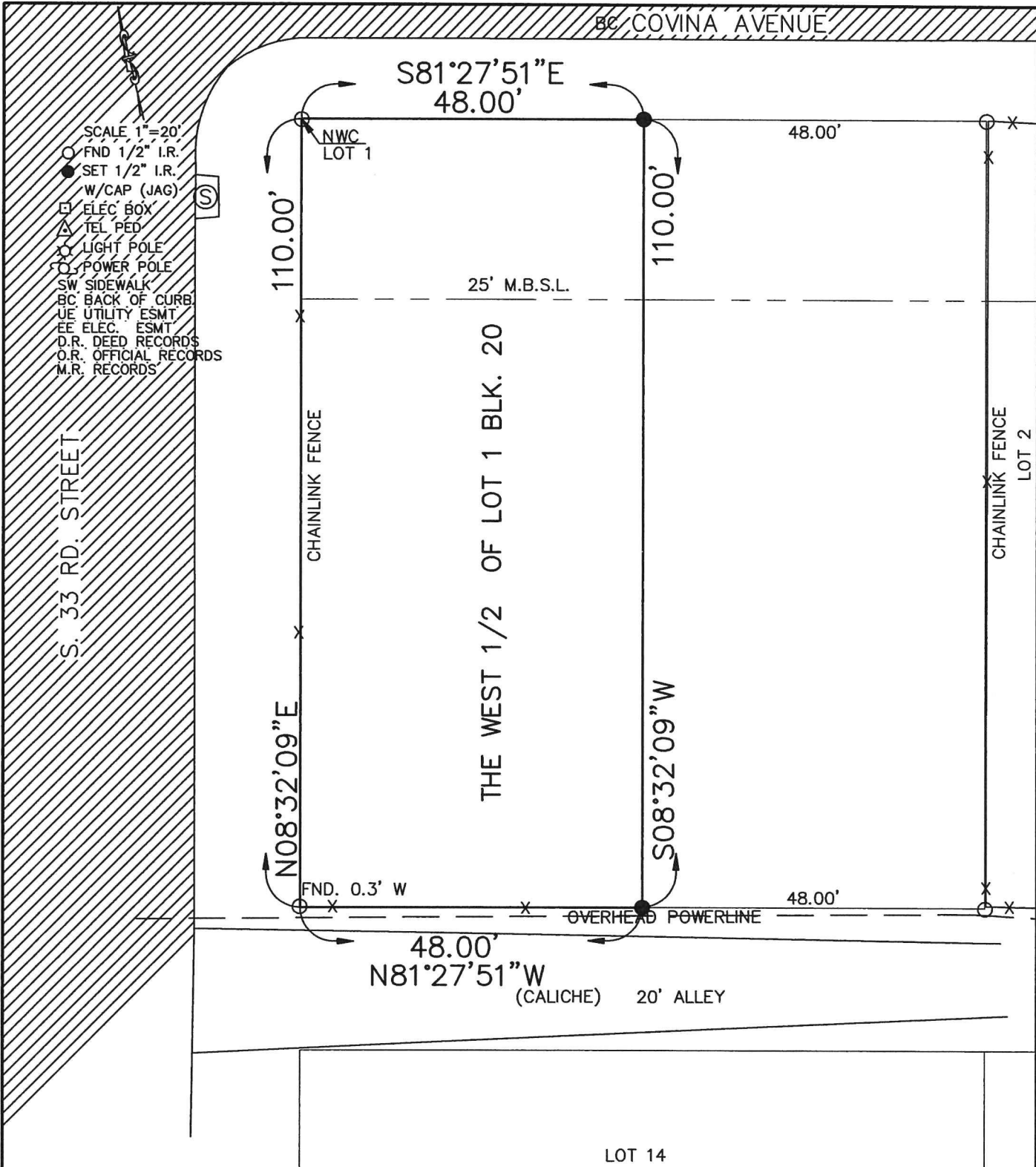
Print Name _____

Owner ☐

Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion





PREPARED FOR: MARIA DE LOS ANGELS GUZMAN

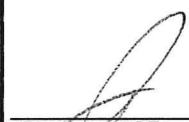
THIS IS TO CERTIFY THAT I HAVE ON THIS DATE MADE A STANDARD LAND SURVEY ON THE GROUND UNDER MY SUPERVISION OF PROPERTY WHICH IS LOCATED AT 3219 COVINA AVENUE IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, DESCRIBED AS FOLLOWS: BEING THE WEST ONE HALF (1/2) OF LOT 1 BLOCK 20,, BALBOA ACRES SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS ACCORDING TO THE PLAT OR MAP THEREOF, RECORDED IN VOLUME 14, PAGE 31 MAP RECORDS OF HIDALGO, COUNTY, TEXAS.

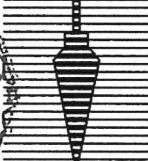
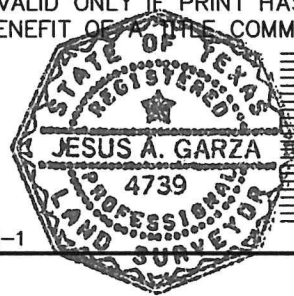
NOTES:

BASIS OF BEARING: TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983 SOUTH ZONE

STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRR DISTRICT MUST COMPLY WITH CITY SETBACK LINES

(C) COPYRIGHT 2025 J.A.GARZA ASSOCIATES, L.L.C. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROW NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED TO COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE. SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE COMMITMENT


JESUS A. GARZA
R.P.L.S. NO. 4739



J. A. Garza
Associates, L.L.C.
3319 N. Ware Rd. Ste. "A"
McAllen, Texas 78501
(956) 687-8677
(956) 687-8641 fax
FIRM NO. 10172800

SURVEY DATE: FEBUARY 2, 2025 JOB # S 8045-1



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/27/2025

SUBDIVISION NAME: BALBOA ACRES WEST HALF OF LOT 1 BLOCK 20

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Covina Avenue: 60 ft. ROW (existing)
 Paving: Approximately 35 ft. existing Curb & gutter: both sides
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to recording
 **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

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: existing conditions remain
 **Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front: 25 ft.
 **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: 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

Applied

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on _____
 **Subdivision Ordinance: Section 134-120

* Perimeter sidewalks must be built or money escrowed if not built at this time.

NA

NA

BUFFERS

* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses
 **Landscaping Ordinance: Section 110-46

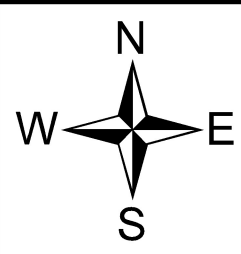
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses
 **Landscaping Ordinance: Section 110-46

NA

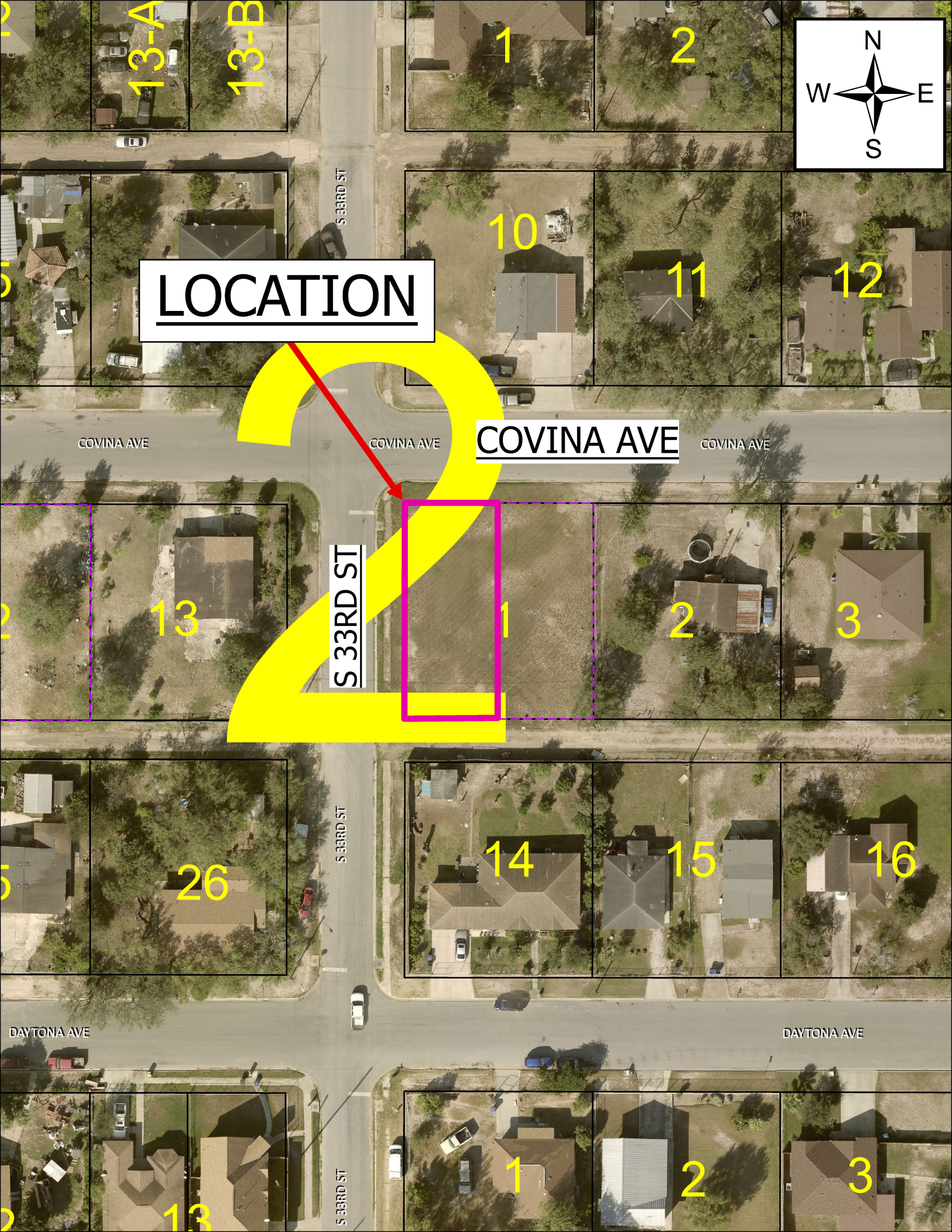
NA

*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along _____	NA
**Must comply with City Access Management Policy	
* 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.	NA
**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.	NA
**Section 110-72 applies if private subdivision is proposed.	
**Landscaping Ordinance: Section 110-72	
**Subdivision Ordinance: Section 134-168	
LOT REQUIREMENTS	
* Lots fronting public streets	Applied
**Subdivision Ordinance: Section 134-1	
* Minimum lot width and lot area: Survey for the West half of Lot 1, Block 20 shows a 48 ft. width.	Non-compliance
- As per Section 138-368 of the Zoning Ordinance, corner lots subdivided after the date of the ordinance from which this chapter is derived shall be at least four feet wider than the minimum lot size in residential zones.	
**Zoning Ordinance: Section 138-356	
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Applied
***Zoning Ordinance: Article V	
* Rezoning Needed Before Final Approval	NA
***Zoning Ordinance: Article V	
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for one lot single family lot	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	

Comments: *Existing plat notes remain the same as now exist. *Public hearing is required for the subdivision of the lot. *Must comply with other department requirements prior to recording as may be applicable.	Applied
RECOMMENDATION	
STAFF RECOMMENDS DISAPPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM.	Applied



LOCATION



2025 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS





2025 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

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




PLANNING DEPARTMENT

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









2025 P&Z CALENDAR

Meetings:  City Commission  Public Utility Board HPC - Historic Pres Council							Deadlines: D- Zoning/CUP Application N - Public Notification * Holiday - Office is closed						
 Planning & Zoning Board  Zoning Board of Adjustment													



JULY 2025

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

SEPTEMBER 2025




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









NOVEMBER 2025









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









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.

2025 P&Z CALENDAR

Meetings:  City Commission  Public Utility Board HPC - Historic Pres Council							Deadlines: D- Zoning/CUP Application N - Public Notification * Holiday - Office is closed						
 Planning & Zoning Board													
 Zoning Board of Adjustment													

JANUARY 2025							FEBRUARY 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 HOLIDAY	2	3	4							1
5	6 A-1/21 & 1/22	7	8 D- 2/4 & 2/5 N-1/21 & 1/22	9	10	11	2	3 A-2/18 & 2/19	4	5 D- 3/4 & 3/5 N-2/18 & 2/19	6	7	8
12 	13 	14	15	16	17	18	9	10 	11 	12	13	14	15
19	20 A-2/4 2/5	21	22 D-2/18 & 2/19 N- 2/4 & 2/5	23	24	25	16	17 A-3/4 & 3/5	18	19 D-3/18 & 3/19 N- 3/4 & 3/5	20	21	22
26 	27 	28	29 HPC	30	31		23	24 	25 	26 HPC	27	28	

MARCH 2025							APRIL 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1			1	2 D-5/6 & 5/7	3	4	5
2	3 A-3/18 & 3/19	4	5 D-4/1 & 4/2 N-3/18 & 3/19	6	7	8	6	7 A-4/22 & 4/23	8	9 N-4/22 & 4/23	10	11	12
9	10 	11 	12	13	14	15	13	14 	15 	16 D-5/21 & 5/22	17	18 HOLIDAY	19
16	17 A-4/1 & 4/2	18	19 D- 4/22 & 4/23 N-4/1 - 4/2	20	21	22	20	21 A-5/6 & 5/7	22	23 N-5/6 & 5/7	24	25	26
23 30	24 31 	25 	26 HPC	27	28	29	27	28 	29 	30 HPC			

MAY 2025							JUNE 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3	1	2 A-6/17 & 6/18	3	4 D-7/8 - 7/9 A-6/17 & 6/18		6	7
4	5 A-5/20 & 5/21	6	7 D-6/3 & 6/4 N-5/20 & 5/21	8	9	10	8	9 	10 	11	12	13	14
11	12 	13 	14	15	16	17	15	16	17	18	19	20	21
18	19 A-6/3 & 6/4	20	21 D-6/17 & 6/18 N-6/3 & 6/4	22	23	24	22	23 	24	25 D-7/22 & 7/23 D-7/8 & 7/9	26	27	28
25	26 HOLIDAY	27 	28 	29	30	31	29	30	31 				
HPC							HPC						