

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

TUESDAY, APRIL 19, 2022 - 3:30 PM

MCALLEN CITY HALL, 1300 HOUSTON AVENUE

CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Minutes for the meeting held on April 5, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Ruben Cepeda on behalf of EZ Testing Now, for a Conditional Use Permit, for one year, for a portable building greater than ten feet by twelve feet (COVID-19 testing site) at Lot 1, Cassandra Subdivision, Hidalgo County, Texas; 3620 Pecan Boulevard. **(CUP2022-0043)**
2. Request of Victoria A. Rios, for a Conditional Use Permit, for one year, for a home occupation (daycare) at Lot 1, Block 14, Young's Addition, Hidalgo County, Texas; 2401 Beaumont Avenue. **(CUP2022-0046)**
3. Request of Evon Ibarra for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lot 38, Block 1, 5.0 Acres, C.E Hammond Subdivision, Hidalgo County, Texas; 1931 Pecan Boulevard. **(CUP2022-0038)(TABLED ON 4/5/2022)**
4. Request of Arturo Ortega on behalf of 3BU Family Limited Partnership, for a Conditional Use Permit, for one year, for an Event Center at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas, 601 East Nolana Avenue. **(CUP2022-0048)**

b) REZONING:

1. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: The West 90 ft. of Lot 12, and the North 56.4 ft. of the West 90 ft. of Lot 11, Block 2, Casa Linda Heights, Hidalgo County, Texas; 2205 Balboa Avenue.
(REZ2022-0003) WITHDRAWN

3) SITE PLAN:

- a) REVISED SITE PLAN APPROVAL FOR LOT 1, NOLANA HEIGHTS SUBDIVISION; 601 E. NOLANA AVENUE. **(SPR2021-0046)**

4) CONSENT:

- a) North Park on 107, 2301 State Highway 107, Robert H. Begian and Michele C. Begian, LLC. **(SUB2022-0038)(FINAL)TE**
- b) TNB 3 Lot 1A Subdivision, 6901 North 10th Street, Texas National Bank**(SUB2022-0045)(FINAL)QHA**

5) SUBDIVISIONS:

- a) Merican Subdivision, 806 South "G" Street, Best Assets, LLC **(SUB2022-0036)(PRELIMINARY)MGE**
- b) McAllen Southwest Industrial Park Subdivision, 1501 Military Highway, T5, INC., A Texas Corporation**(SUB2021-0045)(REVISED PRELIMINARY)SEC**
- c) Asian Valley Lots 1A & 1B Subdivision, 2825 Nolana Avenue, SEC Nolana & 29th LP**(SUB2022-0027)(PRELIMINARY)SE**
- d) Materiales Rio Grande Subdivision, 4505 Buddy Owens Blvd, Jose Ochoa & Jose Sepulveda**(SUB2022-0026)(REVISED PRELIMINARY)SE**
- e) Yale Corner Subdivision, 10301 North 10th Street, A.V.L., LP.**(SUB2022-0030)(REVISED PRELIMINARY)SEC**
- f) The Shops at Tres Lagos, 4401 Tres Lagos Blvd, Shoppes at Tres Lagos, LLC.**(SUB2021-0011)(REVISED FINAL)MH**

6) INFORMATION ONLY:

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, April 5, 2022, at 3:30p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3rd floor.

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

CALL TO ORDER- Chairperson Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

1) MINUTES:

- a) Minutes for the meeting held on March 22, 2022.

The minutes for the regular meetings held March 22, 2022 were approved as submitted by Vice Chairperson Mr. Gabriel Kamel. Seconding the motion was Mr. Jose Saldana., which carried unanimously with 6 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

- 1) Request of Iglesia Casa De Oracion Y Adoracion de Iglesia de Dios for a Conditional Use Permit, for one year, for a church, at Lots 7 and 8, Block 46, McAllen Addition Subdivision, Hidalgo County, Texas; 1217 Erie Avenue **(CUP2022-0034)**.

Mr. Jose L. Flores stated that the property is located on the south side of Erie Avenue, approximately 90 ft. east of South Broadway Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions and surrounding land uses include medical offices, restaurants, bars, residences. A church is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.

The current tenant is applying for the Conditional Use Permit and is proposing to operate a church from the 2760 sq. ft. existing building. The proposed hours of operation are from 8:00 A.M. to 10:00 A.M Monday through Saturday and for special occasions on Sunday.

The Fire Department performed inspection and deemed the establishment to be in compliance. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Erie Ave and is approximately 100 ft East of Broadway St.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 12 seats, 3 parking spaces are required; 8 parking spaces are provided on site. The parking lot is in good condition and in compliance with city requirements.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary;

Staff recommends approval of the request, for one year, subject to compliance with the Zoning Ordinance, limiting the seating capacity to 12, a parking agreement to comply with the parking

requirements, and Fire and Health Departments requirements.

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

Being no discussion, Mr. Marco Suarez moved to approve and Vice Chairman Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

- 2) Request of Joanne Perez for a Conditional Use Permit, for one year, for a home occupation (office), at Lot 20, Ponderosa Park Phase VI Subdivision, Hidalgo County, Texas; 3505 Jonquil Avenue. **(CUP2022-0037)**

Mr. Jose L. Flores stated that the property is located on the south side of Jonquil Avenue, approximately 50 ft. east of 36th Lane off of Ware Rd and is zoned R-1 (Single-Family Residential) District. The adjacent zones are C-3 to the North and C-3L to the west across Ware Rd. The surrounding land uses include undeveloped land to the north and a row of commercial plazas to the West. A home occupation is allowed in a R-1 zone with a conditional use permit and in compliance with requirements.

The customer is applying for the Conditional Use Permit and is proposing to operate a home office, from the 1975 square ft. existing building. The proposed hours of operation are from 8:00 A.M. to 5:00 P.M. Monday through Friday.

As per applicant, the office space would allow her to have access to a desk, copy machine, printer and her own personal computer. The resources in the office would be used solely to file and key in documents for the applicant's HVAC company.

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

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage, or service vehicles.
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent

(10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that there would be no customers visiting the subject property;

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

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

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

Being no discussion, Mr. Jose Saldana moved to approve and Vice Chairperson Mr. Gabriel Kamel seconded the motion which was approved by five members present and voting and one nay from Mr. Marco Suarez.

- 3) Request of Evon Ibarra for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lot 38, Block 1, 5.0 Acres, C.E Hammond Subdivision, Hidalgo County, Texas; 1931 Pecan Boulevard.
(CUP2022-0038)

Mr. Marco Rivera stated that the property is located along the south side of Pecan Boulevard, approximately 400 ft. west of Bicentennial Boulevard. The property is zoned C-1 (office building) District. The adjacent zoning is C-3 (general business) District to the north, and R-1 (single family residential) District to the west and south. Surrounding land uses include Rivera Funeral Home, McAllen Police Department, Pecan Village Apartments, and single-family residential. A portable building greater than 120 square feet is allowed in a C-1 District with a Conditional Use Permit and in compliance with requirements.

This is an initial request by the applicant for a conditional use permit for the placement of the portable building.

The applicant is currently operating a day care business using two existing permanent buildings as classrooms, and is proposing the placement of a new portable building for additional classrooms. The applicant is proposing to utilize the 64 feet by 23.6 feet portable building on the property as two additional classrooms for the daycare business. The Fire Department is pending an inspection. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The building will be used for office purposes;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts Pecan Boulevard;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The property is the location for El Buen Pastor Lutheran Church and has an existing parking lot with 37 parking spaces which will also be used for the daycare business since the hours of both uses do not conflict.
- 4) Must provide for garbage and trash collection and disposal;
- 5) Must be connected to an approved water distribution and sewage disposal system;
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and no outside storage of equipment or material.
- 7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

Staff recommends approval of the request, subject to Section 138-118(3) of the Zoning Ordinance, Building Permit and Fire Department requirements.

Chairperson Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was one.

Citizen Ms. Alma Garza (2020 West Maple, McAllen, Texas) stated that she was concerned about the traffic in the alley way.

Chairperson, Mr. Michael Fallek suggested to table the item so the applicant and planners can find a solution regarding traffic issues. Applicant, Evon Ibarra(Owner/Director), stated she was willing to work with the Planning Department to see how the issues can be resolved.

After discussion, Vice Chairperson Mr. Gabriel Kamel moved to table the item for the next Planning and Zoning meeting on April 19, 2022. Mr. Jose Saldana seconded the motion, which was tabled with six members present and voting.

- 4) Request of Luby's Restaurant Coporation for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lot C of Lot C Town & Country Subdivision Phase II, Hidalgo County, Texas; 4901 North 10th Street. **(CUP2022-0039)**

Mr. Marco Rivera stated that the subject property is located at the northwest corner of North 10th Street and Wisteria Avenue. The property is zoned C-3 (general business) District, and the adjacent zoning is C-3 District to the north and south, and R-3A (multifamily residential apartment)

District to the east and west. Surrounding land uses include El Divino Restaurant, Quip's N Quotes, Office Depot, 9 Round Kickbox, medical offices, single family residential and multifamily. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is requesting a conditional use permit for a portable building measuring 45 feet x 8 feet located at the rear of the property, and proposed to be used as a storage area for frozen turkeys during Thanksgiving season. The Fire Department has conducted an inspection, and this allows the CUP application process to continue. The restaurant has undergone a change in ownership and the new owner is applying for the Conditional Use Permit to keep the portable building on site.

The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The portable building will be used as a storage building only;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property has access to west side of 10th Street and north side of Wisteria Avenue;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 4) Must provide garbage and trash collection and disposal;
- 5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 6) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

Staff recommends approval of the request, subject to Sections 138-118(a)(3) and 138-400 of the Zoning Ordinance, Fire and Building Departments requirements.

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

Being no discussion, Mr. Marco Suarez moved to approve and Ms. Erica De la Garza-Lopez seconded the motion, which was approved with six members present and voting.

- 5) Request of 70's Smoke Shop, LLC for a Conditional Use Permit, for one year, for a Vaporizer Store (smoke shop) at Lot 18, Lazy-A Ranch Addition, Hidalgo County, Texas; 1301 North 23rd Street Suite 1. **(CUP2022-0042)**

Mr. Marco Rivera stated that the subject property is located at the northwest corner of 23rd Street, and Maple Avenue. The proposed use is located within a commercial plaza with the name of Santa Monica. The subject property is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District to the northwest and southwest, and C-1 (office building) District to the West. There is C-3 district to the north, east, and south. A vaporizer store is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a retail vape and smoke shop, in a 450 square feet lease space, which is part of a multi-tenant commercial building. The proposed hours of operation are Monday thru Sunday 11:00 a.m. – 11:30 p.m. The commercial plaza is a mixture of retail and liquor store. The proposed vape and smoke shop requires 2 parking spaces, 17 parking spaces are provided on site as part of a common parking area.

The Fire Department is pending inspection for the proposed business. The Planning Department has received no concerns regarding the proposed use. 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 North 23rd Street.
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 450 square feet vape and smoke shop requires 2 parking spaces; there are 17 total parking spaces provided as part of a common parking area, in compliance with parking requirements.
- 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.

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

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

Being no discussion, Vice Chairperson, Mr. Gabriel Kamel moved to disapprove with favorable recommendation and Mr. Emilio Santos Jr. seconded the motion, which was disapproved with six members present and voting.

- 6) Request of J. Muniz Construction for a Conditional Use Permit, for life of the use, for a Guest House at Lot 4, The Estates at Orangewood North Subdivision, Hidalgo County, Texas; 308 Frontera Road. **(CUP2022-0047)**

Ms. Katia Sanchez stated that the subject property is located along the north side of Frontera Road. The property is zoned R-1 (single-family residential) District. The house which will be used as the main use is currently under construction. A guest house is permitted in an R-1 (single-family residential) District with a Conditional Use Permit. The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses are single-family residences and vacant land.

The Estates at Orangewood North Subdivision was recorded on April 20, 2016. An application for the construction of a new home with a guest house was submitted with the Building Department on January 20, 2022. The applicant submitted an application for a Conditional Use Permit for a guest house on March 16, 2022.

The proposed one-story guest house would be approximately 3,059 square feet in size in size, which includes one wine room, one game room, two study rooms, and two bathrooms. The study room/guest room and game room area will be connected by a seamless roof and a covered porch.

The guest house will be used for recreational purposes as per the applicant.

The guest house must meet the requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance 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 is 44,306.85 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.

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.

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

After a brief discussion, Mr. Marco Suarez moved to approve and Ms. Erica De La Garza-Lopez seconded the motion, which was approve with six members present and voting.

b) REZONING

- 1) Rezone from R-2 (duplex-fourplex) District to R-3A (multifamily apartments) District: 0.441 acres out of Lots 7 & 7A, Block 18, Altamira Subdivision, Hidalgo County, Texas; 2512 Beaumont Avenue. **(REZ2022-0002)**

Mr. Hebert Camacho stated that the property is located 200 ft. west of South 25th Street, approximately 590 ft. south of Highway 83. The tract consists of two lots and has 165 ft. of frontage along Beaumont Avenue for a lot size of 19,209.96 sq. ft.

The applicant is requesting to rezone the property to R-3A (multifamily apartments) District in order to construct apartments. The prosed subdivision (Hilda's Ropa Usada) was approved in preliminary form at the P&Z Meeting of March 2, 2021. A feasibility plan has not been submitted.

The adjacent zoning is R-2 (duplex-fourplex) District to the east, west, and south, and C-4 (light industrial) District to the north.

The property is currently vacant. Surrounding land uses include single-family residences, duplexes, mobile houses and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family which is comparable to R-1 (single-family residential) District and Auto Urban Commercial which is comparable to C-1 to C-3 Districts.

The development trend for this area along Beaumont Avenue is single-family and multifamily.

The tract was zoned R-2 (duplex- fourplex) District during the comprehensive zoning in 1979. In 2017, a rezoning attempt to change from R-2 District to R-3A District was submitted for this property, however this case was withdrawn before Planning and Zoning Commission acted on the request.

Lots to the west and northeast were rezoned to C-4 District in 1980, 2000 and 2003.

The requested zoning does not conform to the Auto Urban Single Family and Auto Urban Commercial land use designation and it does not follow the character of the area along Beaumont Avenue of single-family residence use. The Rezoning will be considered spot zoning. There is no R-3A District in this area.

Beaumont Avenue is a local street with 60 ft. of ROW, 30 ft. of pavement with curb and gutter and no sidewalks.

The maximum number of dwelling units based on 0.4441 acres is 19 one-bed room units, 15 two-bedroom units or 12 three-bedroom units. Number of allowable units may change upon recordation of the plat.

Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit might be required prior to building permit issuance.

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

Staff recommends disapproval of the rezoning request to R-3A (multifamily apartments) District

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

City Assistant Attorney Austin Stevenson stated that the request is considered spot zoning.

After a brief discussion, Mr. Marco Suarez moved to disapprove and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was disapproved with six members present and voting.

- 2) Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 0.33 acres of out Lot 1, T-Rey Subdivision, Hidalgo County, Texas; 3612 State Highway 107. **(REZ2022-0004)**

Mr. Hebert Camacho stated that the property is located north of State Highway 107, approximately 1,170 ft. east of North Ware Road. The tract has 79.60 ft. of frontage along State Highway 107 for tract size of 14,374.8 sq. ft.

The applicant is requesting to rezone the property to C-3 (general business) District in order to match the current zone of the rest of the Lot. No proposed use was specified.

The adjacent zoning is C-3 District to the north, east and south, A-O District to the west and R-

1(single-family) District to the south.

The property is currently vacant. Surrounding land uses include single-family residences, Car lots, Tractor sales, drainage ditch and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial and City Parks, which is comparable to C-1 to C-3 Districts and A-O District respectively. The development trend for this area along State Highway 107 is general business.

The tract was initially zoned A-O (agriculture and open space) District upon annexation in May of 1995. In 2005, a rezoning attempt to change from A-O District to C-3 District was submitted and approved by the City Commission regular meeting of March 14, 2005. A portion of the now platted T-Rey Subdivision was left out of the rezoning request.

A city initiated rezoning for the tract west of the subject property was submitted to rezone from A-O District to C-3 District in 2015 and approved by city Commission meeting on December 14, 2015.

A Property to the east of the subject property under the 2015 City initiated Zoning, was requested to change from A-O District to C-3; the Planning and Zoning Board, however disapproved the request of C-3 Zone and alternately recommended approval of R-1 District to accommodate the current use of the property.

The requested zoning does conform to the Auto Urban Commercial land use designation but does not conform with the City Parks designation, however a bigger area of the request changed is dedicated to the Commercial land use, additionally, it does follow the character of the area along State Highway 107.

State Highway 107 is designated a as a high sped arterial with 170 ft. ROW, 6 travel lanes, a median, bicycle lanes and curb and gutter.

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

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

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

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

- 3) Rezone from R-3T (multifamily townhouse) District to C-3 (general business) District: 0.93 acres out of Whitewing Addition Subdivision No 2., Hidalgo County, Texas; 2624 North 24th Street. **(REZ2022-0005)**

Mr. Hebert Camacho stated that the property is located east of North 24th Street, approximately 230 ft. south of Harvey Drive. The tract has 193.16 ft. of frontage along North 24th Street and a depth of 210.57 ft. for a lot size of 40,510.8 sq. ft.

The applicant is requesting to rezone the property to C-3 (general business) District in order to construct a retail plaza. The proposed subdivision (Suarez Subdivision) was approved in preliminary form at the Special P&Z Meeting of March 10, 2022. A feasibility plan has not been submitted.

The adjacent zoning is C-3 District to the north and east, R-3T District to the south and R-1 (single-family) and R-2 (duplex-fourplex) Districts to the west.

The property is currently vacant. Surrounding land uses include single-family residences, Harvey Plaza, Paris Plaza, the Armed Forces Career Center, El Tigre Convenience Store and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial which is comparable to C-1 to C-3 Districts.

The development trend for this area along North 24th Street is single-family and multifamily to the west and general business to the east.

The tract was zoned C-3 (general business) District during the comprehensive zoning in 1979. In 2018, a rezoning attempt to change from C-3 District to R-3T District was submitted and approved by the City Commission regular meeting of August 13, 2018.

Properties to the south of the subject property along La Vista Avenue between N. 24th Street and N. 23rd St were disapproved to change from C-3 District to R-3A District in 2005 and 2014.

The requested zoning does conform to the Auto Urban Commercial land use designation and it does follow the character of the area along Harvey Drive, La Vista Avenue and N. 23rd street.

North 24th Street is designated as a local street with 50 ft. ROW, with 30 ft. of pavement with curb and gutter and no sidewalks. There is residential development west of N. 24th Street.

Staff received one phone call in favor to the rezoning request for commercial development instead of multifamily.

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

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

Being no discussion, Ms. Erica De la Garza-Lopez moved to approve and Mr. Marco Suarez seconded the motion, which was approved with six members present and voting.

- 4) Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: Lot 2, Bann Subdivision, Hidalgo County, Texas; 2401 Quince Avenue. **(REZ2022-0006)**

Mr. Kaveh Forghanparast stated that the property was located along the south side of Quince Avenue, 279.95 ft. west of North 23rd Street. The property was an irregular shaped tract with 279.42 feet of frontage along Quince Avenue and 344.55 feet of depth at its deepest point fronting 24th ½ Street for a lot size of 2.15 acres according to the subdivision plat.

The applicant was requesting to rezone the property to R-3A (multifamily residential apartment) District and proposed to replat the tract into 4 lots and build 8 apartments on each lot. The feasibility plan submitted by the applicant was included in the packet.

The adjacent zoning was C-3 (general business) District to the east and south and R-1 (single family residential) District to the north and west.

The property was vacant. The parking lot built over the lot line between lots 1 and 2 was proposed to be demolished. Surrounding land uses included Rio Bank, Vantage Bank, Walgreens, Stutz Auto Service, single-family residences, and vacant land.

The Foresight McAllen Comprehensive Plan designated the future land use for this property as Auto Urban Commercial, which was comparable to C-1 (office building) to C-3 (general business) Districts.

The development trend for this area along Quince Avenue was commercial, residential, and apartments.

The property was zoned A-O (agricultural-open space) District during the comprehensive zoning in 1979. A rezoning request to C-3 District for the subject property was approved and Bann Subdivision was recorded in 1984. There had been no other rezoning request for the subject property since then.

The requested zoning did not conform to the Auto Urban Commercial land use designations as indicated on the Foresight McAllen Comprehensive Plan; however, the downzoning request would allow for infill development of the subject property.

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

Staff had not received any phone calls or emails in opposition to the rezoning request.

Staff recommended approval of the rezoning request to R-3A (multifamily residential apartment) District as it allows for development of the vacant property.

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

Being no discussion, Mr. Jose Saldana moved to approve and Mr. Marco Suarez seconded the motion, which was approved with six members present, five voting in favor, and one member, Vice Chairperson Mr. Gabriel Kamel abstaining his vote.

3) SITE PLAN:

- a) Site Plan Approval for Lot 5, McAllen Towne Center; 3500 Nolana Avenue.
(SPR2022-0008)

Mr. Kaveh Forghanparast stated that the property was located on the north side of Nolana Avenue, approximately 250 ft. east of North Ware Road. The property had 225.11 ft. of frontage along Nolana Avenue and a depth of 222.94 ft. at its deepest point for a lot size of 1.0974 acres according to the recorded subdivision plat. The property was zoned C-3 (general business) District and the adjacent zoning was C-3 District on all directions.

The applicant was proposing to construct a 950 sq. ft. drive-thru restaurant/coffee shop with no seating area inside or outside of the building.

Since no seating area was proposed, 6 parking spaces were required based on 950 sq. ft. of commercial use; 31 parking spaces were provided. One of the proposed parking spaces must be accessible, which must also be van accessible with an 8 ft. wide aisle. Access to the site was from Nolana Avenue via an existing curb cut and a common access drive shared between Lots 4 and 5. The property also had access to North Ware Road and North 34th Street through other lots. A reciprocal agreement recorded on January 9, 2006, was received. Required landscaping for the lot was 4,780 sq. ft., 11,233 sq. ft. was provided, with trees required as follows: 16 – 2 ½" caliper trees, or 8 – 4" caliper trees, or 4 – 6" caliper trees, or 2 palm trees and 15 – 2 ½" caliper trees. Credit would be given to existing trees that remain onsite. A minimum 10 ft. wide landscaped strip was required inside the property line along Nolana Avenue. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 5 ft. wide sidewalk along Nolana Avenue was required as per the Engineering Department. A 6 ft. buffer was required around dumpsters/compactors if visible from the street. No structures were permitted over easements. The plat was recorded on April 7, 2006, with a front setback of 60 ft. or greater for approved site plan or easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Engineering Department required grading and drainage plans to be reviewed at the time of building permit. A revised utility plan must be approved by the Utilities Department prior to Building Permit issuance.

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

After a brief discussion, Ms. Erica De la Garza-Lopez moved to approve. Mr. Jose Saldana. seconded the motion, which was approved with six members present and voting.

4) CONSENT:

- a) 7-11 (Ware Road) Subdivision, 1312 South Ware Road, Sunco Retail, LLC(SUB2022-0028)(FINAL)M&H

S. Ware Road (FM 2220): Existing 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state. City of McAllen Thoroughfare Plan U.S. Expressway 83 (Interstate 2) - 320 ft. ROW existing Paving: by the state Curb and gutter: by the state. City of McAllen Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. 24 ft. paved service drive

proposed on plat. Subdivision Ordinance: Section 134-106. Ware Road (FM 2220): 60 ft. or greater for the north 109.52 ft. of Lot 1 and 50 ft. for the south 168.10 ft. of Lot 1. Existing recorded plat provides for a 60 ft. setback or greater for approved site plan and will be maintained. Please include the dimension on plat prior to recording. Proposing: U.S. Expressway 83 (Interstate 2): 60 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. Zoning Ordinance: Section 138-356. Interior sides: In accordance with the Zoning Ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance or greater for approved site plan or easements. Setbacks for Ware Road and Expressway as noted above Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on Ware Road (FM 2220) and U.S. Expressway 83 (I2). 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. Per Traffic Department, if existing curb cuts are relocated, a variance to the Access Management Policy will be required. Must comply with City Access Management Policy and other Traffic Department requirements. Site Plan must be approved by Planning and Zoning Commission prior to building permit issuance. Please add plat note as shown above prior to recording. If proposing to remove any plat notes of the existing recorded plat, plat vacate will be required. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved, TIA is approved. Traffic Impact Analysis (TIA) approved as per Traffic Department. Must comply with City's Access Management Policy. Service drive may be required to extend once adjacent properties to the north develop as may be applicable, or note will be required on plat indicating it will be reviewed with site plan, will be finalized prior to recording. If proposing to remove any plat notes or any established conditions of the existing recorded plat, plat vacate will be required. As per plans submitted by the Engineer, the north 30 ft. and the west 110 ft. of the recorded Ware Road Investments Subdivision to be one tract. Verify no landlock properties exists prior to recording. Reference documents for the 60 ft. ROW claimed by HC Irrigation District #1, if an abandonment is needed, it will have to be finalized prior to recording as applicable.

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

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

5) SUBDIVISIONS:

A) Garcia Estates, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora(**SUB2020-0048**)(**REVISED PRELIMINARY**)M&H

B)

Ms. Liliana Garza stated N. 29th Street: 10 ft. ROW dedication required for 50 ft. from centerline required for 100 ft. total ROW Paving: min. 52 ft. Curb & gutter: Both sides. PZ Board recommended approval on October 5, 2021 and on October 25, 2021 City Commission approved the variance dedication of 5ft. of additional ROW for N. 29th Street in lieu of 10 ft. Gumwood Avenue: *20 ft. dedication required for 40 ft. from centerline for a total of 80 ft. ROW Paving: min. 52 ft. Curb & gutter: Both sides. PZ Board recommended approval on October 5, 2021 and on October 25, 2021 City Commission approved the variance dedication of 10 ft. of additional ROW instead of the required 20 ft. along Gumwood Avenue. 800 ft. Block Length. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Existing alley to the south currently not paved. Review Sec. 134-106 re: alleys fronting collector/arterial roads. Front: 45 ft. or greater for approved site plan or easements. Please revise plat note as shown above prior to final. Engineer submitted variance application in March 22, 2022, proposing 25 ft. in lieu of the required 45 ft. front setback. Rear: 10 ft. or greater for approved site plan or easements. Sides: 6 ft. or greater for approved site plan or easements. Corner side: 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 Gumwood Avenue and N. 29th Street. Perimeter sidewalks must be built or money escrowed if not built at this time. ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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. Engineer to show access locations due to Gumwood Avenue being a collector road requiring 200 ft. spacing between accesses. Common Areas, Private Streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Minimum lot width and lot area Compliance. Lots fronting public streets. Existing: R-1 Proposed: R-1 (Single Family Residences). Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Per parks Department \$700 x 3 lots = \$2,100. As per Traffic Department, Trip Generation waived for three single family residences. No TIA required. Must comply with City's Access Management Policy Subdivision was approved in preliminary form at the P&Z meeting of August 18, 2020. Review sec. 134-106 re: lots fronting collector/arterial roads.

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

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

B) Lakehurst Subdivision Lots 6A, 7A, & 8A; 5101 8 Mile Line, Sunni J. Miller & Ty Andrew Runge(**SUB2021-0019**)(**PRELIMINARY EXTENSION**)M&H

Ms. Liliana Garza stated that Mile 8 Road: 10 ft. required for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides. Show existing ROW from centerline and to new property line after accounting for ROW dedication. City of McAllen Thoroughfare Plan. N. Taylor Road: 15 ft. additional ROW required for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides. Include North reference on plat for North Taylor Road. Show existing ROW from centerline and to new property line after

accounting for ROW dedication. Money must be escrowed if improvements are not built prior to recording. City of McAllen Thoroughfare Plan. 800 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Front: 45 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 15 ft. or greater for easement. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easement. Zoning ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. or greater for easements. 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. Taylor Road and Mile 8 Road. 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. Required No curb cut, access, or lot frontage permitted along N. Taylor Road. Per Access Management Policy, 8 Mile Road requires 200 ft. spacing. Submit site plan with pavement markings for review prior to final. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen 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 for public subdivisions. Lots fronting public streets. Zoning Ordinance: Section 138-1. Minimum lot width and lot area. Lot 7B on plat submitted March 28, 2022- does not meet minimum lot frontage requirement of 50 ft. revise plat prior to final. Existing: ETJ Proposed: ETJ. As per Traffic Department, Trip Generation is waived for 3 single residential lots. *Must comply with City's Access Management Policy. Revise lot layout for Lot 7B with 36.00 ft. frontage along Mile 8 Road since it does not meet 50 ft. minimum frontage prior to final

Staff recommends approval of the 6 month extension.

Being no discussion, Ms. Erica De la Garza-Lopez moved to approve a six month extension. Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

C) Northwood Trails Block II & Block III Subdivision, 3300 Freddy Gonzalez Drive, Red Rock Real Estates Development Group, LTD(**SUB2022-0031**)(**PRELIMINARY**)QHA

Ms. Liliana Garza stated that Freddy Gonzalez Dr.: 100 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides Freddy Gonzalez Dr. alignment will be finalized prior to final. Provide for temporary paved turnaround at the west end of street. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 33rd Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides. Staff reviewing N. 33rd Street dedication requirement along Block II, will be finalized prior to final. N. 33rd Street alignment will be finalized prior to final. Intersection of N. 33rd Street at Freddy Gonzalez Dr. and 33rd Street to the south being reviewed and may require redesign of the intersection prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM

Thoroughfare Plan. E/W collector (Boundary between Block II & III): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides include total ROW on the east side. Between lots 1 and 24 Block III and lots 59-61 Block II, provide for a "knuckle" or redesign if the street will not cross the existing canal. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Internal Streets for R-1(Block III): 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides. Street names will be assigned prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Internal Streets for R-3A (Block II): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides Submit any applicable gate details for staff to review prior to final. Gate details may increase. ROW required prior to final. Secondary access required as per subdivision ordinance and Fire Department. Street name will be assigned prior to final. 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. Staff reviewing block length requirement for Block II to the north. Subdivision Ordinance: Section 134-118. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Public Works Department might require dumpster easements or alley to provide waste collection service for the R-3A lots prior to final. Subdivision Ordinance: Section 134-106. Front: Block II (multifamily lots): 20 ft. or greater for easements. Front: Block III (single family lots): 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Please revise plat note #4 as shown above prior to final. Zoning Ordinance: Section 138-356. 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 along Freddy Gonzalez Dr., E/W collector road, North 33rd Street, and on both sides of all interior streets. 5 ft. sidewalk might be required on both sides of Freddy Gonzalez Dr. by Engineering Department. Please revise plat note #9 as shown above, once sidewalk requirements are determined for Freddy Gonzalez Dr. prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Please remove reference from plat note #4, it is required but not as a plat note. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Freddy Gonzalez Dr., and E/W collector road. 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 Freddy Gonzalez Dr. and E/W collector Road. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Include lot dimension for lot 23 of Block III and verify all other lots prior to final. All lots must comply with minimum 50 ft. lot width and corner lots must be 4 ft. wider, please revise lots 25, 35, and 47 accordingly and verify all other lots are in compliance with frontage and minimum lot square

footage requirements prior to final. Please verify all lots are buildable lots prior to final. Zoning Ordinance: Section 138-356 Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: R-1 and R-3A Proposed: R-1 and R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Zoning Ordinance: Article V Land dedication in lieu of fee. Must comply with Park Department requirements prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot. Must comply with Park Department requirements prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot/and land dedication. Must comply with Park Department requirements prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Block II must comply with secondary access.

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

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

D) Sharyland Business Park No. 10 Subdivision, 6901 South Shary Road, Cascada Real Estate Operating L.P. **(SUB2021-0149)(REVISED PRELIMINARY)QHA**

Ms. Liliana Garza stated that South Sharyland Road (FM 494): 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides Include ROW on both sides of centerline and label total ROW, indicate ROW dedication by this plat. Include ROW dedication ranges prior to final. Revise all "Shary Rd." wording on plat as shown above. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Honduras Ave: 80 ft. ROW dedication by this plat. Paving: 52 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 138-105. Must escrow monies if improvements are not done prior to recording. Engineer submitted variance application on March 1, 2022, proposing 44ft. of pavement width in lieu of 52ft.. N/S 1/4 Mile Collector Road: 60 ft. to 70 ft. ROW Paving: 40 ft. to 44 ft. Curb & gutter: Both Sides. Road might be required along east side of Lot 29. Staff will determine prior to final. Subdivision Ordinance: Section 134-105. Must escrow monies if improvements are not done prior to recording. Engineer submitted variance application to the requirement of the N/S 1/4 Mile Collector. Road on March 17, 2022 (existing railroad on the north). Paving, curb and gutter. 1,200 ft. Block Length Plat layout to be revised prior to final to comply with requirements. If proposing a variance, an application/request must be submitted for review/processing. Subdivision Ordinance: Section 134-118. Engineer submitted variance application to the requirement for the block length on March 17, 2022 (existing railroad on the north). 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front (Honduras Ave.): In accordance with the zoning ordinance or in line with existing structure, or greater for easements or site plan, whichever is greater. Please revise plat note as shown above. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, or greater for easements or site plan. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements or site plan. Zoning Ordinance:

Section 138-356. Corner: In accordance with the zoning ordinance, or greater for easements or site plan. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S. Shary Road (FM 494) and 4 ft. wide minimum sidewalk required on Honduras Avenue and any applicable roads prior to final. 5 ft. sidewalk along Honduras Ave. and any other internal streets might be required prior to final as per Engineering Department Plat note #10 will need to be revised once sidewalk requirements are determined prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Verify compliance with Access Management Policy prior to final. 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. Lots fronting public streets. Subdivision Ordinance: 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1 Proposed: I-1. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation is required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Plat notes to also comply with City's Standards prior to final. Clarify prior to final if "St. Louis Brownsville & Mexico Railway ROW" will remain or proposed to be abandoned. Any abandonments must be finalized prior to final plat review.

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

After a brief discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

E) Yale Corner Subdivision, 10301 North 10th Street, A.V.L.,
LP.(SUB2022-0030)(PRELIMINARY)SEC

Ms. Liliana Garza stated N. 10th Street: 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state. Provide existing ROW from centerline and total ROW and indicate document number as needed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W Street on north boundary: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Staff reviewing 1/4 mile street requirement on north boundary lot line, finalize prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Yale Avenue: 50 ft. to 170 ft. ROW. Paving: Approximately existing 37 ft. to 52 ft. Curb & gutter: both sides. Provide existing ROW from centerline and total ROW and indicate document number as needed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Being no discussion, Mr. Jose Saldana moved to approve. Ms. Erica De la Garza-Lopez seconded the motion, which was

approved with six members present and voting. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Proposing: 60 ft. or greater for easements, or approved site plan, or inline with existing structures, which ever is greater. Clarify plat note #1 regarding proposed 60 ft. front setback prior to final. Please revise plat note #1 as shown above without the word proposing prior to final Zoning Ordinance: Section 138-356. Rear: Proposing: 10 ft. or greater for easements, or approved site plan, which ever is greater. Setback will be finalized once alley/service drive is established prior to final. Clarify rear setback proposed prior to final. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements, or approved site plan, which ever is greater. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, or approved site plan, which ever is greater. Setback will be finalized once alley/service drive is established prior to final. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 10th Street and Yale Avenue 5 ft. sidewalk might be required on N. 10th Street and Yale Avenue by Engineering Department, will be finalized prior to final. Please revise plat note #5 as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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 streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please submit ownership map to determine that no properties are landlock. Must comply with City's Access Management Policy.

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

After a brief discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

F) Pioneer Estates Subdivision, 9400 North Shary Road, Javier Aldape(**SUB2021-0066**)(**REVISED PRELIMINARY**)**MAS**

Mr. Mario Escamilla stated that North Shary Road: 30 ft. ROW dedication for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state. Label ROW dedication, centerline, total ROW after dedication and ROW on both sides of centerline to verify if any additional ROW dedication is required prior to final. Please show document wherein the existing

60 ft. ROW was dedicated prior to final. Label strip of land located north of Lots 33-48 prior to final to establish ROW requirements. COM Thoroughfare Plan 6 Mile Line: 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides Must escrow monies if improvements are not built prior to recording. Label ROW dedication, centerline, total ROW after dedication and ROW on both sides of centerline to verify if any additional ROW dedication is required prior to final. Please show document wherein the existing 40 ft. ROW was dedicated prior to final. Label strip of land located north of Lots 33-48 prior to final to establish ROW requirements. COM Thoroughfare Plan North 56th Street (N/S Collector Road-east boundary line): 30 ft. dedication for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both sides. Must escrow monies if improvements are not built prior to final. Engineer submitted a variance application on October 7, 2021 and subsequently revised requesting to dedicate 15 ft. of ROW for North 56th Street. Subdivision Ordinance: Section 134-105. Internal Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides must escrow monies if improvements are not built prior to recording. Submit gate details prior to final if applicable. Gate details might increase ROW requirements. Clarify gate detail for access on 6 Mile Road prior to final. Street names will be established prior to final. Paving must be labeled "face-to-face" Subdivision Ordinance: Section 134-105 Paving, curb and gutter. 800 ft. Block Length exceeded. Please revise subdivision layout or add variance to application to comply with requirements prior to final. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements. Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on North Shary Road and 4 ft. wide minimum sidewalk required on 6 Mile Line., and both side of all interior streets. Please revise plat note as shown above prior to final. 5 ft. sidewalks required along North Shary Road as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Shary Road and 6 Mile Line, North 56th Street and any other applicable prior to final. Finalize plat note 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 North Shary Road, 6 Mile Linen and North 56th Street. Finalize plat note prior to final. City's Access Management Policy. Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA will

be recorded simultaneously with plat. Subdivision Ordinance: Section 110-72. Existing: R-1 Single-family residential. Annexation and initial zoning process completed. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Annexation and initial zoning processes must finalized prior to final approval. Zoning Ordinance: Article V. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Land dedication in lieu of fee. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted – as part of the annexation process, Park fees were waived. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived. Pending review by City Management. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted – as part of the annexation process, Park fees were waived. As per Traffic Department, Trip Generation waived for 40 single family units, however Trip Generation was submitted by Engineer. Comments: Must comply with City's Access Management Policy Internal street names will be established prior to final. Label Drainage Area with a letter or number prior to final. Clarify "Temporary Construction Easement" along east subdivision boundary prior to final. Clarify ROW on 6 Mile prior to final. Subdivision previously approved in Preliminary form at the Planning and Zoning Commission meeting of July 8, 2021.

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

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

G) The Hills At Sharyland, 9200 North Shary Road, Javier Aldape **(SUB2021-0067)(REVISED PRELIMINARY)MAS**

Mr. Mario Escamilla stated that N. Shary Road: 30 ft. of ROW dedicated for 60 ft. ROW required from centerline for 120 ft. total ROW Paving: min. 65 ft. Curb & gutter: both sides. Label centerline, ROW on both sides of centerline, and total ROW after accounting for dedication to determine if ROW dedication will be required prior to final. City of McAllen Thoroughfare Plan. N. 56th Street: 30 ft. ROW dedication required for future 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Owner must escrow monies for improvements if not built prior to plat recording. Revise plat accordingly to reflect required dedication for N. 56th Street prior to final approval. Engineer submitted a variance application on October 7, 2021 and subsequently revised requesting to dedicate 10 ft.-15 ft. of ROW for North 56th Street. City of McAllen Thoroughfare Plan. E/W Collector: 30 ft. ROW dedication required for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Owner must escrow monies for improvements if not built prior to plat recording. Revise plat accordingly to reflect required dedication for future collector road prior to final. Engineer must revise plat to comply with requirements prior to final. City of McAllen Thoroughfare Plan. Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Owner must escrow monies for improvements if not built prior to plat recording. Engineer is proposing 50 ft. ROW with 40 ft. of paving. Paving width must be face-to-face and sidewalk easements must be provided on both sides of all streets. Subdivision Ordinance: 134-105. 800 ft. Block Length. Label street length since it appears to exceed maximum length permitted, if so, revise plat accordingly prior to final approval or include variance. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. 96 ft. paving

diameter required (face to face) per Fire Department with 10 ft. of ROW backof-curb. Subdivision Ordinance: Section 134-105. Front: Proposing 25 ft. or greater for easement for building. A 20 ft. setback applies for the proposed R-2 use, revise accordingly prior to final. Engineer submitted variance to allow a 15 ft. front setback for unenclosed carports only. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for approved site plan or easement. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Add plat note as shown above. 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. 5 ft. wide minimum sidewalk required on the east side of N. Shary Road and 4 ft. wide minimum wide sidewalk N. 56th Street, both sides of interior streets and east/west collector road on the south boundary. Revise plat note #3 as noted above. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Shary Rd., N. 56th St. and E/W collector street. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Shary Rd., N. 56th Street and E/W Collector road on the south boundary. City's Access Management Policy Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Subdivision Ordinance: Section 110-72. Minimum lot width and lot area. Zoning Ordinance: 138-1. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: R-3A. Annexation and initial zoning processes completed. Rezoning Needed Before Final Approval. Annexation and initial zoning processes must be finalized prior to final approval. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. As per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived. Trip Generation required by Traffic Department to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Show 30 ft. required ROW dedication for N. 56th Street and the required 30 ft. for the east/west collector road along the south side of the property. Clarify whether annexation will be sought. Annexation and rezoning needs to be finalized prior to final approval. Need to Label Detention with a letter or number. Secondary access needed per Fire Department since development is over 30 lots. Subdivision application must be revised to show the revised acreage on plat. Proof of Ownership of added acreage must also be submitted for staff to review. Subdivision previously approved in Preliminary form at the July 8, 2021 meeting.

Staff recommends approval of the subdivision in revised preliminary for subject to conditions noted and clarification on the requested variances.

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Emilio Santos Jr. seconded the

motion, which was approved with six members present and voting.

H) Paseo Del Angel Subdivision, 1401 East Yuma Avenue, Andres Zuniga(SUB2022-0035)(PRELIMINARY)NE

Mr. Mario Escamilla stated that E. Yuma Avenue: 10 ft. ROW dedication required for 40 ft. from centerline for an 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides. Please label existing Right of Way along East Yuma Avenue. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan S. "M" Street (private): 50 ft. - 60 ft. ROW Paving: min. 32 ft. Curb & gutter: both sides S. "M" Street, which is proposed as a private, interior street does not meet the minimum 125ft. off-set requirement for streets. Provide distance from centerline to centerline from proposed S. "M" Street to existing "M" Street to the south. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. South "M" Street Cul-de Sac approximately 375 ft. in length. Subdivision Ordinance: Section 134-105. Front:25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: in accordance with the Zoning Ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: in accordance with the Zoning Ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner: Proposing 20 ft. for the easement for lots 1 & 12 and 10 ft. or greater for easements. Clarify and finalize plat note prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on E. Yuma Avenue and on both sides of S. "M" 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 E. Yuma Avenue. 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 E. Yuma Avenue. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: proposed as private. 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. Park Fee of \$7,000, fee based on 10 total lots at \$700 per lot/dwelling units. Fees will be adjusted accordingly if total number of lots/dwelling units changes. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, TG waived for 10 single residential homes, notify if land use or number of units change. As per Traffic Department, TG waived for 10 single residential

homes, notify if land use or number of units change. Must comply with City's Access Management Policy. Private Streets must comply with street requirements and built to city standards. Gate detail and mechanism must be submitted for review prior to final plat approval. Subdivision previously presented as Villa Del Angel, subdivision received final but never was recorded.

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

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

- I) Salinas Brothers Subdivision, 13401 North Los Ebanos Road, Juan Luis Salinas **(SUB2022-0034)(PRELIMINARY)TE**

Mr. Mario Escamilla stated that North Los Ebanos Road: Proposing 30ft. dedication or as needed for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both Sides. Please clarify how existing Right of Ways were dedicated on plat and include document numbers as needed prior to final. Label centerline on plat and finalize dedication requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N/S Collector Street (West Side): 30 ft.- 35 ft. dedication required for 60 ft.- 70 ft. total ROW. Paving 40 ft.-44 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Label and identify area on the West side of the subdivision and Lot 55-2 lot line. Finalize street dedication prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front/North Los Ebanos Road: Proposing 50 ft. or in line with average setback of existing structures, or easement, whichever is greater. Finalize note#2 wording prior to final. Clarify note #2 regarding front setback prior to final. Zoning Ordinance: Section 138-356. Proposing: Rear: 15 ft. or easement, whichever is greater. N/S collector street along west side will be finalized prior to final. Setbacks will be finalized prior to final. Clarification needed on the 75 ft. Dedicated Easement to HCDD No.1. Zoning Ordinance: Section 138-356. Proposing: Sides: 6 ft. or easement, whichever is greater. Setbacks will be finalized prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks are required; greater setback applies. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site Plan. 4 ft. wide minimum sidewalk required on along North Los Ebanos Road and N/S collector street. Please add plat note prior to final and once required streets have been finalized. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Please add plat note 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. Please add plat note prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: ETJ Proposed: Residential. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V. Rezoning Needed Before Final

Approval. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Park fee will be required if property is annexed. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Park fee will be required if property is annexed. As per Traffic Department, Trip Generation waived for two single-family residences, no TIA required. As per Traffic Department, Trip Generation waived for two single-family residences, no TIA required. Must comply with City's Access Management Policy.

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

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

5) INFORMATION:

- a) City Commission Actions for March 28, 2022 was given by Edgar Garcia, Planning Director.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 4:14p.m. and Mr. Jose Saldana. seconded the motion, which carried unanimously with six members present and voting.

Chairperson, Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

TO: Planning and Zoning Commission

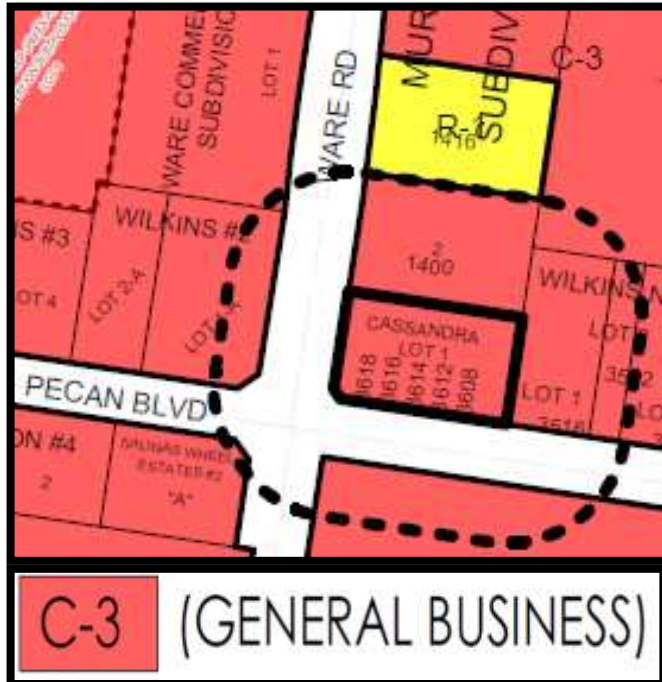
FROM: Planning Staff

DATE: April 14, 2022

SUBJECT: Request of Ruben Cepeda on behalf of EZ Testing Now, for a Conditional Use Permit, for one year, for a portable building greater than ten feet by twelve feet (COVID-19 testing site) at Lot 1, Cassandra Subdivision, Hidalgo County, Texas; 3620 Pecan Boulevard. (CUP2022-0043)

BRIEF DESCRIPTION:

The subject property is located at the northeast corner of Pecan Boulevard and North Ware Road. The property is zoned C-3 (general business) District, and the adjacent zoning is C-3 District in all directions. Surrounding land uses include McDonald's, H-E-B, Queen Bellagio Nails Spa and Bar, and single family residential. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

The applicant is requesting a conditional use permit for a portable building measuring 8 feet by 15 feet located at the front of the property. The proposed building will be used as part of a COVID-19 testing site, to be known as "EZ Testing Now". The proposed hours of operation are Monday

through Saturday from 7:00 a.m. to 7:00 p.m.

The Fire, Traffic, and Environmental Health Departments are pending inspection. 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 portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The portable building will be used as part of a COVID-19 testing site only;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 feet. The property has access to west side of Ware Road and north side of Pecan Boulevard;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 4) Must provide garbage and trash collection and disposal;
- 5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 6) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.
- 7) The Special Permit for COVID-19 Testing Site must be approved by the Planning, Traffic, and Environmental Health departments prior to issuance of the Conditional Use Permit.

RECOMMENDATION:

Staff recommends approval of the request, subject to Sections 138-118(a)(3) portable buildings and 138-400 pavement standards of the Zoning Ordinance, and Fire, Traffic, and Environmental Health Department requirements.

3/8/22

3620
~~1700~~ N. WARE RD

PECAN BL

WARE RD

25ft

8 x 15
PORTABLE
BUILDING

PECAN 495

FENCE

BUILDING

ENTERED

MAR 09 2022

Initial: WM



Planning Department

Memo

TO: Planning and Zoning Commission

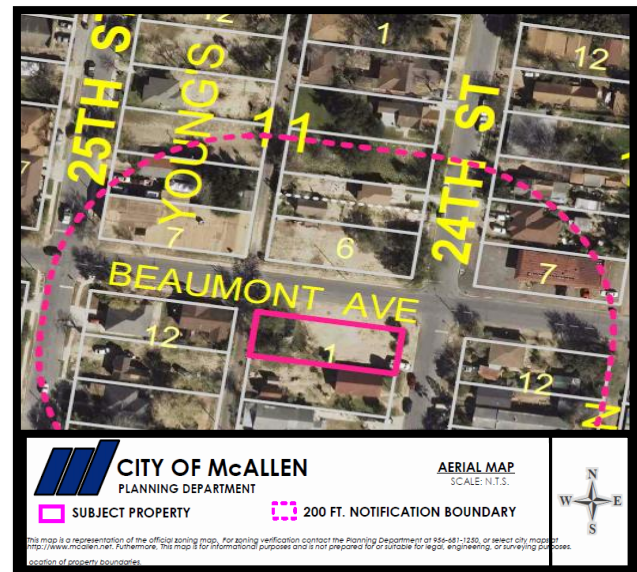
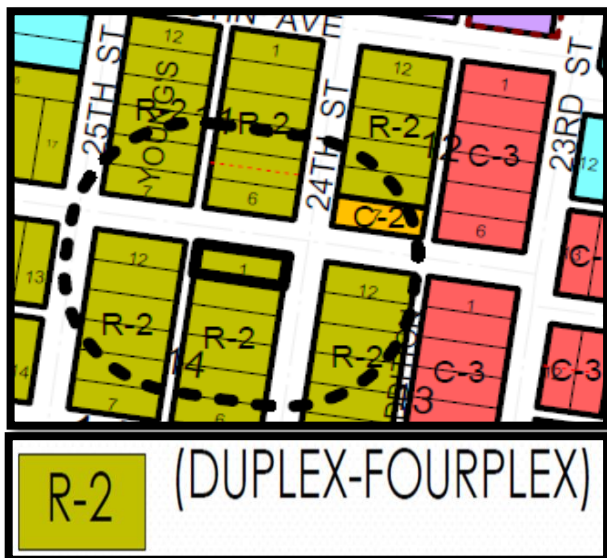
FROM: Planning Staff

DATE: April 1, 2022

SUBJECT: Request of Victoria A. Rios for a Conditional Use Permit, for one year, for a home occupation (day care) at Lot 1, Block 14, Young's Addition, Hidalgo County, Texas; 2401 Beaumont Avenue. (CUP2022-0046)

BRIEF DESCRIPTION:

The subject property is located on the southwest corner of Beaumont Avenue and South 24th Street, and is zoned R-2 (duplex-fourplex residential) District. The adjacent zoning is R-2 District in all directions. The surrounding land uses include single-family residences and vacant land. A day care is allowed in an R-2 District with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

The applicant is proposing to operate a Home Occupation day care from an existing pier and beam wood frame house. The proposed hours of operation are from 7:00 a.m. to 6:00 p.m. Monday through Friday.

The Fire and Health Departments are pending inspection. The proposed use shall meet all the minimum standards and applicable ordinances. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the certificate.

The business must comply with requirements set forth in Section 138-118(8) of the Zoning Ordinance and other specific requirements as follows:

1. Meet the requirements of the Department of Human Services;
2. Provide a fenced in area for outside play of children. An existing fenced area will be provided on site;
3. Provide paved area adjacent to street for pickup and delivery of children. The proposed driveway will accommodate the required two parking spaces needed for residential home and required space for the pick-up and drop off of the children;
4. Area used for the day care facility should be clearly secondary to the use of the structure. Applicant will move a pier and beam house into the property, and will live in the residence;
5. Person who applies for permit must reside at location for which the permit is granted. The applicant will live in the residence once building permit;
6. There shall be no more than two (2) day care facilities within 600 ft. of each other as measured over the shortest distance of street right-of-way between the facilities. There is no other day care within 600 ft.;
7. No more than one day-care shall be located on a dead-end street or cul-de-sac; neither Beaumont Avenue nor South 24th Street are cul-de-sac streets. However, no other daycare exists in this street;
8. Day care facilities shall not be located on a half street or a street that is accessed by a half street. Neither Beaumont Avenue nor South 24th Street are half streets, or accessed by a half street;
9. Day care facilities that care for more than 12 children shall not be permitted in a residential zoning district. The applicant is proposing to care for up to 12 children;
10. No signs are permitted. No signs are proposed;
11. No more than one additional employee that does not reside on the premises is permitted. The applicant is proposing one additional employee;

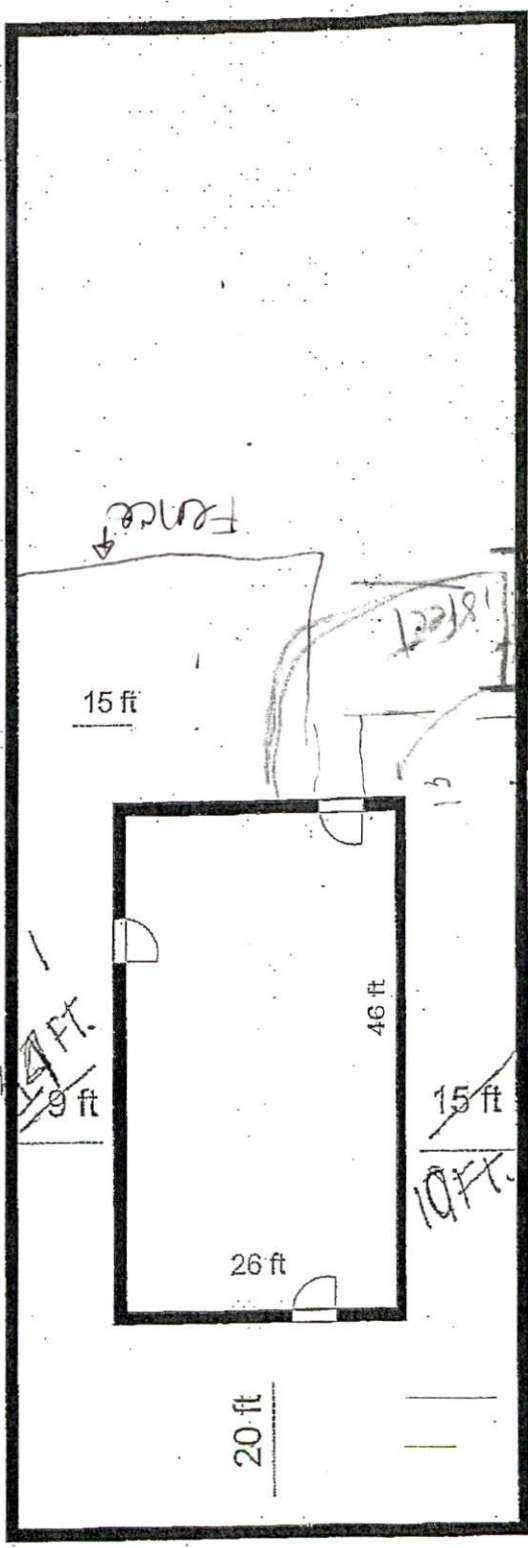
RECOMMENDATION:

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

Site Plan

Mike Rios

min 181 - max 251




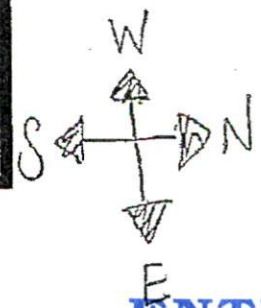
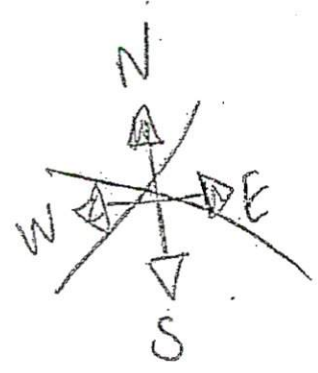
14.0 ft.

Beaumont—

50 ft

24th Street

X 
10-23-19



ENTERED

MAR 15 2022

Initial: all

46 x 86.

credit for
sub
Shawna.

Noted
done

ENTERED

MAR 15 2022

Initial: Am



Memo

TO: Planning and Zoning Commission

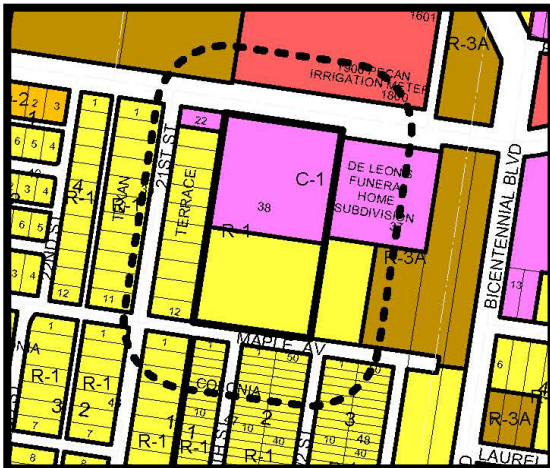
FROM: Planning Staff

DATE: April 14, 2022

SUBJECT: REQUEST OF EVON IBARRA FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10 FEET BY 12 FEET AT LOT 38, BLOCK 1, 5.0 ACRES, C.E HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, 1931 PECAN BOULEVARD. (CUP2022-0038) (TABLED 04/05/2022)

BRIEF DESCRIPTION:

The property is located along the south side of Pecan Boulevard, approximately 400 ft. west of Bicentennial Boulevard. The property is zoned C-1 (office building) District. The adjacent zoning is C-3 (general business) District to the north, and R-1 (single family residential) District to the west and south. Surrounding land uses include Rivera Funeral Home, McAllen Police Department, Pecan Village Apartments, and single-family residential. A portable building greater than 120 square feet is allowed in a C-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

This is an initial request by the applicant for a conditional use permit for the placement of the portable building.

REQUEST/ANALYSIS:

The applicant is currently operating a day care business using two existing permanent buildings as classrooms, and is proposing the placement of a new portable building for additional classrooms. The applicant is proposing to utilize the 64 feet by 23.6 feet

portable building on the property as two additional classrooms for the daycare business. The Fire Department is pending an inspection. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

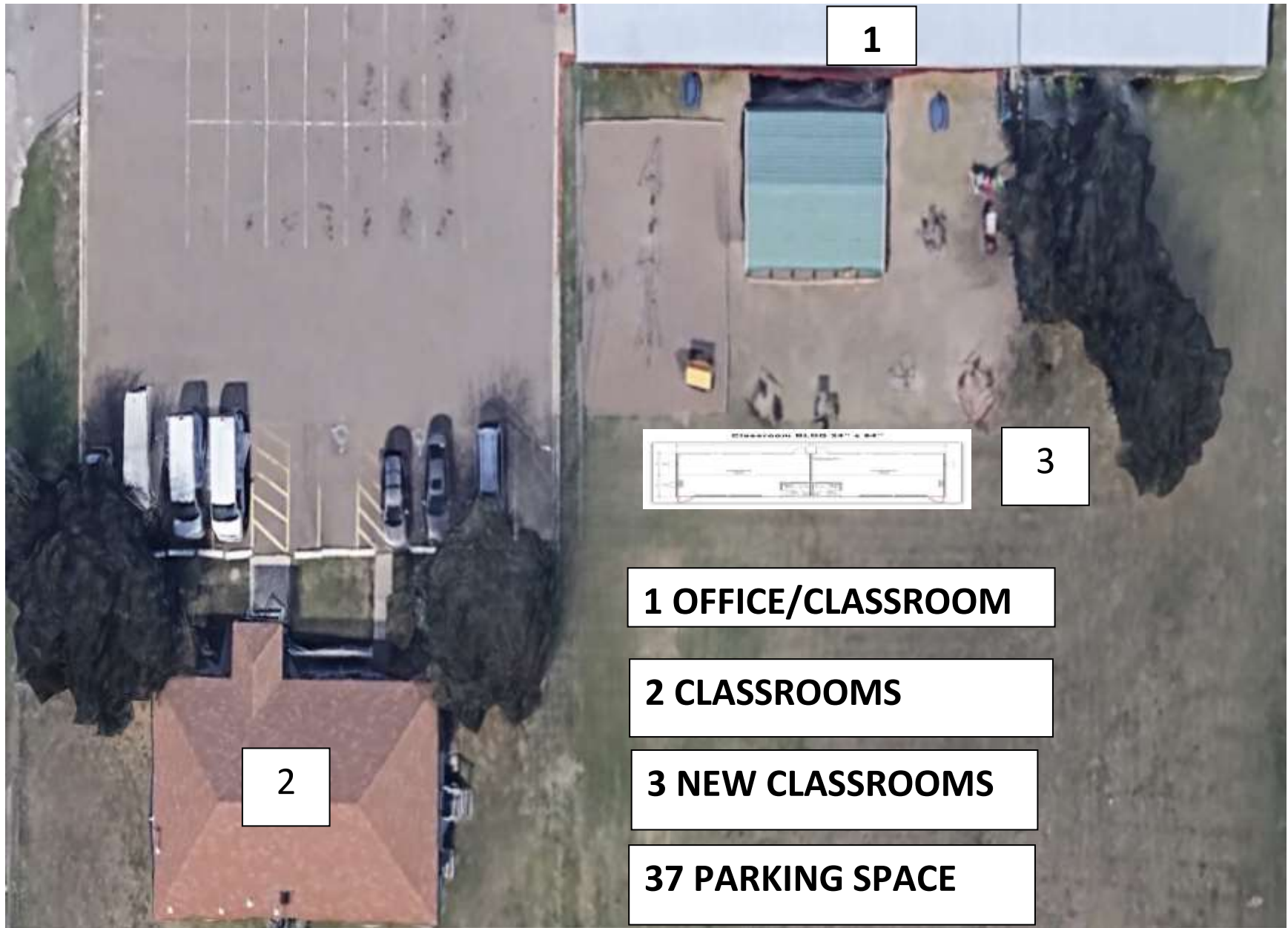
- 1) Portable buildings must not be used for living quarters. The building will be used for office purposes;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts Pecan Boulevard;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The property is the location for El Buen Pastor Lutheran Church has an existing parking lot with 37 parking spaces, which will also be used for the daycare business since the hours of both uses do not conflict.
- 4) Must provide for garbage and trash collection and disposal;
- 5) Must be connected to an approved water distribution and sewage disposal system;
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and no outside storage of equipment or material.
- 7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

RECOMMENDATION:

Staff recommends approval of the request, subject to Section 138-118(3) of the Zoning Ordinance, Building Permit and Fire Department requirements.

PLANNING AND ZONING COMMISSION MEETING ON APRIL 5, 2022:

At the Planning and Zoning Commission meeting on April 5, 2022, the item was tabled by the board due to some concern regarding the traffic from the business driving thru the alley. Applicant has provided documentation that will be providing to parents to prevent the issue.



1

3

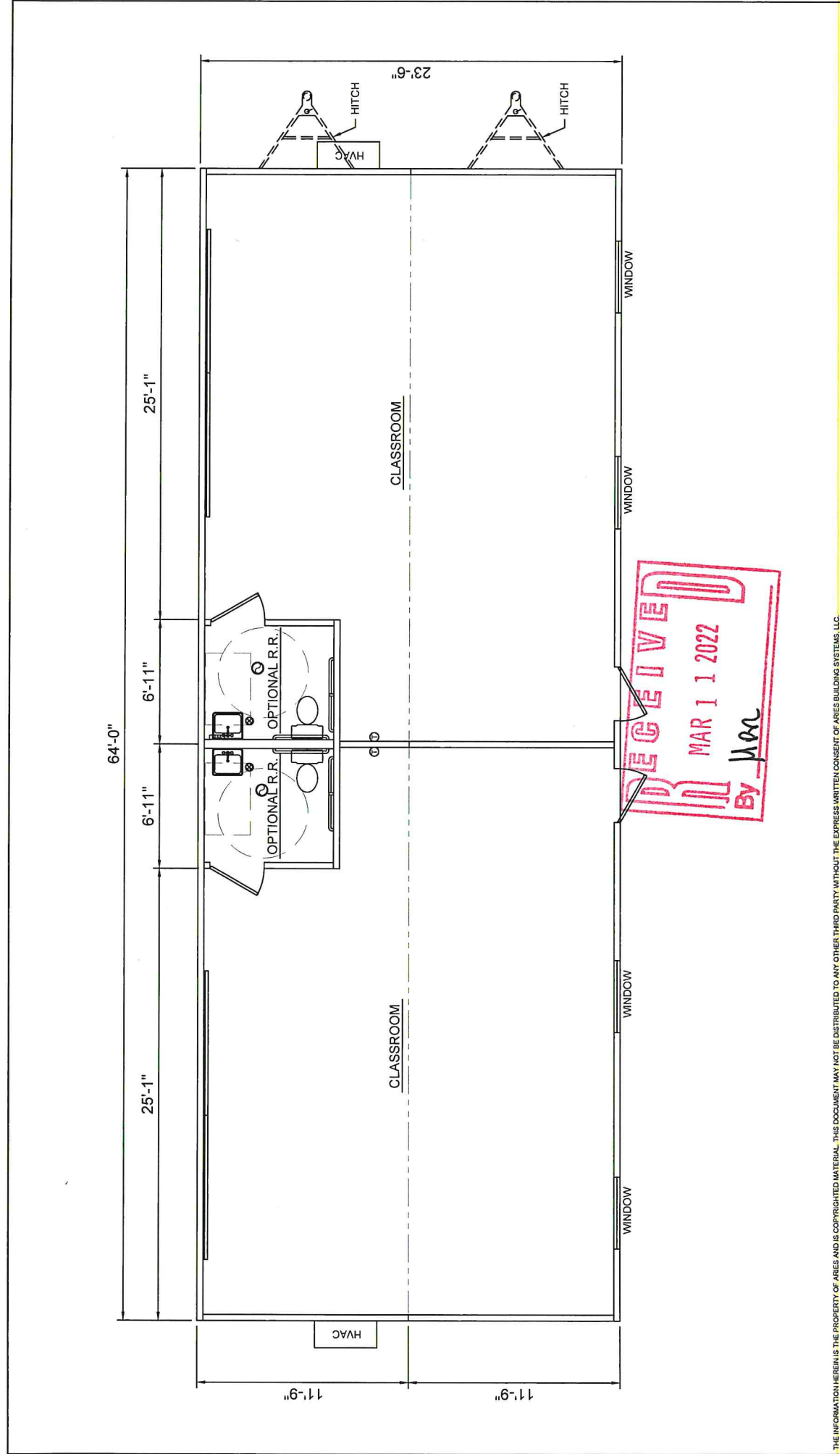
2

1 OFFICE/CLASSROOM

2 CLASSROOMS

3 NEW CLASSROOMS

37 PARKING SPACE



THE INFORMATION HEREIN IS THE PROPERTY OF ARIES AND IS COPYRIGHTED MATERIAL. THIS DOCUMENT MAY NOT BE DISTRIBUTED TO ANY OTHER THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF ARIES BUILDING SYSTEMS, LLC.

ARIES
www.ariesbuildings.com

CUSTOMER APPROVAL SIGNATURE: _____

DATE: _____

STANDARD FINISHES

EXTERIOR : _____

ROOFING : _____

FLOORING : _____

PAINTING : _____

LIGHTING : _____

MISC. : _____

MODULAR EDUCATIONAL BUILDING
FLOOR PLAN
24' x 64' NOMINAL - 1536 SF

DRAWING SCALE : N.T.S.

DRAWN BY : DH

DATE : 05/17/2021

DRAWING NUMBER : EL-051421-01-H FP3.0

REV: 0

CHECK BY : _____

APP'D BY : _____

**NOTICE
PORTABLE
BUILDING
FOR
THIS PROPERTY
CUP2022-0038**

 CITY OF MCALLEN PLANNING DEPT.
956-687-1250
WWW.MCALLE.NET



TONY'S PLAYHOUSE

DISCOVERY CENTER



1929 W. PECAN

MCALLEN TEXAS 78501

(956) 971-8669

04-8-2022

Dear parents,

Tony's Playhouse discovery center is in considering expanding our facility. We are planning to add a portable building that will include two additional classrooms. The City of Mcallen has been notified and has recommended that we maintain some type of control of the traffic flow in the alley. We ask that you please keep the flow to a minimum and continue to just use the main entrance of the daycare /church property, and utilize the alley as a last resort.

Thank you for your cooperation.

EVON IBARRA

DIRECTOR

Queridos padres,

El centro de Tony's Playhouse está considerando expandir nuestras instalaciones. Estamos planeando agregar un edificio portátil que incluirá dos salones de clase adicionales. La Ciudad de Mcallen ha sido notificada y ha recomendado que mantengamos algún tipo de control del flujo de tráfico en el callejón. Le pedimos que mantenga el flujo al mínimo y continúe usando solo la entrada principal de la propiedad de la guardería/iglesia, y utilice el callejón como último recurso.

Gracias por su cooperación.

EVON IBARRA

DIRECTORA

Planning Department

Memo

TO: Planning and Zoning Commission

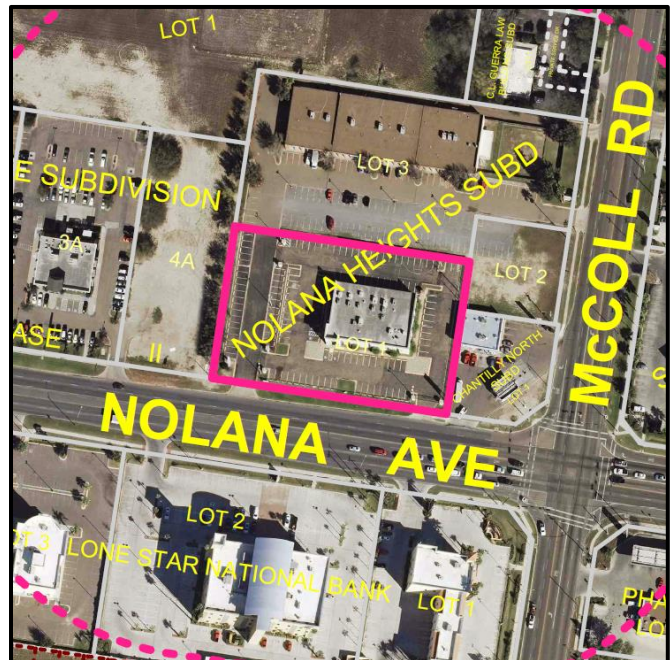
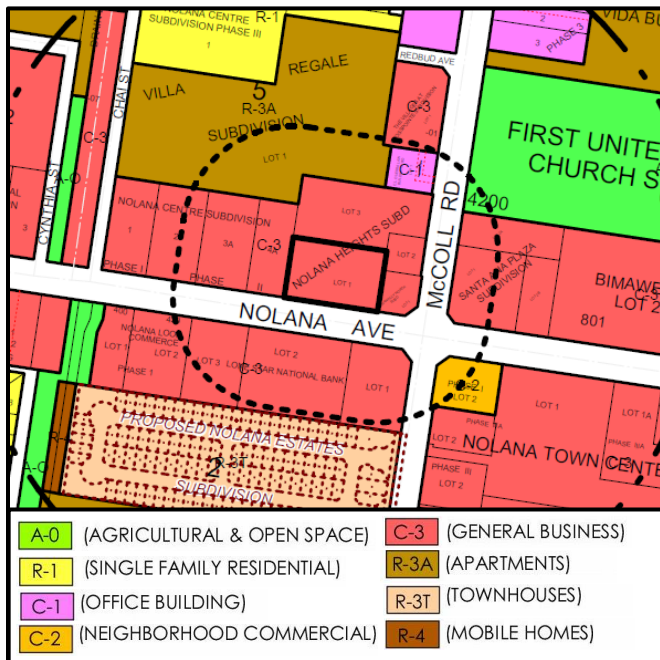
FROM: Planning Staff

DATE: April 11, 2022

SUBJECT: REQUEST OF ARTURO ORTEGA ON BEHALF OF 3BU FAMILY LIMITED PARTNERSHIP, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN EVENT CENTER AT LOT 1, NOLANA HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, 601 EAST NOLANA AVENUE. (CUP2022-0048)

BRIEF DESCRIPTION:

The property is located on the north side of East Nolana Avenue, approximately 140 ft. west of North McColl Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District on all directions. Surrounding land uses includes restaurants, a gas station, commercial businesses, a church, offices, apartments, and vacant land. An event center is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

A Conditional Use Permit for a bar was initially approved in April of 1999 and was renewed annually until 2005. The bar was closed and a new application was submitted and approved for a dancehall in May of 2008 and was been renewed annually until 2016. The last approval for a dancehall was on November 12, 2018 by City Commission with a variance to the distance requirement. City Commission approved a Conditional Use Permit for an event center for the existing building on November 8, 2021. A site plan review for the subject property for proposed additions to the existing building is currently under review, which requires the current CUP to be amended. A right-of-way abandonment for a 15 ft. shared access easement for the subject property is currently under review, which allows room for the proposed addition to the east.

SUMMARY/ANALYSIS:

The applicant is proposing to operate an event center, known as The Grand Banquet and Conference Center, from the existing building and proposed additions, approximately 17,225 sq. ft. The hours of operation are from 5:00 P.M. to 2:00 A.M. daily.

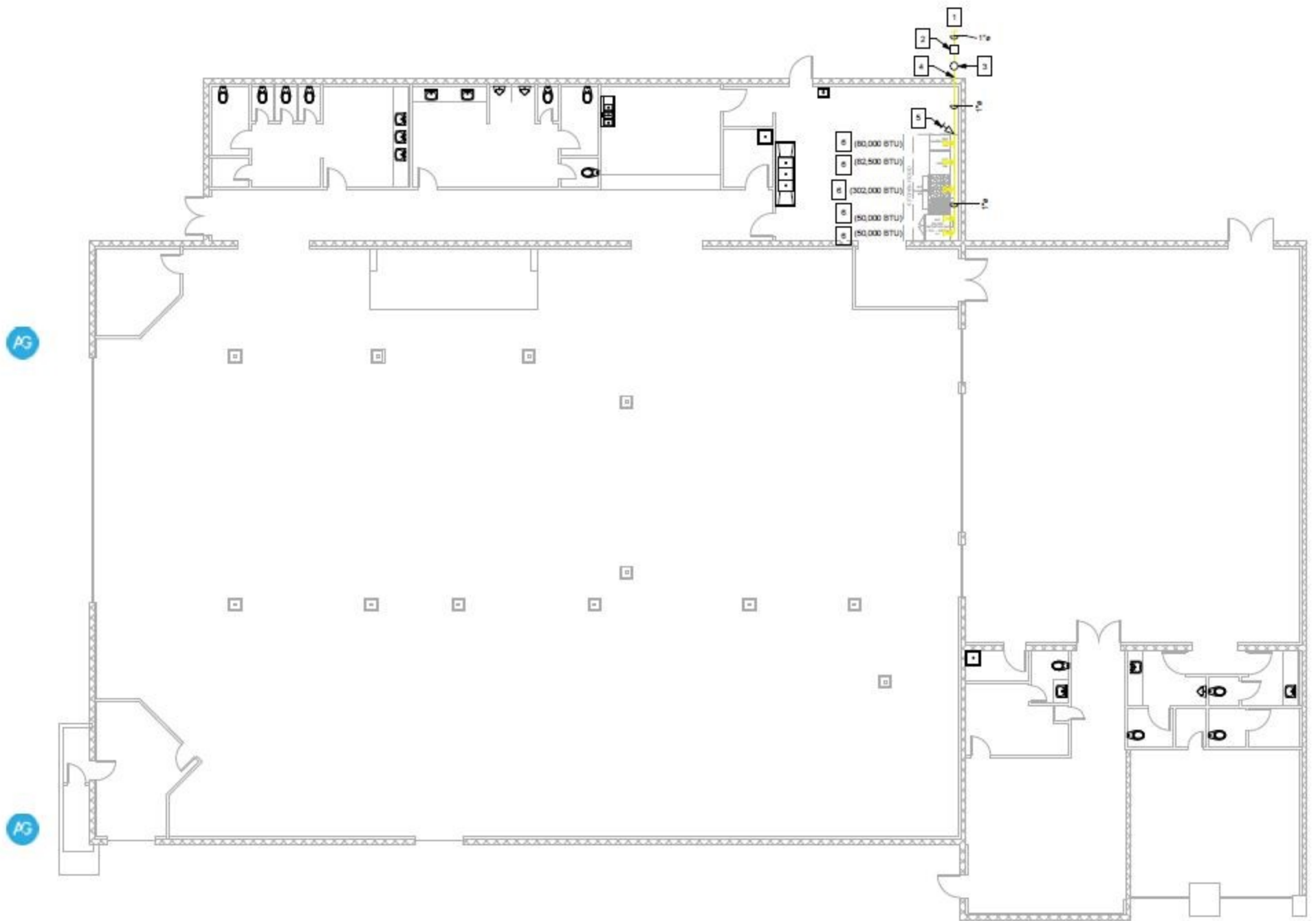
The Fire & Health Departments' inspections are still pending. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and a church (First United Methodist);
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to East Nolana Avenue and North McColl Road and does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the building, 173 parking spaces are required and 203 spaces are provided. 98 spaces are provided on lot and 105 parking spaces are provided as shared parking with Lot 3, which has common access easements to the north and west. The Parking lot has to be free of potholes and clearly striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

RECOMMENDATION:


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



THE
GRAND
BANQUET & CONFERENCE CENTER

601 E

NOTICE
EVENT CENTER
FOR
THIS PROPERTY
CUP2022-0048

 CITY OF MCALLEN PLANNING DEPT.
361-681-1230
WWW.MCALLEN.NET

REZ2022-0003

This item has been withdrawn by the applicant.

Memo

TO: Planning and Zoning Commission

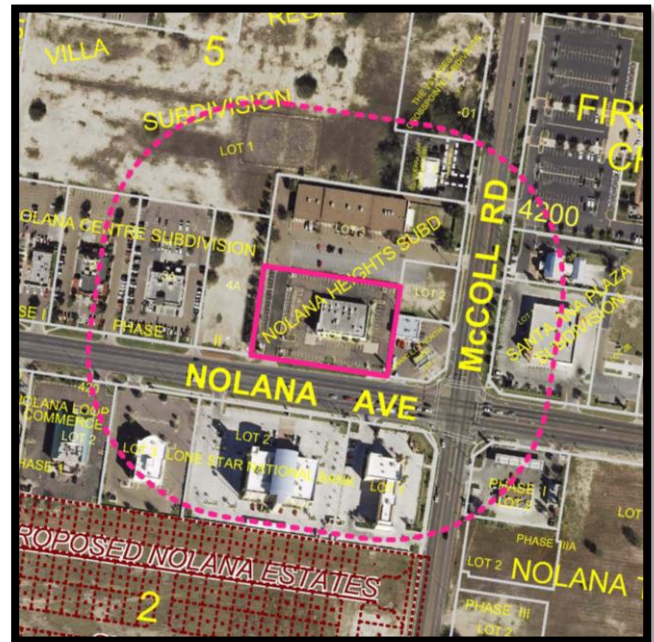
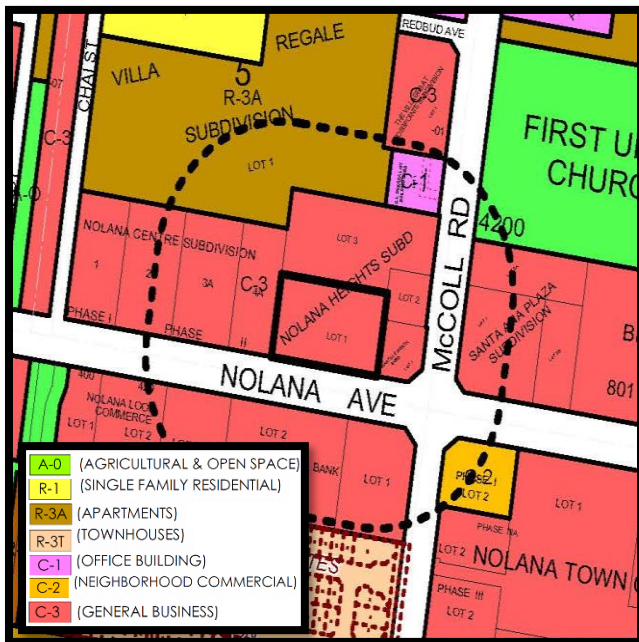
FROM: Planning Staff

DATE: April 14, 2022

SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT 1, NOLANA HEIGHTS SUBDIVISION; 601 E. NOLANA AVENUE. (SPR2021-0046)

LOCATION: The property is located north of East Nolana Avenue, 140 ft. west of N. McColl. The property has 340 ft. of frontage along Nolana Avenue and a depth of 220 ft. for a lot size of 74,800 SF according to the recorded subdivision plat. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District on all directions.

PROPOSAL: The applicant is proposing to expand the current building by adding an additional 6,634.814 SF of event area and a carport.



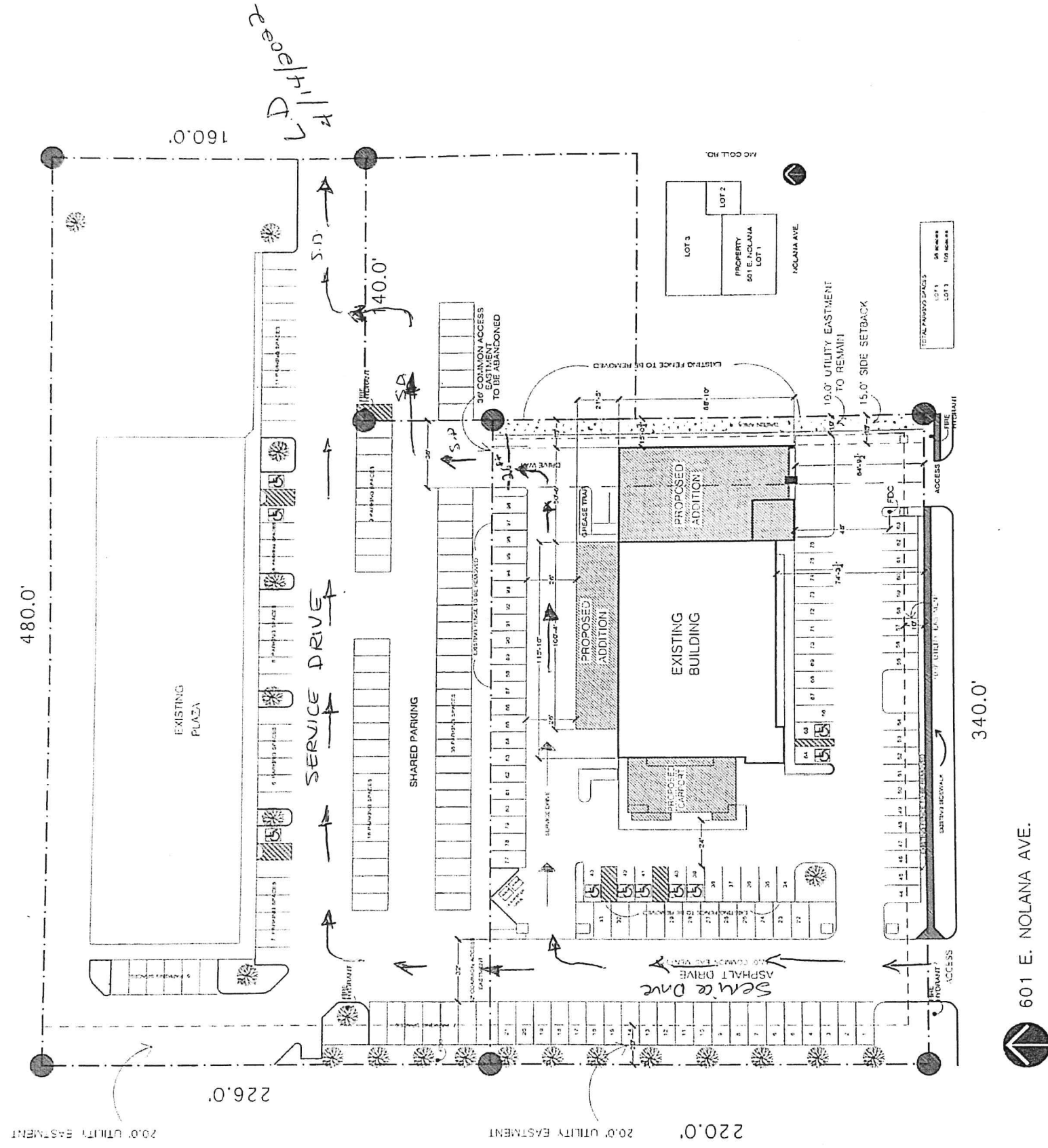
ANALYSIS: Based on the expansion of the event center, 173 parking spaces are required based on 17,224.94 SF; 98 parking spaces are provided on site and 105 parking spaces are provided as shared parking with Lot 3, which has common access easements to the north and west. Six of the proposed parking spaces must be accessible, which two must also be van accessible with an 8 ft. wide aisle. Access to the site is from two existing curb cuts along East Nolana Avenue. Required landscaping for the lot is 10,880 SF, after landscape improvements 10,161 SF is provided, with trees required as follows: 28 – 2 ½" caliper trees, or 14 – 4" caliper trees, or 7 – 6" caliper trees, or 12 palm trees and 22 – 2 ½" caliper trees. Credit will be given to existing trees that remain onsite. The landscaped strip along East Nolana Avenue is to remain at its current state. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 4

ft. wide sidewalk along Nolana Avenue is required as per the Engineering Department. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on December 12, 1993, with a front setback of 60 ft. or greater for approved site plan or easements and side setback as follows: West: 32 ft. Common Access Easement, East: 36 ft. Common Access Easement. A right-of-way abandonment to abandon the East 36 ft. Common Access Easement is in progress, after approval, the East side setback will be Half the building height or greater for easements or approved site plan (10 ft. Utility Easement). An amended CUP is to be presented at Planning and Zoning Meeting of April 19, 2022.

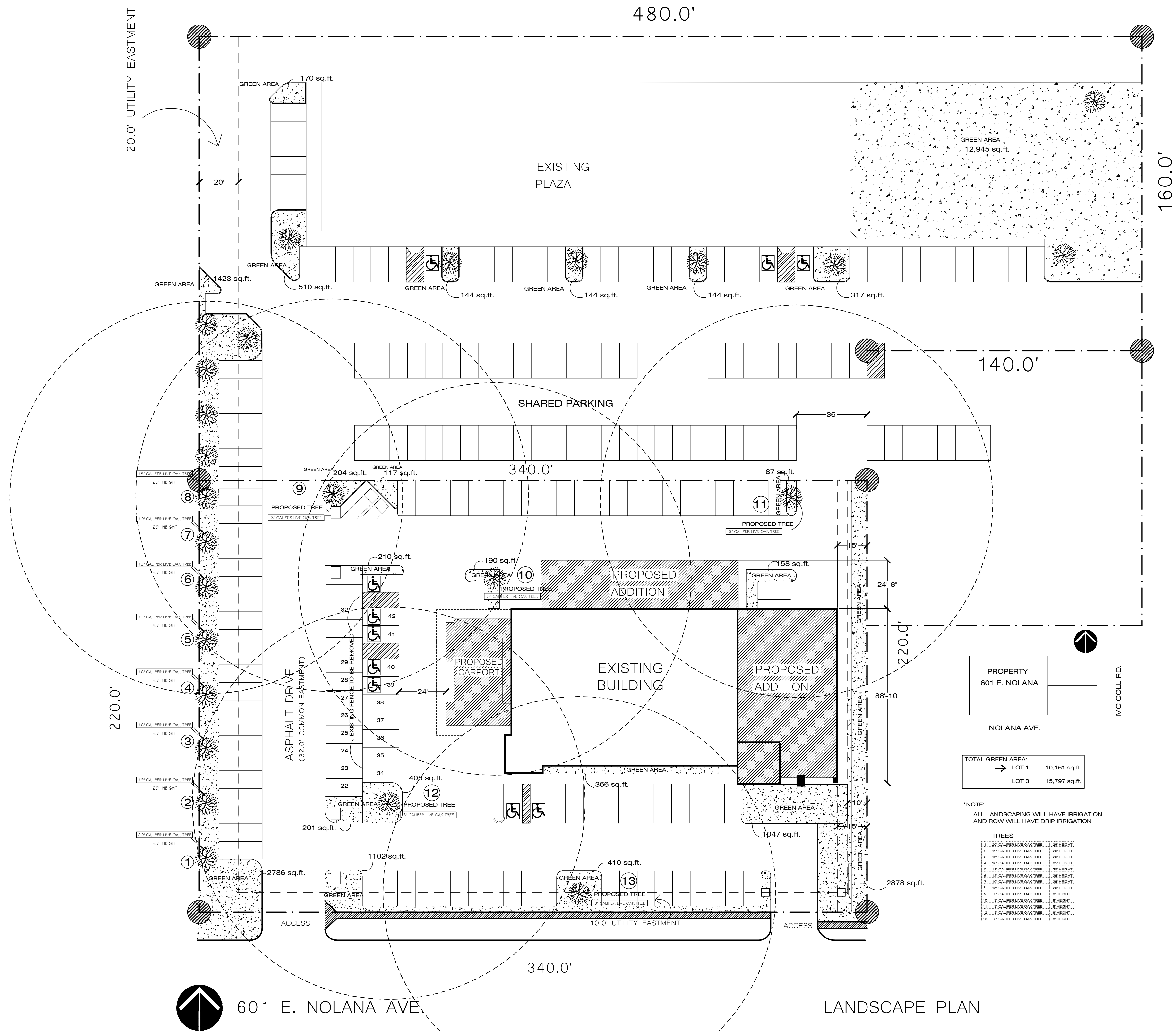
The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

RECOMMENDATION:

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



601 E. NOLANA AVE.



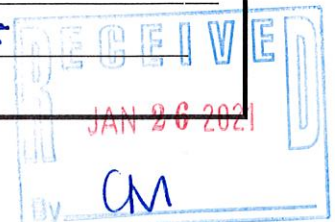
SUB2021-0004



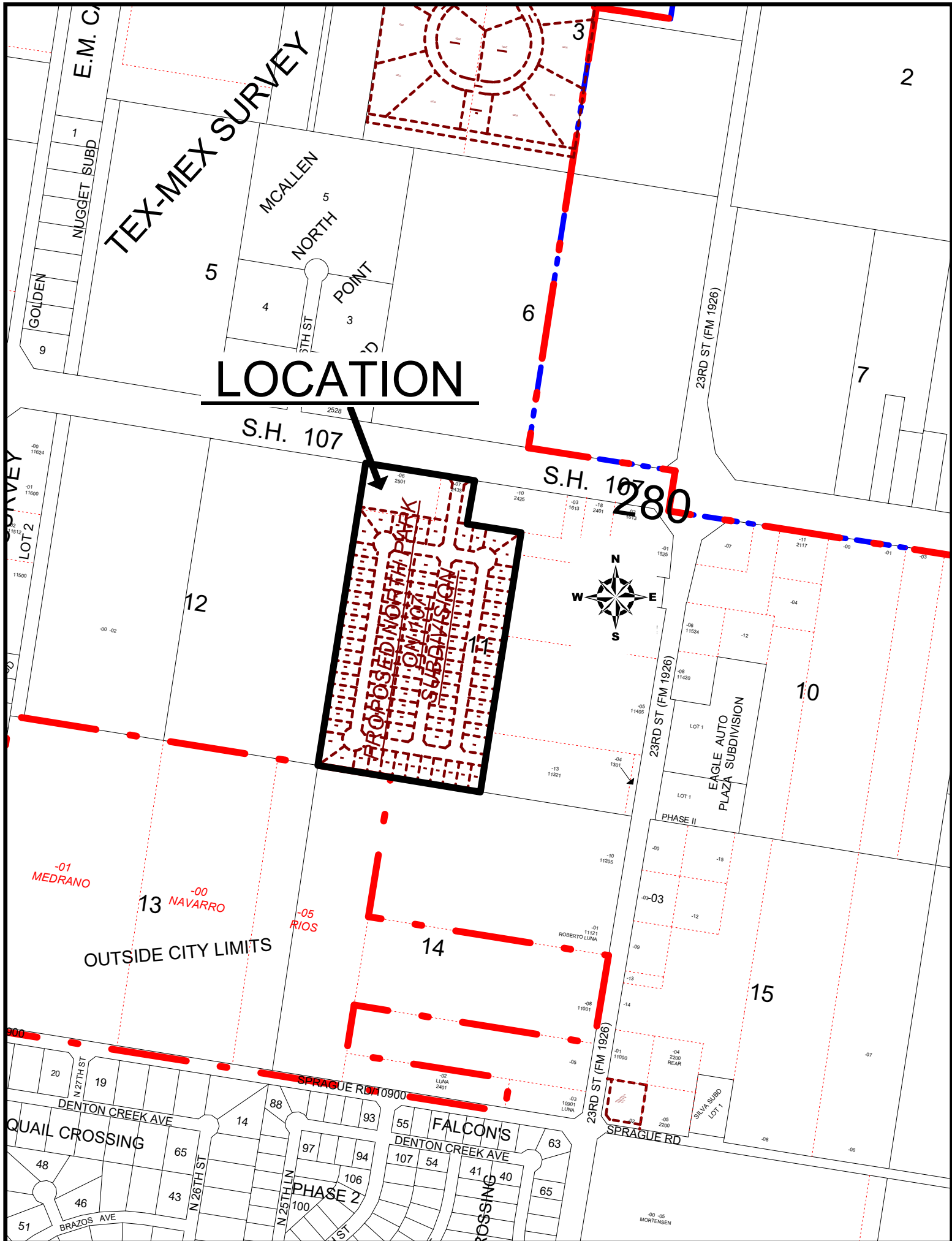
City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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

Project Description	Subdivision Name <u>North Park on 107</u> Location <u>107 St aprox 0.18 miles of 23 Rd.</u> City Address or Block Number _____ Number of lots <u>1</u> Gross acres <u>19.67</u> Net acres <u>19.67</u> Existing Zoning _____ Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Agriculture</u> Proposed Land Use <u>Residential</u> Irrigation District # _____ Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Parcel No. _____ Tax Dept. Review <u>Muesca</u> Legal Description <u>19.67 Acres out of Lot 11, Section 280 Texas - Mexican railway company survey subdivision Hidalgo County Texas</u>
Owner	Name <u>Robert H. Begian & Michele C. Begian</u> Phone _____ Address <u>2501 W. State Highway 107</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> E-mail _____
Developer	Name <u>Urban City Developers, LLC</u> Phone <u>(210) 540-4792</u> Address <u>4501 Expressway 83, Ste 10</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Marco Lopez</u> E-mail <u>mlopez@urbancitytx.com</u>
Engineer	Name <u>Trevino Engineering</u> Phone <u>(956) 283-8847</u> Address <u>200 S. 10th St. Ste 1303</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Iden Trevino / Karime Farachala</u> E-mail <u>ident@trevinoengineering.com, karime@trevinoengineering.com</u>
Surveyor	Name <u>Homero Gutierrez</u> Phone <u>(956) 369-0988</u> Address <u>PO BOX 548</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u>



<div>Minimum Developer's Requirements Submitted with Application</div>	<div style="text-align: center;">Proposed Plat Submittal</div> <div> <div>_____ \$225 Preliminary Review Fee and \$75 Final Approval Fee</div> <div>_____ Title Report</div> <div>_____ 8 ½" by 11" Original Sealed Survey showing existing structures/ easements <u>or</u> 3 blueline copies</div> <div>_____ 2 Location Maps</div> <div>_____ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow</div> <div>_____ 6 Folded blueline prints of the proposed plat</div> <div>_____ 2 Warranty Deeds (Identifying owner on application)</div> <div>_____ Autocad 2005 DWG file and PDF of plat</div> <div>_____ Letter of Authorization from the owner, if applicable</div> <div>_____ Proof of authority of person signing application on behalf of partnership/corporation, if applicable</div> </div> <div> <div>PLAT TO SHOW:</div> <div> <div>✓ Metes and bounds</div> <div>✓ Lots numbered with dimensions and area of irregular lots noted</div> <div>✓ Surrounding platted lots and/or lot lines for unplatted tracts</div> <div>✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines</div> <div>✓ North arrow, scale and vicinity map</div> <div>✓ Name & dimension of adjoining street ROWs (total width & width from centerline)</div> </div> </div> <div> <p>Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.</p> </div>
<div>Owner's Signature</div>	<div>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.</div> <div> <div>Signature _____ Date <u>1-26-21</u></div> <div>Print Name <u>ROXANN LOPEZ</u></div> </div> <div> <div>Owner <input type="checkbox"/></div> <div>Authorized Agent <input type="checkbox"/></div> </div>







City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/13/2022

SUBDIVISION NAME: NORTH PARK ON 107

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

State Highway 107: Dedication as needed for 150 ft. ROW
 Paving: By the state Curb & gutter: By the state
 **Show ROW on both side of centerline to verify if any ROW dedication is required.
 ***Please provide copy of the document where ROW was dedicated to verify if any additional ROW dedication is required prior to recording for 150 ft. ROW.
 **City of McAllen Thoroughfare Plan

Applied

E/W Quarter Mile Collector (south boundary): 60 ft. ROW
 Paving: 40 ft. Curb & gutter: Both sides
 **Must escrow monies if improvements are not built prior to recording.
 ***Road will have to be extended east and west when adjacent properties develop.
 **Subdivision Ordinance: Section 134-105

Applied

N/S Quarter Mile Collector (west boundary): 60 ft. ROW
 Paving: 40 ft. Curb & gutter: Both sides
 **Monies must be escrowed if improvements are not built prior to recording.
 ***Road to be extended south when adjacent properties develop.
 **Subdivision Ordinance: Section 134-105

Applied

Interior Streets: 50 ft. ROW
 Paving: 32 ft. Curb & gutter: Both sides
 **Must escrow monies if improvements are not built prior to recording.
 **Subdivision Ordinance: Section 134-105

Applied

Paving _____ Curb & gutter _____

Applied

* 1,200 ft. Block Length.

Applied

**Subdivision Ordinance: Section 134-118

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

Applied

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

Applied

**Subdivision Ordinance: Section 134-105

ALLEYS

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

NA

SETBACKS

* Front: 25 ft. or greater for easements.
 **Zoning Ordinance: Section 138-356
 ***Need to establish lot frontage for Lots 16-30; Fronting east north/south street or west north/south street, please clarify prior to recording.

Applied

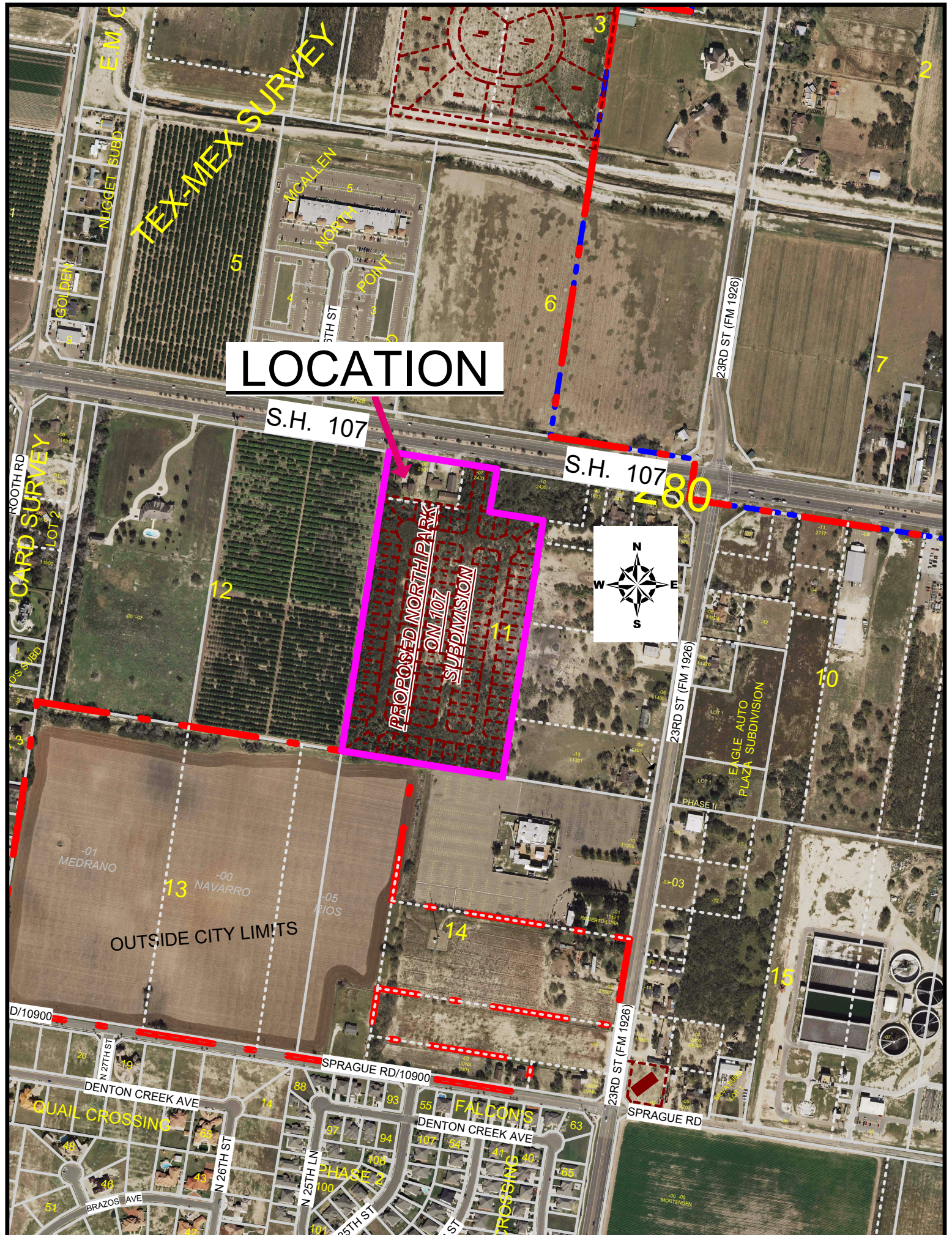
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Rear: 10 ft. except 25 ft. for double fronting lots or greater for easements. **Zoning Ordinance: Section 138-356 ***Need to establish lot frontage for Lots 16-30; Fronting east north/south street or west north/south street, please clarify prior to recording. * Interior sides: 6 ft. or greater for easements. **Remove reference "Side: 10 ft. or greater for easement" prior to recording. **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
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on both sides of all interior streets. ** 5 ft. wide minimum sidewalk required along State Highway 107 as per Engineering Department. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private streets/drives, detention areas/ponds, and/or gates must be maintained by the lot owners and not the City of McAllen. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
	NA
	NA
	Required
	Required

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

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA will be recorded simultaneously with plat. ***Subdivision Ordinance: Section 110-72 ****Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356 	Applied
<ul style="list-style-type: none"> * Lots fronting public streets. **Zoning Ordinance: 138-1 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 (single family residential) Proposed: R-1 (single family residential) **Zoning Ordinance: Section 138-176 	Compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, subdivision has gone through review and the requested variance of fees in lieu of land was approved. 	Completed
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. <p>As per Parks Department, City approved park fees in the amount of \$65,100 to be paid prior to recording.(Based on 93 total lots/dwelling units at \$700 per lot/dwelling units.) If the number of lots/dwelling units changes, park fee will be adjusted accordingly.</p>	Required
<ul style="list-style-type: none"> * As per Parks Department, subdivision was subject to City Manager's Office review because land dedication is over an acre. Subdivision has gone through the review and the requested variance of fees in lieu of land was approved. 	Completed
TRAFFIC	
<ul style="list-style-type: none"> *As per Traffic Department, Trip Generation approved; TIA required. 	Completed
<ul style="list-style-type: none"> *As per Traffic Department, Trip Generation approved; TIA waived. 	Completed
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy **Provide radius for knuckles prior to recording. ***Remove "Proposed" reference from all utility easements and add "dedicated by this plat" wherever is applicable. ****Label each Common Area with a letter or number prior to recording. *****Subdivision approved in Preliminary form at the P&Z meeting of February 16, 2021. 	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.</p>	Applied

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



Sub 2022-0015



City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name <u>Replat of Lots 1 and 2, TNB 3 Subdivision</u>
	Location <u>Southwest corner of N. 10th and Robin Avenue</u>
Owner	City Address or Block Number <u>6901 N. 10th St. McAllen, TX 78504</u>
	Number of lots <u>1</u> Gross acres <u>3.58</u> Net acres <u>3.58</u>
Developer	Existing Zoning <u>C3</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____
	Existing Land Use <u>Bank</u> Proposed Land Use <u>Bank Facility</u> Irrigation District # <u>3</u>
Engineer	Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due \$ <u>0</u>
Surveyor	Legal Description <u>Lots 1 and 2, TNB 3 Subdivision, McAllen, Hidalgo County, Texas</u>
	Name <u>Texas National Bank</u> Phone <u>(956) 731-6880</u>
Developer	Address <u>4126 Crosspoint</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>
Engineer	Contact Person <u>Eddie Leal</u>
	E-mail <u>eleal@texasnational.com</u>
Surveyor	Name <u>Quintanilla, Headley & Associates, Inc.</u> Phone <u>(956) 381-6480</u>
	Address <u>124 E. Stubbs</u>
Surveyor	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>
	Contact Person <u>Alfonso Quintanilla, P.E.</u>
Surveyor	E-mail <u>alfonsoq@qha-eng.com</u>
	Name <u>Alfonso Quintanilla, R.P.L.S.</u> Phone <u>(956) 381-6480</u>
Surveyor	Address <u>124 E. Stubbs</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>
Surveyor	E-mail <u>alfonsoq@qha-eng.com</u>

ENTERED

JAN 28 2022

Initials:

an

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" 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 DWG file of plat
- _____ Letter of Authorization from the owner, if applicable
- _____ Proof of authority of person signing application on behalf of
partnership/corporation, if applicable

PLAT TO SHOW:

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

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

Owner's Signature

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

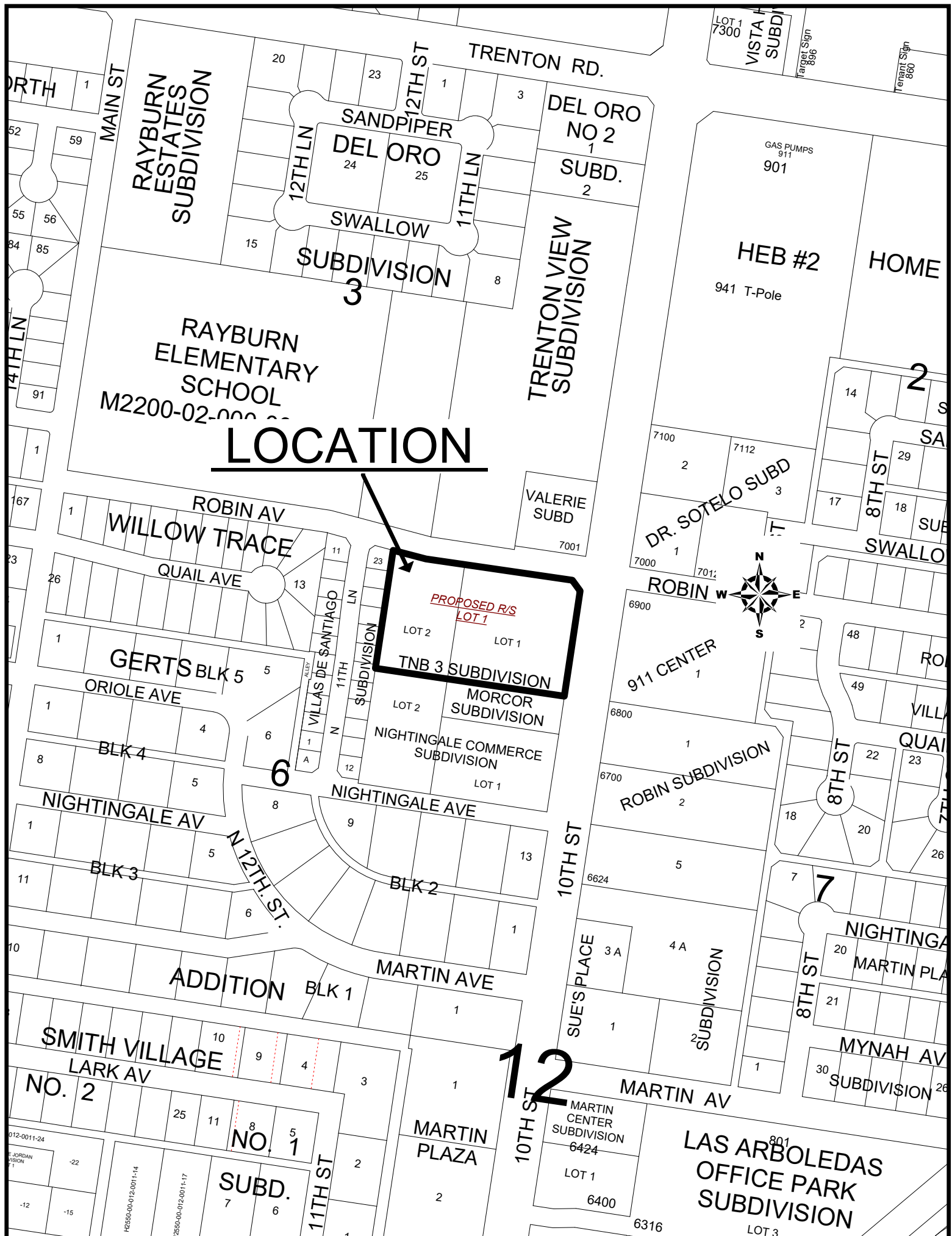
Signature _____ Date 11/18/2022

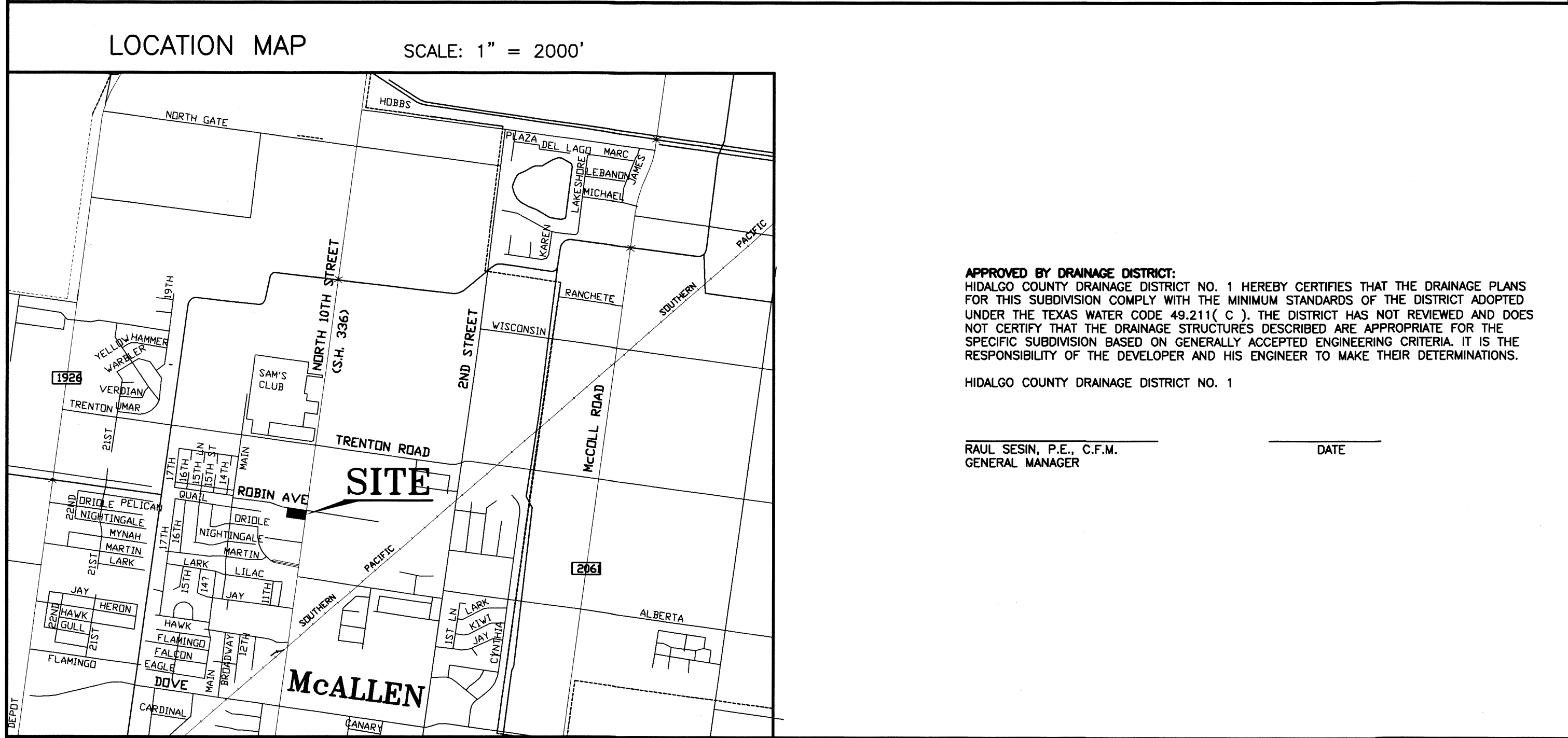
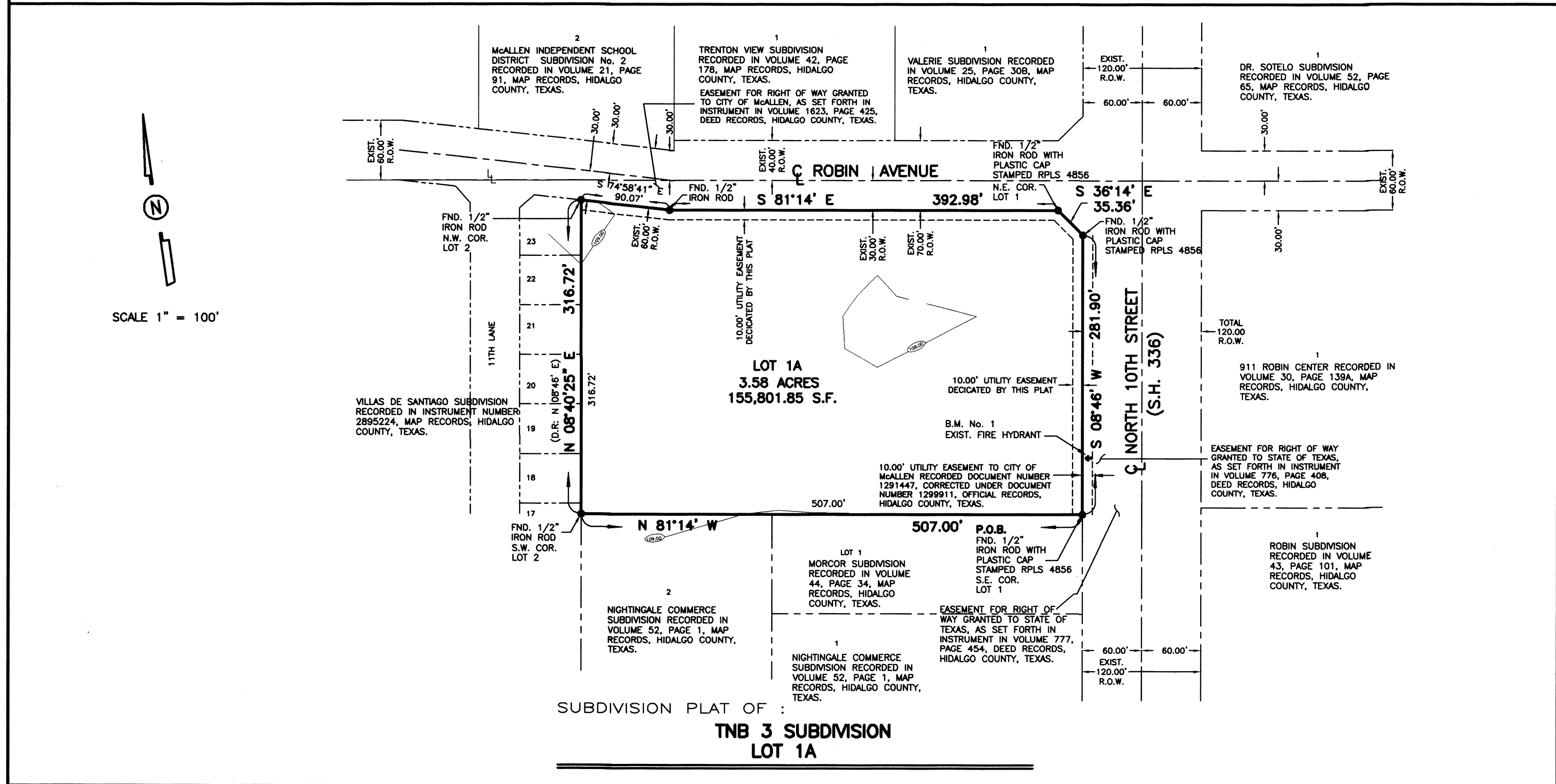
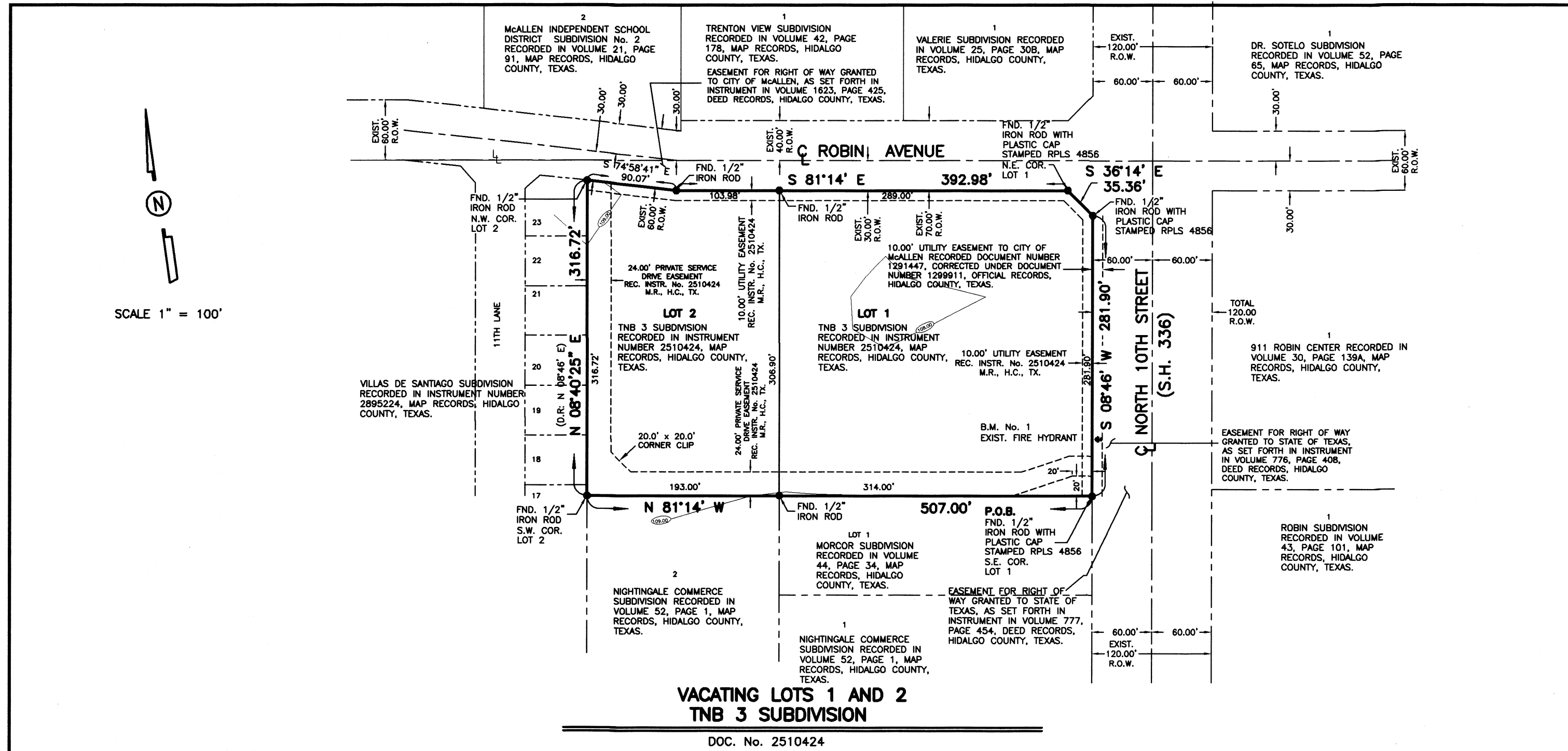
Print Name Eddie Leal

Owner ☐

Authorized Agent ☒

Rev 03/11





TNB 3 SUBDIVISION LOT 1A

A 3.58 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 2, TNB 3 SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NUMBER 2510424, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2451166, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 3.58 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 2, TNB 3 SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NUMBER 2510424, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2451166, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST RIGHT OF WAY LINE OF NORTH 10TH STREET (S.H. 336) FOR THE SOUTHEAST CORNER OF LOT 1 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°14' W, ALONG THE SOUTH LINE OF LOTS 1 AND 2, A DISTANCE OF 507.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 2 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°40'25" E, ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 316.72 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF ROBIN AVENUE FOR THE NORTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 74°58'41" E, ALONG THE NORTH LINE OF LOT 2 AND THE SOUTH RIGHT OF WAY LINE OF ROBIN AVENUE, A DISTANCE OF 90.07 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°14' E, ALONG THE NORTH LINE OF LOTS 1 AND 2 AND THE SOUTH RIGHT OF WAY LINE OF ROBIN AVENUE, A DISTANCE OF 392.98 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF LOT 1 AND THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT.

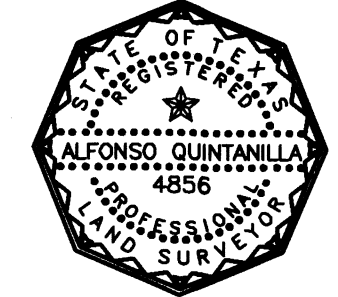
THENCE: S 36°14' E, ALONG THE NORTH LINE OF LOT 1 AND THE SOUTH RIGHT OF WAY OF ROBIN AVENUE, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST RIGHT OF WAY LINE OF NORTH 10TH STREET FOR THE MOST SOUTHERLY NORTHEAST CORNER OF LOT 1 AND THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°46' W, ALONG THE EAST LINE OF LOT 1 AND THE WEST RIGHT OF WAY LINE OF NORTH 10TH STREET, A DISTANCE OF 281.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.58 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TNB 3 SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2510424, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

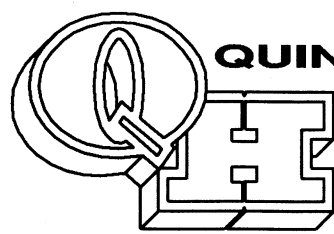


ALFONSO QUINTANILLA
R.P.L.S. NO. 4856

JANUARY 18, 2022
DATE

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
- LEGEND: ● = DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:
FRONT-10TH STREET..... 60.00' OR GREATER FOR APPROVED SITE PLAN OR EASEMENT
SIDE CORNER ON ROBIN AVE..... 30.00' OR GREATER FOR APPROVED SITE PLAN OR EASEMENT
REAR..... IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
SIDE..... IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
OTHER..... IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
- NO BUILDINGS NOR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- REQUIRED DRAINAGE DETENTION IS: 37,433.90 C.F. (0.859 AC./FT.) TOTAL
- BENCHMARK No. 1= ELEV.=110.48 SOUTH BOLT ON FIRE HYDRANT, LOCATED 57 FEET NORTH AND 50.5 FEET WEST FROM THE SOUTHEAST CORNER OF THIS SUBDIVISION, N.A.V.D. 88 DATUM
CITY OF McALLEN BENCHMARK - ELEV.= 108.31 MC 55 SET BY ARANDA & ASSOCIATES LOCATED AT THE NORTHWEST CORNER OF ROBIN AVENUE AND NORTH 10TH STREET, N.A.V.D. 88 DATUM
- AN ENGINEERED DRAINAGE DETENTION PLAN SHALL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT FOR APPROVAL AS A PREREQUISITE FOR THE ISSUANCE OF BUILDING PERMITS WITHIN THIS SUBDIVISION.
- A 5.00 FOOT SIDEWALK IS REQUIRED ON NORTH 10TH STREET (AS PER ENGINEERING DEPARTMENT)
A MINIMUM 4.00 FOOT SIDEWALK IS REQUIRED ALONG ROBIN AVENUE.
- A 6.00' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
- NO PERMANENT STRUCTURE, (FOR EXAMPLE FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- AN 8.00' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **TNB 3 SUBDIVISION LOT 1A** 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.

TEXAS NATIONAL BANK
EDDIE LEAL, EXECUTIVE VICE PRESIDENT
4126 CROSSPOINT
EDINBURG, TEXAS 78539

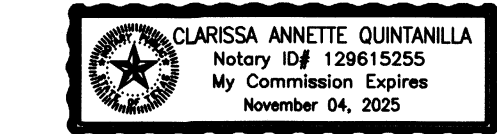
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
EDDIE LEAL, EXECUTIVE VICE PRESIDENT OF TEXAS NATIONAL BANK

proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

DATE

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

MAYOR

DATE

ATTEST:

CITY SECRETARY

DATE

COUNTY OF HIDALGO
STATE OF TEXAS

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



ALFONSO QUINTANILLA
P.E. No. 95854

4-13-22
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

FILENAME: F:\DATA\SUBDIV\McALLEN\TNB 3 SUBDIVISION LOT 1A\PLAT				
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
APRIL 4, 2022	C. ARRA			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/14/2022

SUBDIVISION NAME: TNB 3 LOT 1A SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 10th Street: 60 ft. from centerline for 120 ft. ROW

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

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

Robin Avenue: 30 ft. from centerline for 60 ft.- 70 ft. ROW

Paving: 40 ft. - 44 ft. Curb & gutter: both sides

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

NA

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

**Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

**Proposing to vacate/replat and remove the existing 24 ft. private service drive easement shown on current recorded plat.

**If vacate is approve, need to finalize service drive easement plat note #13 prior to recording.

**Need to provide separate instrument number of proposed service drive easement with corresponding plat note prior to recording and reference it on approved site plan.

***Alley/service drive easement required for commercial properties

****Subdivision Ordinance: Section 134-106

Required

SETBACKS

* Front:

N. 10th Street: 60 ft. or greater for approved site plan or easements

Robin Avenue: 30 ft. or greater for approved site plan or easements

**Zoning Ordinance: Section 138-356

Applied

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

**Zoning Ordinance: Section 138-356

Applied

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

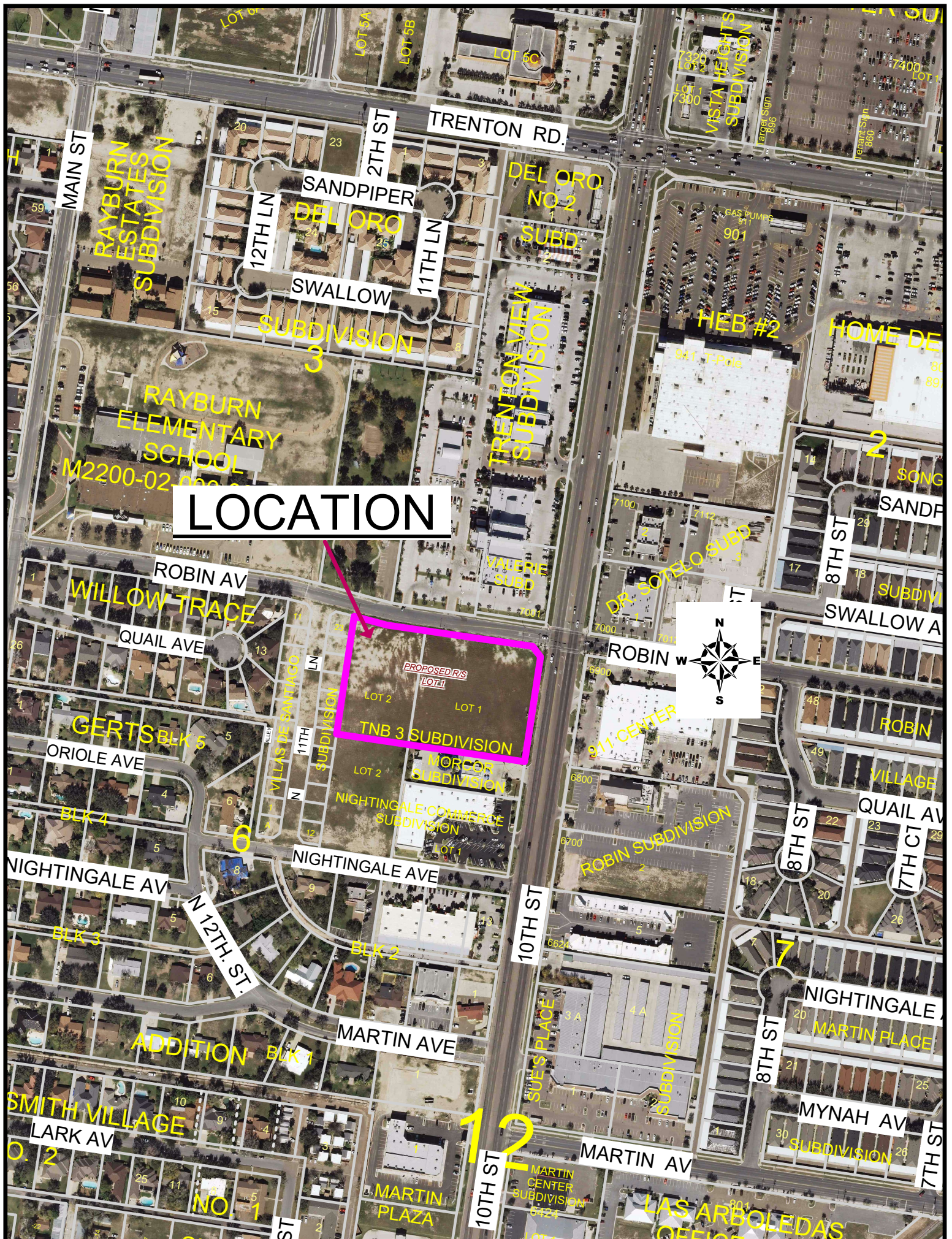
<ul style="list-style-type: none"> * Sides: In accordance with the zoning ordinance or greater for approved site plan or easements **Zoning Ordinance: Section 138-356 * Corner Robin Avenue: 30 ft. or greater for approved site plan or easements **Zoning Ordinance: Section 138-356 * Garage **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
	Applied
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide minimum sidewalk required on N. 10th Street as per Engineering Department * 4 ft. wide minimum sidewalk required on Robin Avenue **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy *Site Plan must be approved by the Planning and Zoning Commission prior to issuance of building permit. ***Vacating plat proposes to remove existing plat note #11 from plat. ** If approved, 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. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	TBD
	Required
	Required
	Required
	NA
	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation has been approved and TIA is not required.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. ****Plat being vacated due to original "TNB 3 Subdivision" based on revisions/removal of existing plat notes and 24 ft. service drive easement. ****As vacate-replat is being processed/reviewed additional notes/requirements may be applicable prior to recording. ****As per engineering, drainage is under review; drainage must be finalized prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED, AND DRAINAGE APPROVAL.	Applied

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

LOCATION





City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

SUB2002-0036

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

ENTERED

APR 04 2022

Initial: AM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

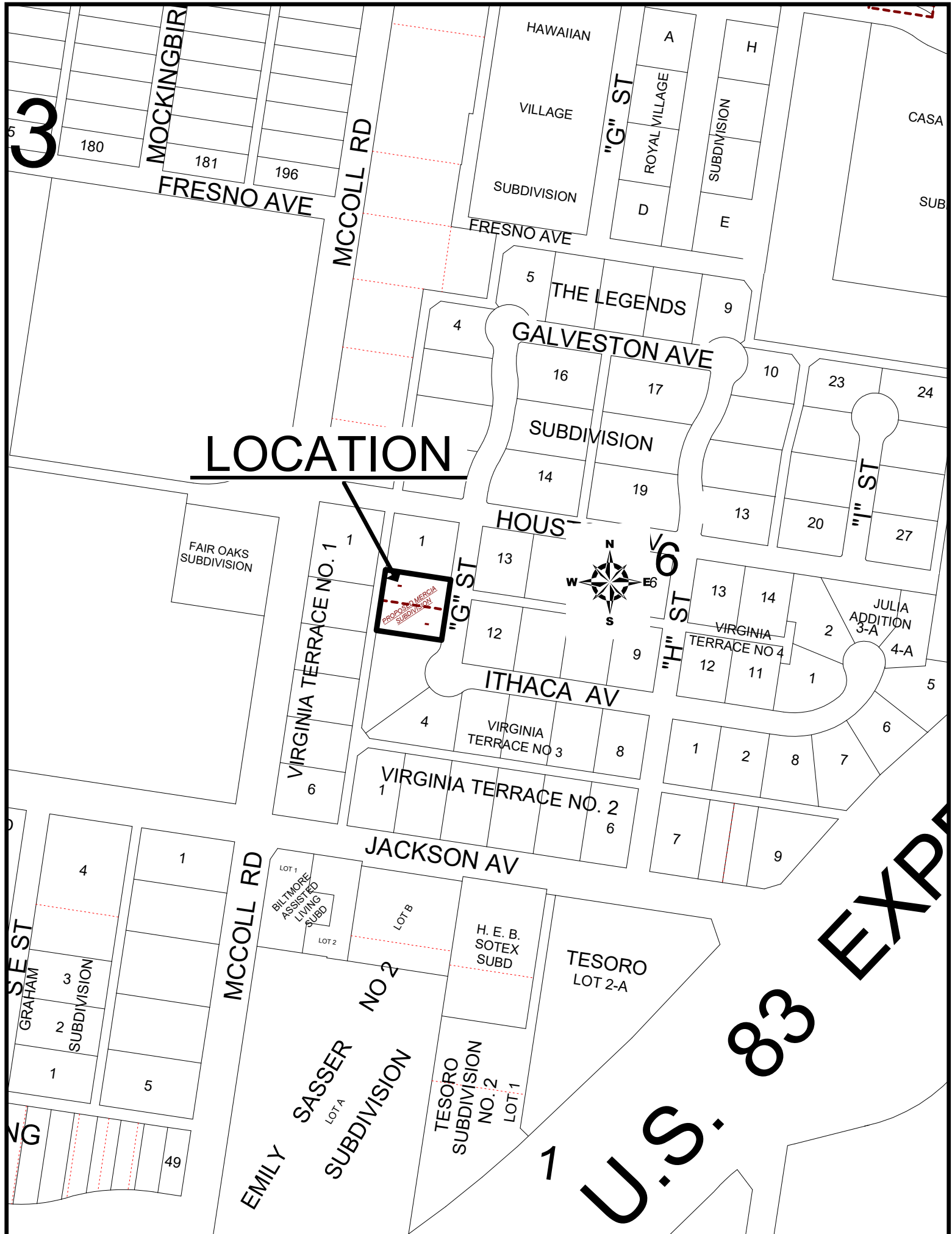
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 4-4-2022

Print Name Joshua Belgum, Managing Member BEST Assits, LLC

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



LOCATION

PROPOSED COMMERCIAL SUBDIVISION



GENERAL PLAT NOTES AND RESTRICTIONS:

- THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE B"—AREAS BETWEEN LIMITS OF THE 100 YEAR AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- FIRM COMMUNITY PANEL No.: 480343 0010 C
MAP REVISED: NOV. 02, 1982
- PROJECT BENCHMARK:
BM — SQUARE CUT ON CONCRETE CURB WEST SIDE "G" STREET, LOCATED NEAR THE SOUTHWEST CORNER OF THIS SUBDIVISION.
- BUILDING SETBACK LINES:
FRONT:..... 40.00', OR GREATER FOR EASEMENTS.
SIDES: 6.00' OR GREATER FOR EASEMENTS.
REAR: 10.00' OR GREATER FOR EASEMENTS.
GARAGE: 18.00' FROM STREET OR ALLEYS, EXCEPT WHERE GREATER SETBACK IS REQUIRED
ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- STORM WATER DETENTION REQUIRED XXXX C.F. OR (XXXX Ac-Ft) PER DRAINAGE REPORT FOR 50 YEAR FLOOD.

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC

ENGINEER'S STATEMENT:

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

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



SURVEYOR'S STATEMENT:

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

JORGE RODRIGUEZ,
REG. PROFESSIONAL LAND SURVEYOR NO. 5303

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

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR CITY OF McALLEN

DATE: _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

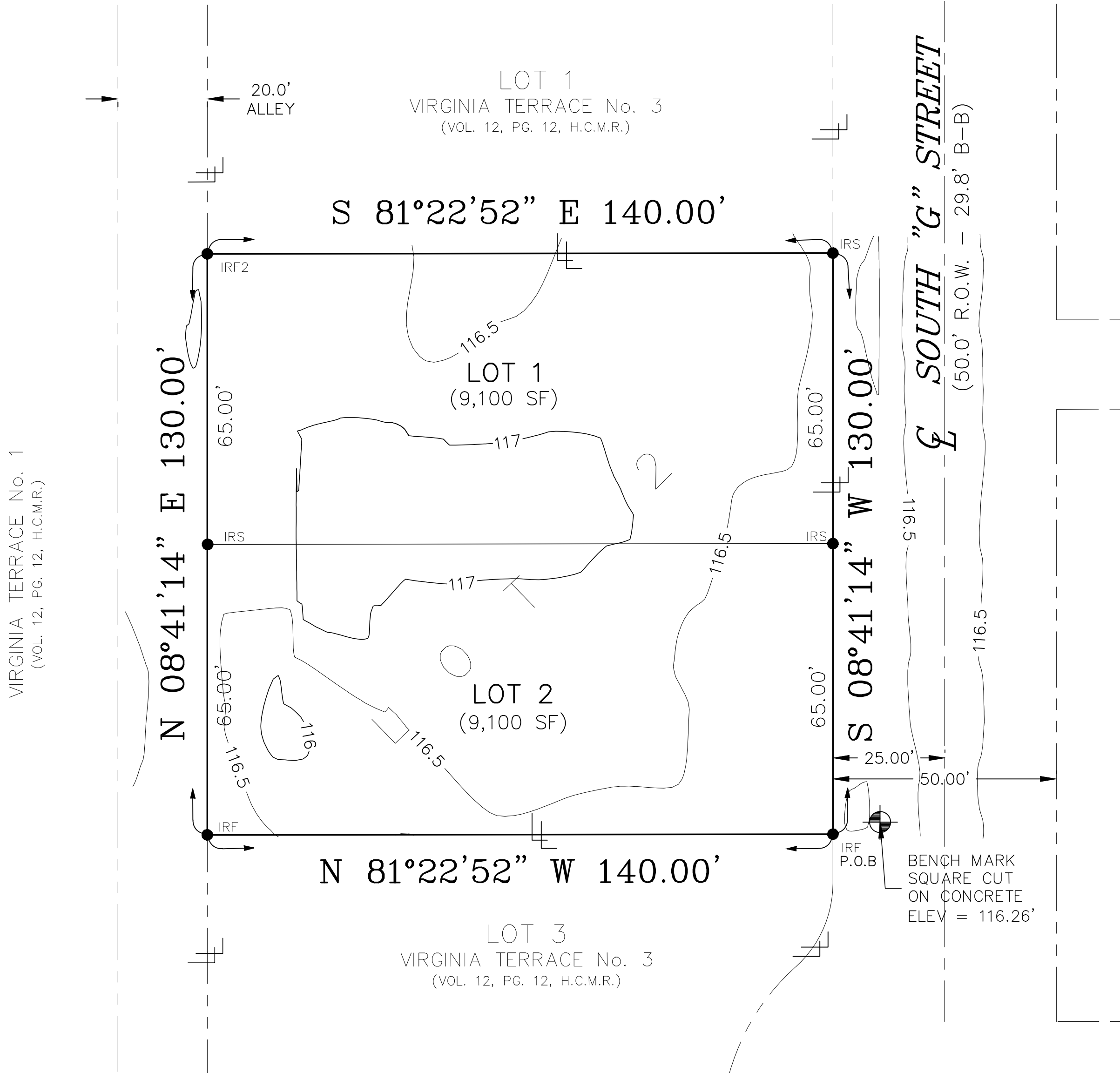
BY: _____ DATE: _____
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

ON: _____ AT _____ AM/PM

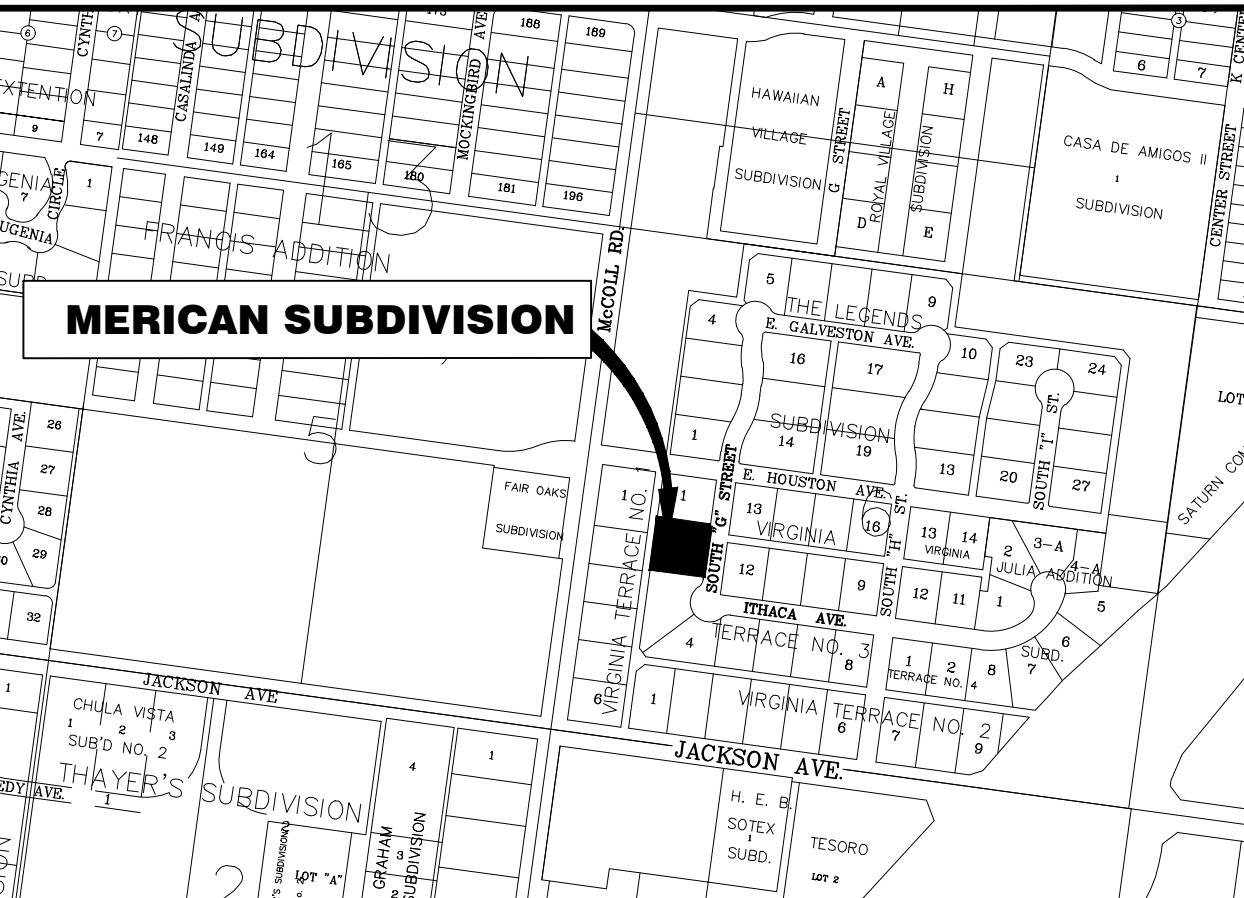
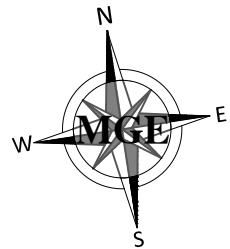
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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



LEGEND	
FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CVQ LS"	○ IRP2
SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CVQ LS"	● IRS



LOCATION MAP

SCALE: 1"=1000'

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

DATE PREPARED: MARCH 21, 2022
DATE SURVEYED: JANUARY 14, 2022

PROJECT NO. 21-129

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

PLAT SHEET 1 OF 1

METES & BOUNDS

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

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

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

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

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

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

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

PLAT
OF
MERICAN SUBDIVISION

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

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: BEST Assets, LLC	P.O. Box 1809	McALLEN, TX 78505	(956) 279-2954
ENGINEER: MARIANO GARCIA, P.E.	1616 E GRIFFIN PKWY, #146	MISSION, TX 78572	(956) 207-6036
SURVEYOR: JORGE RODRIGUEZ, RPLS	517 BEAUMONT AVE.	McALLEN, TEXAS 78501	(956) 618-1551

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





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/13/2022

SUBDIVISION NAME: MERICAN SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South "G" Street: 25 ft. from centerline for 50 ft. total R.O.W. Paving: Existing Approximate 30 ft. Curb & gutter: Both Sides. *Subdivision Ordinance: Section 134-105 **Please clarify how existing Right of Ways were dedicated along South "G" Street on plat and include document numbers as needed prior to final. ***Monies must be escrowed if improvements are required prior to final, as needed. ****COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: Existing conditions proposed to remain. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front:40 ft. or greater for easements. **Finalize prior to final. ***Zoning Ordinance: Section 138-356	Applied
* Rear: Proposing 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: Proposing 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	NA
Garage: 18 ft. except where greater setbacks are required; greater setback applies. *Revise Garage setback not as noted above prior to final. ***Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

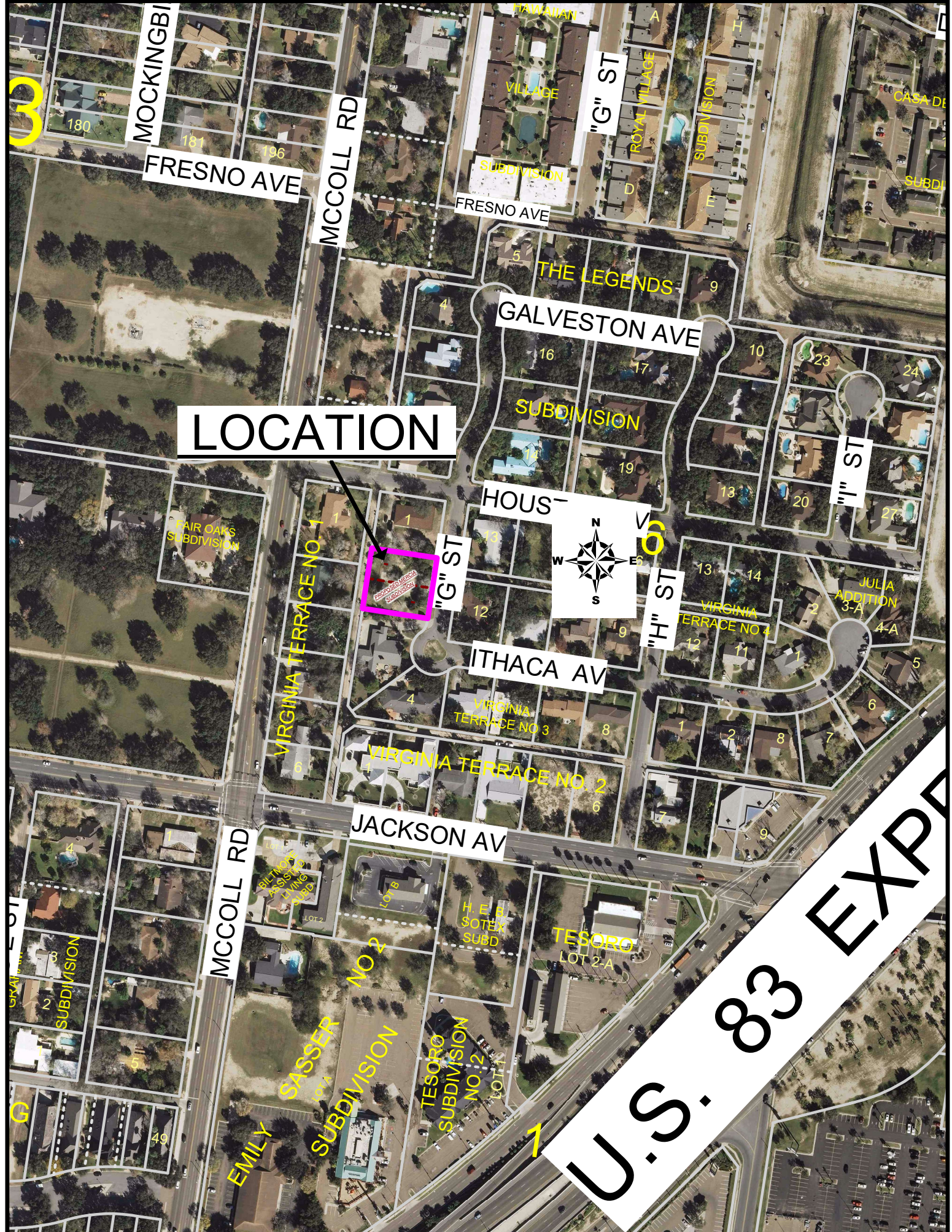
SIDEWALKS	
4 ft. wide minimum sidewalk required along South "G" Street. * Please add plat note as shown prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. * Please add plat note as shown prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. * Please add plat note as shown prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along _____.	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.	Compliance
**Subdivision Ordinance: Section 134-1	
* Minimum lot width and lot area.	Compliance
**Zoning Ordinance: Section 138-356	
ZONING/CUP	
* Existing : _R-1 (Single Family Residential) _ . Proposed : _R-1 (Single Family Residential) _ . ***Zoning Ordinance: Article V	Complete

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	Complete
PARKS	
* Land dedication in lieu of fee.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department park fees amount to \$1,400 and payable prior to recording.(Based on \$700 X 2lot/dwelling units) If the number of lots/dwelling units change, pare fee will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As Per Traffic Department, trip generation will be waived for 2 lots single family homes.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. As Per Traffic Department, trip generation will be waived for 2 lots single family homes.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Please revise subdivision name as shown Virginia Terrace No.'s 1,2,3,&4, Lots 2A and 2B, No.3. ***Label lots 2A & 2B, as shown. **** Public Hearing with notices will be required for the resubdivision.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied

LOCATION

U.S. 83 EXP



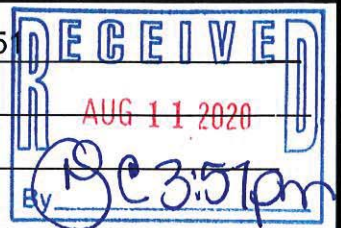
SUB 2020-0051



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

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

Project Description	Subdivision Name <u>McAllen South Industrial Park</u> Location <u>Military Highway, west of So. 10th Street</u> City Address or Block Number <u>1411 So. Military Highway</u> Number of lots <u>3</u> Gross acres <u>23.87</u> Net acres <u>23.87</u> Existing Zoning <u>I1</u> Proposed <u>I1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>vacant</u> Proposed Land Use <u>commercial</u> Irrigation District # <u>3</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>yes</u> Parcel No. <u>644891, 644890</u> Tax Dept. Review <u>guerra</u> Legal Description <u>Hidalgo Canal Co. Subd., Lots 4 and 5, Section 4</u>
Owner	Name <u>T5, Inc., a Texas Corporation</u> Phone <u>956-683-1000</u> Address <u>P.O. Box 8015</u> City <u>Mission</u> State <u>TX</u> Zip <u>78573</u> E-mail <u>sec@spooreng.com</u>
Developer	Name <u>Same as Owner</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person <u>John Townsend, Jr.</u> E-mail _____
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u> Address <u>202 So. 4th Street</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Steve Spoor, P.E.</u> E-mail <u>SEC@SpoorEng.com</u>
Surveyor	Name <u>CVQ Land Surveyors</u> Phone <u>956-618-1551</u> Address <u>517 Beaumont Avenue</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>



Act# 729458 pd \$225



City of McAllen

Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

VAR2022-0003

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

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

Project

Legal Description 35.39 Acres out of Lots 4 and 5, Section 4, Hidalgo Canal

Company Subdivision

Street Address 1411 Military Highway

Number of lots 4 Gross acres 35.39

Existing Zoning I1 Existing Land Use Vacant

Proposed McAllen South Industrial Park Phase I

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

Applicant

Name Same as Owner Phone Address

E-mail City

State Zip

Owner

MSIP Affiliates, LTD

Name a Texas domestic partnership Phone 956-687-5217

Address 4216 N. 10th Street E-mail mfallek@rgv.rr.com

City McAllen State Texas Zip 78504

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Steve Spoor

Date 02/09/2022

Print Name Steve Spoor, P.E.

☐ Owner ☒ Authorized Agent

ENTERED

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ \$250.00

Accepted by LG

Payment received by

Date 2/9/22

Rev 10/18

FEB 09 2022

Initial: all



City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

Variance to allow 120 feet of right of way instead of 150 feet of right of way for

Military Highway

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

The existing right of way for Military Highway is 120 feet (60 feet from centerline)

and is maintained by the TxDOT. Military Highway was already recently improved to its current design as a heavy weight corridor, and the right of way map and construction plans for the current improvements were created by TxDOT, meaning it is highly unlikely to be widened any further. Additionally, existing traffic signals at 10th and 23rd streets also limit any future use as a high speed arterial.

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.

As an alternate to additional 15 feet of street dedication, Developer proposes to dedicate a 15 foot utility easement that would allow City of McAllen utility lines and sidewalks to be located outside of the TxDOT right of way. This easement would provide the City with space to run required utility lines and would also have the added benefit to the City of remaining on the tax rolls.

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

The requested variance would in no way prevent the orderly subdivision of any other land in the area.



Spoor Engineering Consultants, Inc.

Consulting Engineers – Civil Land Planning

202 So. 4th Street, McAllen, Texas 78501 * (956)683-1000 * SEC@SpoorEng.com
Stephen Spoor, P.E.

TRANSMITTAL

Re: MSIP ROW
Variance

TO: McAllen Planning
Attn: Edgar

FROM: Steve Spoor 03-17-22
Spoor Engineering Consultants, Inc.
202 So. 4th Street, McAllen, Texas 78501

Items Transmitted:

Qty.	Description
1	Project sketch for 365 TOLL ROAD PROJECT for Hidalgo Co, RMA

Action Requested:

- ☐ Review, Comment & Return
- ☐ Approval as Submitted
- ☐ For Your Use
- ☐ As You Requested
- ☐ For Signature
- ☐ For Your Records

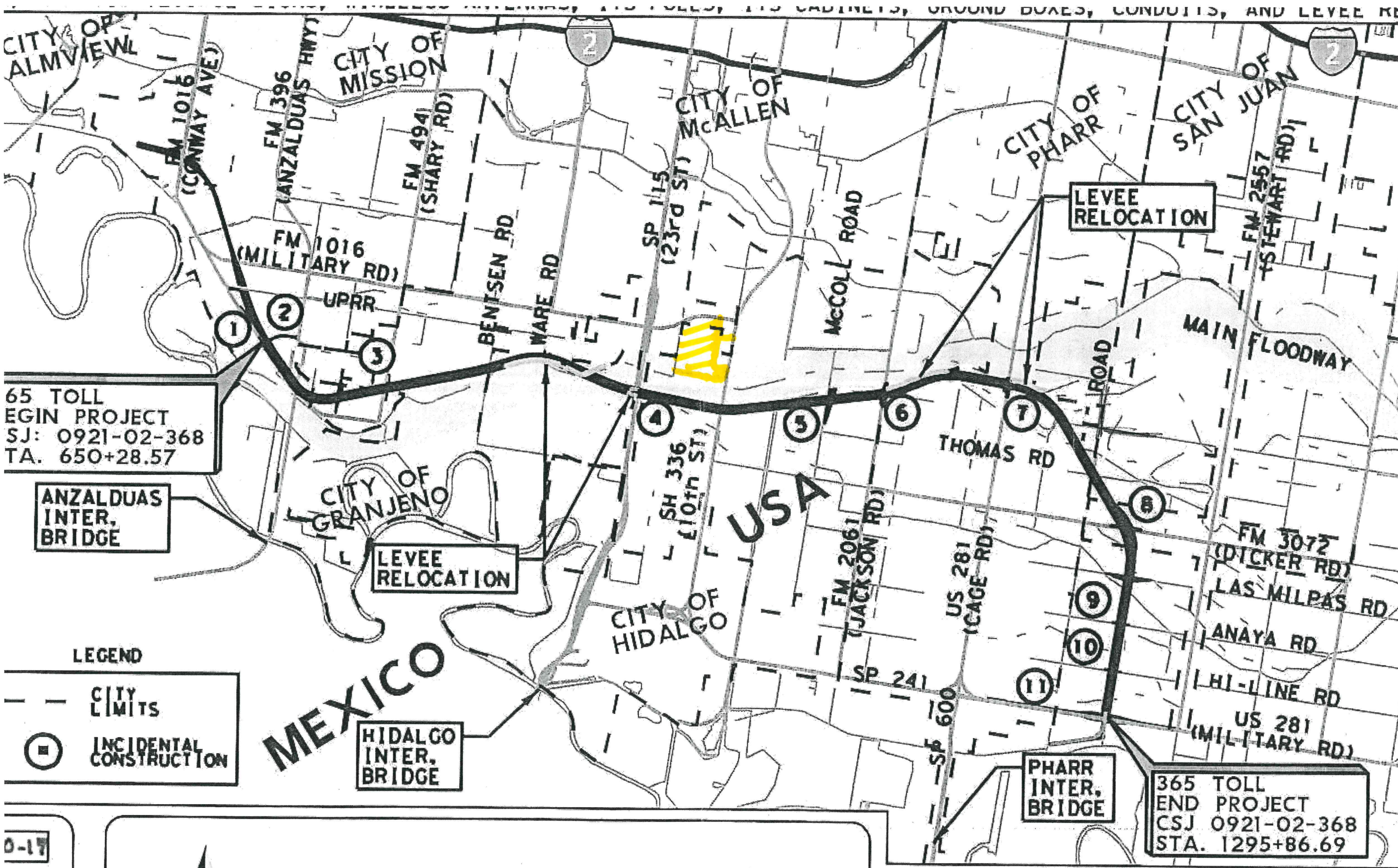
Type of Transmittal:

- ☒ Hand Delivery
- ☐ Pick Up
- ☐ Mail
- ☐ E-Mail
- ☐ Overnight

Comments: How does it make sense to have a high-speed
arterial located less than one mile from the
365 TOLL ROAD. I would call this
"Changed Conditions". Can you now support
120' ROW instead of 150'?

Received: _____

Steve



65 TOLL
EGIN PROJECT
SJ: 0921-02-368
TA. 650+28.57

ANZALDUAS
INTER.
BRIDGE

LEGEND

— — CITY LIMITS

◻ INCIDENTAL CONSTRUCTION

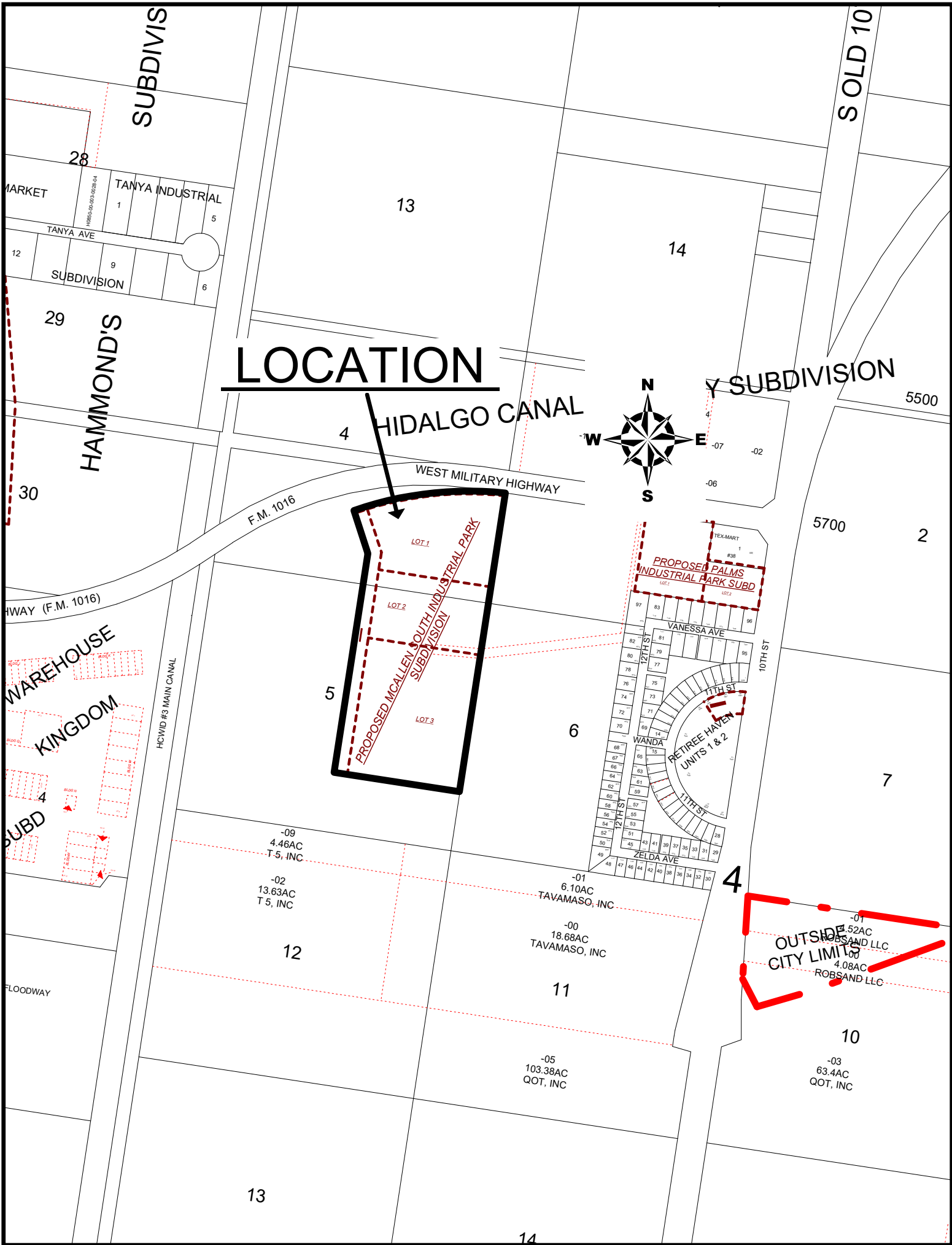
LEVEE
RELOCATION

HIDALGO
INTER.
BRIDGE

LEVEE
RELOCATION

PHARR
INTER.
BRIDGE

365 TOLL
END PROJECT
CSJ 0921-02-368
STA. 1295+86.69



LOCATION

HIDALGO CANAL

WEST MILITARY HIGHWAY

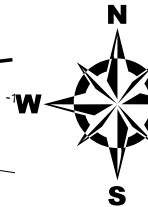
F.M. 1016

HAMMOND'S

SUBDIVIS

SOLD 10

Y SUBDIVISION



LOT 1
LOT 2
LOT 3
PROPOSED MCALLEN SOUTH INDUSTRIAL PARK
SUBDIVISION

PROPOSED PALMS
INDUSTRIAL PARK SUBD

RETREE HAVEN
UNITS 1 & 2

OUTSIDE
CITY LIMITS

WAREHOUSE
KINGDOM

SUBD

FLOODWAY

13

14

2

7

11

10

5500

5700

MARKET

TANYA INDUSTRIAL

TANYA AVE

SUBDIVISION

HWY (F.M. 1016)

HCWID #3 MAIN CANAL

TAVAMASO, INC

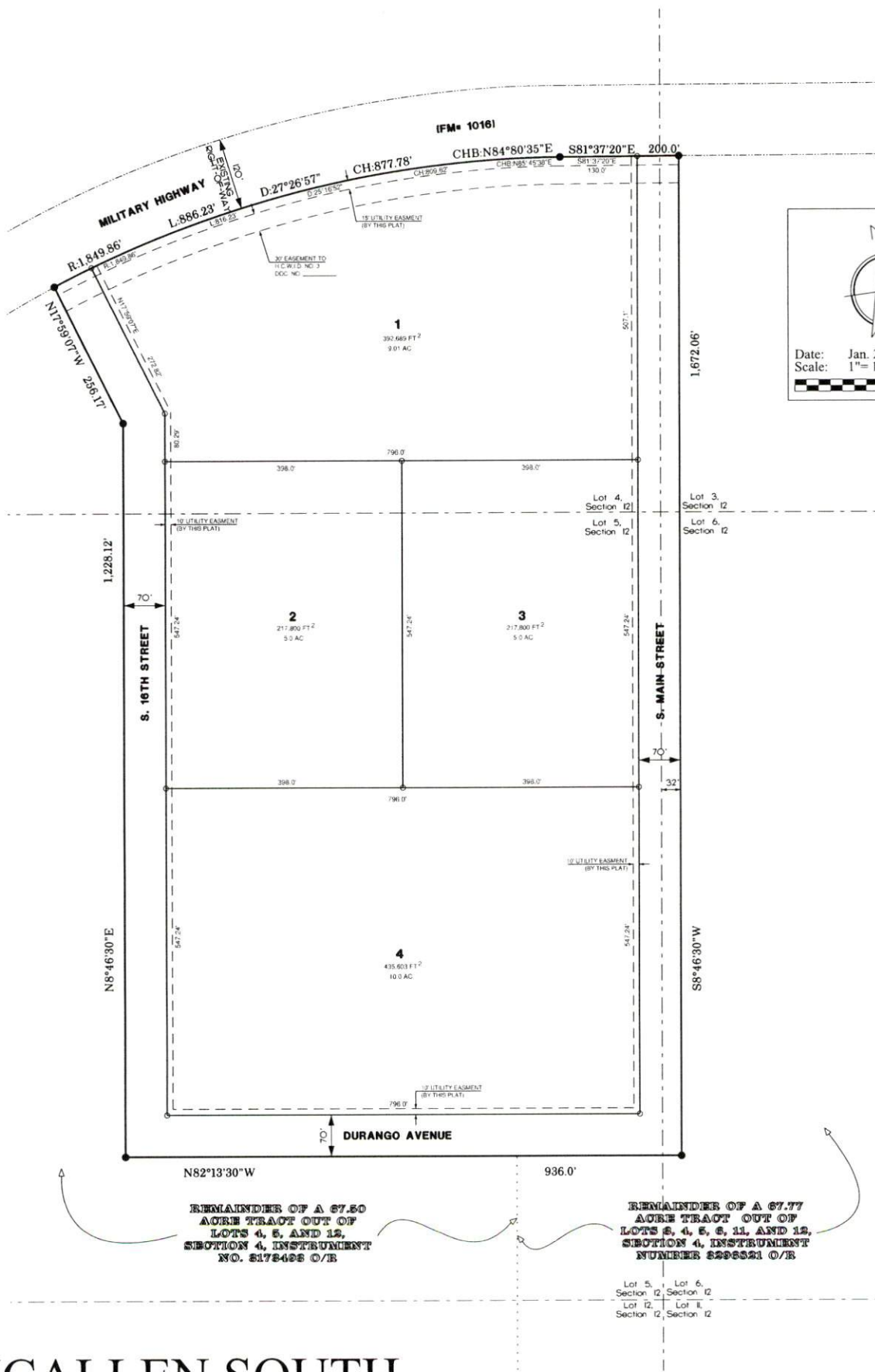
TAVAMASO, INC

QOT, INC

QOT, INC

ROB SAND LLC

ROB SAND LLC



MCALLEN SOUTH INDUSTRIAL PARK PHASE I

FEB 08 2022

CW

A 35.39 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, AND 6, SECTION 4, HIDALGO CANAL CO. SUBDIVISION OF PORCIONES 64, 65, AND 66 HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/14/2022

SUBDIVISION NAME: MCALLEN SOUTH INDUSTRIAL PARK

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Military Highway (F.M. 1016): 15 ft. dedication for 75 ft. ROW from centerline required for 150 ft. total ROW

Paving: 65 ft. Curb & gutter: Both sides

**Engineer has submitted a Variance request to maintain existing 120 ft. of right of way and not provide 15 ft. of additional dedication for 75 ft. from centerline for 150 ft. total right of way for Military Highway. Proposing 15 ft. U.E in lieu of the R.O.W dedication.

South 16th Street and South Main Street : 70 ft. ROW

Paving: 44 ft. Curb & gutter: both sides

Durango Avenue: 70 ft. ROW

Paving: 44 ft. Curb & gutter: both sides

* 1200 ft. Block Length

**Engineer submitted a variance request on March 26, 2021 asking to allow a block measuring 1,500 ft. in length.

***Variance to block length requirement approved by Planning and Zoning Board at the meeting of April 6, 2021 and City Commission on April 26, 2021.

* 600 ft. Maximum Cul-de-Sac

Non-compliance

Applied

Applied

Complete

NA

ALLEYS

ROW: 30 Paving: 30 ft.

*Alley/service drive easement required for commercial properties

** Previous plat provided a 30 ft. service drive along the east boundary which connected with Durango Avenue. Revised plat submitted February 8th, 2022 no longer shows the service drive.

*** A note on the plat will indicate that a paved private service drive easement will be established at time of site plan reviews.

****Finalize plat note regarding alley/service drive prior to final.

Applied

SETBACKS

* Front: Military Highway: Initially plat proposed 75 ft.

- South 16th Street: Initially plat proposed 35 ft.

** Finalize setbacks prior to final, including South Main Street. Once finalized plat note should include or greater for easements or approved site plan .

* Rear: Initially proposed 30 ft. or greater for easement.

** Finalize setbacks prior to final, once finalized plat note should include or greater for easements or approved site plan .

* Sides: In accordance with the zoning ordinance.

** Finalize setbacks prior to final, once finalized plat note should include or greater for easements or approved site plan.

Non-compliance

Non-compliance

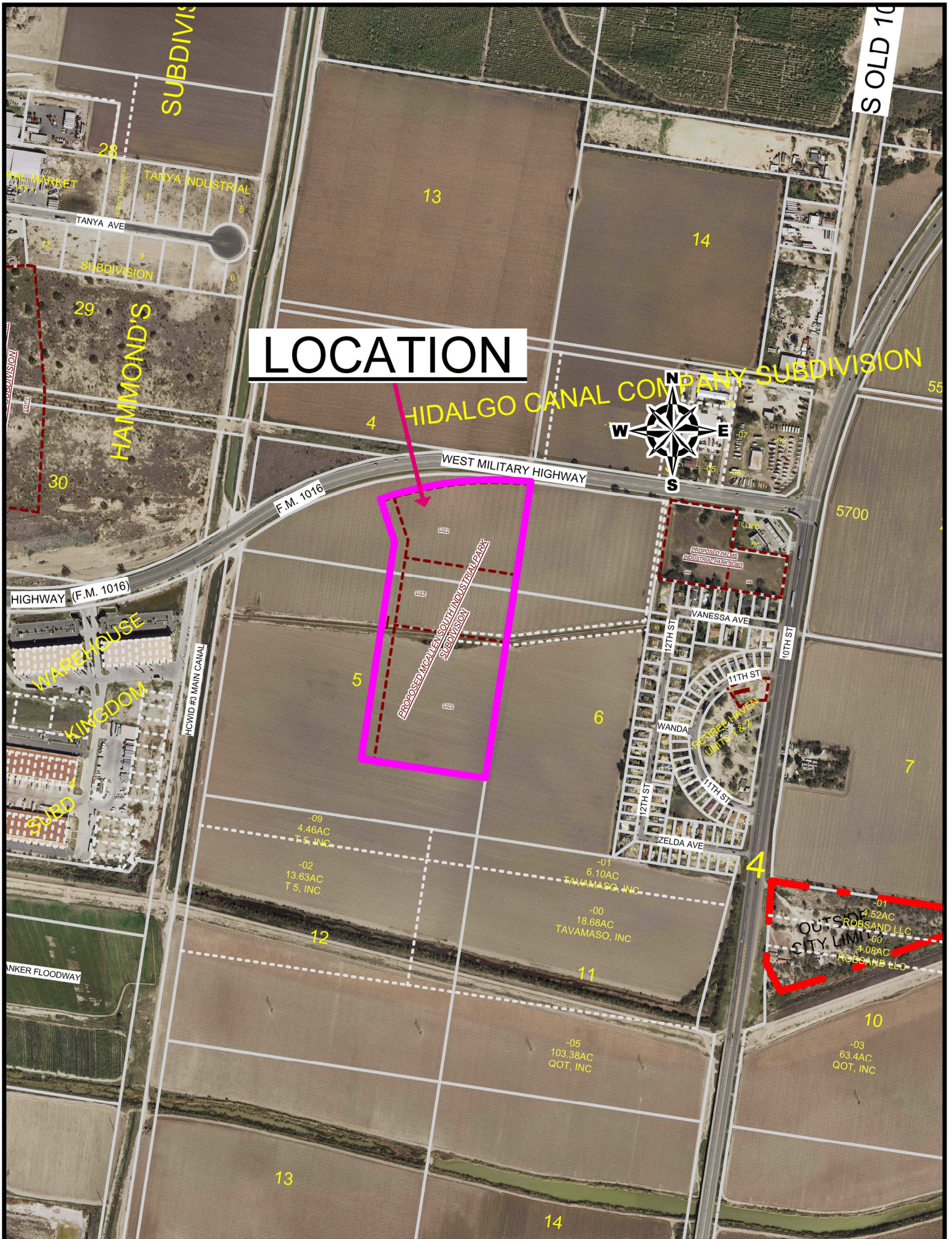
Non-compliance

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

<ul style="list-style-type: none"> * Corner side (Military Highway): Initially plat proposed Side -Military Highway 75 ft. ** Finalize setbacks prior to final, once finalized plat note should include or greater for easements or approved site plan . * Garage *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide minimum sidewalk required on Military Highway as per Engineering Department. **Revise plat as noted above ***Engineer submitted a variance request letter to not provide sidewalks along South 16th Street and Durango Avenue, to be reviewed at the P&Z meeting of April 6, 2021. ****Planning and Zoning Board approved a variance to not provide sidewalks along South 16th Street and Durango Avenue subject to prohibit street parking on both sides of the streets at their April 6, 2021 meeting. City Commission approved variance on the April 26, 2021 meeting subject to the conditions recommended by Planning and Zoning Board. ****Revised plat submitted February 8th,2022; Variance submittal required for sidewalk requirements for South Main Street(not part of original request) if proposing to not include sidewalks along interior streets. * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses * 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. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along * Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	TBD
	Required
	Applied
	Required
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets * Minimum lot width and lot area 	Compliance
	Compliance

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

ZONING/CUP	
* Existing: I-1 (Light Industrial District) Proposed: I-1 (Light Industrial District)	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation and TIA approved.	TBD
* As per Traffic Department, Trip Generation and TIA approved.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Site plan will be reviewed by Development Departments prior to building permit issuance. ***Provide revised Master Plan for review prior to final approval ****A portion of the west area of McAllen South Industrial Park was part of T5 Industrial Park Subdivision -application submitted: November, 2007- which was never recorded.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND DEDICATION OF THE REQUIRED R.O.W FOR MILITARY HIGHWAY.	Applied



LOCATION

HIDALGO CANAL COMPANY SUBDIVISION

WEST MILITARY HIGHWAY

F.M. 1016

HIGHWAY (F.M. 1016)

WAREHOUSE KINGDOM

HCWID #3 MAIN CANAL

PROPOSED McALLISTER SOUTH INDUSTRIAL PARK SUBDIVISION



SOLD 10

5700

OUTSIDE CITY LIMITS

10

-03
63.4AC
QOT, INC

14

13

-01
6.10AC
TAVAMASO, INC

-02
13.63AC
T S, INC

12

-05
103.38AC
QOT, INC

11

WANDA
12TH ST
11TH ST
ZELDA AVE

4

7

-01
4.52AC
ROBSAND LLC
-00
4.08AC
ROBSAND LLC

SUBDIVISION

TANYA INDUSTRIAL

TANYA AVE

SUBDIVISION

HAMMOND'S SUBDIVISION

14

13

28

29

30

55

SUB2022-0027

City of McAllen

Planning Department

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

Project Information	VACATING OF LOT 1 OF ASIAN VALLEY SUBDIVISION AND LOT A OF 29TH PLACE Subdivision Name <u>SUBDIVISION TO REPLAT OF LOT 1 AND LOT 1A, ASIAN VALLEY SUBDIVISION</u>		
	Location <u>Southwest corner of intersecting streets Nolana & 29th St.</u>		
	City Address or Block Number <u>2825 NOLANA AVE</u>		
	Number of Lots <u>2</u> Gross Acres <u>1.56</u> Net Acres <u>1.56</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____		
	Existing Land Use <u>vacant</u> Proposed Land Use <u>commercial</u> Irrigation District # <u>1</u>		
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____		
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>0</u> <u>No AG</u>		
	Parcel # <u>840236</u> Tax Dept. Review <u>MC</u> <u>MC 2/25/2022</u>		
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>29th Place Subdivision Lot "A" & Asian Valley Subdivision Lot 1</u>			
Owner	Name <u>SEC NOLANA & 29TH LP</u>		Phone <u>817-226-0000</u>
	Address <u>2000 E LAMAR BLVD, STE 710</u>		E-mail <u>sgray@advisorstx.com</u>
	City <u>ARLINGTON</u>	State <u>TX</u>	Zip <u>76006</u>
Developer	Name <u>SEC NOLANA & 29TH LP</u>		Phone <u>817-226-0000</u>
	Address <u>2000 E LAMAR BLVD, STE 710</u>		E-mail <u>sgray@advisorstx.com</u>
	City <u>ARLINGTON</u>	State <u>TX</u>	Zip <u>76006</u>
	Contact Person <u>STEVE GRAY</u>		
Engineer	Name <u>Jessica Maldonado, PE, PMP, CFM at SAMB Inc.</u>		Phone <u>956-702-8880</u>
	Address <u>200 S 10th St, STE. 1500</u>		E-mail <u>jessica@samengineering-surveying.com</u>
	City <u>McAllen</u>	State <u>TX</u>	Zip <u>78501</u>
	Contact Person <u>STEVE GRAY</u>		
Surveyor	Name <u>Oscar Hernandez</u>		Phone <u>956.702.8880</u>
	Address <u>200 S 10th St, STE. 1500</u>		E-mail <u>ohernandez@samengineering-surveying.com</u>
	City <u>McAllen</u>	State <u>TX</u>	Zip <u>78501</u>

ENTERED
FEB 25 2022
Initial: Aut

L.G.

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

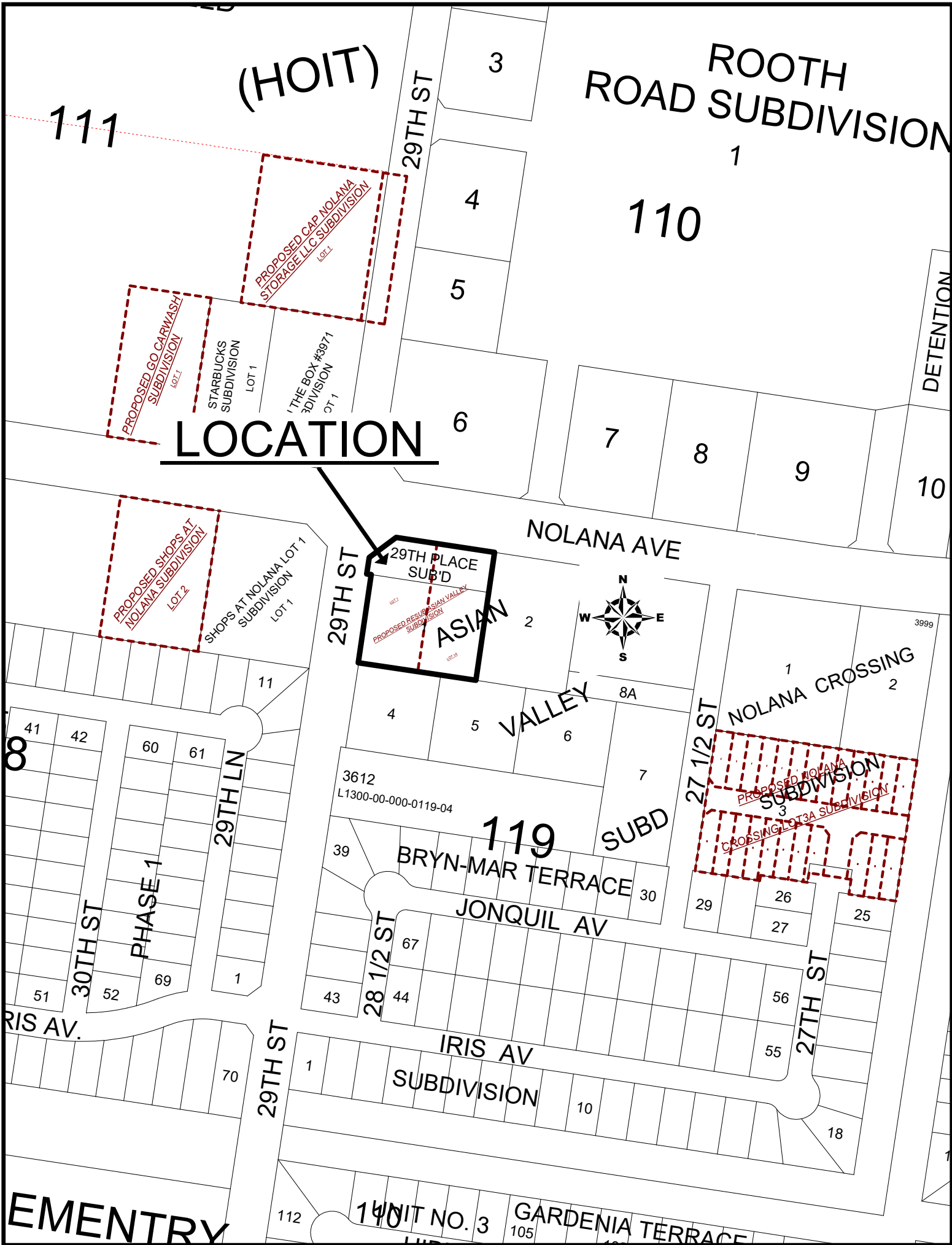
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 2/24/2022

Print Name Jessica Maldonado

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application



LOCATION

29TH PLACE SUB'D
ASIAN



PROPOSED NOLANA CROSSING SUBDIVISION
CROSSING LOT 3A SUBDIVISION

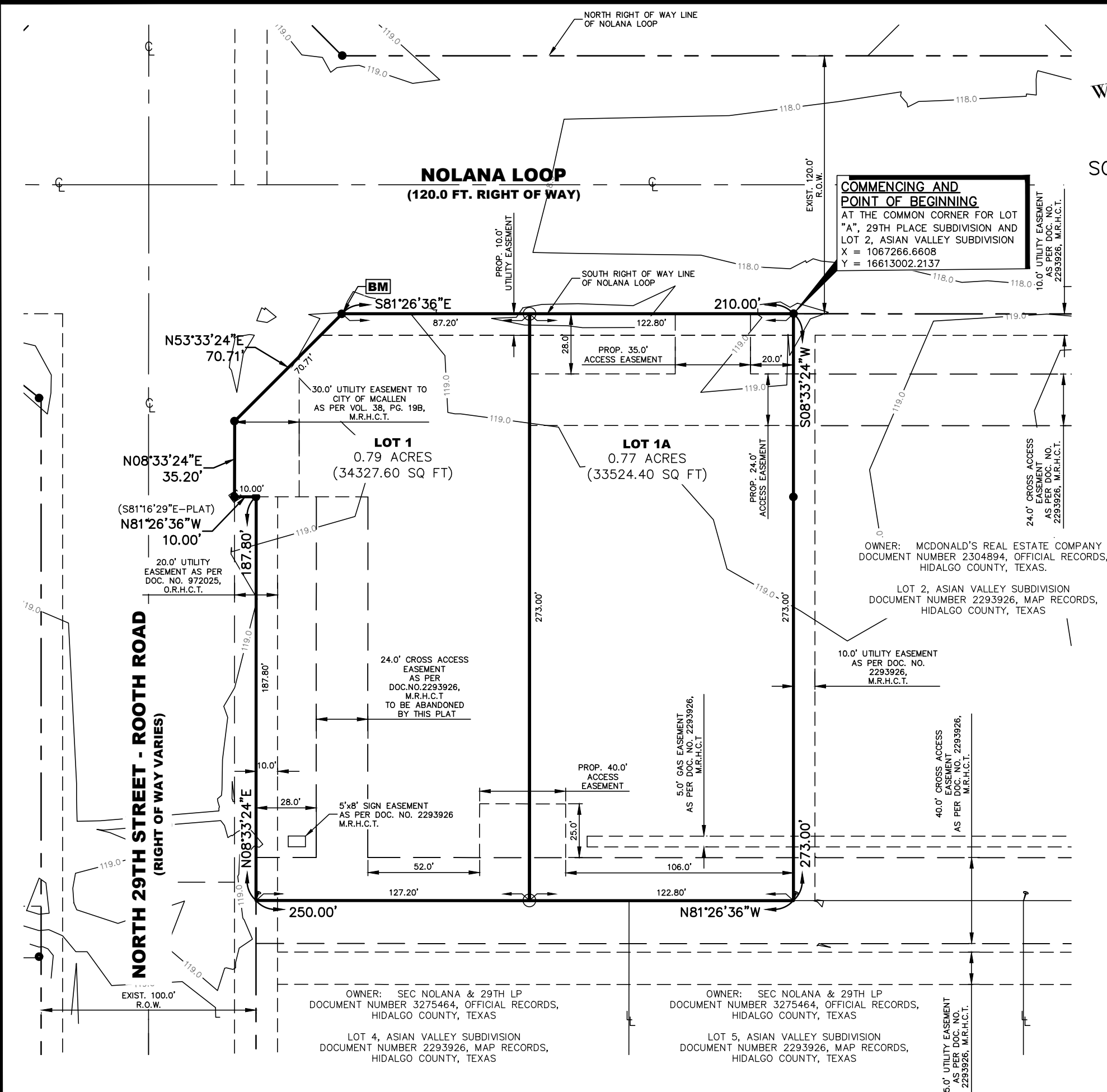
PROPOSED GO CARWASH SUBDIVISION
PROPOSED CAP NOLANA STORAGE LLC SUBDIVISION

PROPOSED SHOPS AT NOLANA SUBDIVISION

EMENTRY

UNIT NO. 3

GARDENIA TERRACE



REPLAT OF LOT 1 AND LOT 1A, ASIAN VALLEY SUBDIVISION

SURVEY NOTES:

1. BASIS OF BEARING AS PER THE SOUTH RIGHT OF WAY LINE OF NOLANA LOOP, 29TH PLACE SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 198, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID, BEARINGS AND DISTANCES IN PARENTHESS ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E.
GENERAL MANAGER

DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS **VACATING OF LOT 1 OF ASIAN VALLEY SUBDIVISION, AND LOT A OF 29TH PLACE SUBDIVISION, TO REPLAT OF LOT 1 AND LOT 1A, ASIAN VALLEY SUBDIVISION**, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN, TEXAS, AND THOSE WHOSE MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS, HEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

SEC. NOLANA & 29TH, L.P., A TEXAS LIMITED PARTNERSHIP.
MANAGING MEMBER: JOSEPH LEA
2825 N. 29TH STREET,
MCALLEN, TX 78801

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, JOSEPH LEA, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

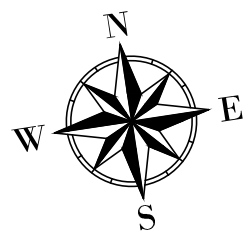
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

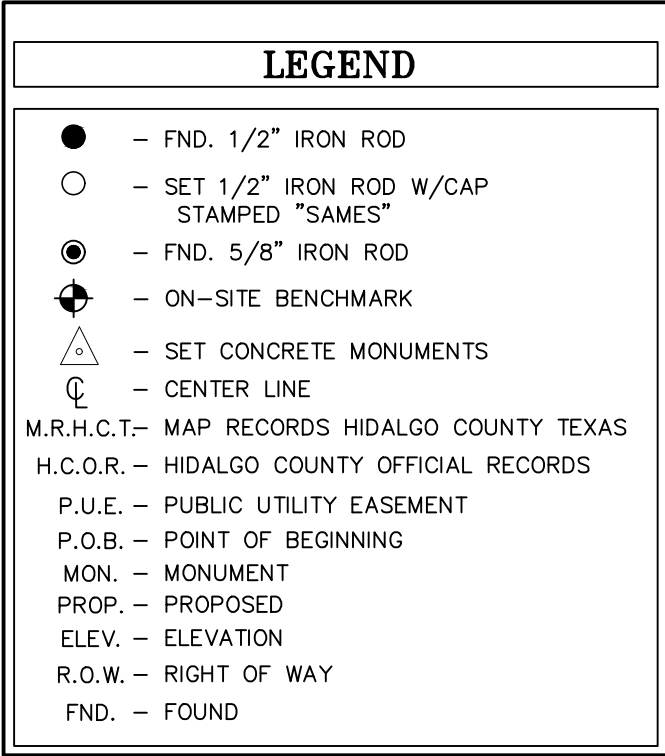
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, STEVE GRAY, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



SCALE: 1" = 50'



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT No. 1 ON THIS ____ DAY OF _____ 20____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY DRAINAGE DISTRICT No. 1 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

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF **VACATING OF LOT 1 OF ASIAN VALLEY SUBDIVISION, AND LOT A OF 29TH PLACE SUBDIVISION, TO REPLAT OF LOT 1 AND LOT 1A, ASIAN VALLEY SUBDIVISION**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.

DATE THIS ____ DAY OF _____

CHAIRPERSON-PLANNING AND ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

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

OSCAR HERNANDEZ, R.P.L.S. NO. 5005 DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

JESSICA M. MALDONADO, PE NO. 111579 DATE

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

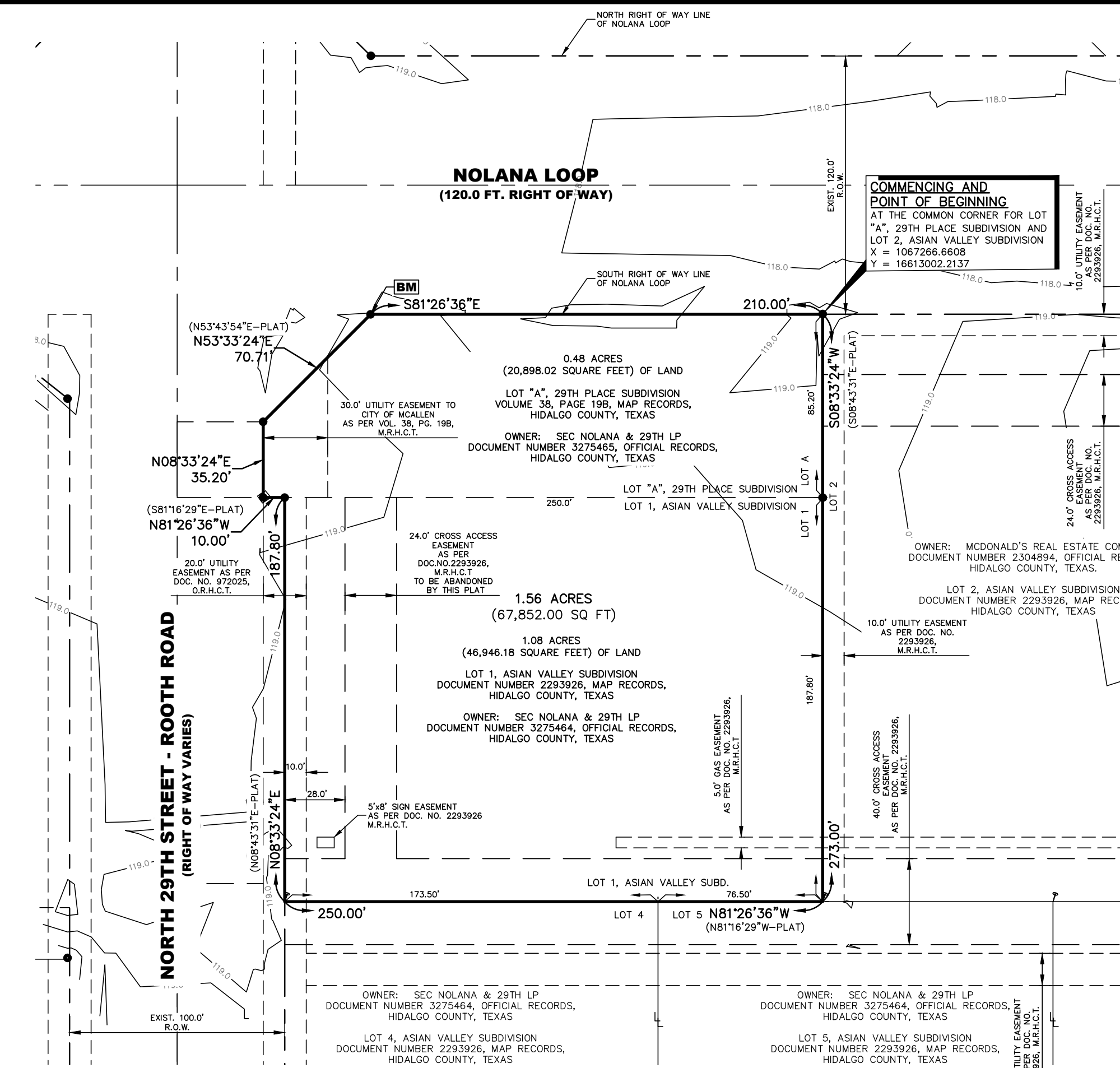
ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SEC. NOLANA & 29TH, L.P., A A TEXAS LIMITED PARTNERSHIP.	2825 N 29TH STREET	McAlLEN & 78504	(000) 000-000	
ENGINEER:	JESSICA M. MALDONADO, P.E.	200 S. 10TH ST, STE. 1500	McAlLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	OSCAR HERNANDEZ, R.P.L.S.	200 S. 10TH ST, STE. 1500	McAlLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883



VACATING LOT 1 OF ASIAN VALLEY SUBDIVISION AND LOT A OF 29TH PLACE SUBDIVISION

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

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

ATTEST: _____
PRESIDENT SECRETARY

GENERAL NOTES:

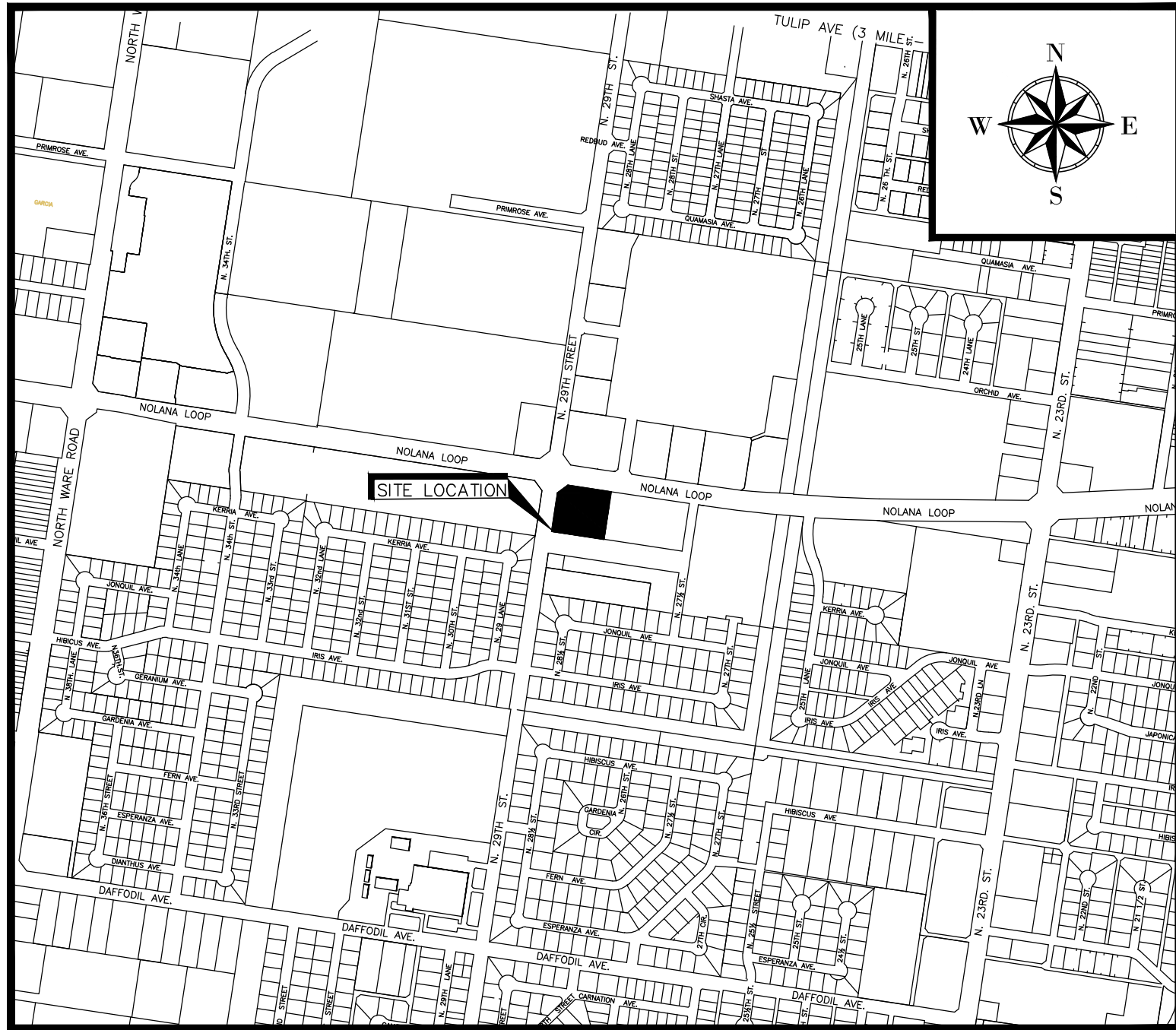
THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF MCALLEN.

THE PROPERTY IS ZONED: COMMERCIAL
1. THE MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOW
FRONT SETBACK: 15 FT. OR GREATER FOR EASEMENTS.
SIDE SETBACK: 10 FT. OR GREATER FOR EASEMENTS.
REAR SETBACK: 5 FT. OR GREATER FOR EASEMENTS.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.

THIS SUBDIVISION IS IN "ZONE B" (MEDIUM SHADING) - 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.

COMMUNITY-PANEL NUMBER 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

2. BENCHMARK: FOUND 1/2 INCH IRON ROD WITH ELEVATION 119.15 FEET
N:16613033.410, E:1067058.872
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR CENTER OF ROAD, MEASURED AT FRONT OF LOT, WHICHEVER IS GREATER
4. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% MINIMUM SLOPE TO PROVIDE POSITIVE DRAINAGE.
5. ALL LOT CORNERS ARE SET WITH 1/2 INCH IRON RODS.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.311 AC-FT (13,555 CF) STORM WATER RUNOFF.
7. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT 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 OF THIS SUBDIVISION.
8. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (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.
9. A 5 FOOT WIDE MINIMUM CONCRETE SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG NOLANA LOOP. DURING CONSTRUCTION BY THE DEVELOPER.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
11. COMMON ACCESS FOR LOT 1 AND LOT 1A REPLAT OF ASIAN VALLEY SUBDIVISION TO NOLANA LOOP.



LOCATION MAP
SCALE: 1"=800'

VACATING OF LOT 1 OF ASIAN VALLEY SUBDIVISION AND LOT A OF 29TH PLACE SUBDIVISION TO REPLAT OF LOT 1 AND LOT 1A, ASIAN VALLEY SUBDIVISION

1.56 ACRES (67,847.77 SQUARE FEET) OF LAND COMPRISED OF A 0.48 OF AN ACRE (2,898.02 SQUARE FEET) OUT OF LOT "A", 29TH PLACE SUBDIVISION RECORDED IN VOLUME 38, PAGE 198, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND A 1.08 ACRES (46,946.18 SQUARE FEET) OUT OF LOT 1, ASIAN VALLEY SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2293926, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING 1.56 ACRES (67,847.77 SQUARE FEET) OF LAND COMPRISED OF TRACT 1 - 0.48 OF AN ACRE (2,898.02 SQUARE FEET) OUT OF LOT "A", 29TH PLACE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 198, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND TRACT 2 - 1.08 ACRES (46,946.18 SQUARE FEET) OF LAND OUT OF LOT 1, ASIAN VALLEY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2293926, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO SEC NOLANA AND 29TH LP, RECORDED IN DOCUMENT NUMBER 3275464, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.56 ACRES (67,847.77 SQUARE FEET) OF LAND BEING MORE OR LESS DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND 1/2 INCH IRON ROD FOR THE COMMON CORNER OF LOT "A", OF SAID 29TH PLACE SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, AND LOT 2, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO MCDONALDS REAL ESTATE COMPANY, RECORDED IN DOCUMENT NUMBER 2304894, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND THE SOUTH RIGHT OF WAY LINE OF NOLANA LOOP (HAVING A 120.0 FT. RIGHT OF WAY) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X = 1067266.6608 Y = 16613002.2137)

THENCE, SOUTH 08 DEG. 33 MIN. 29 SEC. WEST, (SOUTH 08 DEG. 43 MIN. 31 SEC. WEST - PLAT) ALONG THE COMMON LINE OF LOT "A", OF SAID 29TH PLACE SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, AND LOT 2, OF SAID ASIAN VALLEY SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, AT A DISTANCE OF 85.17 FEET PASS A FOUND 1/2 INCH IRON ROD FOR THE NORTH LINE OF LOT 1, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, CONTINUING TO A TOTAL DISTANCE OF 273.00 FEET TO A FOUND PK NAIL, FOR THE SOUTHWEST CORNER OF LOT 2, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO MCDONALDS REAL ESTATE COMPANY, AND THE NORTH LINE OF LOT 5, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEG. 26 MIN. 31 SEC. WEST, (NORTH 81 DEG. 16 MIN. 29 SEC. WEST - PLAT) ALONG THE COMMON LINE OF SAID LOT 1, AND LOT 5, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, AT A DISTANCE OF 76.50 FEET PASS THE EAST LINE OF LOT 4, OF SAID ASIAN VALLEY SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 290.00 FEET, TO A FOUND PK NAIL, FOR THE NORTHWEST CORNER OF LOT 4, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, AND THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET (HAVING A VARIES OF RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEG. 33 MIN. 29 SEC. EAST, (NORTH 08 DEG. 43 MIN. 31 SEC. EAST - PLAT) ALONG THE WEST LINE OF LOT 1, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, AND THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET, A DISTANCE OF 187.80 FEET TO A FOUND 1/2 INCH IRON ROD ON THE SOUTH LINE OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, FOR A CORNER OF THE TRACT HEREIN DESCRIBED

THENCE, NORTH 81 DEG. 26 MIN. 31 SEC. WEST, (NORTH 81 DEG. 16 MIN. 29 SEC. WEST - PLAT) ALONG THE SOUTH LINE OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, A DISTANCE OF 10.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEG. 33 MIN. 29 SEC. EAST, (NORTH 08 DEG. 43 MIN. 31 SEC. EAST - PLAT) ALONG THE WEST LINE OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, A DISTANCE OF 35.20 FEET TO A FOUND 1/2 INCH IRON ROD FOR AN INNER CORNER OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, EAST RIGHT OF WAY OF 29TH STREET FOR AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 53 DEG. 33 MIN. 29 SEC. EAST, (NORTH 53 DEG. 43 MIN. 54 SEC. EAST - PLAT) ALONG THE NORTH LINE OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, A DISTANCE OF 70.71 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, AND THE SOUTH RIGHT OF WAY LINE OF SAID NOLANA LOOP FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEG. 26 MIN. 31 SEC. EAST, (SOUTH 81 DEG. 16 MIN. 29 SEC. EAST - PLAT) ALONG THE NORTH LINE OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, A DISTANCE OF 10.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, FOR A CORNER OF THE TRACT HEREIN DESCRIBED.

DATE OF PREPARATION: FEBRUARY 2022

REGISTRATION # F-10602



SAM Engineering & Surveying.

200 S. 10th St, Ste. 1500
McAllen, TEXAS 78501

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/6/2022

SUBDIVISION NAME: ASIAN VALLEY LOTS 1A & 1B SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Nolana Ave.: 60 ft. from centerline for 120 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</p>	Applied
<p>North 29th Street: 10 ft. dedication for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides **Provide existing ROW from centerline and total ROW and indicate document number as needed prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties ***Minimum 24 ft. wide paved private access easement proposed on plat. ***Separate instrument/document and application will be required for the abandonment of the 24 ft. cross access easement running N/S on west lot prior to final. ***Clarify if proposed 24 ft. access easement running E/W on east lot will extend to west lot or dead end prior to final ***Clarify if proposed 40 ft. access easement on the south between both lots will loop to the north prior to final ***Revise plat #11 to indicate accesses easements will be maintained by lot owners and not City of McAllen prior to final **Subdivision Ordinance: Section 134-106</p>	Non-compliance

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

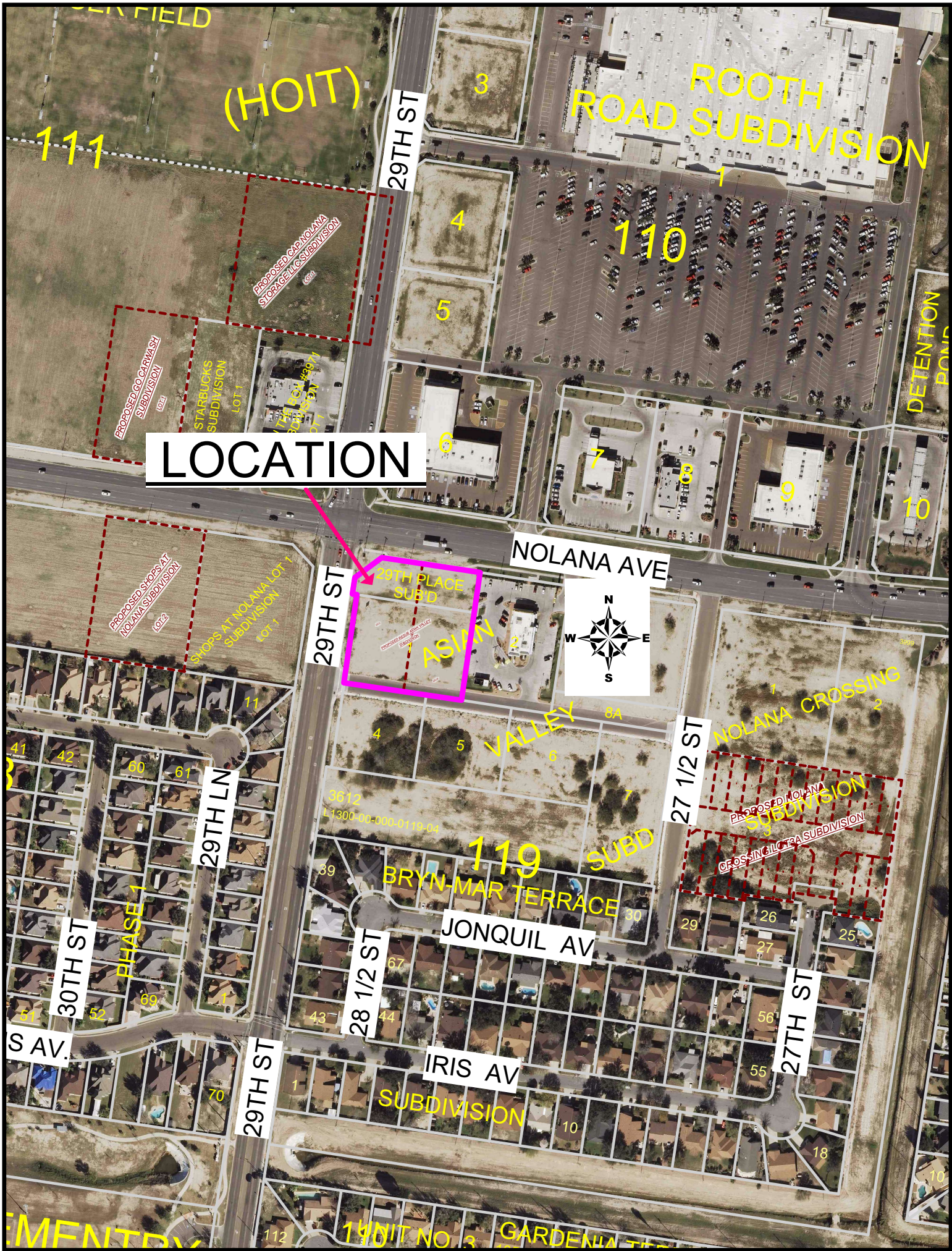
SETBACKS	
* Front: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. ***Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. ***Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. ***Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. ***Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 29th Street and Nolana Avenue. ***Sidewalk requirement may be increased to 5 ft. by Engineering Department ****Plat note #9 must be revised as shown above and once finalized prior to final **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. ***Please add note as shown above on plat prior to final **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses ***Please add note as shown above on plat prior to final **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required

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 for commercial developments provide for common parking, access, setbacks, landscaping, etc. **Clarify plat note #11 shown on initial plat submittal, 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. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
	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 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Compliance
	Complete
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	NA
	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. 	Non-compliance
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. **Please revise plat showing vacate on the left and proposed plat in the center **Lot line boundaries between both existing subdivisions on vacate section should be bold to identify both subdivisions **Please revise name of the replat subdivision to Asian Valley Lots 1A & 1B *****Plat being vacated due to original "Asian Valley Subdivision Lot 1" and "29th Place Subdivision" based on revisions/removal of existing plat notes. *****As vacate-replat is being processed/reviewed additional notes/requirements may be applicable prior to final. 	Applied

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

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



SUB2022-0026



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>MATERIALES RIO GRANDE SUBD.</u></p> <p>Location <u>+/- 300' WEST OF N. BENTSEN RD. MOORE S. SIDE</u></p> <p>City Address or Block Number <u>4505 BUDDY OWENS BLVD OF MILE 3 N RD.</u></p> <p>Number of lots <u>1</u> Gross acres <u>2.15</u> Net acres <u>2.13</u></p> <p>Existing Zoning <u>C-4</u> Proposed <u>C-4</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u> </u></p> <p>Existing Land Use <u>Open</u> Proposed Land Use <u>MATERIAL SALES</u> Irrigation District # <u>A-14</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500⁰⁰</u></p> <p>Parcel No. <u>281805</u> Tax Dept. Review <u>SZ95000000032840</u></p> <p>Legal Description <u>2.15 AC. o/o LOT 328, JOHN H. SHARY SUBD., H.C.T.T.</u></p>
Owner	<p>Name <u>JOSE OCAÑA : JOSE SEPULVEDA</u> Phone <u>618-2285</u></p> <p>Address <u>501 S. VEGA ST.</u></p> <p>City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u></p> <p>E-mail <u> </u></p>
Developer	<p>Name <u>SAME AS OWNER</u> Phone <u> </u></p> <p>Address <u> </u></p> <p>City <u> </u> State <u> </u> Zip <u> </u></p> <p>Contact Person <u> </u></p> <p>E-mail <u> </u></p>
Engineer	<p>Name <u>DAVID SALINAS</u> Phone <u>682-9081</u></p> <p>Address <u>2221 DAFFODIL AVE.</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>DAVID</u></p> <p>E-mail <u>dsalinas@salinasengineering.com</u></p>
Surveyor	<p>Name <u>SAME AS ENGINEER</u> Phone <u> </u></p> <p>Address <u> </u></p> <p>City <u> </u> State <u> </u> Zip <u> </u></p>

ENTERED

FEB 25 2022

Initials:

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature Joe Seveda Date _____

Print Name JOE SEVEDA

Owner ☐

Authorized Agent ☐

VAR 2022-0011



City of McAllen
Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

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

Project	Legal Description <u>2.15 AC. 9/0 LOT 328 JOHN H.</u> <u>SHARY SUBDIVISION</u>
	Street Address <u>NOT ASSIGNED</u>
	Number of lots <u>1</u> Gross acres <u>2.15</u>
	Existing Zoning <u>C-4</u> Existing Land Use <u>PROP. BUILDING</u> <u>MATERIALS STORAGE</u> <u>YARD</u>
<input type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required	
Applicant	Name <u>JOSE OLANA / JOSE SEPULVEDA</u> Phone <u>618-2285</u>
	Address <u>501 S. VEGA ST</u> E-mail <u>NONE</u>
	City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u>
Owner	Name <u>SAME AS APPLICANT</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
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>4/1/22</u>
	Print Name <u>David D. Olana Salinas</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent
Office	ENTERED APR 04 2022 Initial: <u>AK</u>
	Accepted by <u>L.G.</u> Payment received by _____ Date <u>4/4/22</u>
	Rev 10/18

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.

APPLICANT DOES NOT OWN ANY ADDITIONAL LANDS TO THE WEST - LANDS ABUTTING THIS TRACT ARE AN ACCESS EASEMENT

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

ANY DEDICATION FOR A NORTH/SOUTH ROADWAY WILL LEAVE ONLY 75.0' OF FRONTAGE AND RENDER THE PROPERTY NOT USABLE FOR THE PURPOSE INTENDED

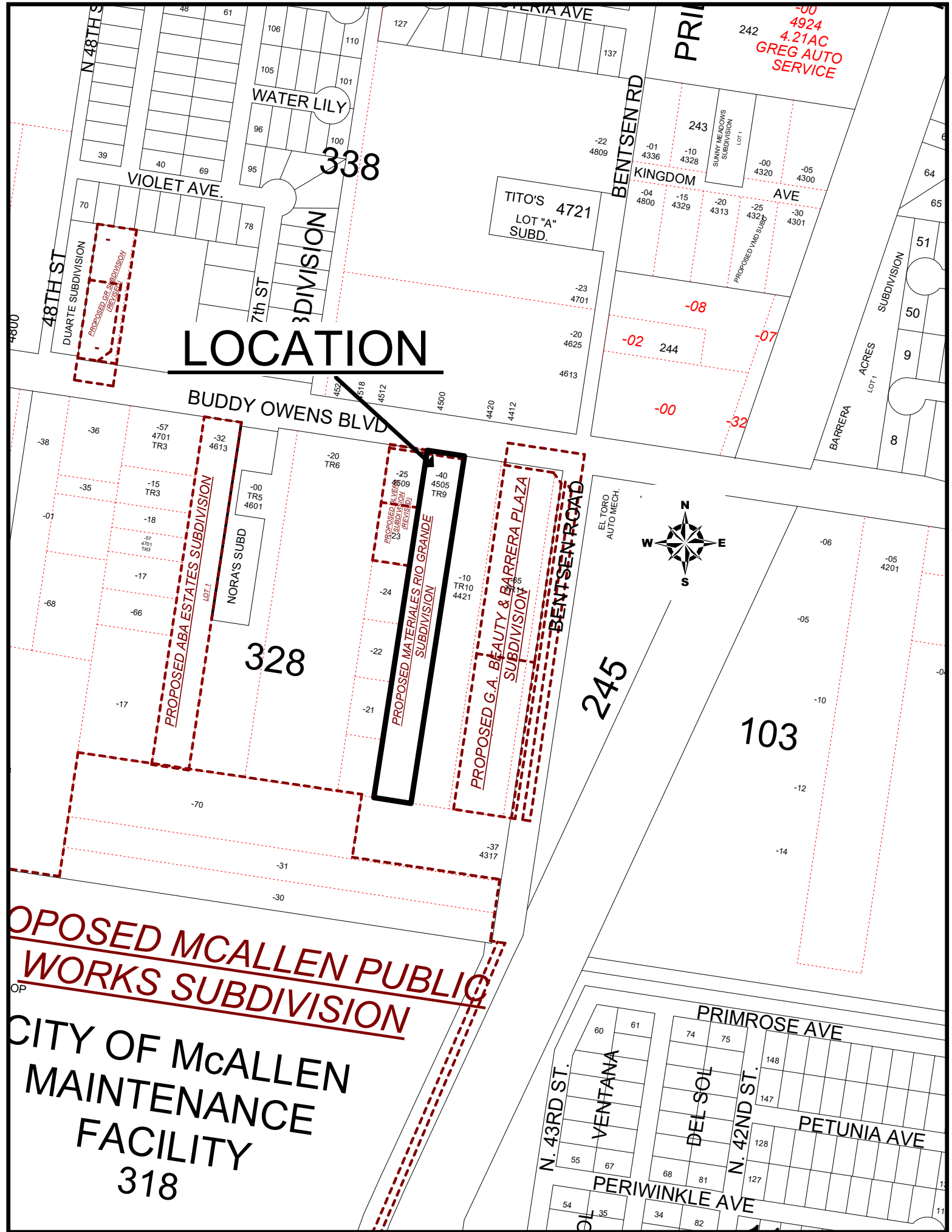
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

THE VARIANCE ALLOWS THE PLANNED DEVELOPMENT OF THIS SITE ^{CITY HAS PREVIOUSLY GRANTED} ~~w/o THE ADDITIONAL ROW~~. APPROVAL OF THIS SITE w/o THE ADDITIONAL ROW CITY ALSO GRANTED AN APPROVAL SITE/GRADING PLAN

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

THE VARIANCE WILL NOT AFFECT ADJ. OWNERS THAT ALREADY HAVE ESTABLISHED HOMES TO THE WEST AND OTHER USES TO THE EAST. THE CITY OF McALLEN OWNS LANDS TO THE NORTH - PUBLIC WORKS

LOCATION



4.21AC
GREG AUTO
SERVICE

TITO'S 4721
LOT "A"
SUBD.

SUNNY MEADOWS
SUBDIVISION
LOT 1

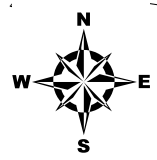
PROPOSED ABA ESTATES SUBDIVISION
LOT 1

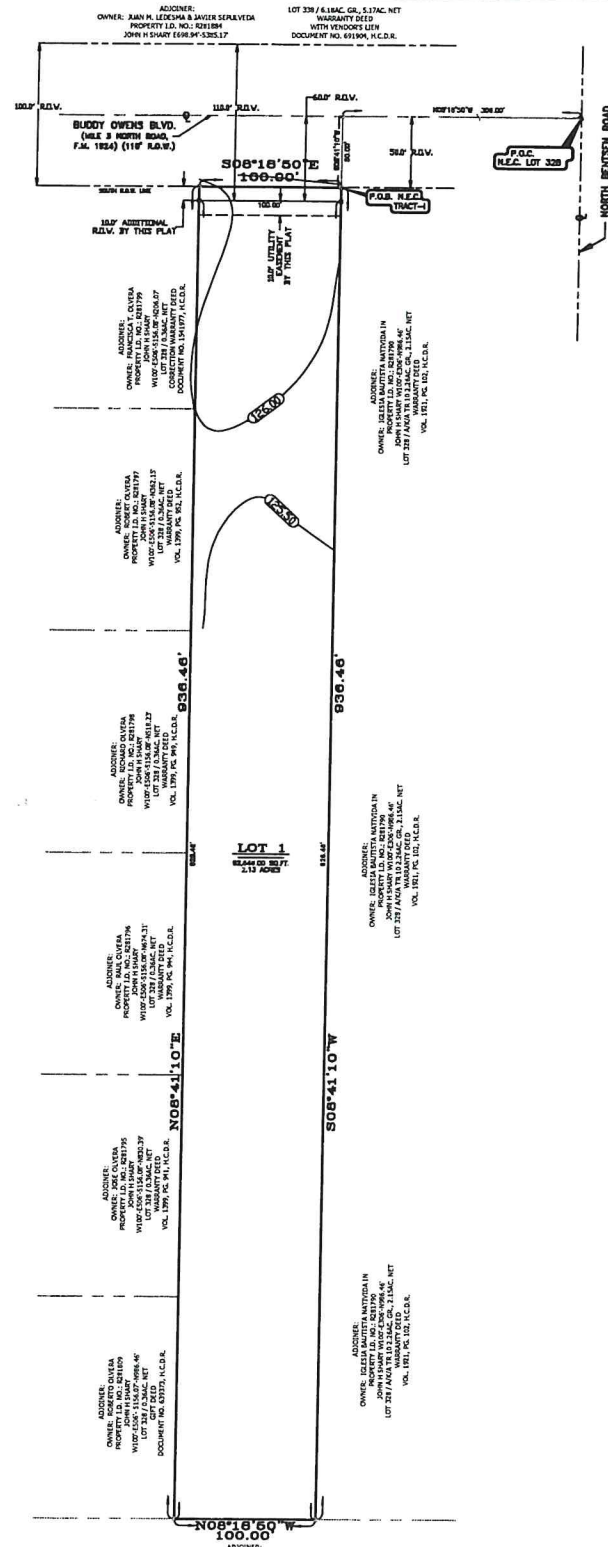
PROPOSED MATERIALES RIO GRANDE
SUBDIVISION

PROPOSED G.A. BEAUTY & BARRERA PLAZA
SUBDIVISION

PROPOSED MCALLEN PUBLIC
WORKS SUBDIVISION

CITY OF McALLEN
MAINTENANCE
FACILITY
318





MATERIALES RIO GRANDE SUBDIVISION

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

BEING A 2.15 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT
OF LOT 328, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JOSE OCARA	501 S. VEGA STREET	MISSION, TEXAS 78572	(956) 618-2285	NONE
OWNER: JOSE SEPULVEDA	500 S. VEGA STREET	MISSION, TEXAS 78572	(956) 618-2285	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-8081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-8081	(956) 686-1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM
REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE
AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON
FEBRUARY 23, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SCALE: 1"=60'

LEGEND

- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- ✱ FOUND NAIL
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES: 60.00' OR GREATER FOR APPROVED SITE PLAN, OR FRONT, OTHER SETBACKS AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
- 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.
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF EACH LOT.
- A 4' SIDEWALK REQUIRED ALONG BUDDY OWENS BLVD.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 0.19 ACRE- FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- A 6 FT. HIGH OPAQUE BUFFER CONSTRUCTED OF CHAIN LINK TOGETHER WITH VEGETATION IS REQUIRED FROM ADJACENT RESIDENTIAL ZONES/USES AS APPROVED BY THE ZONING BOARD OF ADJUSTMENTS & APPEALS ON FEBRUARY 02, 2011 AND ON SEPTEMBER 19, 2012.
- SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- MCALLEN SURVEY CONTROL POINT NO. 57, LOCATED AT THE SOUTH BOUND OF MILE 3 LINE, 63 FEET EAST OF TAYLOR ROAD AND 33 FEET SOUTH OF THE EOP OF MILE 3 LINE, THERE IS A CAR STEREO STORE ACROSS FROM THE MONUMENT. MCALLEN SURVEY CONTROL POINT NO. 57 ELEVATION IS 131.17.
- STORMWATER RUNOFF GENERATED FROM DEVELOPMENT (50 YEAR-FREQUENCY STORM EVENT) SHALL BE DETAINED ON-SITE (DETENTION AREAS) AND RELEASED INTO AN APPROVED STORM SEWER SYSTEM AT THE PRE-DEVELOPMENT RATE FOR A 10-YEAR FREQUENCY STORM EVENT.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MATERIALES RIO GRANDE SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER- COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (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: JOSE OCARA
501 S. VEGA STREET
MISSION, TEXAS 78572

OWNER: JOSE SEPULVEDA
500 S. VEGA STREET
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE OCARA AND JOSE SEPULVEDA, 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 _____, 2022.

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

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR

DATE

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRPERSON
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

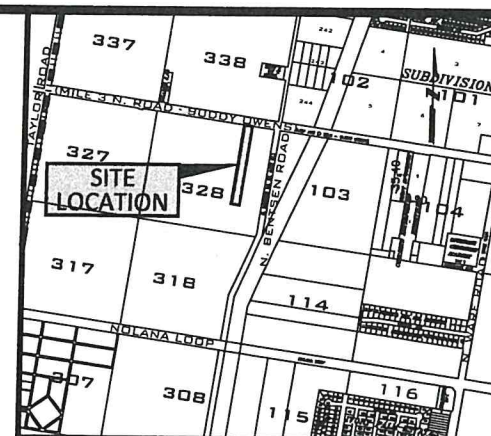
APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(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 2.15 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOT 328, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.15 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 328 LOCATED WITHIN THE RIGHT-OF-WAY LINE OF MILE 3 NORTH ROAD; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 18 MINUTES 50 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 308.0 FEET TO A POINT; THENCE,

SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 50.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 3 NORTH ROAD FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, CONTINUING ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 936.46 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 08 DEGREES 18 MINUTES 50 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 100.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 936.46 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 3 NORTH ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 08 DEGREES 18 MINUTES 50 SECONDS EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 3 NORTH ROAD, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING, CONTAINING 2.15 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: INHERITANCE DEED WITH VENDOR'S LITH DATED MARCH 28, 2001, BETWEEN EDWARD HANCOCK, JR. AND WIFE, CRESTA HANCOCK, AND JOSE OCARA, JUAN LIZAMA, JAVIER SEPULVEDA AND JOSE SEPULVEDA.

MATERIALES RIO GRANDE SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: FEBRUARY 23, 2022
JOB NUMBER: SP-03-20256

OWNER: JOSE OCARA
501 S. VEGA STREET
MISSION, TEXAS 78572

OWNER: JOSE SEPULVEDA
500 S. VEGA STREET
MISSION, TEXAS 78572

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(956) 682-8081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 150, MC-230, AUSTIN, TEXAS 78757 (512) 250-4243



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/13/2022

SUBDIVISION NAME: MATERIALES RIO GRANDE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Buddy Owens Blvd.: 10 ft. dedication required for 60 ft. from centerline for 120 ft. ROW
Paving: by the state Curb & gutter: by the state

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

N. 45th Street on west boundary: 25 ft. dedication from centerline for future 50 ft. ROW
Paving: 32 ft.* Curb & gutter: both sides

**Engineer submitted variance application on April 4, 2022, to not dedicate the 25 ft. ROW requirement for future N. 45th Street

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

NA

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

**Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac

***Cul-de-Sac is required at the south end of property for N. 45th Street with a minimum of 96 ft. paving diameter face to face and approximately 10 ft. ROW back of curb.

***If cul-de-sac exceeds the 600 ft. length requirement and variance is requested, paving requirement subject to increase to 40 ft.

**Subdivision Ordinance: Section 134-105

Non-compliance

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Proposing: Front: 60 ft. or greater for approved site plan, or easement, or in line with existing structure

***Please revise plat note #1 as shown above without the word proposing prior to final

***Clarify note #1 regarding front setback prior to final

**Zoning Ordinance: Section 138-356

Non-compliance

* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements

**Zoning Ordinance: Section 138-356

Compliance

* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements

**Zoning Ordinance: Section 138-356

Compliance

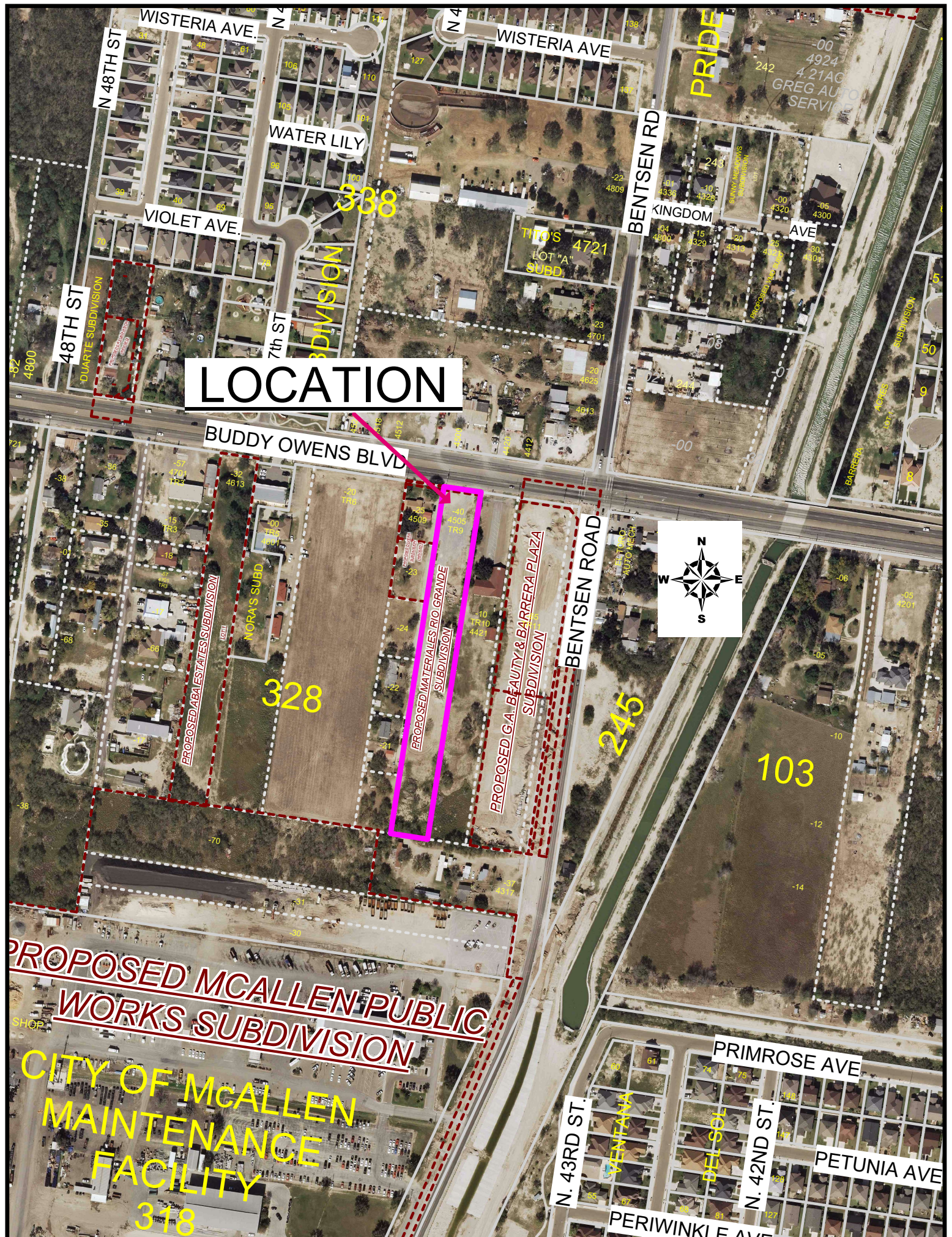
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Corner _____ ***To be established if street on west side is required, prior to final. **Zoning Ordinance: Section 138-356 * Garage _____ **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Buddy Owens Blvd. **5 ft. sidewalk might be required on Buddy Owens Blvd. by Engineering Department, will be finalized prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or 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 **Variance to the buffer requirement approved by Zoning Board of Adjustment & Appeal on February 02, 2011 & September 19, 2012 applies. **Wording for plat note #7 will be finalized prior to recording. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. ****Please remove plat note #8 since only internal review is required and it is not needed as a plat note. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	TBD
	Required
	Required
	Required
	NA
	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-4 Proposed: C-4 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Complete
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, COMPLIANCE WITH STREET REQUIREMENT FOR N. 45TH STREET AND DISAPPROVAL OF THE VARIANCE REQUEST.	Applied

LOCATION



Sub 2022-0030



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>Yale Corner</u>	
	Location <u>Northwest corner of Yale and N. 10th Street</u>	
	City Address or Block Number <u>10301 N. 10th Street</u>	
	Number of Lots <u>2</u> Gross Acres <u>4.41</u> Net Acres <u>3.73</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>2</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>n/a</u> <u>No AG</u> <u>3/7/22</u> <u>MC</u>	
	Parcel # <u>297557</u> Tax Dept. Review <u>McIntire</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>4.41 Acres out of Lot 5, Section 278, Texas Mexican Railway Company Survey, Hidalgo County, Texas</u>		
Owner	Name <u>A.V.L., LP, a Texas limited Partnership</u>	Phone <u>956-683-100</u>
	Address <u>3700 N. 10th Street Suite 201</u>	E-mail <u>titusharms@yahoo.com</u>
	City <u>McAllen</u> State <u>Texas</u>	Zip <u>78501</u>
Developer	Name <u>Same as Owner</u>	Phone _____
	Address _____	E-mail _____
	City _____ State _____	Zip _____
	Contact Person _____	
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u>	Phone <u>956-683-1000</u>
	Address <u>202 S. 4th Street</u>	E-mail <u>sec@spooreseng.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>CVQ Land Surveyors</u>	Phone <u>956-618-1551</u>
	Address <u>517 Beaumont Avenue</u>	E-mail <u>cvq@cvqlandsurvey.com</u>
	City <u>McAllen</u> State <u>Texas</u>	Zip <u>78501</u>
	Contact Person <u>Carlos Vasquez</u>	

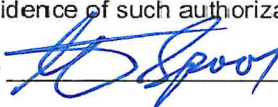
ENTERED

MAR 07 2022

Initial: NM

jlu

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application	<p><u>In Person Submittal Requirements</u></p> <ul style="list-style-type: none"> - \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) - Title Report - 8 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) 	<p><u>Email Submittal Requirements</u></p> <ul style="list-style-type: none"> - \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) - Title Report - Survey - Location Map - Plat & Reduced P - Warranty Deed - DWG File - Letter of Authorization from the owner (if applicable) - Proof of authority of person signing application on behalf of partnership/corporation, if applicable <p><small>*Documents must be submitted in PDF format. No scanned documents*</small></p> <p><small>*Please submit documents to subdivisions@mccallen.net</small></p> <p style="text-align: center;">*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON*</p>
	<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - Metes and bounds - Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts - Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines - North arrow, scale and vicinity map - Name & dimension of adjoining street ROWs (total width & width from centerline) <p><small>Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mccallen.net</small></p>	
Owners Signature	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u></u> Date <u>3/3/2022</u></p> <p>Print Name <u>Steve Spoor, P.E.</u></p> <p>Owner <u>Authorized Agent X</u></p> <p style="text-align: center; font-size: small;">The Planning Department is now accepting DocuSign signatures on application</p>	

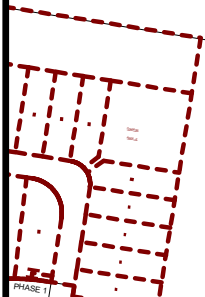
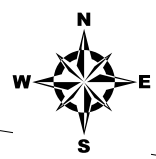
4
"B" MOBILE PARK
SUBDIVISION

LOT 1

LE PARK II

LOCATION

-00



PHASE 1
70
95
90
84
78
FREDDY SUBDIVISION PHASE 1

5

PALM ESTATES

12TH ST

15

18

22

YALE AVE

24

LAS TORRES
SUB

LOT 1

10TH ST

FREDDY GONZALEZ RD

-08
1101

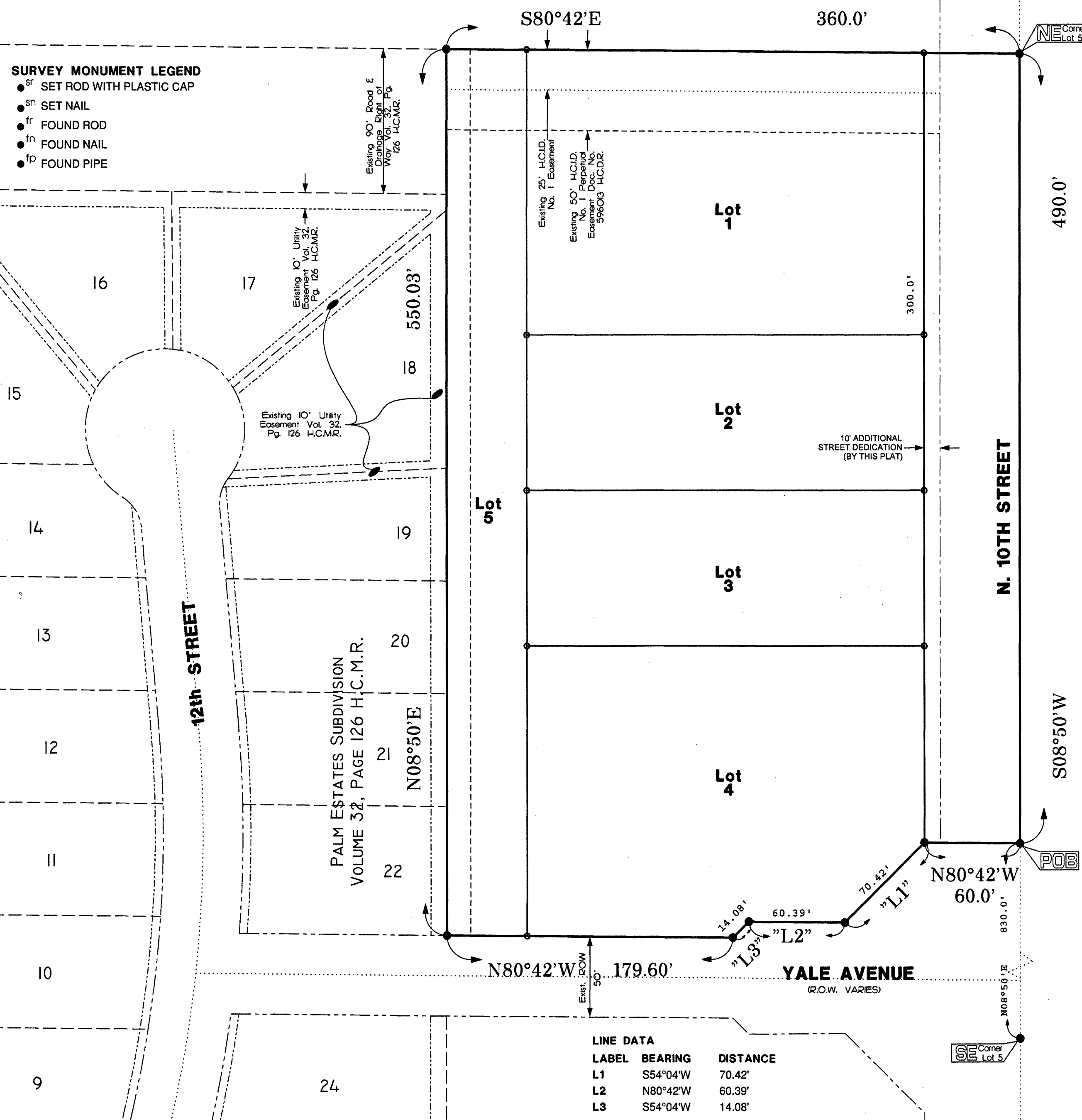
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278

FREDDY GONZALEZ DR

PROPOSED YALE CORNER
SUBDIVISION
(REVISED)

LOT 4, SECTION 278 TEXAS MEXICAN RAILWAY CO. SURVEY



NOTES:

1. SETBACKS
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
A. FRONT: 60 FEET
B. INTERIOR SIDE: ACCORDING TO ZONING ORDINANCE OR GREATER FOR EASEMENTS
C. CORNER SIDE: 10 FEET OR GREATER FOR EASEMENTS
D. REAR: 10 FEET OR GREATER FOR EASEMENTS

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

3. THIS PROPERTY FALLS IN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 334 0325 D, REVISED JUNE 6, 2000. ZONE "X" UNSHADED IS DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD."

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

5. 5' SIDEWALK REQUIRED ALONG MILITARY HIGHWAY

6. BENCHMARK- STATION NAME: MC# 46 SET BY ARANDA & ASSOC. LOCATED ON NORTH 10TH STREET AND FREDDY GONZALEZ. ELEV:104.17

7. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.

8. STORM WATER DETENTION OF 0.78 AC-FT (33,840 CUBIC FEET) IS REQUIRED FOR THIS SUBDIVISION

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

10. PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHAIRMAN, PLANNING COMMISSION Date

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR, CITY OF McALLEN Date



METES AND BOUNDS

A 4.41 ACRE TRACT OF LAND OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the East line of Lot 5, North 08 Deg. 50 Min. East, 830.0 feet from the southeast corner of Lot 5, for the southeast corner of the following described tract of land; said point being located in N. 10th Street (S.H. #336);
THENCE, parallel to the North line of Lot 5, South 08 Deg. 42 Min. East, at 50.0 feet pass the northeast corner of Yale Avenue, as dedicated on the plat of Palm Estates Subdivision, City of McAllen and the West line of N. 10th Street, and at 60.0 feet an angle point on the North line of said Yale Avenue for an angle point on the South line hereof; said Palm Estates Subdivision recorded in Volume 32, Page 126, Map Records;
THENCE, continue with the North line of said Yale Avenue, as follows:

- 1) South 54 Deg. 04 Min. West, 70.42 feet;
 - 2) North 80 Deg. 42 Min. West, 60.39 feet;
 - 3) South 54 Deg. 04 Min. West, 14.08 feet; and
 - 4) North 80 Deg. 42 Min. West, 179.60 feet to a point for the southeast corner of Lot 22, Palm Estates Subdivision, and their projections, North 08 Deg. 50 Min. East, 550.03 feet to a point on the North line of Lot 5, for the northwest corner hereof;
- THENCE, with the North line of Lot 5, South 80 Deg. 42 Min. East, at 310.0 feet pass the West line of N. 10th Street and at 360.0 feet the northeast corner of Lot 5, for the northeast corner hereof;
THENCE, with the East line of Lot 5, in N. 10th Street, South 08 Deg. 50 Min. West, 490.0 feet to the POINT OF BEGINNING; containing 4.41 acres of land, more or less, of which the east 50.0 feet, comprising 0.56 acres lies in N. 10th Street.

YALE CORNER SUBDIVISION

City of McAllen, Texas

BEING A SUBDIVISION OF A 4.41 ACRE TRACT OF LAND OUT OF LOT 5, SECTION 278, TEXAS MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS, HIDALGO COUNTY, TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE



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

ON _____ AT _____ AM / PM

DOCUMENT NUMBER: _____

OF MAP RECORDS OF HIDALGO COUNTY

BY: _____ DEPUTY: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS YALE CORNER SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, 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 PUPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF, OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

A. V. L., LP,
a Texas limited partnership

Fred L. Harms, general partner of A.V.L., LP
3700 N. 10th Street, Suite 201
McAllen, Texas 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

Jose Mario Gonzalez, RPLS#5571 Date
Rio Delta Surveying
TBPLS FIRM No. 10013900
24593 FM 88
Monte Alto, Texas 78538

STATE OF TEXAS
COUNTY OF HIDALGO

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

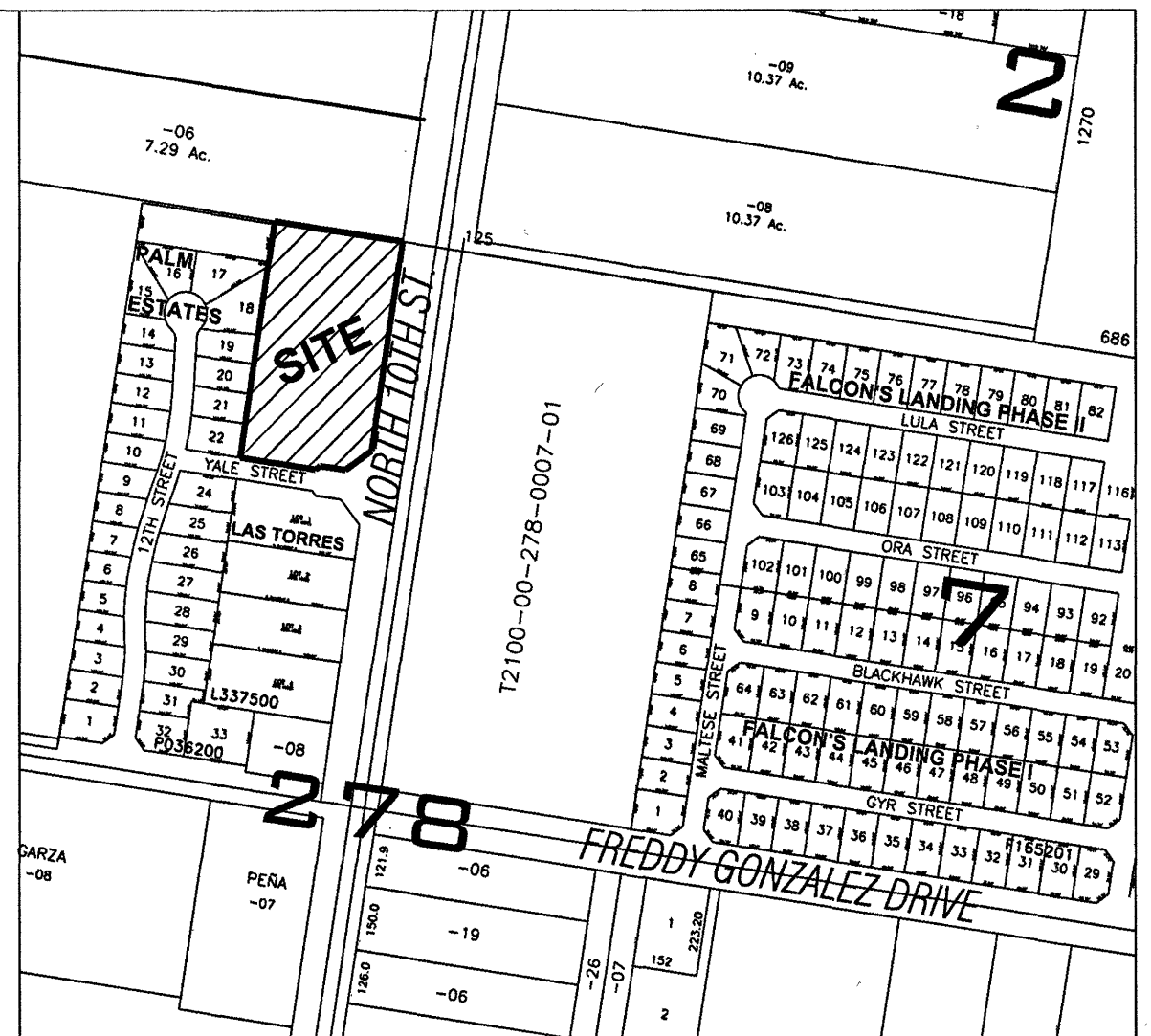
Steve Spoor 03-31-22 Date
Registered Professional Engineer
P.E. Registration No. 56752

STATE OF TEXAS
COUNTY OF HIDALGO

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



LOCATION MAP

Prepared by:

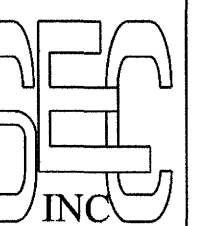
Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning

FIRM # F-6003

202 South 4th. Street McAllen, Texas 78501

SEC@spooreng.com (956) 683 1000





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/13/2022

SUBDIVISION NAME: YALE CORNER

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 10th Street: 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW
 Paving: by the state Curb & gutter: by the state
 ***Provide existing ROW from centerline and total ROW and indicate document number as needed prior to final
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

E/W Street on north boundary: 60 ft. ROW
 Paving: 40 ft. Curb & gutter: both sides
 ***Staff reviewing street requirement on north boundary lot line, finalize prior to final.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

Yale Avenue: 50 ft. to 170 ft. ROW
 Paving: Approximately existing 37 ft. to 52 ft. Curb & gutter: both sides
 ***Provide existing ROW from centerline and total ROW and indicate document number as needed prior to final
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

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

Applied

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

NA

* 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

Non-compliance

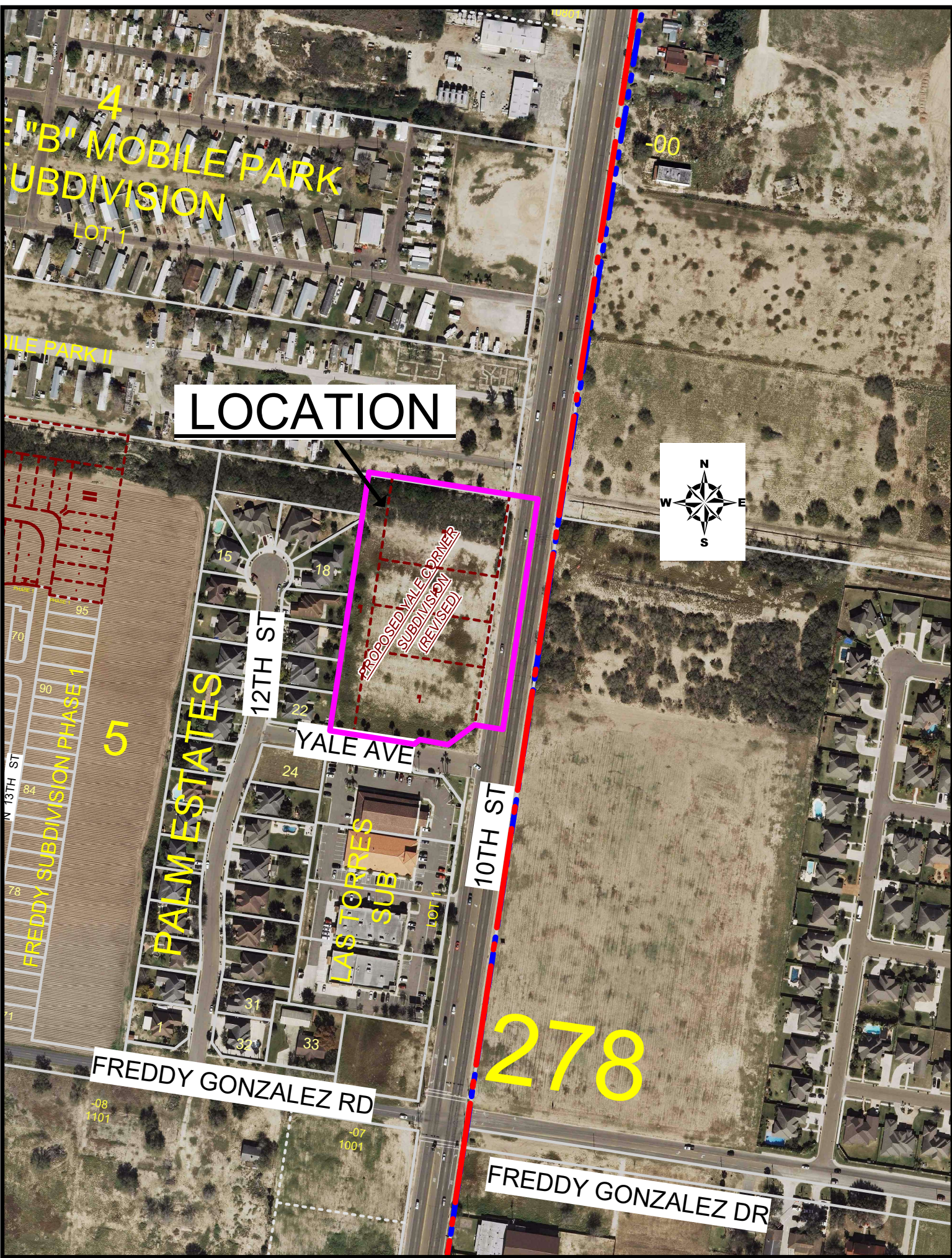
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front: Proposing: 60 ft. or greater for easements, or approved site plan, or inline with existing structures, which ever is greater. ***Clarify plat note #1 regarding proposed 60 ft. front setback prior to final ***Please revise plat note #1 as shown above without the word proposing prior to final **Zoning Ordinance: Section 138-356	TBD
* Rear: Proposing: 10 ft. or greater for easements, or approved site plan, which ever is greater. **Setback will be finalized once alley/service drive is established prior to final **Clarify rear setback proposed prior to final ***Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	TBD
* Sides: In accordance with the zoning ordinance, or greater for easements, or approved site plan, which ever is greater. ***Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements, or approved site plan, which ever is greater. **Setback will be finalized once alley/service drive is established prior to final ***Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	TBD
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 10th Street and Yale Avenue **5 ft. sidewalk might be required on N. 10th Street and Yale Avenue by Engineering Department, will be finalized prior to final. ***Please revise plat note #5 as shown above prior to final **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required

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 for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
	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 **Please provide property dimensions for each lot on plat to assure compliance prior to final **Please clarify use of lot 5 prior to final **Zoning Ordinance: Section 138-356 	Compliance
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Complete
	Complete
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	NA
	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. 	Non-compliance
	TBD
COMMENTS	
<ul style="list-style-type: none"> Comments: **Please submit ownership map to determine that no properties are landlock. *Must comply with City's Access Management Policy. 	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVAL.	Applied

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



4
"B" MOBILE PARK
SUBDIVISION

LOT 1

MOBILE PARK II

LOCATION



PROPOSED YALE CORNER
SUBDIVISION
(REVISED)

12TH ST

YALE AVE

10TH ST

PALM ESTATES

LAS TORRES
SUB

278

FREDDY GONZALEZ RD

FREDDY GONZALEZ DR

FREDDY SUBDIVISION PHASE 1



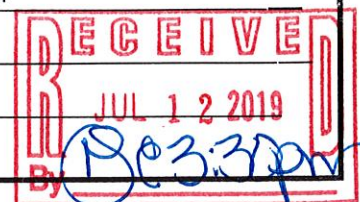
City of McAllen
Planning Department
APPLICATION FOR

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)

Sub 2019-0050

Project Description	<p>Subdivision Name <u>oxZ 11/04/21 Shoppes The Shoppes at Tres Lagos</u></p> <p>Location <u>Northwest Corner of Tres Lagos Boulevard & North Ware Road</u></p> <p>City Address or Block Number <u>4401 TRES LAGOS BLVD</u></p> <p>Number of lots <u>oxZ 1 6 4/22/20</u> Gross acres <u>14.077</u> Net acres <u>14.077</u></p> <p>Existing Zoning <u>C-4</u> Proposed <u>C-4</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u> </u></p> <p>Existing Land Use <u>VACANT</u> Proposed Land Use <u>SHOPPING CT/Irrigation District #UID</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>\$ 29,090.29</u></p> <p>Legal Description <u>APPROX. 14.077 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY CO.'S SURVEY</u></p>
Owner	<p>Name <u>Shoppes at Tres Lagos</u> <u>oxZ 11/04/21</u> <u>oxZ 11/04/2021</u> <u>oxZ 11/04/21</u> RHODES ENTERPRISES, INC. Phone <u>(956) 289-2800 287.2800</u></p> <p>Address <u>200 S. 10TH ST., STE. 1400 1700</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>mike@mlrhodes.com/nick@mlrhodes.com/jgonzalez@mlrhodes.com</u></p>
Developer	<p>Name <u>RHODES ENTERPRISES, INC.</u> Phone <u>(956) 289-2800 287.2800</u></p> <p>Address <u>200 S. 10TH ST., STE. 1400 1700</u> <u>oxZ 11/04/21</u> <u>oxZ 11/04/2021</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>MIKE RHODES</u></p> <p>E-mail <u>mike@mlrhodes.com/nick@mlrhodes.com/jgonzalez@mlrhodes.com</u></p>
Engineer	<p>Name <u>MELDEN & HUNT, INC.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. MCINTYRE ST.</u></p> <p>City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>FRED L. KURTH, P.E.</u></p> <p>E-mail <u>FKURTH@MELDENANDHUNT.COM</u></p>
Surveyor	<p>Name <u>MELDEN & HUNT, INC.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. MCINTYRE ST.</u></p> <p>City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u></p>





Act # 440923 pd \$ 300-

VAR 2022-0014



City of McAllen
Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

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

Project	<p>Legal Description <u>Being a subdivision of 14.077 acres out of Section 232, Texas Mexican Railway Company Survey, according to the patent issued by the State of Texas, recorded in Volume 4, Pages 142-143, 1H.C.D.R., City of McAllen, Texas</u></p> <p>Street Address <u>None at this time</u></p> <p>Number of lots <u>6</u> Gross acres <u>14.077</u></p> <p>Existing Zoning <u>C3</u> Existing Land Use <u>Vacant</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required</p>
	Applicant
Owner	<p>Name <u>Rhodes Development Inc</u> Phone <u>c/o (956) 381-0981</u></p> <p>Address <u>200 S 10th St, Suite 1700</u> E-mail <u>c/o mario@meldenandhunt.com</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p>
Authorization	<p>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?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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.</p> <p>Signature <u></u> Date <u>April 11, 2022</u></p> <p>Print Name <u>Mario A. Reyna, P.E.</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
Office	<p>Accepted by <u></u> Payment received by _____ Date <u>APR 12 2022</u></p> <p>Initial: <u>AR</u></p> <p>Rev 10/18</p>

ENTERED

APR 12 2022

Initial: AR



City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

The developer is proposing the use of the interior common area for Shops at Tres Lagos Subdivision, Lots 1-6 as a drive for the proposed development, as well as using it for the required fireland and parking for the commercial development.

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

The variance is necessary because there the developer is proposing a shopping area within the Tres Lagos community and is planning to use the interior common area as the drive and fire lane for the development. This area will accommodate the fire equipment necessary in an emergency situation and provide parking for the commercial development. We are asking for the setback to be at zero feet from the lot line and ensure that the commercial buildings being proposed will not encroach over any lot line.

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

The variance will not be detrimental to the public health, safety, or welfare or injurious to the legal rights that other property owners may enjoy within the proposed area. This is a proposed common area with the planned use for commercial enjoyment for the community.

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

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

3420 ROGERS RD

ECISD # 50
SUBD

ANNE L. MAGEE
ELEMENTARY
SCHOOL

ROGERS RD

LOCATION

ESTANCIA

AT

TRES

LAGOS

SUBD

PROPOSED

THE SHOPS

AT

TRES LAGOS

SUBDIVISION

LAGOS

SUBDIVISION

ESTANCIA PKWY
SU
1

TRES

LAGOS

BLVD

WARE RD (FM 2220)

14100

RUSSELL ROAD

PHASE 2

COUNTRY MEADOW

THE SHOPS AT TRES LAGOS

A SUBDIVISION OF 14.077 ACRES
OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING A SUBDIVISION OF 14.077 ACRES OUT OF SECTION 232, 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, SAID 14.077 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE, ALONG THE FUTURE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD (F.M. 2220), AND IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 16° 27' 38", A RADIUS OF 2,750.00 FEET, AN ARC LENGTH OF 790.05 FEET, A TANGENT OF 397.76 FEET, AND A CHORD THAT BEARS S 00° 15' 58" W A DISTANCE OF 787.33 FEET TO A NO. 4 REBAR SET ON THE FUTURE WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. 2220) FOR A POINT OF TANGENCY;
- THENCE, S 08° 29' 47" W ALONG THE FUTURE WEST RIGHT-OF-WAY LINE OF SAID N. WARE ROAD (F.M. 2220), A DISTANCE OF 471.43 FEET TO A NO. 4 REBAR SET [NORTHING: 16648434.6747, EASTING: 1067481.8591] ON THE FUTURE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD (F.M. 2220), FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 30' 13" W ALONG THE NORTH RIGHT-OF-WAY OF TRES LAGOS BOULEVARD (DOCUMENT NUMBER 2736439, H.C.O.R.) A DISTANCE OF 171.79 FEET TO A #4 REBAR SET, FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;
- THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TRES LAGOS BOULEVARD, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 57° 09' 17", A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 748.15 FEET, A TANGENT OF 408.53 FEET, AND A CHORD THAT BEARS N 52° 55' 22" W A DISTANCE OF 717.52 FEET TO A NO. 4 REBAR SET FOR THE POINT OF CURVATURE FOR A CURVE TO THE LEFT;
- THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TRES LAGOS BOULEVARD, AND IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 19° 25' 22", A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 118.65 FEET, A TANGENT OF 59.90 FEET, AND A CHORD THAT BEARS N 34° 03' 24" W A DISTANCE OF 118.08 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, IN AN NORTHWESTERLY DIRECTION, ALONG THE EAST BOUNDARY OF SAID ESTANCIA AT TRES LAGOS SUBDIVISION AND THE EAST RIGHT-OF-WAY LINE OF ESTANCIA PARKWAY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 07° 52' 13", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 44.64 FEET, A TANGENT OF 22.36 FEET, AND A CHORD THAT BEARS N 34° 58' 43" E A DISTANCE OF 44.61 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 28° 21' 54" E CONTINUING ALONG THE EAST BOUNDARY OF SAID ESTANCIA AT TRES LAGOS SUBDIVISION A DISTANCE OF 33.17 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16648997.8294, EASTING: 1066714.7060] FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 55° 52' 27" E CONTINUING ALONG THE EAST BOUNDARY OF SAID ESTANCIA AT TRES LAGOS SUBDIVISION A DISTANCE OF 787.15 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THE TRACT;
- THENCE, N 37° 11' 53" E CONTINUING ALONG THE EAST BOUNDARY OF SAID ESTANCIA AT TRES LAGOS SUBDIVISION A DISTANCE OF 312.38 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.077 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, PERTAINS TO COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000
- MINIMUM FINISH FLOOR SHALL BE 18" ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 59,121 CUBIC FEET. DETENTION WILL BE PROVIDED WITHIN THE DRAIN DITCH LOCATED SOUTH OF THIS PROPERTY AS APPROVED BY THE CITY OF McALLEN.
- CITY OF McALLEN BENCHMARK, NUMBER MC23, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF FM 2220 AND FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 89 (GEOID 1999) N=10652949.4951, E=1067206.2941, ELEV.=128.79
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG N. WARE ROAD AND TRES LAGOS BLVD.
- AN ENGINEERING DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF McALLEN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- PRIVATE TECHNOLOGY EASEMENT: DECLARANT RESERVES A TECHNOLOGY EASEMENT AS SHOWN ON THIS PLAT FOR PRIVATE USE FOR TECHNOLOGY UTILITIES, INCLUDING ALL CABLE, FIBER OR OTHER TRANSPORT MEDIA FOR TECHNOLOGY SERVICES.
- TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVOR, NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVOR AND IS EXCLUSIVE.
- UNITED IRRIGATION DISTRICT NOTES:
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
 - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- EASEMENTS AT REAR OF LOTS 4 & 6 ARE OFFSET IN ORDER TO ACCOMMODATE BUILDING.
- 4 FT. SIDEWALK IS EXISTING ALONG TRES LAGOS BLVD.
- 5 FT. SIDEWALK REQUIRED ON N. WARE ROAD AT BUILDING PERMIT STAGE.

LEGEND & ABBREVIATIONS

- FOUND # 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

P.O.B. - POINT OF BEGINNING
N.T.S. - NOT TO SCALE
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
R.O.W. - RIGHT-OF-WAY
N.E. COR. - NORTHEAST CORNER
S.F. - SQUARE FEET
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
T.E. - TECHNOLOGY EASEMENT
U.&W.E. - UTILITY & WALL EASEMENT
C - CENTER LINE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

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

ATTEST: PRESIDENT SECRETARY

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

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

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

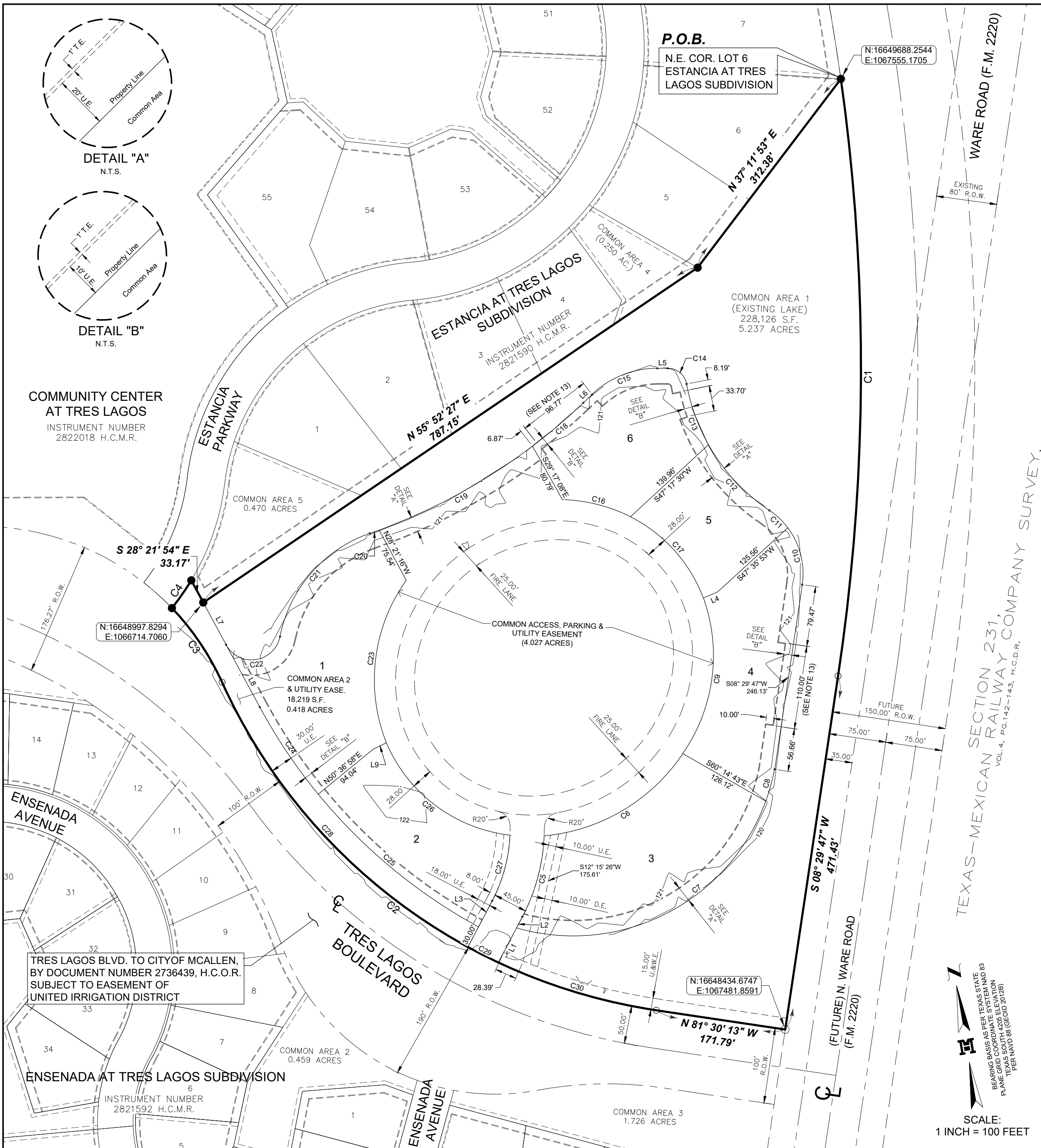
SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

Lot Area Table			
Lot #	SQ. FT.	Area	
1	41296.97	0.948	
2	26921.94	0.618	
3	42903.44	0.985	
4	32469.53	0.745	
5	19456.36	0.447	
6	28392.29	0.652	

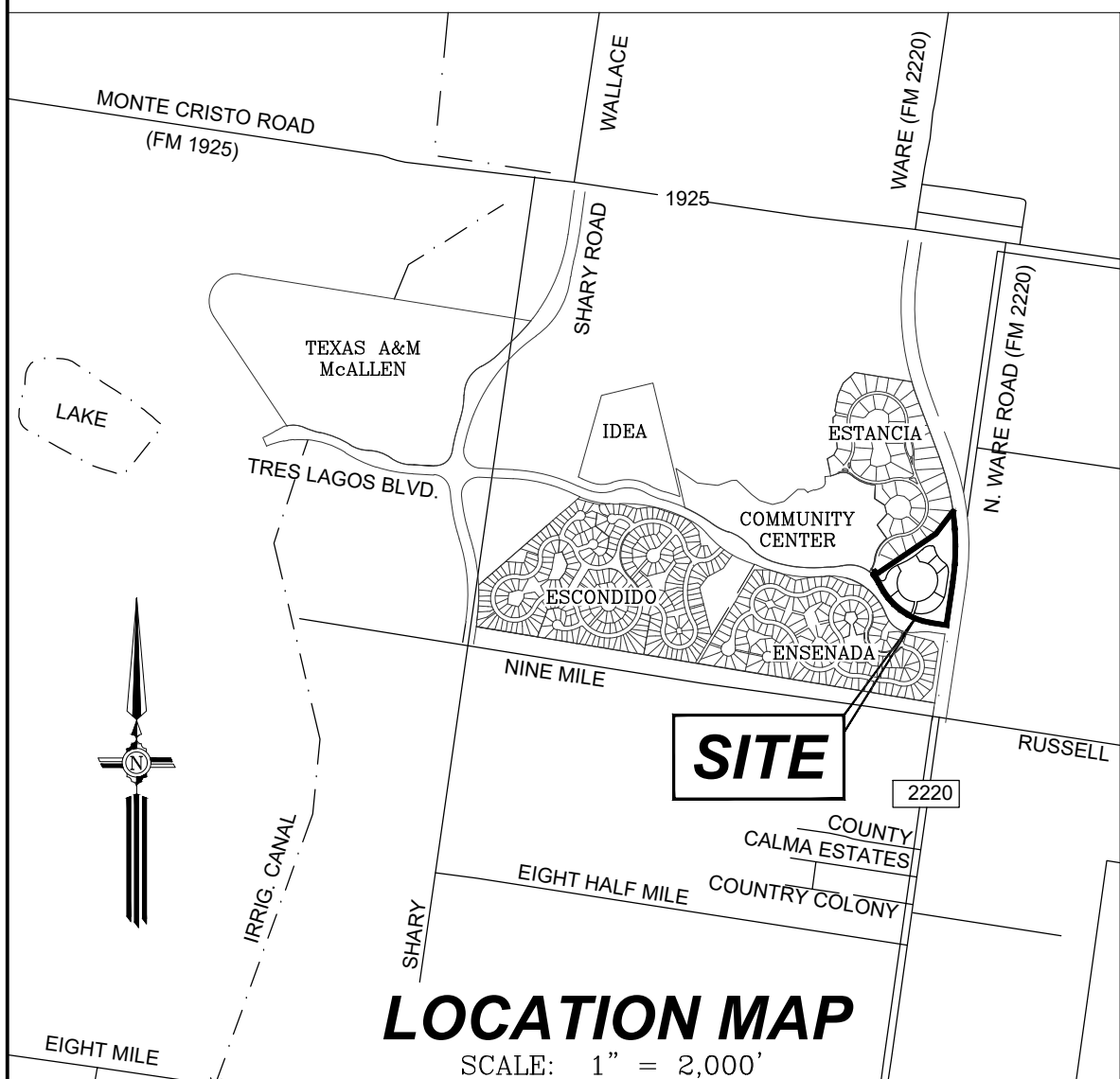
Lot Line Table		
Line #	Length	Direction
L1	51.33'	N27° 47' 00"E
L2	16.70'	N27° 47' 00"E
L3	38.71'	S27° 47' 00"W
L4	19.99'	S66° 39' 15"W
L5	13.78'	S90° 00' 00"W
L6	15.76'	S46° 20' 02"W
L7	63.30'	N28° 21' 54"W
L8	93.61'	N28° 21' 54"W
L9	18.97'	S64° 34' 54"W

BOUNDARY Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	790.05'	2,750.00'	016° 27' 38"	S0° 15' 58"W	787.33'	397.76'
C2	748.15'	750.00'	057° 09' 17"	N52° 55' 22"W	717.52'	408.53'
C3	118.65'	350.00'	019° 25' 22"	N34° 03' 24"W	118.08'	59.90'
C4	44.64'	325.00'	007° 52' 13"	N34° 58' 43"E	44.61'	22.36'

LOT Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C5	111.47'	250.00'	025° 32' 51"	N15° 00' 34"E	110.55'	56.68'
C6	219.76'	246.22'	051° 08' 15"	N59° 21' 46"E	212.54'	117.81'
C7	405.99'	270.27'	086° 04' 04"	N83° 02' 07"E	368.88'	252.33'
C8	43.68'	270.27'	009° 15' 33"	N15° 22' 19"E	43.63'	21.89'
C9	215.17'	226.39'	054° 27' 27"	N7° 33' 35"E	207.16'	116.49'
C10	79.52'	100.00'	045° 33' 34"	N14° 16' 59"W	77.44'	41.99'
C11	33.39'	100.00'	019° 07' 51"	N46° 37' 42"W	33.23'	16.85'
C12	119.29'	255.45'	026° 45' 24"	S42° 48' 56"E	118.21'	60.75'
C13	85.57'	255.45'	019° 11' 33"	S19° 50' 27"E	85.17'	43.19'
C14	34.80'	25.00'	079° 45' 20"	S50° 07' 20"W	32.06'	20.89'
C15	95.26'	125.00'	043° 39' 58"	S68° 10' 01"W	92.98'	50.08'
C16	93.23'	212.77'	025° 06' 18"	N75° 53' 27"W	92.48'	47.37'
C17	147.45'	198.63'	042° 31' 52"	N41° 55' 38"W	144.08'	77.31'
C18	88.15'	780.00'	006° 28' 29"	N49° 34' 17"E	88.10'	44.12'
C19	231.29'	780.00'	016° 59' 24"	N81° 18' 13"E	230.45'	116.50'
C20	12.93'	780.00'	000° 56' 59"	N70° 16' 24"E	12.93'	6.46'
C21	188.63'	182.00'	059° 26' 46"	S41° 01' 31"W	180.47'	103.91'
C22	93.55'	38.20'	140° 19' 59"	N81° 28' 07"E	71.86'	105.90'
C23	224.84'	225.59'	057° 06' 20"	S6° 59' 00"W	215.65'	122.75'
C24	136.47'	720.00'	011° 01' 08"	N33° 52' 28"W	138.25'	69.45'
C25	275.91'	720.00'	021° 57' 23"	S50° 21' 43"E	274.23'	139.67'
C26	213.12'	202.35'	060° 20' 48"	S53° 11' 10"E	203.41'	117.64'
C27	90.46'	205.00'	025° 17' 02"	N15° 08' 28"E	89.73'	45.98'
C28	484.72'	750.00'	037° 01' 48"	N42° 51' 31"W	476.33'	251.17'
C29	45.01'	750.00'	003° 26' 19"	S63° 05' 41"E	45.01'	22.51'
C30	218.42'	750.00'	016° 41' 10"	S73° 09' 25"E	217.65'	109.99'



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



STATE OF TEXAS
COUNTY OF TEXAS

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SHOPS AT TRES LAGOS 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 THEREIN, 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.

THE SHOPS AT TRES LAGOS, LLC
NICHOLAS B. RHODES, MEMBER
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF ____, 20__.

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

DATE PREPARED: 04/11/22
ENGINEERING JOB # 19139.00

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF ____, 20__.

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

DATE SURVEYED: 10/09/2021
SURVEY JOB # 21134.00

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

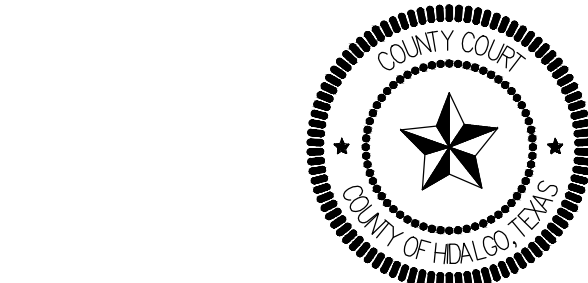
MAYOR, CITY OF McALLEN

ATTESTED BY:

CITY SECRETARY

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

CHAIRMAN, PLANNING COMMISSION



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

DRAWN BY: R.N. DATE 07-08-2019
SURVEYED, CHECKED DATE
FINAL CHECK DATE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/14/2022

SUBDIVISION NAME: THE SHOPS AT TRES LAGOS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: Dedication for 75 from centerline for 150 ft. ROW

Paving: min. 65 ft. Curb & gutter: both sides

**Clarify if the 35 ft. shown on the plat is additional dedication for the 150 ft. ROW or represents something else. The 35 ft. would appear to be the least amount of dedication required for N. Ware Road.

**Also, as the road curves westward heading north, there appears to be the need for more ROW dedication for the 75 ft. from centerline, 150 ft. ROW. Please clarify, prior to recording.

***The plat references future 150 ft. ROW - clarify, prior to recording.

Tres Lagos Blvd.: 100 ft. - 190 ft. ROW

Paving: approx. 65 ft. provided with approximately 35 ft. of pavement on either side of the boulevards. Curb & gutter: both sides

**Show document number on the plat indicating dedication of the street ROW. prior to recording.

Paving _____ Curb & gutter _____

* 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.

* 800 ft. Block Length. Common areas and access walks/drives provided.

Applied

Applied

Applied

Compliance

Compliance

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties.

** Service drive to be finalized as part of the site plan.

Applied

SETBACKS

* Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan.

***Engineer submitted a variance application in April 12, 2022, proposing a 0 ft. front setback for lots 1-6 along the common area and ensuring that the buildings will not encroach over any lot line. As per conversation with engineer, no canopies would encroach over the lot line either.

****If variance request is approved, please revise plat note #3 to "Front: 0 ft. or greater easements or approved site plan.

* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan.

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

* Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan.

**Please include plat note prior to recording.

Non-compliance

Applied

Applied

Applied

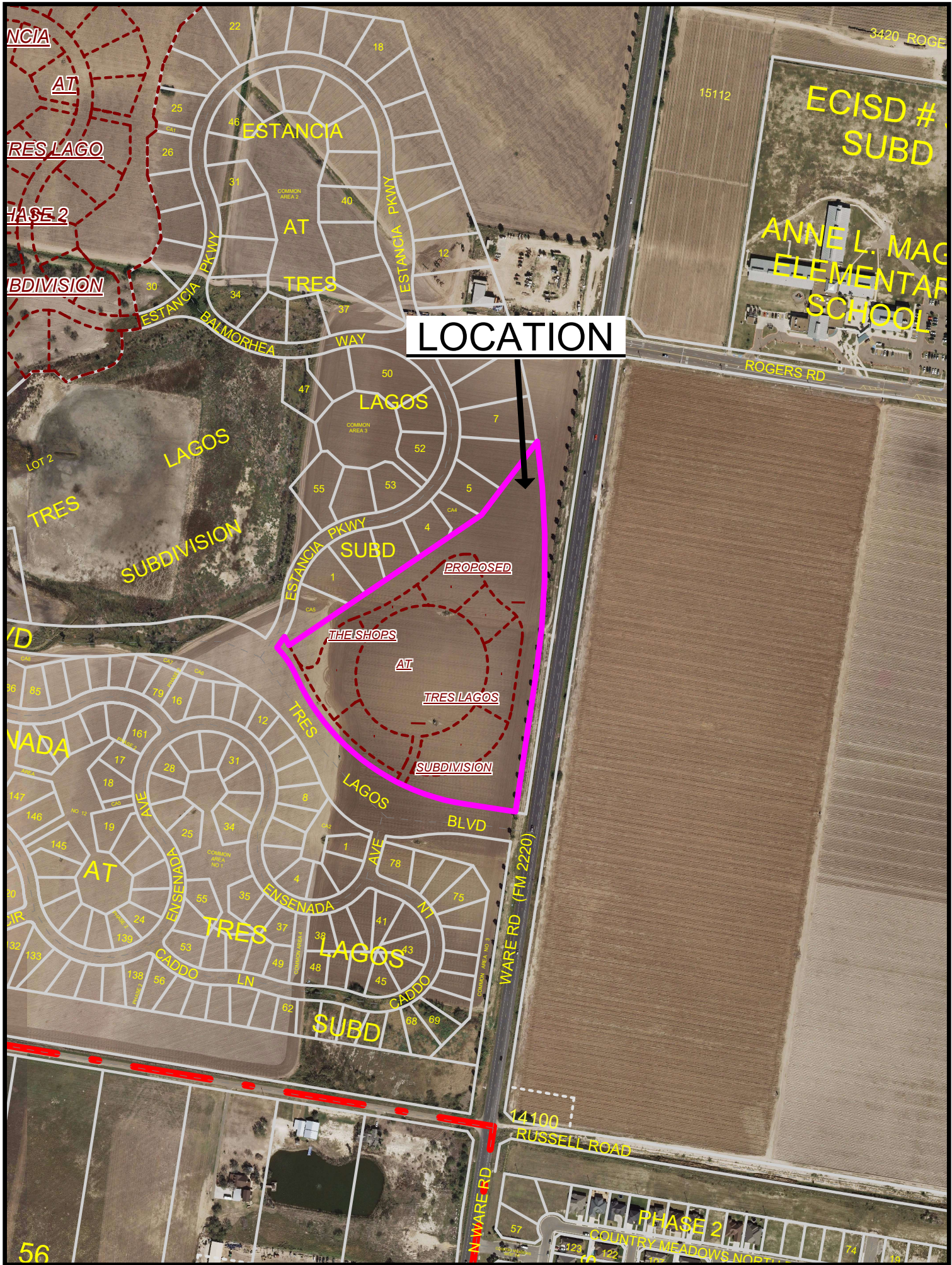
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Garage:	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. **On perimeter streets, minimum 4 ft. sidewalk required on N. Ware Road and Tres Lagos Blvd. ***Sidewalks on N. Ware Road may increase to 5 ft., as per Engineering. ****Note regarding sidewalks needed, prior to recording.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. Ware Road and Tres Lagos Blvd. proposed, finalize prior to final. **Add Plat note prior to recording. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North Ware Road. **Plat note needed prior to recording.	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.must be maintained by the lot owners/PID and not the City of McAllen. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Applied
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen. **Plat note needed prior to recording. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Applied
* 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 it's a public subdivision. **Finalize wording, etc. on the plat prior to recording. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA

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

ZONING/CUP	
* Existing: C-4 Proposed: C-4 **Zoning Ordinance	Compliance
* Rezoning Needed Before Final Approval	NA
LOT REQUIREMENTS	
* Lots fronting public streets: As proposed, lots fronting a Common Access, parking & utility easement - not a street. **City Commission approved a variance to allow lots to front onto a "Common Access, Parking & Utility Easement" instead of a street at their March 9, 2021 meeting. **Zoning Ordinance: 138-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Applied
PARKS	
* Land dedication in lieu of fee: Must be in compliance with agreement.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Traffic Generation has been approved; TIA required.	Compliance
* As per Traffic Department, TIA is under review.	Required
COMMENTS	
Comments: Must comply with City's Access Management Policy. **License Agreements may be needed for islands, boulevards, etc. within the ROW prior to recording. ***Must comply with the Agreement and Public Improvement District (PID) conditions. ****Must comply with Fire Department requirements regarding access drives, etc., prior to recording. ***Plat was approved in preliminary form at the P&Z meeting of August 6, 2019. *****Must comply with Department requirements as applicable prior to recording. Including site plan review, maneuverability requirements, traffic flow requirements, fire and public work drives, etc.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM WITH CONDITIONS NOTED AND CLARRIFICATION OF THE VARIANCE REQUEST.	Applied

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



LOCATION

Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A, CPM
DATE: April 1, 2022
SUBJECT: City Commission Actions on April 11, 2022

CONDITIONAL USE PERMITS

1. Request of Kickin Axes, for one year, for a bar (social club) at Lot A & west 75 ft of Lots A, B, & C, Block 14, Primrose Terrace Unit No. 7; 1017 Shasta Ave
 - Planning and Zoning Commission disapproved with favorable recommendation
 - City Commission approved as recommended
2. Request of J. Muniz Construction, for life of the use, for a guest house, Lot 4, The Estates at Orangewood North Subdivision; 308 Frontera Rd
 - Planning and Zoning Commission recommended approval for life of the use
 - City Commission approved as recommended
3. Request of Oak Texas Bar & Grill, for one year, for a bar at Lot 1 Valeria Subdivision; 7001 N 10th St
 - Planning and Zoning Commission disapproved with favorable recommendation
 - City Commission approved as recommended
4. Request of Jacqueline Diaz Gonzalez, for five years, for an Institutional Use, South 119 ft of the north 235 feet of the west 150 feet of Lot 11, A resubdivision of Lot 6, Block 12, Rancho De La Fruta Subdivision No.2 ; 112 N McColl Road, Suite A
 - Planning and Zoning Commission recommended approval for five years subject to compliance with parking requirements
 - City Commission approved as recommended

[illegible][illegible]







PLANNING DEPARTMENT

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



2022 CALENDAR

Meetings:

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

HPC - Historic Preservation Council

Deadlines:

D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed

JANUARY 2022

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

FEBRUARY 2022

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

MARCH 2022

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

APRIL 2022

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

MAY 2022

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



JUNE 2022

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

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2022 CALENDAR

Meetings:





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

Deadlines:






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

* **Holiday** - Office is closed





JULY 2022

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






AUGUST 2022

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





SEPTEMBER 2022

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




OCTOBER 2022

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

NOVEMBER 2022

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

DECEMBER 2022

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