

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 8, 2023 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval/disapproval of the minutes for the July 26, 2023 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Norberto Hernandez for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a portable food concession stand, at Lots 1, 2, and 3, Block 2, Young's Subdivision, Hidalgo County, Texas; 2401 W Highway 83. **(CUP2023-0091)**
2. Request of Oralía Davila on behalf of Iglesia Casa de Refugio y Restauración Pentecostes Inc. for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an Institutional Use (Church) at Lots 7, 8, and 9, Block 1, Young's Subdivision, Hidalgo County, Texas; 21 South 24th Street. **(CUP2023-0092)**
3. Request of Wendy Jordan Hovarka for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet on Lot 6A, Block 2, Market Center Subdivision, Hidalgo County, Texas; 909 North Jackson Road. **(CUP2023-0093)**

b) REZONING:

1. Initial zoning to C-3 (general business) District: a 2.460-acre Tract of land, more or less, out of Lot 52, out of Lots 35-68, Inclusive, Section 229, Tex-Mex Subdivision, Hidalgo County, Texas; 13931 North Ware Road (East). **(REZ2023-0037)**
2. Initial zoning to R-2 (duplex-fourplex) District: a 2.227-acre Tract of land, more or less, out of Lots 52 thru 54, out of Lots 35-68, Inclusive, Section 229, Tex-Mex Subdivision, Hidalgo County, Texas; 13931 North Ware Road (West). **(REZ2023-0038)**
3. Rezone from R-1 (single family residential) District to R-3A (multifamily apartment residential) District: 76.461 acres (77.76 acres deed call), being all of Lots 11, 19, and 20, Section 234, Texas-Mexican Railway Company's Survey, said 77.76 acre tract also being all of Lots 17, 18, 19, 20, 21, 22, 23, and 24, Palmland Groves, Hidalgo County, Texas; 12501 North Rooth Road. **(REZ2023-0036)**

4. Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: Lot 12, Block 4, Cathay Courts Addition, Hidalgo County, Texas; 324 South Cynthia Street. **(REZ2023-0040)**
5. Rezone from R-1 (single-family residential) District to R-3T (multifamily townhouse residential) District: 6.84 acres, more or less, being a part or portion of Lot 80, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 6201 North Ware Road. **(REZ2023-0041)**

3) SITE PLAN:

- a) Site plan approval for LOT 2B, Santa Ana Plaza LOTS 2A & 2B Subdivision, Hidalgo County, Texas; 721 East Nolana Avenue. **(SPR2023-0001)**

4) CONSENT:

- a) Palmridge Park Lot 1A Subdivision (Previously McCollbak), 2100 South McColl Road, Bakke Development **(SUB2023-0081) (FINAL) HA**
- b) Limas Subdivision, 418 Frontera Road, Flor Aurora Limas **(SUB2023-0080) (FINAL) CHLH**
- c) Aqualina at Tres Lagos Phase III Subdivision, 6617 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2023-0079) (FINAL) M&H**

5) SUBDIVISIONS:

- a) Northwest Creek Subdivision, 3420 Mile 6 ½ Road, Garman Investments, LP **(SUB2022-0037) (REVISED PRELIMINARY) M&H**
- b) Casa Corsica Subdivision, 3700 North Ware Road, Graco Real Estate **(SUB2023-0048) (REVISED PRELIMINARY) KH**
- c) McAllen Oaks North Subdivision, 2701 State Highway 107, Mark Wilkins and Noe Gonzalez **(SUB2023-0015) (REVISED PRELIMINARY) MDCE**
- d) Austin 495 Plaza Subdivision, 4101 Pecan Boulevard, Jinguo Liu **(SUB2022-0126) (REVISED PRELIMINARY) TE**
- e) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC **(SUB2023-0053) (REVISED PRELIMINARY) RDE**
- f) Zuma Subdivision, 4001 Mile 7 Road, Zuma Development Company, LLC **(SUB2022-0048) (PRELIMINARY 6-MONTH EXTENSION) CHLH**
- g) La Casita Deli Subdivision, 901 East Fir Avenue, Bernardo Flores **(SUB2023-0074) (PRELIMINARY)PS**

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Wednesday July 26, 2023, at 3:31p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek Jose Saldana Emilio Santos Jr. Erica De la Garza Aaron Rivera	Chairperson Member Member Member Member
Absent:	Gabriel Kamel Marco Suarez	Vice Chairperson Member
Staff Present:	Austin Stevenson Michelle Rivera Edgar Garcia Luis Mora Jose Humberto De la Garza Omar Sotelo Mario Escamilla Kaveh Forghanparast Samuel Nunez Adriana Solis Jacob Salazar Jessica Puga Magda Ramirez	Assistant City Attorney III Assistant City Manager Planning Director Deputy Director Development Coordinator Senior Planner Planner III Planner III Planner II Planner II Planner Technician I Planner Technician I Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION-. Mr. Emilio Santos Jr.

1) MINUTES:

- a) Approval/disapproval of the minutes for the July 12, 2023 meeting.

After a correction request from Chairperson Mr. Michael Fallek, the minutes for the regular meeting held on July 12, 2023 was approved as submitted by Mr. Jose Saldana. Seconding the motion was Mr. Aaron Rivera which carried unanimously with 5 members present and voting.

2) PUBLIC HEARING:

- a) **CONDITIONAL USE PERMITS:**

- 1) Request of Javier A. Zuazua, for a Conditional Use Permit, for one year, for a vocational school, at Lot 8, Block 1, International Center Block No.1 (Phase 1) Subdivision, Hidalgo County, Texas; 4102 North 23rd Street. **(CUP2023-0086)**

Mr. Samuel Nunez stated that the property is located on the east side of North 23rd Street, approximately 413 feet south of Primrose Avenue, and the subject property is zoned C-3 (general business) District. The contiguous zoning is C-3 District to the south, east, and north. The adjacent zoning is C-4 (commercial-industrial) District to the west. Surrounding land uses are Carr, Riggs & Ingram CPAs and Advisors, Dairy Queen, Whataburger, and Bridgestone. Institutional use (vocational school) is permitted in the C-3 District with a Conditional Use Permit.

International Center Block No.1 Subdivision was recorded on March 23, 1976. The applicant submitted an application for a Conditional Use Permit for the proposed vocational school on June 13, 2023.

The applicant is proposing to operate a vocational school from the approximate 1,010 square feet lease space. The proposed days and hours of operation are Friday's from 8 a.m. to 5 p.m.; Saturday's from 8 a.m. to 5 p.m., and Sunday's from 8 a.m. to 5 p.m. As per the submitted floor plan, there will be 1 classroom, 1 break room, 1 office, and 1 restroom. Based on (5) parking spaces per classroom area and (1.5) parking spaces for space use as an administration office, 7 parking spaces are required; there are 50 parking spaces of which 2 are reserved as accessible parking spaces on site. The parking spaces are provided as part of shared parking with the existing commercial development, and are in compliance with parking requirement since the development plaza has staggered hours of operation for the majority of the businesses.

The establishment must come into compliance with the Fire Department requirements. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use off street parking, especially in residential areas. Based on (5) parking spaces per classroom area and (1.5) parking spaces for space use as an administration office, 7 parking spaces are required. The parking spaces are provided as part of the existing commercial development. The parking spaces for the proposed business is in compliance;
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;

- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.

Staff recommends approval of the request, for one year; subject to compliance with the conditions noted, Zoning Ordinance, Fire Department and building permit requirements.

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

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

- 2) Request of 956 REI, LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house, at west 46 feet of Lot 12 and east 14 feet of Lot 13 and east 14 feet of Lot 14 and east 14 feet of north 27.75 feet of Lot 15, Mathis Addition Subdivision, Hidalgo County, Texas; 1109 Maple Avenue. **(CUP2023-0089)**

Mr. Samuel Nunez stated that the subject property is located along the south side of Maple Avenue, approximately 160 feet east of North 12th Street. The property is zoned R-1 (single-family residential) District and has a lot size of 8,610 square feet. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 District in all directions. Surrounding land uses are single-family residences.

The plat for Mathis Addition Subdivision was recorded on May 5, 1938. A demolition and residential permit application for the main house was submitted to the Building and Inspections Department in May and June 2023. The application for a Conditional Use Permit for a guest house was submitted on June 20, 2023.

The original guesthouse was demolished since it was encroaching into an existing easement area.

The proposed guest house will have an approximate size of 414 square feet. According to the submitted floor plan, the proposed guest house will include one bedroom, one bathroom, a living room, and a kitchen area.

The proposed guest house is for temporary stays by visiting relatives. A guest house is permitted within an R-1 District with an approved Conditional Use Permit and in compliance with all other requirements.

The guest house must meet the requirements in Section 138-118(a)(5) of the Zoning Ordinance 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 as shown on the submitted site plan;
- 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 8,610 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. The applicant is not proposing a separate driveway or garage for the proposed guest house;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

If approval is granted for this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements.

Staff received one phone call to inquire about the guesthouse as an accessory use to a primary structure since the lot was currently vacant. Staff informed the resident that a permit for the primary structure had been submitted and approved for issuance.

At the Planning and Zoning Commission meeting of July 12, 2023 no one appeared in opposition to the request. After staff presented their analysis and their recommendation of approval, the Board requested to speak to anyone in opposition to the request. The Board then proceeded to unanimously vote to recommend approval of the request subject to condition noted. There was five members present and voting.

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

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

- 3) Request of Sara C. Lopez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an amendment food truck park, at Lot 1, Lopez-Torres, Hidalgo County, Texas; 4300 South Ware Road. **(CUP2023-0087)**

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

The applicant is proposing to continue operating an existing food truck park on the subject property. This location was previously approved on October 17, 2022 by the City Commission for a food truck park. The previous request was approved for the six existing vendors are part of the proposed food truck park.

Based on the submitted site plan, the food truck park consist of seven existing food trucks and an extra space available. A total of 32 parking spaces are required, 40 parking spaces are provided on

the subject property.

The food truck park's proposed days and hours of operation would be 7:00 AM to 2:00 AM, Monday through Sunday.

The Fire and Health Departments approved and have allowed the CUP process to continue.

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

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

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

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

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

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

- 4) Request of Omar J. Mena, for a Conditional Use Permit, for one year, for a food concession stand, at Lot 2, Redbud No. 2, Hidalgo County, Texas; 6700 North 23rd Street, Suite E. **(CUP2023-0088)**

Ms. Adriana Solis The subject property is located west of North 23rd Street, and north of Oriole Avenue. The property is zoned C-3 (general business) District. The adjacent zone is R-3 C (condominiums) to the north and C-1 (office building) District to the south. The properties to the west and east of the subject property are zoned R-1 (single-family) District. Surrounding land uses include a commercial plaza, offices, multi and single family residencies. A portable food concession stand is permitted in a C-3 District with a Conditional Use Permit and in compliance with requirements.

On June 15, 2023, an application was submitted to the Planning Department for a Conditional Use Permit for a portable food concession stand at the subject property. A Conditional Use Permit has been approved for a portable food concession stand in this location.

The applicant is proposing to operate from a 172 sq. ft. portable food trailer with an existing 38 sq. ft. outdoor deck area on the subject property. The portable food trailer business is already in place. The applicant may utilize outdoor seating, maximum of 10 seats. Based on the total area of the 210 sq. ft. portable food concession stand/deck area, 6 parking spaces are required if the applicant includes seating area; 56 parking spaces provided on site. Of the 56 parking spaces, 35 parking spaces are required for the existing restaurant and 5 parking spaces are required for the retail uses, for a total of 40 spaces required. The proposed days and hours of operation are, Monday through Sunday from 11 AM to 11 PM.

The Fire Department and Health Department have completed and approved the necessary inspection. The portable building must also meet the requirements set forth in Section 138-118(a)(9) of the Zoning Ordinance and specific requirements as follows:

- 1) Cannot be located in residentially zoned area. The portable food concession stand is located in a C-3 District;
- 2) Stand must be inspected by building inspection department and meet applicable building codes;
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent. The parking lot must be restriped and ensure there are no loose gravel visible
- 4) If it is a portable building or trailer it must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewage disposal facilities must be available and may be required.

The Planning Department has not received any phone calls nor emails in opposition of the Conditional Use Permit request.

Staff recommends approval of the request, for one year, subject to compliance with requirements

from Section 138-118(a)(9) of the Zoning Ordinance, Building Permit, Health, and Fire Department requirements.

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

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

- 5) Request of Alwin Veslage Alvarez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a vaporizer store, at Lot 5, Block 38, McAllen Addition, Hidalgo County, Texas; 404 South 15th Street. **(CUP2023-0090)**

Ms. Adriana Solis stated that the property is located along the west side of South 15th Street and south of Dallas Avenue. This property is located within the DROD (Downtown Retail Overlay District). The subject property is zoned C-3 (general business) District as well as the adjacent properties all around. The zoning to the southwest corner is R-2 (duplex-fourplex) District. Surrounding land uses include commercial businesses, offices, restaurants, and multifamily residence. A smoke shop is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

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

The applicant is proposing to operate a vape and CBD shop to operate from the existing 1,500 sq. ft. suite within a commercial plaza. The proposed hours of operation are from 10:00 a.m. to 12:00 a.m (midnight), Monday thru Sunday.

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

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zone to the southwest corner;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to South 15th Street;
- c) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 1,500 sq. ft. vape and cbd shop is located within the DROD area and is subjected to the conditions of Sec. 138-336. Parking fees will apply during the building permit. As per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly

striped and free of potholes;

- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspection Department as part of the building permit review process.

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

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

Being no discussion, Ms. Erica De la Garza moved to disapprove with favorable recommendation. Mr. Aaron Rivera seconded the motion, which was disapproved with favorable recommendation with five members present and voting.

b) REZONING:

- 1) Rezone from C-3 (general business) District to R-3T (townhouses) District: 5.170 acres out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7901 North 10th Street (west). **(RE2023-0035)**

Ms. Adriana Solis stated that the subject property is located on the east side of North Main Street, approximately 1,166 feet west of North 10th Street. The lot has 144.54 feet of frontage and 959.51 feet of depth, for a total lot area of 5.170 gross acre as per the submitted survey.

The applicant is requesting to rezone the property from C-3 (general business) District to R-3T (townhouses) District. A feasibility plan has not yet been submitted to the Planning Department. The District Phase III Subdivision is under subdivision review.

The subject property is zoned C-3 District, there is also R-1 (single family) District to the west and north. There is R-3A (apartments) District to the east. There is C-3 District to south.

The property currently is vacant and will undergo Site Plan Review. Surrounding land uses include single-family residences, commercial plazas, restaurants and Sam's Club.

The future land use plan designated for this area is classified as mixed-use nodes. Mixed-use nodes allow a combination of dense residential and nonresidential uses in a compact design to create a walkable environment. The most appropriate development type includes small multifamily, mixed use urban on both a neighborhood and community scale, as well as civic and parks/open space. The most appropriate development type includes single-family, duplex, ADU, manufacturing and light industrial spaces.

The development trend for this section along North Main Street is complete community, public/semi-public, parks and open space as well as mixed-use nodes. The development trend along Auburn Avenue is mixed-use nodes.

The subject property was zoned C-3 District and a bona fide effort was made to be rezoned to R-3T (townhomes) District on August 19, 2021 but was withdrawn. There had not been any rezoning requests since that time, until June 22, 2023.

The development trend for this section along Auburn Avenue is mixed-uses nodes. Mixed-uses nodes includes mixed-use urban on a neighborhood and community scale, providing retail and diverse housing options. Auburn Avenue is designated as a collector road with 80 feet of right-of-way.

The proposed development area would have 5.170 acres (224,792 square feet). Based on the maximum density per gross acres in the R-3A District: 225-one bedroom units, 180-two bedroom units, and 150-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

Some of the permitted uses within the proposed zoning district are as follows: duplex-fourplexes, apartment buildings with five units or more, condominiums and townhouses with five or more attached townhouses.

The approved site plan must comply with all Zoning, landscaping, buffer, parking and maneuvering, and other requirements set forth by the Development Team.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Required parkland dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

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

Staff recommends approval of the rezoning request since it is compatible with the development trend for this section along Auburn Avenue of mixed-use nodes, with diverse housing options.

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

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

- 2) Rezone from R-3A (apartments) District to R-3T (townhouses) District: 1.336 acres out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7901 North 10th Street (east). **(REZ2023-0039)**

Chairperson Mr. Michael Fallek stated that Item 2b1 and 2b2 are the same requests, one is in the east side and the other is the west in which the case did not have to be presented.

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

- 3) Rezone from R-1 (single family residential) District to R-3A (multifamily apartment residential) District: the south 15.25 acre, more or less, of a 19.59 acre tract; being the west one half of Lot 12, Section 280, save and except that part lying north of the south Right-of-Way line of State Highway 107, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2701 State Highway 107 (rear). **(REZ2023-0032)**

Mr. Samuel Nunez stated that the property is located along the south side of State Highway 107, approximately 160 feet east of North Rooth Road (North 29th Street).

The applicant is proposing to rezone the property to R-3A (multifamily apartment residential) District in order to develop the tract of land into a fourplex residential subdivision with 62 lots.

The subject property currently has two zoning designations, a C-3 (general business) District to the north, and R-1 (single family residential) District to the south. The adjacent zoning is R-1 (single family residential) District to the east and west, and R-3A (multifamily apartment residential) District to the south.

There is an existing single family dwelling on the property that will be demolished. Surrounding land uses include agricultural uses, single-family residences, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial. Neighborhood and community scale shopping centers are considered most appropriate for this area. Civic and parks and open space uses are also considered appropriate.

The development trend for this area along State Highway 107 is commercial uses with multifamily residential zones.

The requested zoning does not conform to the Regional Commercial future land use designation as indicated on the Envision McAllen Future Land Use Plan. However, there are existing R-3A Districts in the vicinity.

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

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

Staff recommends approval of the rezoning request to R-3A (multifamily apartment residential) District

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

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

- 4) Rezone from C-3 (general business) District to R-3A (multifamily apartment residential) District: the north 4.340 acre, more or less, of a 19.59 acre tract; being the west one half of Lot 12, Section 280, save and except that party lying north of the south Right-of-Way line of State Highway 107, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2701 State Highway 107 (front). **(REZ2023-0033)**

Chairperson Mr. Michael Fallek stated that Item 2b3 and 2b4 are the same requests, one is in the rear side of the property and the other is the front side of the property in which the case did not have to be presented.

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

- 5) Initial Zoning to A-O (agricultural and open space) District: 1,288.63 acres gross, comprised of a 3.422 acre tract of Section 213, Texas-Mexican Railway Company's Survey, and all of Section 216 and 217, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 18900 North Abram Road. **(REZ2023-0034)**

Mr. Samuel Nunez stated that the property is located along the east side of North Abram Road, which has an intersection with Mile 12 Road to the west. The tract is comprised of 1,288.63 gross acres.

The applicant is proposing annexation of the property and is requesting A-O (agricultural and open space) District with no development plan for the near future. The tract is currently outside of McAllen's City limits. The initial zoning to A-O District will become effective upon the annexation of the tract into the City. The subdivision and site plan review processes may be required prior to building permit issuance.

The adjacent properties to the subject property are currently outside of McAllen's City limits and are therefore not zoned.

The property is currently used for agriculture and open space. Surrounding land uses include agricultural uses and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Industrial. Light industrial flex spaces, manufacturing, civic, and parks and open space uses would be considered most appropriate for this area.

The development trend for this area along North Abram Road is primarily agricultural.

The requested zoning does not conform directly to the Industrial land use designation on the Envision McAllen Future Land Use Plan. However, open spaces are considered appropriate for this area.

If the property is ever rezoned for a residential, commercial, or industrial use, a recorded subdivision plat and an approved site plan review may be required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

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

Staff recommends approval of the initial zoning request to A-O (agricultural and open space) District.

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

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

3) CONSENT:

- a) Cascada at Tres Lagos Phase III Subdivision, 7001 Tres Lagos Blvd., Rhodes Development, Inc. **(SUB2022-00135) (FINAL)M&H**

Being no discussion, Ms. Erica De la Garza moved to approve subdivision in consent form for Item 3a. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

4) SUBDIVISIONS:

- a) El Dorado at Thousand Oaks I, II, III, and IV Phase II, 13100 North 38th Street, Red Rock Real Estates Development, LTD. **(SUB2023-0071) (PRELIMINARY)QHA**

Mr. Mario Escamilla stated that North Ware Road: Dedication as needed for 150 ft. Total ROW Paving: by the state Curb & gutter: by the state Revisions Needed: Provide a copy of existing dedication for staff review, prior to final. Label Centerline, existing ROW dedications, from centerline, total, etc. on both sides, as to ensure compliance with dedication requirements as noted above, prior to final. Clarify any acquisitions by the state and existing dedications prior to final.

Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. North 34th Lane: 60 Total ROW. Paving : 40 ft. Curb & gutter Both Sides Revisions Needed: Provide Existing ROW details along with document number for existing dedications, prior to final. North 34th Lane along Blocks II,III and IV, dedicated by Eldorado at Thousand Oaks I,II, and III recorded plat. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 8 1/2 Mile Road: Dedication as needed for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: Provide Existing ROW details along with document number for existing dedications, prior to final. Portion of 8 1/2 Mile Road along Block IV, dedicated by Eldorado at Thousand Oaks I,II, and III recorded plat. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1. Block I and Block II: 50 ft. ROW (Zoned R-1) (Block I Private Streets and Block II Public Streets) Paving: 32 ft. Curb & gutter: Both sides Revisions Needed Subdivision layout must be revised as to provide for street looping or extension and not dead end any existing streets as shown on the north side of Block I and II and SW Corner of Block IV dedicated by Vineyards Estates Subdivision Phase 1A , should the streets not be looped or extended, a Cul-de-Sac with paving diameter 96 ft. paving diameter face-to-face with appropriate ROW of 10 ft. back of curb within the boundaries of this development will be required. (Rear of Lots 73 and 59 Block I and Lot 117 Block II). For Block I, provide gate details prior to final. Gate details will have to be approved by staff prior to final. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to final. Street names will be established prior to final. Finalize street name requirement prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 2. Block III: 60 ft. ROW(Zoned R3-A) (Private Streets) Paving 40 ft. Curb & gutter: Both sides Revisions Needed: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. For Block III, provide gate details prior to final. Gate details will have to be approved by staff prior to final. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to final. Street names will be established prior to final. Finalize street name requirement prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 3. Block IV: 50 ft. ROW (Zoned R-1) (Private Streets) Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. For Block III, provide gate details prior to final. Gate details will have to be approved by staff prior to final. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to final. Street names will be established prior to final. Finalize street name requirement prior to final. Must escrow monies if improvements are not built at this time, prior to recording. Barricade and/or temporary turnaround at the north end of streets as needed. 1,200 ft. Block Length. Revisions Needed: Subdivision layout for Block I(Lots 58-73) does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Revisions Needed: Subdivision layout for Block III (Lots 123-135) does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions Needed: For Block IV

subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement. Should a variance be approved ROW requirements subject to increase to 60 ft. of ROW with 40 ft. of paving. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Provide "Cul-De Sac" details prior to final. Auto Turn Study may be required to verify compliance with maneuvering space needed at "Cul-De Sac", "Knuckle's", and curvatures, prior to final. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: 25.00 ft. Blocks I, II, & IV or greater for easements. Front: 20.00 ft. Block III or greater for easements. Revisions Needed: Revise front setback in note#4 as noted above, prior to final.(Include Block IV). Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. or greater for easements 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. A 4 ft. wide minimum sidewalk required on 8 1/2 Mile Road, North 34th Lane, and both sides of all interior streets. A 5 ft. wide minimum sidewalk required along North Ware Road (F.M.2220). Revisions Needed: Revise note #9 as shown above, finalize wording for note prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road, North 34th Lane, 8 1/2 Mile Road for Block IV and Lots 116-123 Block III. Revisions Needed: Revise note#17 as shown above, finalize wording for 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 Ware Road (F.M.2220), 8 1/2 Mile Road for Block IV and Lots 116-123 Block III, North 34th Lane, North 38th Street for Block IV. Revisions Needed: Revise note #10 as shown above, finalize wording for note prior to final. Must comply with City Access Management Policy. For Block III, as applicable: Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Proposing: Common areas must be maintained by the Lot Owners, HOA, and not the City of McAllen. Note subject to change once subdivision requirements have been finalized. Finalize wording for note 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 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Revisions Needed: Developer/Homeowner's Association/Owner notes must be revised to include all blocks, finalize note wording prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.

Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Proposed subdivision layout is compliant with proposed zoning requirements, lot width and area compliance to finalized once zoning requirements have been established, finalize prior to final. Zoning Ordinance: Section 138-356. Existing R-1 (Single-Family Residential) District Proposed : R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III). Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. The item is scheduled for the City Commission meeting of August 14, 2023. Rezoning process must be finalized before final plat approval. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. The item is scheduled for the City Commission meeting of August 14, 2023. Rezoning process must be finalized before final plat approval. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions. As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. Clarify proposed use of Lot B, subdivision requirements subject to change and additional notes may be required as applicable, once clarified.

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

Being no discussion, Mr. Jose Saldana moved to approve in preliminary form subject to conditions noted, drainage and utilities. Mr. Aaron Rivera seconded the motion, which was approved with five members present and voting.

- b) 6400 Industrial Center Subdivision, 5800 South 10th Street, Mario E. Gonzalez, **(SUB2023-0070) (PRELIMINARY)NE**

Mr. Mario Escamilla stated that Military Highway (F.M. 1016):Dedication as needed for 75 feet from

centerline for 150 feet total ROW. Paving: 65-105 ft. Curb & gutter: Both sides Revisions Needed: Provide for dedication as noted above on plat prior to final. Label Centerline, existing ROW dedications, from centerline, total, etc. on both sides. prior to final. Revise all street name references as shown above prior to final. Please provide how existing ROW was dedicated on plat prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. South 10th Street: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: By the state Curb & gutter: By the State Revisions Needed: Provide for dedication as noted above on plat prior to final. Label existing ROW dedications, from centerline, total, etc. on both sides. Show ROW for South 10th Street to establish ROW dedication requirements prior to final. Revise all street name references as shown above prior to final. Please provide how existing ROW was dedicated on plat prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. Subdivision Ordinance: Section 134-106. Front: South 10th Street/ Military Highway (F.M. 1016): In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Proposing: 60.0' or greater for easement or approved site plan. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: Revise note as shown above prior to final. Proposing: Interior Sides: In accordance with the Zoning Ordinance or grater for easements line, or approved site plan whichever is greatest. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: Revise note as shown above prior to final. Proposing: Interior Sides: In accordance with the Zoning Ordinance or grater for easements line, or approved site plan whichever is greatest. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on Military Highway (F.M.1016) and South 10th Street. Revisions Needed: Revise plat as noted above. 5 ft. sidewalk required on Military Highway and South 10th Street as per Engineering Department. Proposing: 4 ft. minimum sidewalk is required on W. Military Highway and South 10th 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 as may be required by ordinance. Revisions Needed: Finalize note wording as may be required prior to final. A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions needed: In note#10 revise reference from "walls" to "wall", review note as noted above, review and revise as applicable 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 South 10th Street. Revision Needed; Include note as shown above, prior to final. As per Traffic Department, As per McAllen Access Management Policy, spacing requirement for Military Highway is 425 ft. between any existing and proposed access, spacing requirement for S. 10th Street is 425 ft. between driveways and entrances, no additional driveways will be allowed along S. 10th Street. 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. Revisions Needed: Include note as shown above, prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4(Commercial-Industrial) District Proposed: C-4(Commercial-Industrial) District. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. 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. Pending Items: As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat.

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

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

- c) JLG Subdivision, 9212 North Bentsen Palm Drive, Jose Luis Gonzalez Espana, **(SUB2023-0064) (PRELIMINARY) AE(ATLAS)**

Mr. Kaveh Forghanparast stated that N. Bentsen Palm Drive: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions required: Label centerline prior to final. Show and label the "existing ROW" prior to final. If 70 ft. is existing ROW please label accordingly. Show and label existing ROW on both sides of centerline prior to final. Show and label "ROW dedicated by this plat" prior to final. It's not clear if 40 ft. is existing or dedicated by this plat. For the existing ROW, reference the document number on the plat and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Gonzalez Lane (interior street): Dedication as required for 50 ft. Paving: 32 ft. Curb & gutter: both sides Revisions required: Clarify if it is a public or private subdivision prior to final. For private subdivision, gate details are required and ROW may need to increase prior to final. Show the distance between the centerline of proposed Gonzalez Lane and existing Zavala Drive prior to final. Street jogs with centerline offsets of less than 125 ft. are not allowed. Finalize the name of the street with City prior to final. Cul-de-Sac requires 96 ft. of paving face to face with 10 ft. of additional ROW around it. Submit paving layout and revise Cul-de-Sac ROW accordingly prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. N/S Quarter Mile Collector (east boundary): dedication as required for 30-35 ft. for 60-70 ft. total ROW Paving: 40-44 ft. Curb & gutter: both sides Revisions needed: Show the ROW dedication as required prior to final. Name of the collector must be finalized prior to final. Laura Street (N/S 50 ft. ROW) exists to the south. Street number may be assigned by the City. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Revise the plat to comply with the requirement or apply for a variance prior to final.

Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Based on the design, access to lots 3 to 6 are through Zavala Drive or Laura Avenue and Hailey Drive which will exceed 600 ft. Cul-de-Sac requirement. Revise the plat and show a quarter mile collector on the east boundary (Laura Street) prior to final. Cul-de-Sac requires 96 ft. of paving face to face with 10 ft. of additional ROW around it. Submit paving layout and revise Cul-de-Sac ROW accordingly prior to final. Subdivision Ordinance: Section 134-105. Front: Lots 1 & 2: 45 ft. or greater for easements, or inline with the existing structures, whichever is greater Other Lots: 25 ft. or greater for easements. Revise the plat note as shown above prior to final. Proposed: 25 ft. Zoning Ordinance: Section 138-356. Rear: 15 ft. or greater for easements. Revise the plat note as shown above prior to final. Proposed: 15 ft. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Revise the plat note as shown above prior to final. Proposed: 6 ft. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. If the plat is revised to show a quarter mile collector along the east side of the property, add a plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revise the plat note as shown above prior to final. Proposed: Front Garage: 18 ft. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Bentsen Palm Drive, both sides of all interior streets, and N/S collector street. Add a plat note as shown above prior to final once the name of the collector street is finalized. Clarify with Engineering Department as they may require 5 ft. sidewalk. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N/S collector street. Add a plat note as shown above prior to final once the name of the collector street is finalized. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. 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/S collector street. Add a plat note as shown above prior to final once the name of the street is finalized. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Clarify if this is a public or private subdivision prior to final. If private subdivision is proposed, add a plat note as shown above 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. Clarify if the subdivision is public or private and add a plat note as shown above and reference the correct Section (Section 134-168 if private and Section 110-72 if public). Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Provide a copy of the HOA draft document prior to final. A plat note to reference the HOA document number must be finalized prior to final. Contact staff for any questions. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot 5 is proposed with 87.12 ft. of frontage and 106.86 ft. of rear side. Lots with septic tanks require 100 ft. minimum frontage. Revise the layout as applicable prior to final. Verify if curve "A" length is correct as shown to be 235.62 ft. prior to final. Add curve "B" dimensions to the Curve Data Chart prior to final. Lot B's frontage seems to be consisting of curve "B" and a line on the east side of it, since there seems to be 2 points at the southeast corner of Lot 4. Clarify/Label the line on the east side of curve "B" as "L3" and add it to the Line Table prior to final. Revise the lot

areas for Lots 5 & 6, shown as 0.0.61 acres. Move the lot area label for Lot 2 away of the contour lines to be legible. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation for a 6-Lot Single Family subdivision is waived. The add up of the lot dimensions and 40 ft. ROW exceeds the property's total length of 1,455.83 ft. Revise lot dimensions as applicable prior to final. Use a bold line around the original subdivision boundary prior to final. The ROW shown along Bentsen Palm Drive for this subdivision and the subdivision to the south shown as 70 ft. but there is a notch on the southwest corner of Lot 1. Clarify/revise plat layout prior to final. Provide the legal description of all adjacent lots on all sides including on the west side of Bentsen Palm Drive prior to final. Provide the name of the subdivision for Lots 8 and 9 on the east side on the plat prior to final. Provide the document number for the 30 ft. existing Irrigation easement on the plat and provide a copy for staff review prior to final. Provide bearing and dimensions for the 30 ft. existing Irrigation easement on the plat prior to final. Show the distance from the 30 ft. existing Irrigation easement to the lot's corner points prior to final. Signature blocks including the owner's acknowledgement must comply with Section 134-61 of Subdivision ordinance. If County requires different wording, a separate signature block based on City's code is required prior to recording. Show the lot layouts of the existing subdivisions on the location map prior to recording. Must comply with City's Access Management Policy.

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

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

- d) La Lomita Paradise Subdivision, 3500 Mile 6 ½ Road, La Lomita Paradise, LLC, **(SUB2023-0069) (PRELIMINARY) AE(ALPHA)**

Mr. Kaveh Forghanparast stated that La Lomita Rd. (Mile 6 1/2 Road): proposed 60 ft. dedication from centerline for 80 ft. total ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides Revisions required: Show the document number on the plat for the existing ROW and provide a copy for staff review prior to final. If 60 ft. is "dedicated by this plat", label it accordingly prior to final. Show and label existing ROW on both sides of centerline prior to final. Show and label "total ROW" after ROW dedication prior to final. La Lomita Rd. (Mile 6 1/2 Road) is designated as a major collector with 80 ft. ROW. The dedication requirements will be finalized prior to final. Revise the name of the street to La Lomita (Mile 6 1/2) Road and with a bigger font to be legible prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Brazos Avenue (E/W 1/4 mile Collector on Northern Boundary): 35 ft. ROW dedication for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: Clarify if 35 ft. is dedicated by this plat or existing. Label it accordingly prior to final. If existing ROW, show the document number on the plat and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Interior Streets: proposed 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Revisions needed: Clarify if the subdivision is proposed to be public or private. If proposed to be private, provide gate details with paving layout prior to final. ROW at gate area may need to increase to comply with 20 ft. minimum face to face paving requirement on each side of the island and 10 ft. additional ROW on each side. Contact Staff for name of the interior street(s) prior to final. Clarify if the subdivision is proposed to be public or private. If private, add the following after the name of the street(s): "(PRIVATE STREET)" Subdivision Ordinance: Section 134-105. Monies must be escrowed if

improvements are required prior to recording COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Show the dimensions and bearing of the subdivision boundary on the plat prior to final. Based on the survey it seems that the subdivision does not comply with block length requirement. Clarify/revise plat prior to final. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Clarify the proposed zone and number of units on each lot prior to final to determine compliance. Show the dimensions and bearing of the subdivision boundary on the plat prior to final. Based on the survey it seems that the subdivision does not comply with block length requirement. Clarify/revise plat prior to final. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley may need to be looped back to the interior street instead of La Lomita (Mile 6 1/2) Road based on the Traffic Department's requirement prior to final. Revise as applicable. Clarify if subdivision is proposed to be public or private prior to final. The application does not include the proposed zone. Clarify prior to final. The application states the proposed land use as duplex. Clarify if one duplex on each lot is proposed or two. Cul-de-Sac requirement will be reviewed by staff and finalized prior to final after the items mentioned above are clarified. Alley/service drive easement required for commercial/multifamily properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements. Add a plat note as shown above prior to final. 25 ft. front setback is required if single-family development is proposed. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Add a plat note as shown above prior to final. Rear setback is subject to increase prior to final for access, maneuvering, etc. Clarify if parking is proposed at the rear prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Add a plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Add a plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Add a 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.

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

- e) Maebelle Estates Subdivision, 11201 N. Moorefield Road, Onesimo Guerrero and Griselda Gutierrez **(SUB2023-0076) (FINAL)M2E**

Mr. Kaveh Forghanparast stated that N. Moorefield Road (FM 681): Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: by the State Curb & gutter: by the State Revisions as needed: Please reference document number for the existing ROW on the plat and provide a copy for staff review, prior to recording. Show and label total ROW after dedication prior to recording. Finalize that the overlap of the 5 ft. ROW dedication and the existing 8.00' ROW Easement to Sharyland Water is not an issue with the City and/or Sharyland Water prior to final/recording. Provide a copy of the document for staff review prior to recording. Any abandonment must be done by separate instrument and referenced on plat prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N/S Collector (west boundary): Dedication as required for 30-35 ft. of ROW dedication from the centerline for 60-70 ft. total ROW Paving: 40-44 ft. Curb & gutter: both sides. Based on the submitted ownership map, it seems that no property will be landlocked. However, ROW dedication may be required in future. Project Engineer informed staff that the owner has no issues with a plat note to dedicate ROW in future and pay their share of cost

whenever the City or County requests it. The plat note wording will be finalized prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 45 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Remove note from plat prior to recording, as it's not a required plat note. 4 ft. wide minimum sidewalk required on N. Moorefield Road (FM 681). 4 ft. sidewalk will be required along the quarter mile collector, if applicable. Provide an ownership map to verify that prior to final/recording. Engineering Department may require 5 ft. sidewalk. 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. A 6 ft. buffer will be required along the N/S collector street on the west side, if applicable. Provide an ownership map to verify that prior to final/recording. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. However, it's not a required plat note. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Remove plat note #15 prior to recording since it's a one lot residential subdivision. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording (if annexed). The proposed subdivision is outside the City limits; therefore, park fees do not apply unless it is annexed. As per Traffic Department, Trip Generation for one lot single family subdivision will be waived. An ownership map of the surrounding properties is required to assure no adjacent properties will be landlocked. Additional Streets may be required, based on surrounding properties/ownership map. If additional ROW dedication is required, it must be shown on the plat prior to final/recording. After discussing with the engineer regarding the ownership map requirement, the engineer requested the item to be placed on agenda for final consideration by the Board and stated that they would provide the information prior to the meeting for staff review. Staff informed the engineer that if the required document is not provided, staff recommends the item to be tabled until the ownership map is provided. Remove plat note #11, regarding landscape requirement as per McAllen Unified Code, prior to recording. Provide the legal description of all adjacent properties on the plat including the north side of the subdivision and the east side of N. Moorefield Road prior to recording. Signature blocks including the owner's acknowledgement must comply with Section 134-61 of Subdivision ordinance. If County requires different wording, a separate signature block based on City's code is required prior to recording. Must comply with City's Access Management Policy. All comments must be addressed prior to recording. Any abandonment must be done by separate document and referenced on plat. Must comply with City's Access Management Policy. Must comply with other requirements, as may be applicable.

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

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Ms. Erica De la Garza adjourned the meeting at 3:59p.m. with Mr. Emilio Santos Jr. seconding the motion with five members present and voting.

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

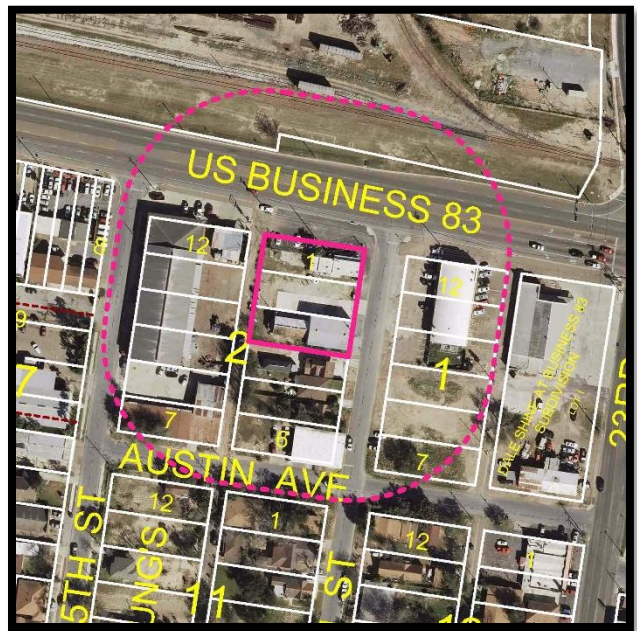
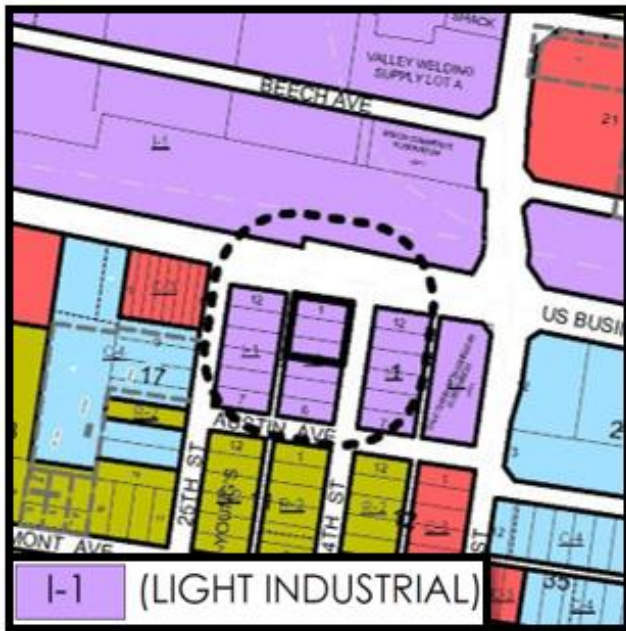
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 1, 2023

SUBJECT: REQUEST OF NORBERTO HERNANDEZ FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR A PORTABLE FOOD CONCESSION STAND, AT LOTS 1, 2, AND 3, BLOCK 2, YOUNG'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 2401 W HIGHWAY 83. (CUP2023-0091)

BRIEF DESCRIPTION: The subject property is located on the southwest corner of West Highway 83 and South 24th Street. The property is zoned I-1 (light industrial) District. The adjacent zone is I-1 in all directions. Surrounding land uses include Fogon Restaurant Equipment, Boost Mobile, Jessie's Meat Market, and vacant land. A portable food concession stand is permitted in a I-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: The initial Conditional Use Permit was approved for this location, for one year, by the Planning and Zoning Commission on February 21, 2012. Since the initial permit was approved, the permit has been approved for different applicants. The latest CUP was approved on February 16, 2021 for a portable building greater than 10ft by 12ft. The applicant is proposing to use the portable building as a storage for his food truck materials.

SUMMARY/ANALYSIS: There is currently a commercial block building and a 160 sq. ft. portable food concession stand on the property. The applicant is proposing use the portable

building as a storage unit for his food truck materials. Hours of operation are from Monday to Saturday from 8:00 AM to 2:00 PM.

A site inspection by staff revealed that there are four tables being used for a sitting area. Based on the number of 16 seats, 4 parking spaces are required, additionally the food truck requires 4 parking spaces for a total of 8 parking spaces. There are 11 parking spaces in front of the commercial block building; out those spaces 7 are required for the retail lease spaces and 8 will be used by the applicant to meet parking requirements, leaving a deficiency of 4 parking spaces.

The Health and Fire Department have completed and approved the necessary inspections. The portable building must also meet the requirements set forth in Section 138-118(a)(9) of the Zoning Ordinance and specific requirements as follows:

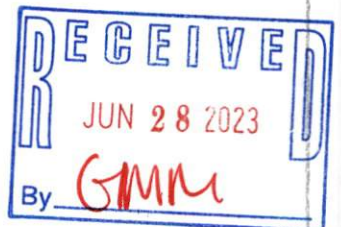
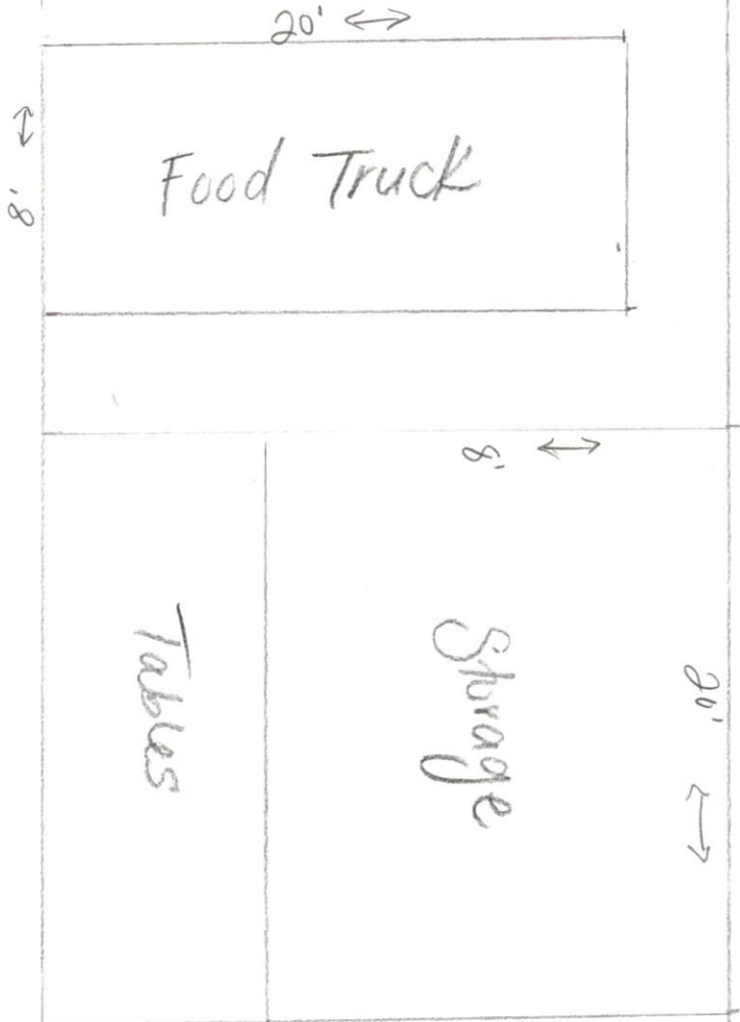
- 1) The proposed use shall not be located in a residentially zoned area. The portable food concession stand is located in a I-1 District;
- 2) The proposed use shall be inspected by the Building Inspector and comply with applicable building codes;
- 3) The proposed use and adjacent business shall comply with the Off-street Parking and Loading Ordinance; Based on the food truck and number of seats provided, 8 parking spaces are required. There are 11 parking spaces in front of the commercial block building; out of those spaces, 7 are required for the retail lease spaces and 8 will be used by the applicant leaving a deficiency of 4 parking spaces.
- 4) A portable building or trailer for the proposed use shall be properly anchored to the ground;
- 5) The proposed use shall comply with the zoning district setback requirements;
- 6) Water and sewer facilities shall be required to the tract and may be required to the proposed use.

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

RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement #3 (parking) of Section 138-118(a)(9) of the Zoning Ordinance.

Bus 83

Parking lot





BETTO'S

NOTICE
No parking
in front
of this building

40

60


ORTIZ
CUSTOM FURNITURE

EXCLUSIVE FURNITURE
DESIGNS INSPIRED BY YOU WITH A CLASSIC OR MODERN TOUCH
CREATIVE INNOVATIVE
956.222.2429

SALEPHONES & +

lyca
SALEPHONES & +
• Repairs
• Unlocks
• Activations
Phone: 800-800-2542

UNLIMITED \$25
30-DAY PLANS \$15
STARTING AT

NOTICE
PORTABLE FOOD
FOR
THIS PROPERTY
CUP2023-0091

Memo

TO: Planning and Zoning Commission

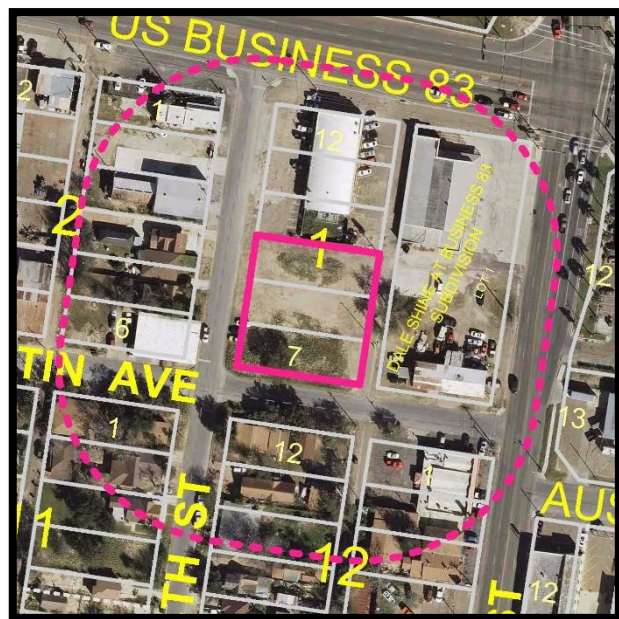
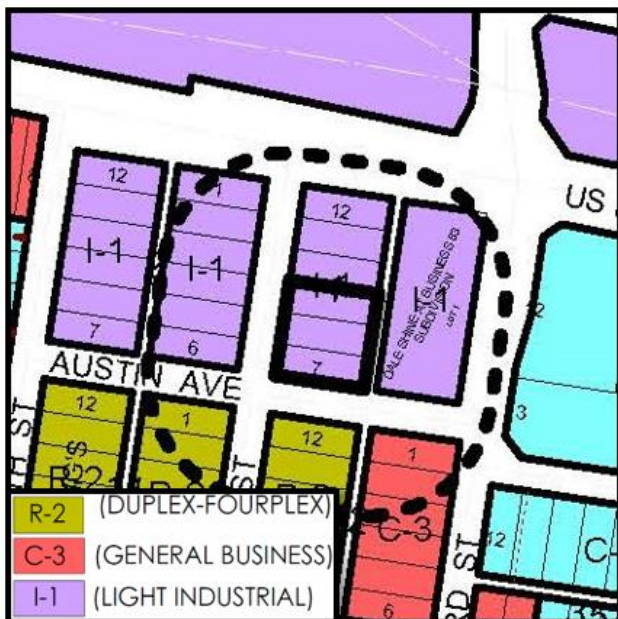
FROM: Planning Staff

DATE: August 2, 2023

SUBJECT: REQUEST OF ORALIA DAVILA ON BEHALF OF IGLESIA CASA DE REFUGIO Y RESTAURACION PENTECOSTES INC. FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR AN INSTITUTIONAL USE (CHURCH) AT LOTS 7, 8, AND 9, BLOCK 1, YOUNG'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 21 SOUTH 24TH STREET. (CUP2023-0092)

***APPLICANT HAS REQUESTED TO TABLE THE ITEM**

BRIEF DESCRIPTION: The subject property is located on the northeast corner of Austin Avenue and South 24th Street. The property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 (light industrial) District to the north, east, and west, and R-2 (duplex-fourplex) District and C-3 (general business) District to the south. Surrounding land uses include Jessie's Meat Market, Go Car Wash, and apartments. An institutional use is permitted in an I-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: This is the first Conditional Use Permit request for this property. The Conditional Use Permit request application was submitted on July 10, 2023.

SUMMARY/ANALYSIS: The applicant is proposing to operate a church with a main sanctuary

area and a play area for the children. Based on the 100 seats proposed in the sanctuary area, 25 parking spaces are required; the applicant is proposing 30 parking spaces on site. The site plan must also show proper amount of maneuvering space of 24 feet and won't be allowed to back up onto the street. The proposed hours of operation for the sanctuary are Wednesdays from 5 PM to 8:30 PM and Saturdays from 5 PM to 8:30 PM.

An approved building permit showing correct parking spaces and maneuvering space will be required and will be subject to compliance with all requirements. The Fire Department will conduct their inspections once the construction for the proposed church is completed and prior to occupancy.

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 church must comply with the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Austin Avenue and has access from South 24th Street.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. Based on the proposed 100 seats, 25 parking spots are required; the applicant is proposing 30 parking spaces on site.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence.

If approval is granted, the church must comply with all other Zoning Ordinance, Building Code, and Fire Department requirements that will be requested during the building permitting process.

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

RECOMMENDATION: Staff recommends approval of the request, for life of the use, subject to compliance with requirements of the Zoning Ordinance, Building Department, and Fire Department requirements.

Planning Department

Memo

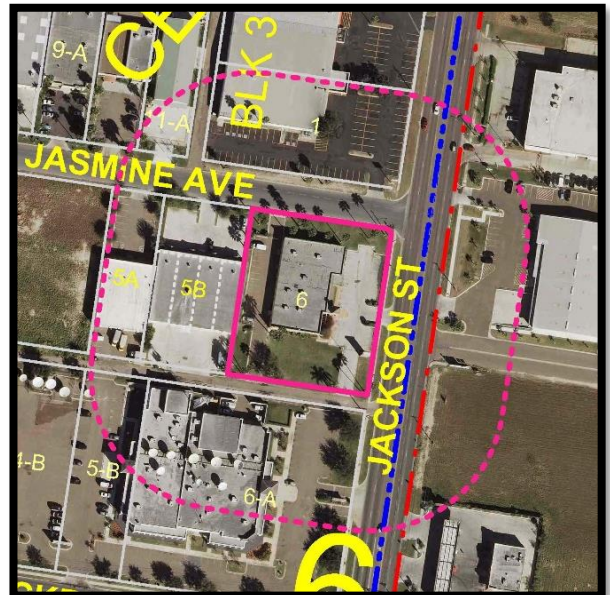
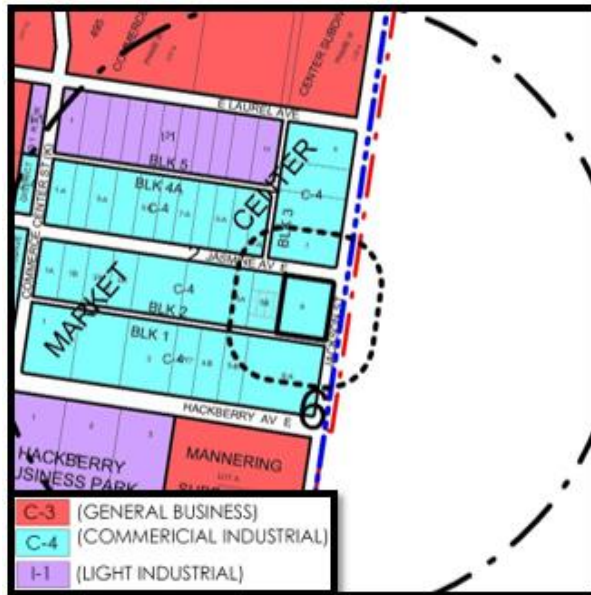
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 1, 2023

SUBJECT: REQUEST OF WENDY JORDAN HOVARKA FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10 FEET BY 12 FEET ON LOT 6A, BLOCK 2, MARKET CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 909 NORTH JACKSON ROAD. (CUP2023-0093)

DESCRIPTION: The subject property is located on the southwest corner East Jasmine Avenue and North Jackson Road. The property is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 to the north, south, and west. Surrounding land uses include Entravision Communications, El Bingo Grande, and other commercial businesses. A portable building for commercial use is permitted in the C-4 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: Lot 6A, Block 2 Market Center Subdivision was recorded on September 09, 1997. An application for a Conditional Use Permit was submitted to the Planning Department on July 13, 2023.

REQUEST/ANALYSIS: The applicant is requesting a Conditional Use Permit for a portable building to be located on the north side of the commercial establishment. The portable building dimensions are 14 feet by 70 feet as per the proposed site plan. The

portable building will be used as a hyperbaric oxygen therapy modular building to supplement services provided by the existing medical building. The portable building will not be placed on any existing parking spaces. The applicant is also proposing an additional 18 parking spaces on the south side of the property. Any addition or canopy on site would require the necessary permits and must comply with our city ordinances.

The Fire Department is still pending their review. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

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

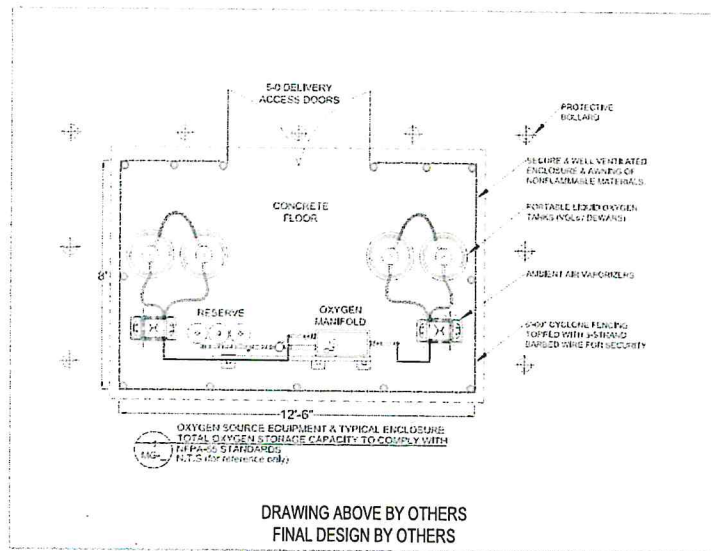
Section 138-118 (3) of the Zoning Ordinance as follows:

- 1) Portable buildings shall not be used for living quarters. The portable building will be used as a hyperbaric oxygen therapy modular building;
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 feet;
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system;
- 4) Portable buildings shall be provided with garbage and trash collection services;
- 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.

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

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

RECOMMENDATION: Staff recommends approval of the request, for one year, subject to compliance with requirements on Section 138-118 (3) of the Zoning Ordinance, and Building Permits and Fire Department requirements.



EXAMPLE PLAN LAYOUT OF GAS YARD



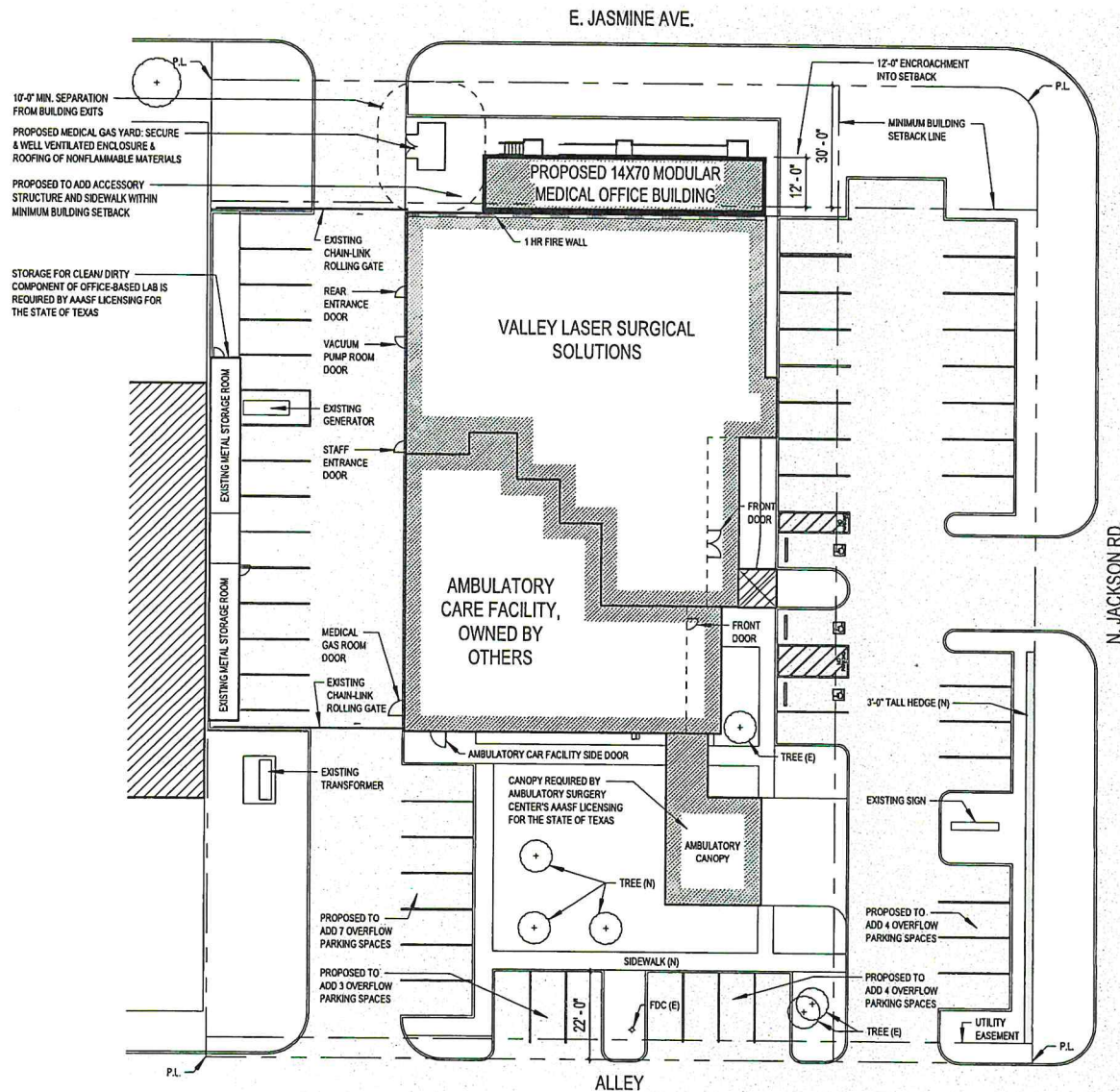
EXAMPLE PICTURE OF GAS YARD



EXAMPLE PICTURE OF GAS YARD



EXAMPLE PICTURE OF GAS YARD



NOTE: THIS SCHEME INCLUDES A REQUEST FOR A VARIANCE. SEE LETTER FROM OWNER.

LANDSCAPING

SITE AREA = 51,073 SF

10% REQUIRED LANDSCAPING = 5,107 SF
PROPOSED LANDSCAPING = 10,648 SF

5% STREET VISIBLE LANDSCAPING = 2,554 SF
PROPOSED STREET VISIBLE LANDSCAPING = 4,355 SF

37 REMAINING PARKING SPACES
18 NEW PARKING SPACES
55 TOTAL PARKING SPACES



1" = 30'-0"

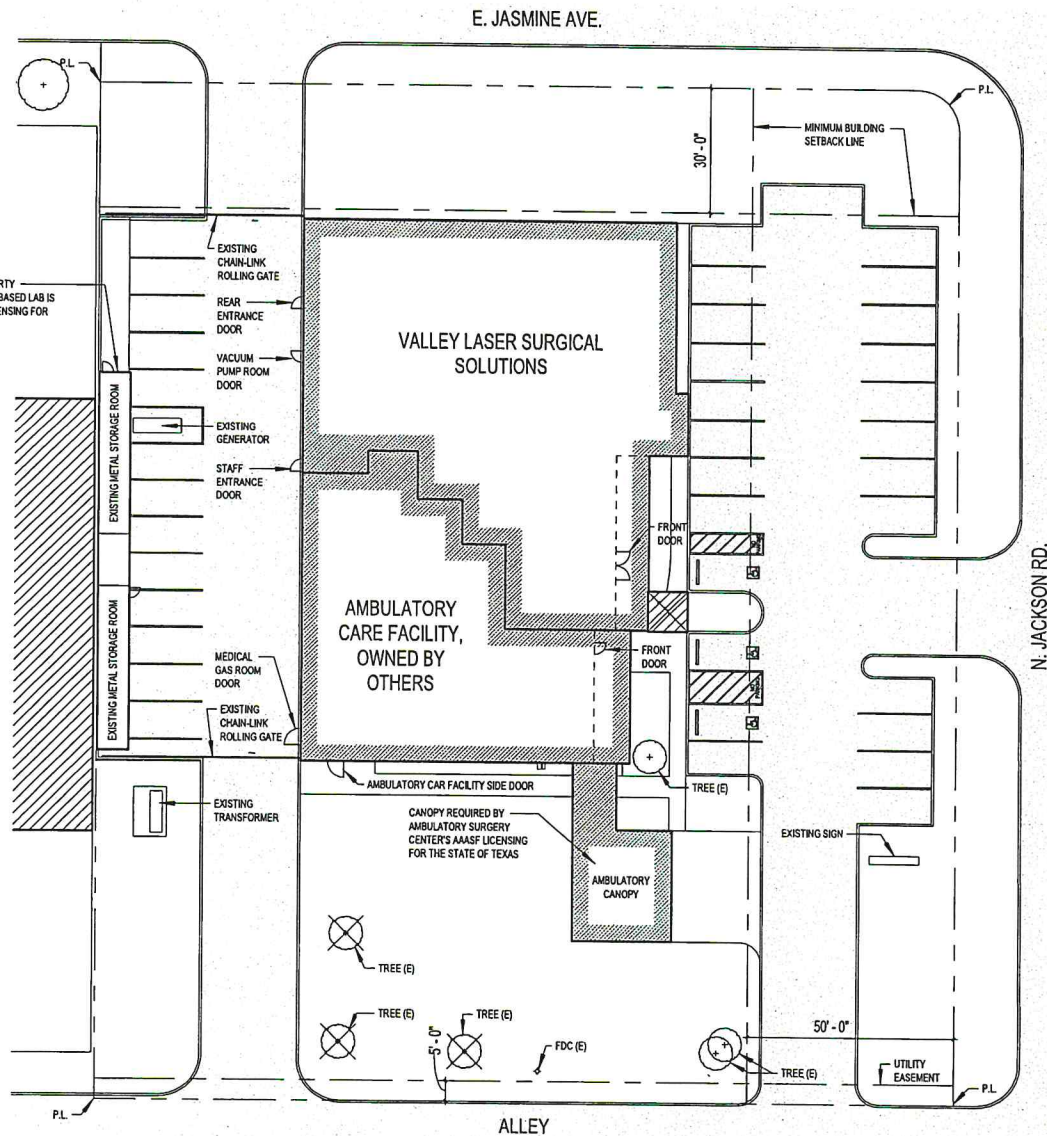
DUNCAN

SITE CONCEPT FOR HYPERBARIC OXYGEN THERAPY MODULAR BUILDING ADDITION AT:
909 N. JACKSON RD., MCALLEN, TX 78501.

PROPOSED SITE PLAN - PREFERRED

07/12/2023

SHEET 2 OF 7



SEE SHEET 5 FOR EXISTING CONDITIONS GENERAL NOTES



3D VIEW OF EXISTING CONDITIONS FROM CORNER OF E. JASMINE AND N. JACKSON



HYPERBARIC OXYGEN THERAPY MODULAR BUILDING ADDITION

- PROPOSED TO ADD MODULAR BUILDING ON EXISTING SITE TO SUPPLEMENT SERVICES PROVIDED BY EXISTING MEDICAL BUILDING
- SEE PROPOSED SITE PLAN FOR PROPOSED LOCATION
- SEE LETTER FROM OWNER DESCRIBING PROJECT
- MODULAR BUILDING IS DESIGNED BY OTHERS
- OVERALL DIMENSIONS = 71'-4" X 13'-11" (L X W)

LANDSCAPING

SITE AREA = 51,073 SF

10% REQUIRED LANDSCAPING = 5,107 SF

EXISTING LANDSCAPING = 17,768 SF

5% STREET VISIBLE LANDSCAPING = 2,554 SF

EXISTING STREET VISIBLE LANDSCAPING = 8,031 SF

37 TOTAL EXISTING PARKING SPACES



1" = 30'-0"

DUNCAN

SITE CONCEPT FOR HYPERBARIC OXYGEN THERAPY MODULAR BUILDING ADDITION AT:
909 N. JACKSON RD., MCALLEN, TX 78501.

EXISTING SITE PLAN

07/12/2023

SHEET 1 OF 7





ASER
SURGICAL
SOLUTIONS
RGV, PLLC
901 N. Jackson Rd.

VASC

Valley Ambulatory Surgical Center

NOTICE
PORTABLE
BUILDING
FOR
THIS PROPERTY
CUP2023-0093

Planning Department

Memo

TO: Planning and Zoning Commission

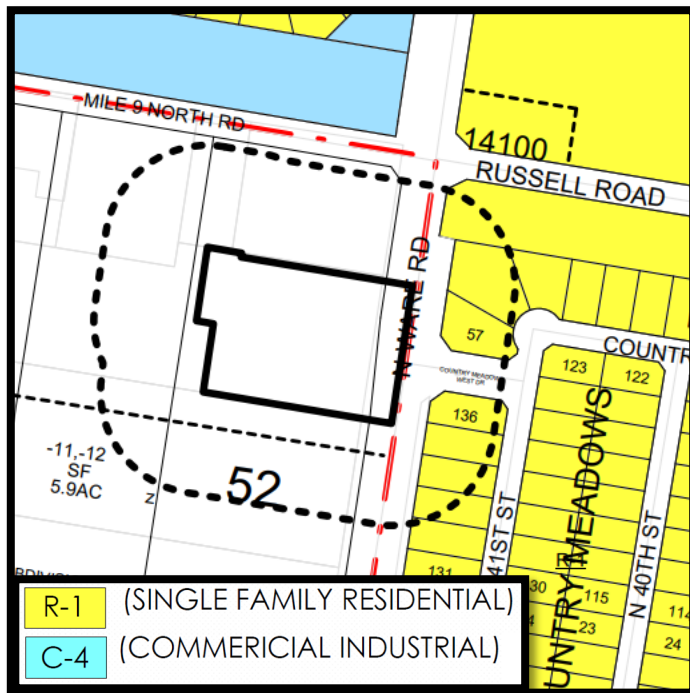
FROM: Planning Staff

DATE: July 24, 2023

SUBJECT: INITIAL ZONING TO C-3 (GENERAL BUSINESS) DISTRICT: A 2.460-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 52, OUT OF LOTS 35-68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, HIDALGO COUNTY, TEXAS; 13931 NORTH WARE ROAD (EAST). (REZ2023-0037)

LOCATION: The property is located along the west side of North Ware Road, approximately 300 feet north of Russell Road.

PROPOSAL: The applicant is proposing an initial zoning to property to C-3 (general business) District in order to develop the tract of land for commercial use. A feasibility or site plan has not been submitted for the proposal.



ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the northeast and east. The adjacent zoning is C-4 (light commercial) District to the north.

LAND USE: The subject property is vacant with a portion of a pond located at the northwest corner. Surrounding land uses include single-family residences, a pet boarding facility, agricultural use and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Complete Communities. Mixed-use urban, neighborhood scale and single-family detached are the most appropriate developments for this type of use. This includes proposals such as retail, office and diverse housing options supporting surrounding neighborhoods. Thus promoting walkability and 10-minute neighborhoods.

DEVELOPMENT TRENDS: The development trend for this area is also Complete Communities along North Ware Road.

ANALYSIS: The requested zoning does conform to the Future Land Use Plan designation and the development trend. The proposed development is also compatible with the existing structure to the south of the subject property, the pet boarding services.

The applicant is requesting to be annexed into the City of McAllen, this tract is part of a larger tract. The annexation will require the applicant to subdivide the property and be in compliance with all other conditions subject to the Zoning Ordinance.

Potential uses within a C-3 District zoned property includes the following: retail, restaurants, hospital, all uses listed within the C-1 (office building) and C-2 (neighborhood commercial) zoning districts as per the ordinance. Conditional uses include all uses listed in C-1 District, gasoline services, bars, automotive repair, flea markets, etc. as per Sec. 138-278 of the Zoning Ordinance.

A recorded subdivision plat is required prior to building permit issuance. Should the subject property be zoned to C-3 District, site plan review may be required as Ware Road is a hi-speed arterial road with 150 feet.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3 (general business) District as it does conform to future land use and follows the development trend along North Ware Road.



EXHIBIT "A"

METES AND BOUNDS 2.460-ACRE TRACT

A 2.460-Acre Tract of land, more or less, out of Lots 52, out Lots 35-68, Inclusive, Section 229, Tex-Mex Subdivision, as per map or plat thereof recorded in Volume 12, Page 55, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located on the West side of Ware Road (Highway FM 2220), approximately 258 feet South of Mile 9 North Road, is described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a cotton picker spindle (**N: 16647373.30, E: 1067388.46**) found at the intersection of the apparent existing usual 80-foot right-of-way centerline of said Ware Road (FM 2220) and the apparent existing 60-foot right-of-way centerline of said Mile 9 North Road for the apparent Northeast corner of said Lot 52; **THENCE**, S 08°54'00" W, with the said Ware Road existing right-of-way centerline and the apparent East lot line of said Lot 52, a distance of 258.00 feet to a point for the apparent Southeast corner of a 2.62-acre tract of land vested in David Johnk (Document No. 723693, Official Records, Hidalgo County, Texas) and the easternmost Northeast corner of said 2.460-Acre Tract, and also being the **POINT OF BEGINNING** of said 2.460-Acre Tract of land herein described;

THENCE, S 08°54'00" W, with the said Ware Road existing right-of-way centerline, the East lot line of Lot 52 and the apparent southernmost East lot line of said 2.460-Acre Tract, a distance of 273.57 feet to a point for the apparent Northeast corner of a 6.173-acre tract of land vested in Michael Joseph Helle (Document No. 2866591, Official Records, Hidalgo County, Texas) and the Southeast corner of said 2.460-Acre Tract of land herein described;

THENCE, N 80°31'30" W, parallel to the apparent North lot line of said Lot 52, and with the apparent North lot line of said 6.173-acre tract vested in Michael Joseph Helle and the southernmost South lot line of said 2.460-Acre Tract, a distance of 40.00 feet past a No. 4 Rebar found on the apparent existing West Right-of-Way line of said Ware Road, continuing for a total distance of 372.73 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent southernmost Southwest corner of said 2.460-Acre Tract of land herein described;

THENCE, N 08°53'00" E, parallel to the apparent West lot line of said Lot 52, and with the apparent southernmost West lot line of said 2.460-Acre Tract, a distance of 135.55 feet to a No. 4 Rebar set with plastic cap stamped 2791 for an apparent internal corner of said 2.460-Acre Tract of land herein described;

THENCE, N 80°31'30" W, parallel to the said North lot line of Lot 52, and with the apparent northernmost South lot line of said 2.460-Acre Tract, a distance of 33.74 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent northernmost Southwest corner of said 2.460-Acre Tract of land herein described;

THENCE, N 08°53'00" E, parallel to the apparent West lot line of said Lot 52, and with the apparent northernmost West lot line of said 2.460-Acre Tract, a distance of 90.00 feet past a point within an existing pond for the apparent Southeast corner of a 1.684-acre tract of land vested in Eleftherios Gkiculekas (Document No. 2619282, Official Records, Hidalgo County, Texas), continuing with the apparent southernmost East lot line of said 1.684-acre tract and the said northernmost West lot line of said 2.460-Acre Tract for a total distance of 146.02 feet to a point (Not set in existing pond) on the apparent northernmost South lot line of a 2.62-acre tract of land vested in David Johnk for the apparent Northwest corner of said 2.460-Acre Tract of land herein described;

METES AND BOUNDS
2.460-ACRE TRACT
CONTINUED

THENCE, S 80°31'30" E, parallel to the said North lot line of Lot 52, and with the said northernmost South lot line of said 2.62-acre tract vested in David Johnk, and the apparent northernmost North lot line of said 2.460-Acre Tract, a distance of 67.56 feet to a point (Not set in existing pond) for an apparent internal corner of said 2.62-acre tract of land vested in David Johnk, and the northernmost Northeast corner of said 2.460-Acre Tract of land herein described;

THENCE, S 08°53'00" W, parallel to the apparent West lot line of said Lot 52 and with the apparent northernmost East lot line of said 2.460-Acre Tract, a distance of 8.00 feet to a point (Not set in existing pond) on the apparent southernmost South lot line of said 2.62-acre tract vested in David Johnk for the apparent southernmost Southwest corner of said 2.62-acre tract and an internal corner of said 2.460-Acre Tract of land herein described;

THENCE, S 80°31'30" E, parallel to the said North lot line of Lot 52, and with the said southernmost South lot line of 2.62-acre tract vested in David Johnk and the apparent southernmost North lot line of said 2.460-Acre, a distance of 288.99 feet past a No. 4 Rebar found on the said Ware Road existing West Right-of-Way line, continuing for a total distance of 338.99 feet to the said point for the easternmost Northeast corner of said 2.460-Acre Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 2.460 acres of land, of which 0.289 of an acre lies in existing Road Right-of-Way, 0.047 of an acre lies in Sharyland Water Supply Corporation Easement, and 0.036 of an acre lies in irrigation & Utility Easement, for a net of 2.088 acres of land, more or less.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

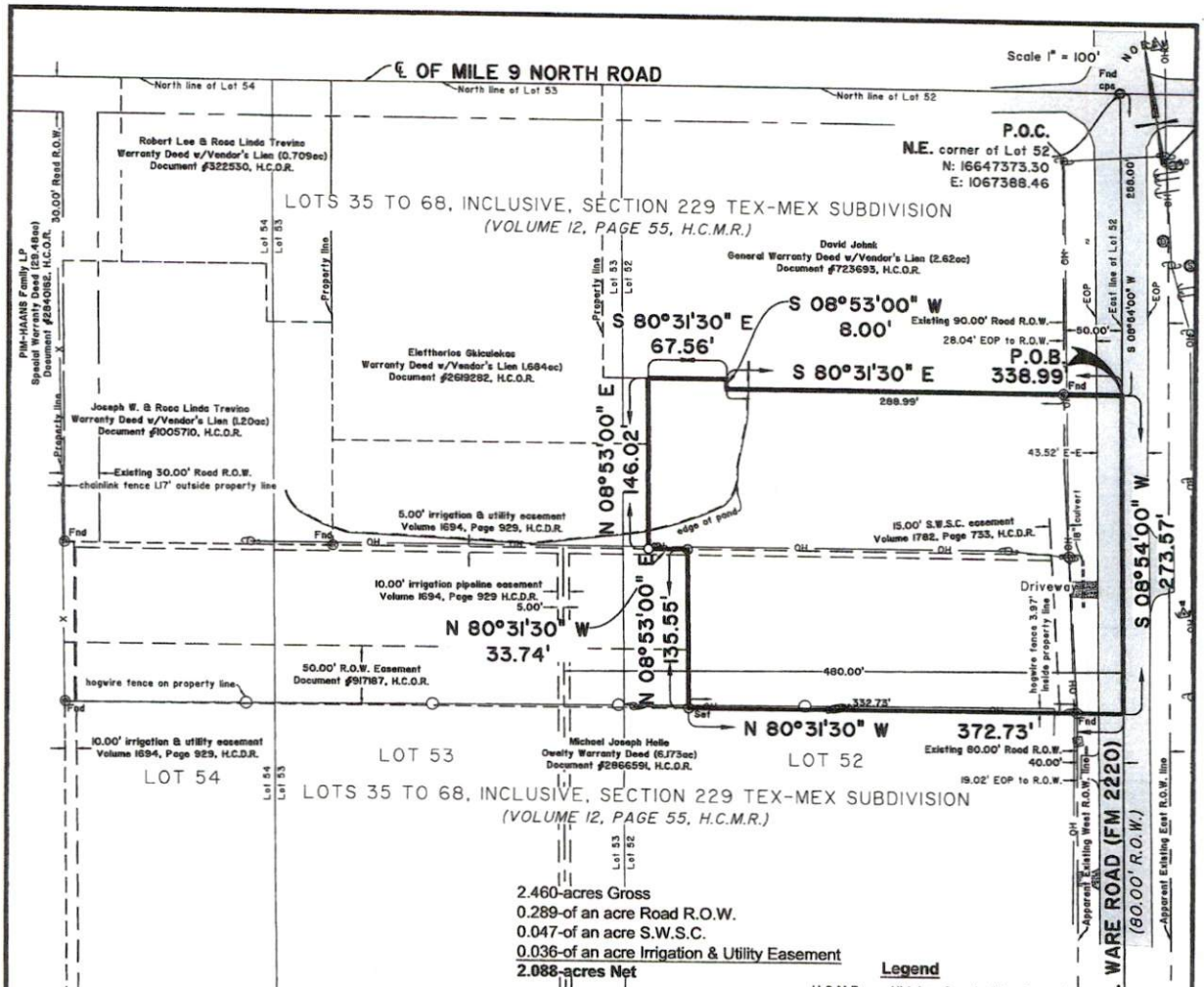
THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON MAY 29, 2023. SEE ACCOMPANIED SURVEY PLAT OF SAID 2.460-ACRE TRACT OF LAND.



Homero Luis Gutierrez

Homero Luis Gutierrez – R.P.L.S. No. 2791

06/20/2023
Date



**SURVEY PLAT SHOWING
A 2.460-ACRE TRACT OF LAND,
MORE OR LESS, OUT OF LOT 52,
OUT OF
LOTS 35-68, INCLUSIVE, SECTION 229,
TEX-MEX SUBDIVISION,
HIDALGO COUNTY, TEXAS,
VOLUME 12, PAGE 55, H.C.M.R.**

(See Exhibit "B" for Metes and Bounds description)

Legend

H.C.M.R.	Hidalgo County Map Records
H.C.D.R.	Hidalgo County Official Records
H.C.D.R.	Hidalgo County Deed Records
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing
R.O.W.	Right-of-Way
N.E.	Northeast
Fnd	Found No. 4 Rebar
Set	Set No. 4 Rebar w/plastic cap stamped 2791
EOP	Edge of pavement
E-E	Edge to Edge
○	Found No. 4 Rebar
○	Found cotton picker spindle
○	Existing storm drainage manhole
○	Existing clean out
○	Existing chainlink fence
○	Existing hogwire fence
○	Existing overhead power line
○	Existing power pole
○	Existing down guy
○	Existing electric transformer
○	Cable pedestal
○	Existing water meter
○	Asphalt pavement
○	Concrete pavement

I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 05/29/2023 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.



Homero Luis Gutierrez, RPLS No. 2791
Date: 06/16/2023

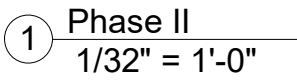
HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 06/16/2023 JOB No.: HL623-079

General Notes:

- Survey is valid only if print has electronic seal and original signature or electronic signature if authorized by Survey.
- Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet.
- Survey was prepared without the benefit of a title policy, which may show additional easements affecting this lot. Surveyor is advising the recipient of this plat that additional easements may be on this lot.
- Easements, rules, regulations and rights in favor of United Irrigation District. Existing underground irrigation pipes have easements which require Irrigation Districts direction to establish width & locations.
- This conveyance is made further subject to all rights, easements, contracts and liens in favor of the irrigation system under which such land is located.
- Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
- Building, zoning, platting and/or regulatory laws and/or ordinances of any municipal and/or other governmental authority will apply.
- The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
- Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
- Flood Zone "X" - Areas determined to be outside 500-year floodplain.
Community Panel No. 480334 02950
Map Revised: June 6, 2000





VERIFY COMPLIANCE WITH CITY ORDINANCE CODES AND RESTRICTIONS. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY. THIS CONTRACTOR OR PLANS MUST BE FIELD VERIFY AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR OR SUB-CONTRACTOR IN AUTHORITY; ANY DISCREPANCY, ERROR, AND/OR OMISSION IF FOUND IS TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF DESIGNER PRIOR TO COMMENCING CONSTRUCTION. THESE PLANS AND THEIR USE ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED, USED FOR OTHER CONSTRUCTION, TRACED OR REUSED WITHOUT WRITTEN PERMISSION.

ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
DIMENSIONS SHOWN ON THE FLOOR PLANS ARE "NOMINAL" SLIGHT FIELD ADJUSTMENTS MAY BE NECESSARY TO ALLOW FOR ACTUAL MATERIAL SIZE AND PRACTICABILITY OF CONVENTIONAL CONSTRUCTION METHODS DETAILS AND NOTES NOT PROVIDED WITH THESE DRAWINGS SHOULD BE PROVIDED BY THE MFG. SUPPLIER OR INSTALLATION CONTRACTOR SPECIFICALLY RELATED TO THAT PARTICULAR PHASE OF CONSTRUCTION.

**PLAZA COMMERCIAL
TOTAL: 11,808 SQ.FT.**

NORTH

SCALE: $1/32" = 1'-0"$

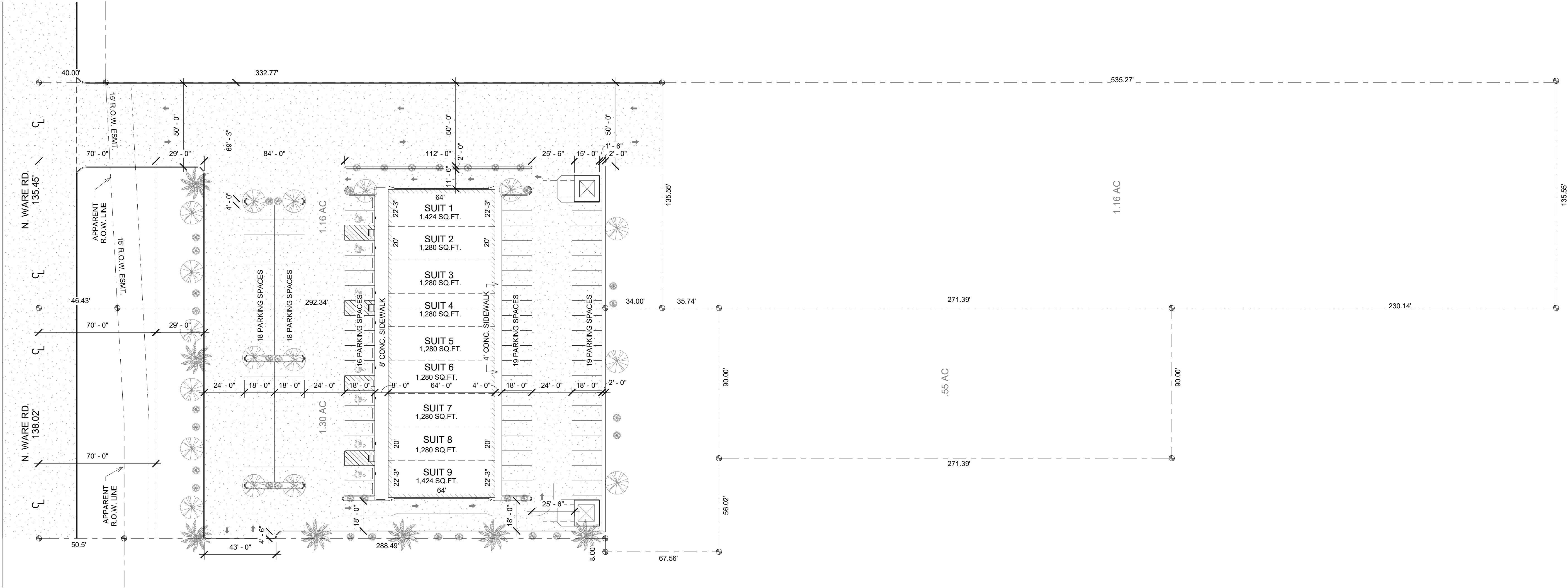
DATE: _____ Issue Date _____

PROJECT NUMBER:

PHASE II

C1.1

Checker



① Phase I
1/32" = 1'-0"

IMPORTANT DESIGNER NOTES:

VERIFY COMPLIANCE WITH CITY ORDINANCE CODES AND RESTRICTIONS.
THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY. THIS MEANS THESE PLANS MUST BE FIELD VERIFY AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR OR SUB-CONTRACTOR IN AUTHORITY; ANY DISCREPANCY, ERROR, AND/OR OMISSION IF FOUND IS TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF DESIGNER PRIOR TO COMMENCING CONSTRUCTION.
THESE PLANS AND THEIR USE ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED, USED FOR OTHER CONSTRUCTION, TRACED OR REUSED WITHOUT WRITTEN PERMISSION.

ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
DIMENSIONS SHOWN ON THE FLOOR PLANS ARE "NOMINAL" SLIGHT FIELD ADJUSTMENTS MAY BE NECESSARY TO ALLOW FOR ACTUAL MATERIAL SIZE AND PRACTICALITY OF CONVENTIONAL CONSTRUCTION METHODS DETAILS AND NOTES NOT PROVIDED WITH THESE DRAWINGS SHOULD BE PROVIDED BY THE MFG. SUPPLIER OR INSTALLATION CONTRACTOR SPECIFICALLY RELATED TO THAT PARTICULAR PHASE OF CONSTRUCTION.

AREA SQ.FT.:

PLAZA COMMERCIAL
TOTAL: 11,808 SQ.FT.

PROJECT LOCATION:

PROJECT DESIGN FOR:

X

NORTH

SCALE: 1/32" = 1'-0"

DATE: Issue Date

PROJECT NUMBER: Project Number

PHASE I

C1.0

Checker

Planning Department

Memo

TO: Planning and Zoning Commission

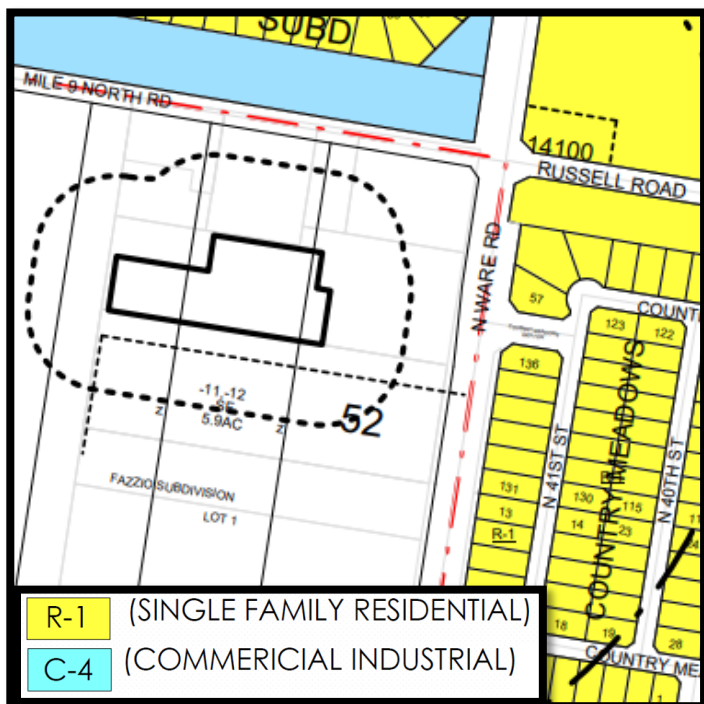
FROM: Planning Staff

DATE: July 24, 2023

SUBJECT: INITIAL ZONING TO R-2 (DUPLEX-FOURPLEX) DISTRICT: A 2.227-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT OF LOTS 35-68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, HIDALGO COUNTY, TEXAS; 13931 NORTH WARE ROAD (WEST). (REZ2023-0038)

LOCATION: The property is located along the west side of North Ware Road, approximately 300 feet north of Russell Road.

PROPOSAL: The applicant is proposing to rezone the property to R-2 (duplex-fourplex residential) District in order to develop the tract of land for a duplex-fourplex construction. A feasibility or site plan has not been submitted for the proposal.



ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the northeast and east. The adjacent zoning is C-4 (light commercial) District to the north.

LAND USE: The subject property is vacant with a portion of a pond located at the northeast corner. Surrounding land uses include single-family residences, a pet boarding facility, agricultural use and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Complete Communities. Mixed-use urban on a neighborhood scale, small multi-family, duplex and triplex/quadplex are the most appropriate developments for this type of use.

DEVELOPMENT TRENDS: The development trend for this area is also Complete Communities along North Ware Road.

ANALYSIS: The requested zoning does conform to the Future Land Use Plan designation. The proposed development does conform to the existing character of the vicinity, as well as the development trend.

The applicant is requesting to be annexed into the City of McAllen, this tract is part of a larger tract. The annexation will require the applicant to subdivide the property and be in compliance with all other conditions subject to the Zoning Ordinance.

If the applicant subdivides the property, the following requirements will apply: minimum lot area in square feet: 5,600 (duplex), 6,700 (triplex), or 7,800 (quadplex). After applicable setback requirements, the lot could support a duplex development with up to 35 dwelling units as per the maximum dwelling units permitted per gross acre. A maximum of 16 dwelling units per gross acre in accordance to Sec. 138-356 of the Zoning Ordinance.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-2 (duplex-fourplex residential) District as it does conform to future land use and follows the development trend along North Ware Road.



EXHIBIT "A"

METES AND BOUNDS 2.227-ACRE TRACT

A 2.227-Acre Tract of land, more or less, out of Lots 52 thru 54, out Lots 35-68, Inclusive, Section 229, Tex-Mex Subdivision, as per map or plat thereof recorded in Volume 12, Page 55, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located on the West side of Ware Road (Highway FM 2220), approximately 258 feet South of Mile 9 North Road, is described by metes and bounds as follows:

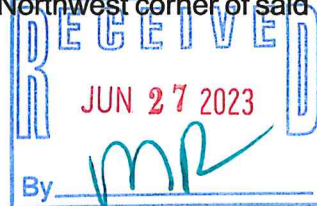
The **POINT OF COMMENCEMENT (P.O.C.)** being at a cotton picker spindle (**N: 16647373.30, E: 1067388.46**) found at the intersection of the apparent existing 100-foot right-of-way centerline of said Ware Road (FM 2220) and the apparent existing 60-foot right-of-way centerline of said Mile 9 North Road for the apparent Northeast corner of said Lot 52; **THENCE**, S 08°54'00" W, with the said Ware Road existing 100-foot right-of-way centerline and the apparent East lot line of said Lot 52, a distance of 531.57 feet to a point for the apparent Northeast corner of a 6.173-acre tract of land vested in Michael Joseph Helle (Document No. 2866591, Official Records, Hidalgo County, Texas); **THENCE**, N 80°31'30" W, parallel to the apparent North lot line of said Lot 52, and with the apparent North lot line of said 6.173-acre tract, a distance of 40.00 feet past a No. 4 Rebar found on the apparent existing West Right-of-Way line of said Ware Road, continuing for a total distance of 372.73 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent Southeast corner of said 2.227-Acre Tract, and also being the **POINT OF BEGINNING** of said 2.227-Acre Tract of land herein described;

THENCE, N 80°31'30" W, parallel to the said North lot line of Lot 52, and with the said North lot line of 6.173-acre tract vested in Michael Joseph Helle and the South lot line of said 2.227-Acre Tract, a distance of 55.63 feet past the apparent common lot line of said Lot 52 and Lot 53, thence another distance of 300.01 feet past the apparent common lot line of said Lot 53 and Lot 54, continuing for a total distance of 501.77 feet to No. 4 Rebar found on the apparent East lot line of a 29.48-acre tract of land vested in PIM-HAANS LP (Document No. 2840162, Official Records, Hidalgo County, Texas) for the Southwest corner of said 2.227-Acre Tract of land herein described;

THENCE, N 08°53'00" E, parallel to the apparent East lot line of said Lot 54, and with the said East lot line of 29.48-Acre Tract and the apparent southernmost West lot line of said 2.227-Acre Tract, a distance of 135.55 feet to a No. 4 Rebar found for the apparent Southwest corner of a 1.20-acre tract of land vested in Joseph W. & Rosa Linda Trevino (Document No. 1005710, Official Records, Hidalgo County, Texas) and the southernmost Northwest corner of said 2.227-Acre Tract of land herein described;

THENCE, S 80°31'30" E, parallel to the apparent North lot line of said Lot 54, and with the apparent South lot line of said 1.20-acre tract vested in Joseph W. & Rosa Linda Trevino, and the westernmost North lot line of said 2.227-Acre Tract, a distance of 179.87 feet past the said common lot line of Lot 54 and Lot 53, continuing for a total distance of 230.38 feet to a No. 4 Rebar found for the apparent Southeast corner of said 1.20-acre tract and an internal corner of said 2.227-Acre Tract of land herein described;

THENCE, N 08°53'00" E, parallel to the apparent West lot line of said Lot 53, and with the apparent East lot line of said 1.20-acre tract vested in Joseph W. & Rosa Linda Trevino, and the northernmost West lot line of said 2.227-acre tract, a distance of 90.00 feet to a point (Not set in pond) for the apparent Southwest corner of a 1.684-acre tract of land vested in Eleftherios Gkiculekas (Document No. 2619282, Official Records, Hidalgo County, Texas), and the apparent northernmost Northwest corner of said 2.227-Acre Tract of land herein described;



METES AND BOUNDS
2.227-ACRE TRACT
CONTINUED

THENCE, S 80°31'30" E, parallel to the apparent North lot line of said Lot 53, and with the apparent South lot line of said 1.684-acre tract vested in Eleftherios Gkiculekas and the northernmost North lot line of said 2.227-Acre Tract, a distance of 249.51 feet past the common line of said Lot 53 and Lot 52, continuing for a total distance of 271.39 feet to a point (Not set in pond) for the apparent Southeast corner of said 1.684-acre tract and the apparent northernmost Northeast corner of said 2.227-Acre Tract of land herein described;

THENCE, S 08°53'00" W, parallel to the apparent West lot line of said Lot 52, and with the apparent northernmost East lot line of said 2.227-Acre Tract, a distance of 90.00 feet to a No. 4 Rebar set with plastic cap stamped 2791 for an apparent internal corner of said 2.227-Acre Tract of land herein described;

THENCE, S 80°31'30" E, parallel to the said North lot line of Lot 52, and with the apparent the easternmost North lot line of said 2.227-Acre Tract, a distance of 33.74 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent southernmost Northeast corner of said 2.227-Acre Tract of land herein described;

THENCE, N 08°53'00" E, parallel to the said West lot line of said Lot 52, and with the apparent southernmost East lot line of said 2.227-acre tract, a distance of 135.55 feet to the said No. 4 Rebar set for the said Southeast corner of said 2.227-Acre Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 2.227 acres of land, of which 0.615 of an acre lies in Right-of-Way Easement, 0.018-of an acre lies in Pipeline Easement, and 0.080 of an acre lies in irrigation & Utility Easement, for a net of 1.514 acres of land, more or less.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

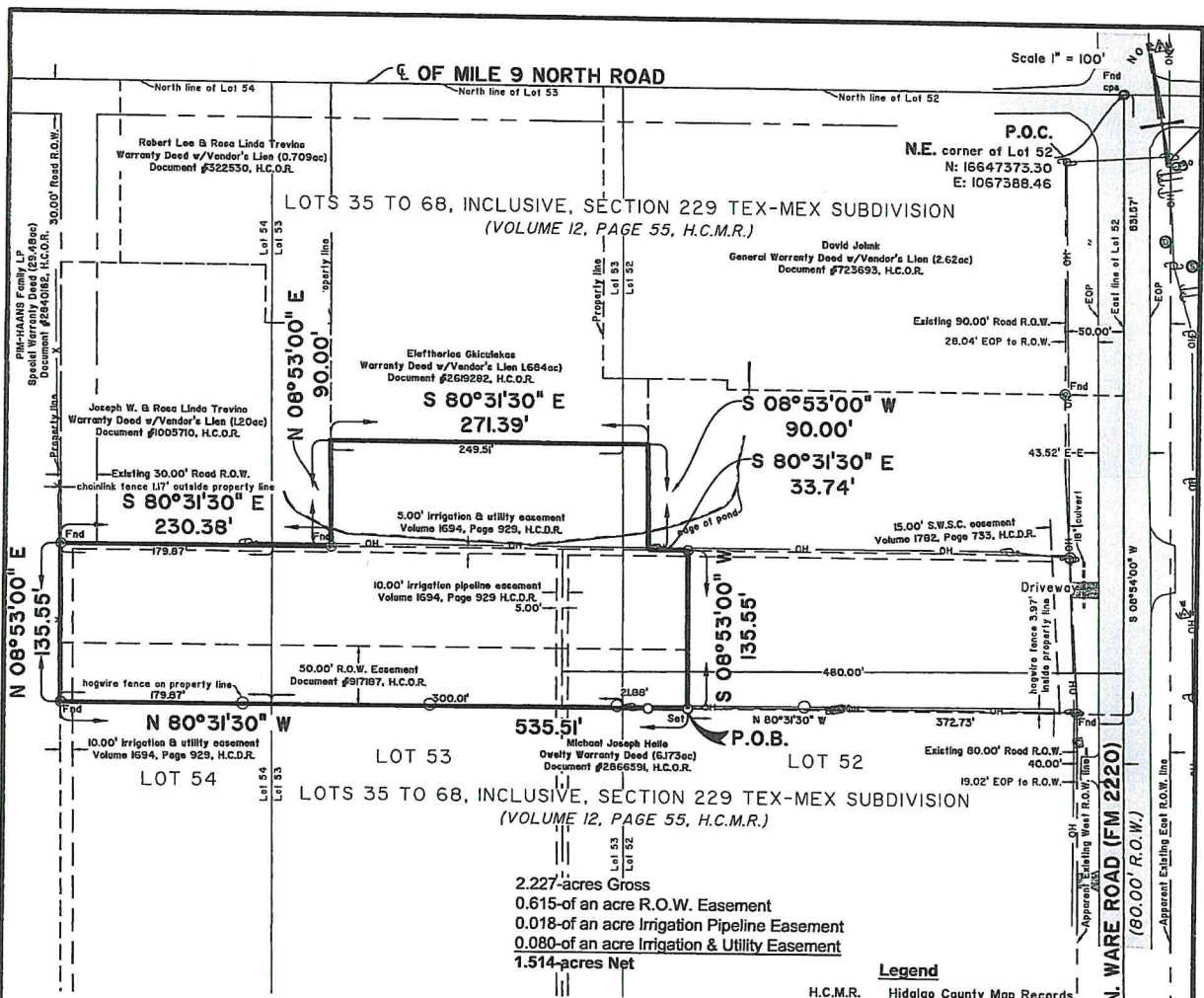
THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON MAY 29, 2023. SEE ACCOMPANIED SURVEY PLAT OF SAID 2.227-ACRE TRACT OF LAND.



Homero Luis Gutierrez

Homero Luis Gutierrez – R.P.L.S. No. 2791

06/20/2023
Date



**SURVEY PLAT SHOWING
A 2.227-ACRE TRACT OF LAND,
MORE OR LESS,
OUT OF LOTS 52 THRU 54,
OUT OF
LOTS 35-68, INCLUSIVE, SECTION 229,
TEX-MEX SUBDIVISION,
HIDALGO COUNTY, TEXAS,
VOLUME 12, PAGE 55, H.C.M.R.**

(See Exhibit "C" for Metes and Bounds description)

H.C.M.R.	Hidalgo County Map Records
H.C.O.R.	Hidalgo County Official Records
H.C.D.R.	Hidalgo County Deed Records
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing
R.O.W.	Right-of-Way
N.E.	Northeast
Found No. 4 Rebar	Found No. 4 Rebar
Set No. 4 Rebar w/plastic cap stamped 2791	Set No. 4 Rebar w/plastic cap stamped 2791
EOP	Edge of pavement
E-E	Edge to Edge
Found No. 4 Rebar	Found cotton picker spindle
Found cotton picker spindle	Existing storm drainage manhole
Existing clean out	Existing chainlink fence
Existing hogwire fence	Existing overhead power line
Existing power pole	Existing down guy
Existing electric transformer	Cable pedestal
Existing water meter	Asphalt pavement
Concrete pavement	

I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 05/29/2023 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.



Homero Luis Gutierrez, RPLS No. 2791
Date: 06/16/2023

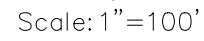
HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 06/16/2023 JOB No.: HL623-079


General Notes:

- Survey is valid only if print has electronic seal and original signature or electronic signature if authorized by Survey.
- Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet.
- Survey was prepared without the benefit of a title policy, which may show additional easements affecting this lot. Surveyor is advising the recipient of this plat that additional easements may be on this lot.
- Easements, rules, regulations and rights in favor of United Irrigation District. Existing underground irrigation pipes have easements which require Irrigation Districts direction to establish width & locations.
- This conveyance is made further subject to all rights, easements, contracts and liens in favor of the irrigation system under which such land is located.
- Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
- Building, zoning, platting and/or regulatory laws and/or ordinances of any municipal and/or other governmental authority will apply.
- The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
- Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
- Flood Zone "X" - Areas determined to be outside 500-year floodplain.
Community Panel No. 480334 0295D
Map Revised: June 6, 2000





AT&T MARKER

A  B AT&T BOX

 BENCHMARK

c_ΔM CABLE MARKER

CO CLEAN OUT

 CABLE PEDESTAL

E T ELECTRIC TRANSFORMER

 FND CPS

® FND IRON ROD

 GRATE INLET

← DOWN GUY

⑤ MANHOLE SANITARY SEWER

④ MANHOLE STORM SEWER

POWER POLE

WIM WATER METER

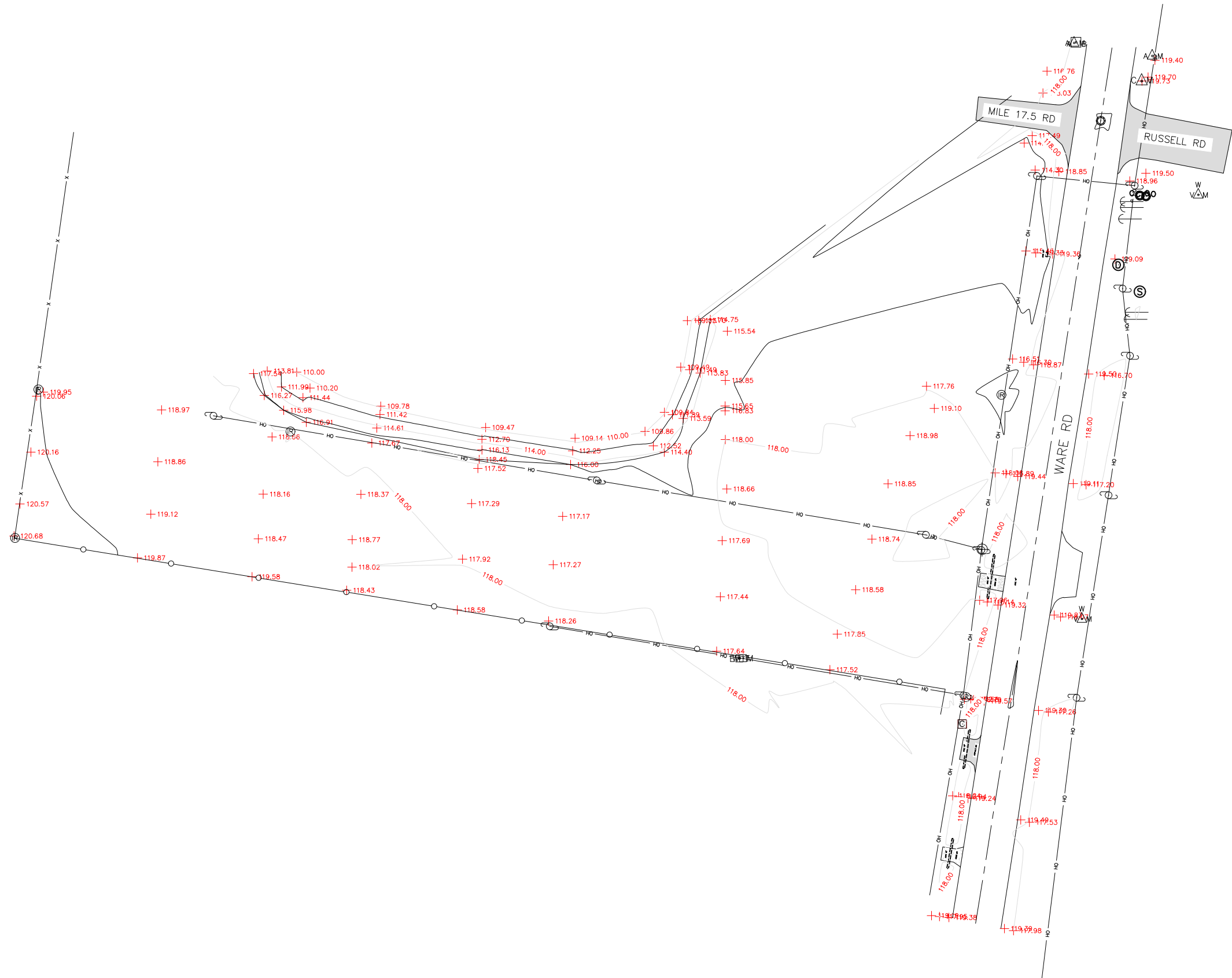
W
V M WATER MARK

— — — CENTER LINE

— x — ELECTRIC FENCE

—○— HOG FENCE

—OH— OVERHEAD POWER LINE



Planning Department

Memo

TO: Planning and Zoning Commission

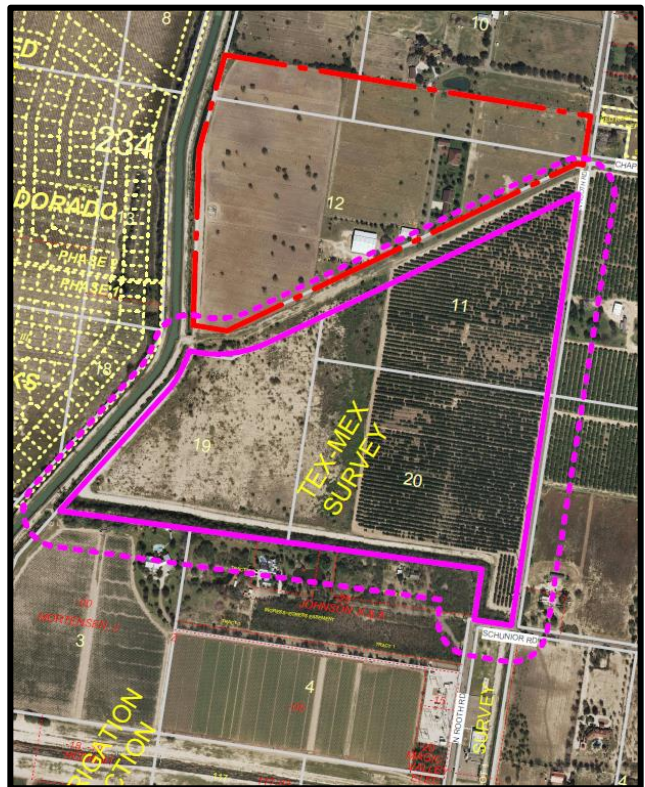
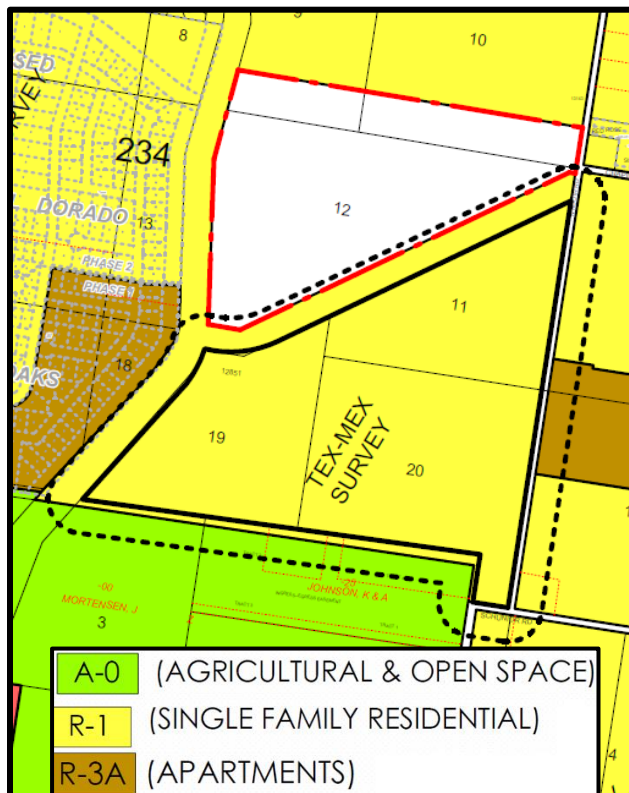
FROM: Planning Staff

DATE: August 2, 2023

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY APARTMENT RESIDENTIAL) DISTRICT: 76.461 ACRES (77.76 ACRES DEED CALL), BEING ALL OF LOTS 11, 19, AND 20, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, SAID 77.76 ACRE TRACT ALSO BEING ALL OF LOTS 17, 18, 19, 20, 21, 22, 23, AND 24, PALMLAND GROVES, HIDALGO COUNTY, TEXAS; 12501 NORTH ROUTH ROAD. (REZ2023-0036)

LOCATION: The property is located along the northwest corner of North Routh Road and Schunior Road.

PROPOSAL: The applicant is proposing to rezone the property to R-3A (multifamily apartment residential) District in order to develop the tract of land for detached fourplex development. No feasibility plan or site plan have been submitted for the proposal.



ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the east across North Rooth Road, A-O (agricultural and open space) District to the south, and R-3A (multifamily apartment residential) District to the west and east.

LAND USE: The subject property is vacant.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes this property as Complete Communities. Single-family detached homes, duplexes, townhomes, civic, and parks and open spaces uses are considered most appropriate for this area.

DEVELOPMENT TRENDS: The development trend for this area along North Rooth Road is primarily single-family residential with surrounding agricultural uses or vacant land.

ANALYSIS: The requested zoning does not conform to the Future Land Use Plan designation. However, there are two existing and one potential R-3A (multifamily apartment residential) District properties to the east and west.

The proposed development area would have 76.461 acres (3,330,641.16 square feet). Based on the maximum density per gross acres in the R-3A District: 3,331-one bedroom units, 2,665-two bedroom units, and 2,220-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

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

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

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

May 1, 2023

**METES AND BOUNDS DESCRIPTION
76.461 ACRES BEING ALL OF
LOTS 11, 19, AND 20, SECTION 234,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
CITY OF McALLEN
HIDALGO COUNTY, TEXAS**

A tract of land containing 76.461 acres (77.76 acres deed call) situated in the City of McAllen, Hidalgo County, Texas, being all of Lots 11, 19, and 20, Section 234, Texas-Mexican Railway Company's Survey, according to the plat or map thereof recorded in Volume 3, Page 14, Hidalgo County Map Records, said 76.461 acres (77.76 acres deed call) were conveyed to Monica Grunberger De Burillo and Leilah Daniela Burillo Grunberger, by virtue of Special Warranty Deed with Vendor's Lien recorded in Instrument Number 2129033, Hidalgo County Official Records, said 76.461 acres (77.76 acres deed call) also being more particularly described as follows:

BEGINNING on a Nail set [Northing: 16641294.804, Easting: 1071783.463] at the Southeast corner of said Lot 20 and being within the existing right-of-way of Schunior Road, for the Southeast corner of this herein described tract;

1. THENCE, N 80° 51' 09" W (N 80° 40' W deed call) along a South line of said Lot 20 and being within the existing right-of-way of Schunior Road, a distance of 233.19 feet (233.22 feet deed call) to a Nail set at the Southernmost Southwest corner of this tract;
2. THENCE, N 08° 47' 51" E (N 08° 59' E deed call) along a West line of said Lot 20, a distance of 308.80 feet to a No. 4 rebar set for an inside corner of this tract;
3. THENCE, N 82° 08' 09" W (N 81° 57' W deed call) at a distance of 1,086.95 feet [1086.8 feet map call] pass the Southwest corner of said Lot 20 and the Southeast corner of said Lot 19, continuing a total distance of 2,365.10 feet (2,342.70 feet map call) for the Northernmost Southwest corner of this tract;
4. THENCE, N 42° 11' 51" E along the East right-of-way line claimed by Hidalgo County Irrigation District No. 1, according to plat or map of said Texas-Mexican Railway Company's Survey and by virtue of an Affidavit recorded under Document No. 2880111, Hidalgo County Official Records, at a distance of 24.22 feet pass a No. 4 rebar set on the existing North right-of-way line of an unopened road, continuing a total distance of 859.40 feet to a No. 4 rebar set for an angle point of this tract;
5. THENCE, in a Northeasterly direction, along a boundary line of said right-of-way line claimed by Hidalgo County Irrigation District No. 1 and a curve to the left with a central angle of 24° 40' 10", a radius of 672.96 feet, an arc length of 289.75 feet, a tangent of 147.16 feet, and a chord that bears N 29° 51' 46" E a distance of 287.52 feet to a No. 4 rebar set for the Northwest corner of this tract; from which a No. 4 rebar found bears S 00° 20' 36" W a distance of 103.54 feet; and from which another No. 4 rebar bears N 71° 59' 44" E a distance of 71.74 feet; and from which further another No. 4 rebar bears N 85° 53' 02" E a distance of 173.78 feet;
6. THENCE, in a Northeasterly direction, along a boundary line of said right-of-way line claimed by Hidalgo County Irrigation District No. 1 and a curve to the left with a central angle of 39° 12' 36", a radius of 647.96 feet, an arc length of 443.42 feet, a tangent of 230.79 feet, and a chord that bears N 84° 03' 08" E a distance of 434.82 feet to a No. 4 rebar set for an angle point of this tract;
7. THENCE, N 64° 26' 50" E (N 64° 41' E deed call) at a distance of 1,915.03 feet pass a No. 4 rebar set on the existing West right-of-way line of Rooth Road, continuing a total distance of 1,939.25 feet (1,919.31 feet deed call) to a Nail set at the Northernmost corner of said Lot 11, for the Northeast corner of this tract;

JUN 23 2023

BY: _____

8. THENCE, S 08° 47' 51" W (S 08° 59' W deed call) along the East line of said Lot 11, at a distance of 1,144.56 feet pass the Southeast corner of said Lot 11 and the Northeast corner of said Lot 20, continuing a total distance of 2,462.36 feet (2,498.13 feet deed call) for the POINT OF BEGINNING and containing 76.461 acres (77.76 acres deed call), of which 2.450 acres lie within the existing rights-of-way of Rooth Road and an unopened road, leaving a net of 74.011 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 04/05/2023 UNDER MY DIRECTION AND SUPERVISION.

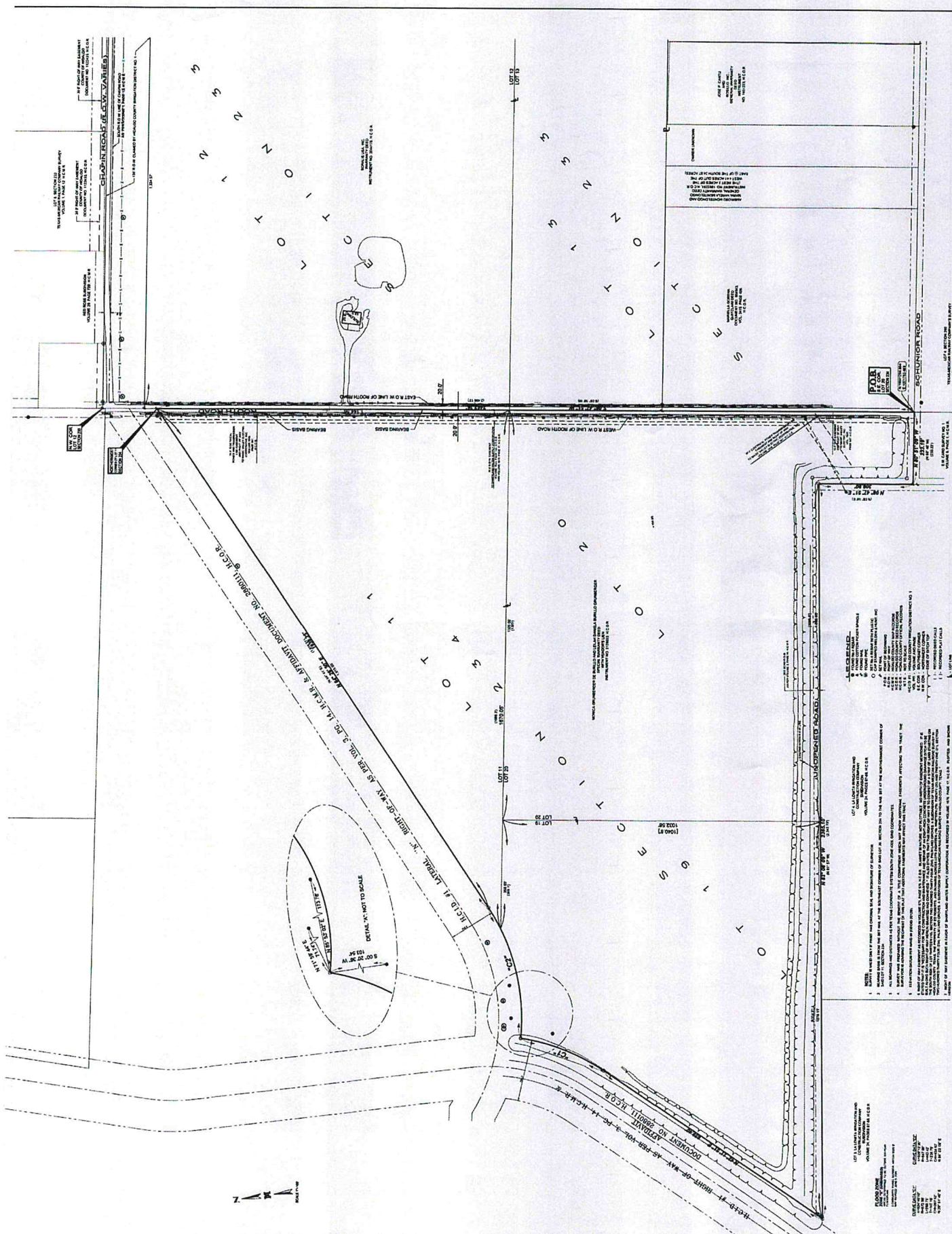


ROBERTO N. TAMEZ, R.P.L.S. #6238

05/01/2023

DATE:





76.461 ACRES GROSS (77.76 ACRES) -2.490 ACRES ROTH ROAD & UNOPENED ROAD R.O.W. 73.971 ACRES NET	TOTAL ACRES
---	-------------

JUN 23 2023

PLAT SHOWING
76.461 ACRES
BEING ALL OF
LOTS 11, 19, AND 20
SECTION 234
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY
VOLUME 3, PAGE 14 H.C.M.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

1. ROBERTSON JAMES A. REGISTERED MECHANICAL
LARD SURVEYOR, CO. HENRY CERTIFY THAT
FORGOING PLAY TO BE TRUE AND CORRECT
REPRESENTATION OF A SURVEY MADE
BY ME AND MYSELF, AND THAT I AM THE
OWNER AND SUPERVISOR AND WAS NOT INTERFERED
BY ANY OTHER PERSONS.
S H O W A L L S A S S E M B L E

Robertson

ROBERTSON JAMES A. HENRY 2112 2112



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2023-0036

Planning Department

Memo

TO: Planning and Zoning Commission

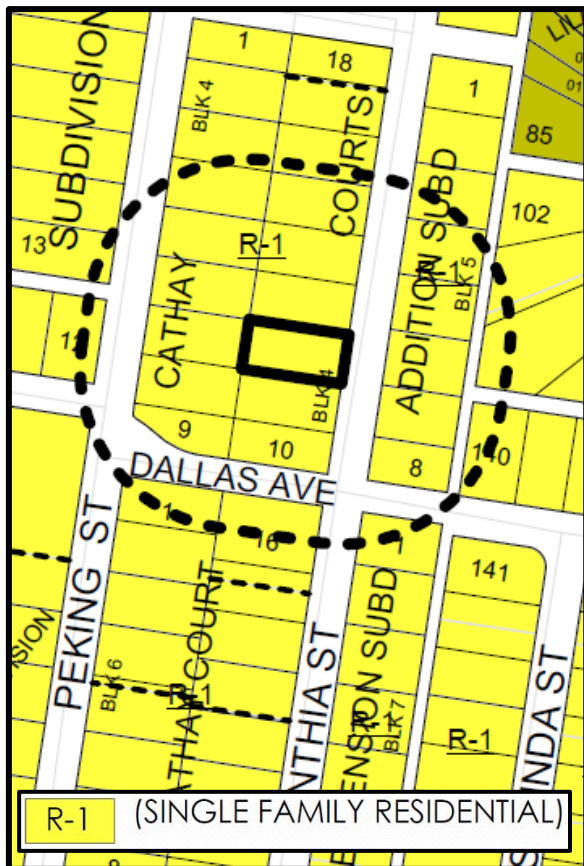
FROM: Planning Staff

DATE: July 26, 2023

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: LOT 12, BLOCK 4, CATHAY COURTS ADDITION, HIDALGO COUNTY, TEXAS; 324 SOUTH CYNTHIA STREET. (REZ2023-0040)

LOCATION: The property is located along the west side of South Cynthia Street, approximately 115 feet north of East Dallas Avenue.

PROPOSAL: The applicant is proposing to rezone the property to R-2 (duplex-fourplex residential) District in order to develop the tract of land for a duplex construction. A feasibility or site plan has not been submitted for the proposal.



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

LAND USE: The subject property is mostly vacant with a residential structure overlapping into the lot from the north by 7.16 feet, as per the submitted survey. A “4.5 feet by 4.5 feet chimney” is also shown on the submitted survey. Surrounding land uses include single-family residences and City of McAllen Fire Sub-Station No. 3.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Complete Communities. Single family residential and duplex uses are considered most appropriate for this area. Mixed-use Urban (neighborhood scale), Civic and Parks and Open Space uses are also considered appropriate for this area.

DEVELOPMENT TRENDS: The development trend for this area is single family residential.

ANALYSIS: The requested zoning conforms to the Future Land Use Plan designation. However, the proposed development does not conform to the existing character of the vicinity.

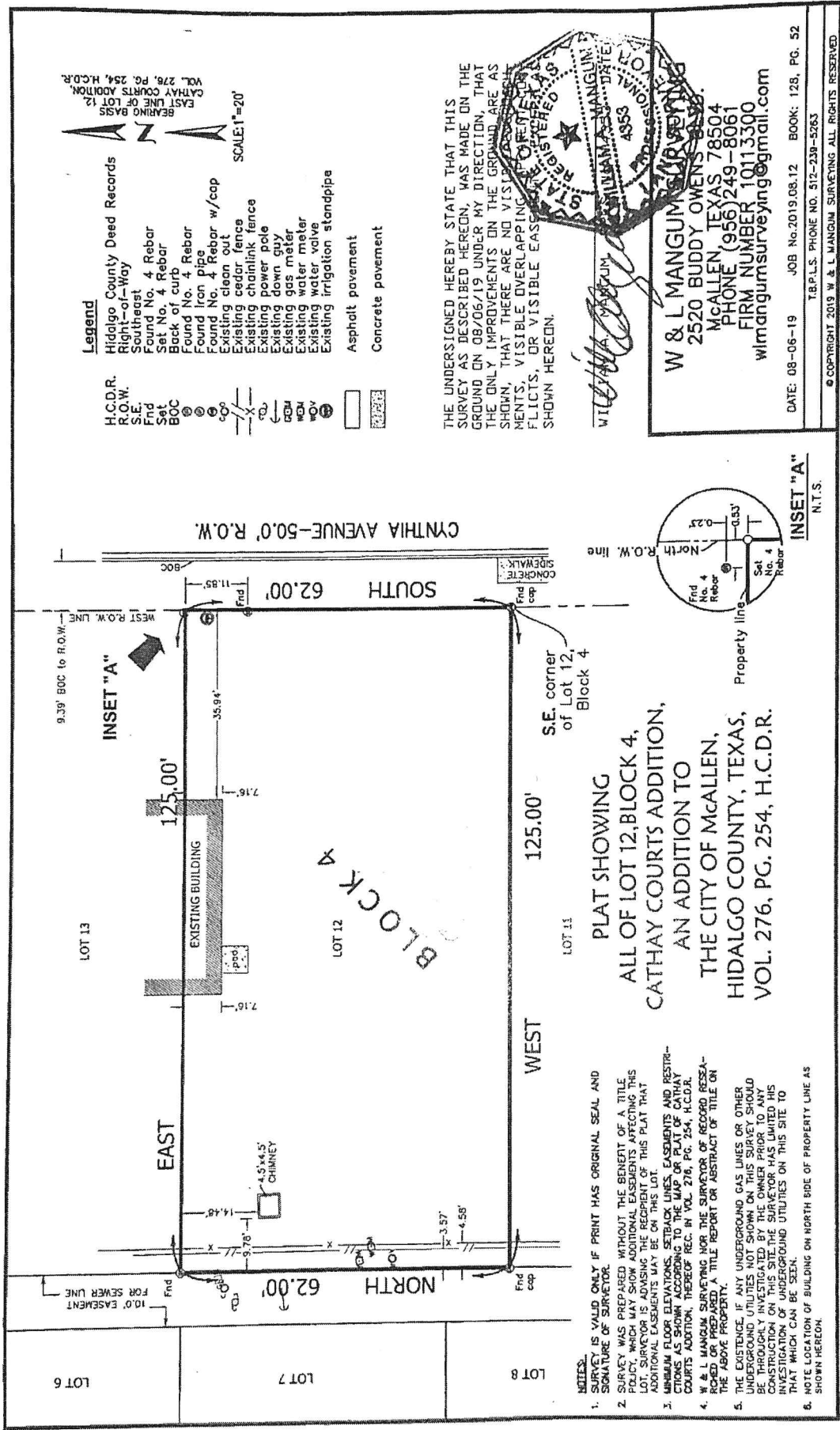
The existing overlapping structure from the north makes this lot non-compliant. The applicant will have to subdivide the property or remove the overlapping structure in order to develop the tract of land for the proposed duplex construction.

If the applicant subdivides the property, the following requirements will apply: minimum lot area in square feet: 5,600 (duplex), 6,700 (triplex), or 7,800 (quadplex). After applicable setback requirements, the lot would only support a duplex development with a maximum of 16 dwelling units per gross acre, as per the minimum regulatory criteria for an R-2 District (Sec. 138-356).

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

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request to R-2 (duplex-fourplex residential) District.



BEARING BASIS
EAST LINE OF LOT 12
CATHAY COURTS ADDITION,
VOL. 276, PG. 254, H.C.D.R.

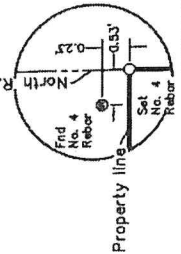
Legend

- Hidalgo County Deed Records
- Right-of-Way
- Southeast
- Found No. 4 Rebar
- Set No. 4 Rebar
- Back of curb
- Found No. 4 Rebar
- Found No. 4 Rebar w/cap
- Existing clean out
- Existing cedar fence
- Existing chainlink fence
- Existing power pole
- Existing down guy
- Existing gas meter
- Existing water meter
- Existing water valve
- Existing irrigation standpipe
- Asphalt pavement
- Concrete pavement

THE UNDERSIGNED HEREBY STATE THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 08/06/19 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCUMBRANCES, VISIBLE OVERLAPPING OF RECORDS, EJECTA, OR VISIBLE EASEMENTS, OR EASEMENTS SHOWN HEREON.

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS LOT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS LOT.
 3. MINIMUM FLOOR ELEVATIONS, SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SHOWN ACCORDING TO THE MAP OR PLAT OF CATHAY COURTS ADDITION, THEREOF REC. IN VOL. 276, PG. 254, H.C.D.R.
 4. W & L MANGUM SURVEYING NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
 5. THE EXISTENCE, IF ANY, OF UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES HAS NOT BEEN INVESTIGATED BY THE SURVEYOR PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
 6. NOTE LOCATION OF BUILDING ON NORTH SIDE OF PROPERTY LINE AS SHOWN HEREON.

**PLAT SHOWING
ALL OF LOT 12, BLOCK 4,
CATHAY COURTS ADDITION,
AN ADDITION TO
THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS,
VOL. 276, PG. 254, H.C.D.R.**

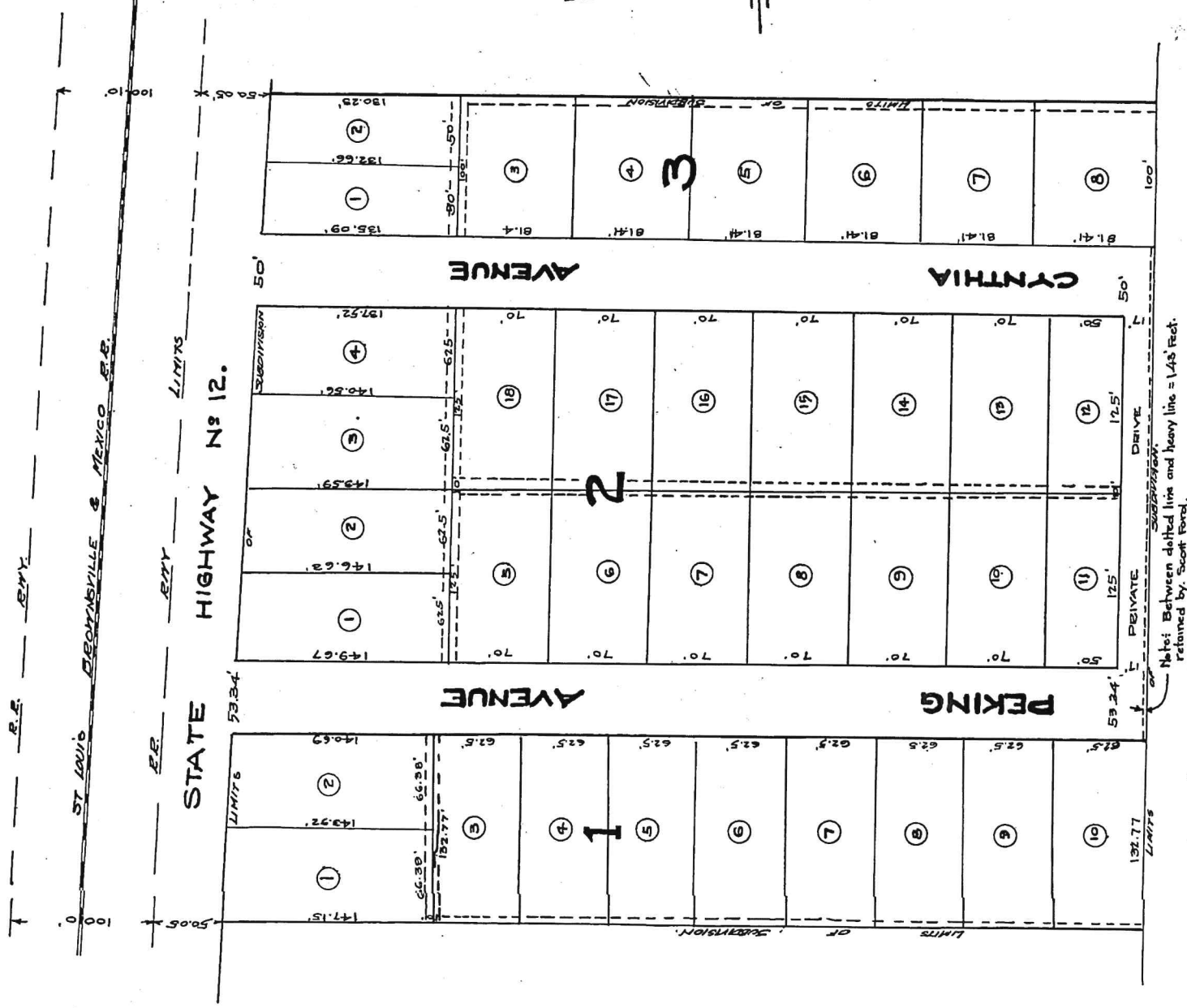


INSET "A"
N.T.S.

W & L MANGUM SURVEYING
2520 BUDDY OWENS BLVD.
McALLEN, TEXAS 78504
PHONE (956) 249-8061
FIRM NUMBER 10113300
wlmangumsurveying@gmail.com

DATE: 08-06-19 JOB No. 2019.08.12 BOOK: 128, PG. 52
T.B.P.L.S. PHONE NO. 512-239-5263
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CATHAY COURTS



MAP OF

CATHAY COURTS A RESUBDIVISION OF LOT 1 AND PART OF LOT 2 OUT OF RANCHO DE LA FRUTA SUBDIVISION NO. 1, BEING A RESUBDIVISION OF LOT 3, AND NORTH HALF OF LOT 4, BLOCK 13 OF THE SANTA CRUZ PLANTATION SUBDIVISION OF DOBONES 66 & 67 HIDALGO COUNTY, TEXAS.

SCALE 1"=50' FEET

THE STATE OF TEXAS
COUNTY OF HIDALGO

KNOWN ALL MEN BY THESE PRESENTS,

That Scott Ford and S. J. Young have caused to be surveyed and replatted by M. B. Gore, Civil Engineer and Surveyor, a portion of the Rancho de La Fruta Subdivision of Lot 3, and North Half of Lot 4, Block 13, as the same appears of record in the office of the County Clerk of Hidalgo County, Texas. The said Scott Ford and S. J. Young in making such Resub-division reserve a right-of-way and easement over and across each and every Lot 1 Street and all shown on this plat for the purpose of constructing and maintaining electric and gas lines, for irrigation, telephone, telegraph and electric light lines, and Water Easements, which are shown on the plat. Witness my hand, 15th day of December A. D. 1926.

THE STATE OF TEXAS

COUNTY OF HIDALGO: Before me, the undersigned authority on this day personally appeared Scott Ford and S. J. Young known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me they executed the same for the purposes and considerations herein expressed.

Given under my hand and Seal of office this 15th day of December, A. D. 1926.

My Comm. Expires Jan. 15, 1927
Notary Public, Hidalgo County, Texas

THE STATE OF TEXAS,
COUNTY OF HIDALGO.

Surveyor, do hereby certify that this map is a true and correct map of Cathay Courts a Resubdivision in Hidalgo County, Texas, as surveyed, mapped and platted by me during the month of December 1926, that it truly and correctly delineates all Blocks, Lots, Avenues and Alley with in the limits of said subdivision, that the limits of said subdivision comprise 792 Acres being the same 792 Acres of land particularly described in the deed of dedication executed this day by Scott Ford and S. J. Young trustee owners and filed for record in the office of the County Clerk of said County, hand at Platt this 28th day of December 1926.

Engineer M. B. Gore
I am E. Hill Clerk of said County do hereby certify that the attached map, certified to by M. B. Gore Civil Engineer and Surveyor, on this 28th day of December 1926 was filed for record in my office this 15th day of January 1927 at 1:28 o'clock P. M. and duly recorded on the 17th day of January 1927 A. M. in the map records of said County in Volume 54 Page 3.

THE STATE OF TEXAS,
COUNTY OF HIDALGO

Witness my hand and seal of said Court at my office in Edinburg Texas, this the day and year last Witnessed above

County Clerk of Hidalgo County, Texas.
By: *(Signature)* Deputy

Filed for Record this day.
At 1:58 o'clock P. M.
Jan. 15th 1927

Notary Public, Hidalgo County, Texas.
By: *(Signature)* Deputy

Recorded Jan 17, 1927 at 8:30 A. M.



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2023-0040

Planning Department

Memo

TO: Planning and Zoning Commission

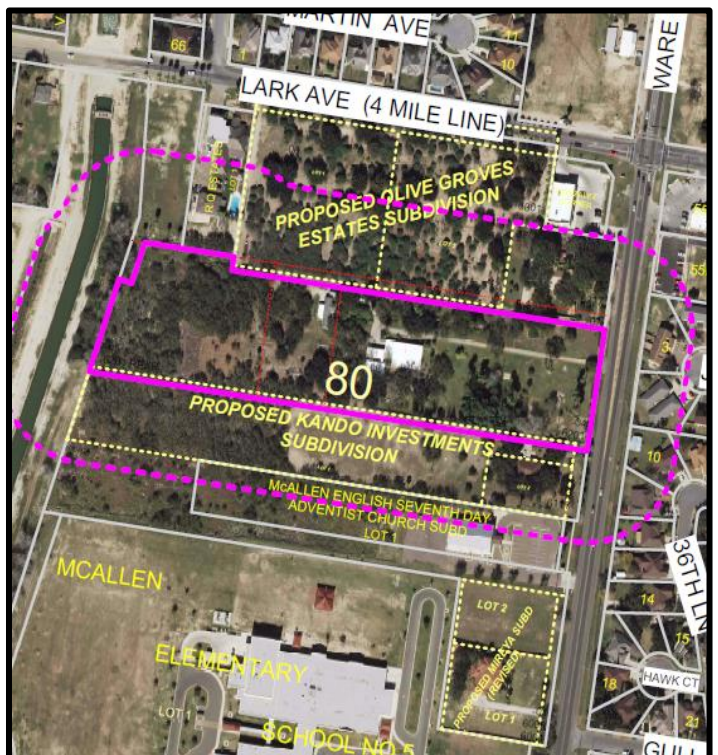
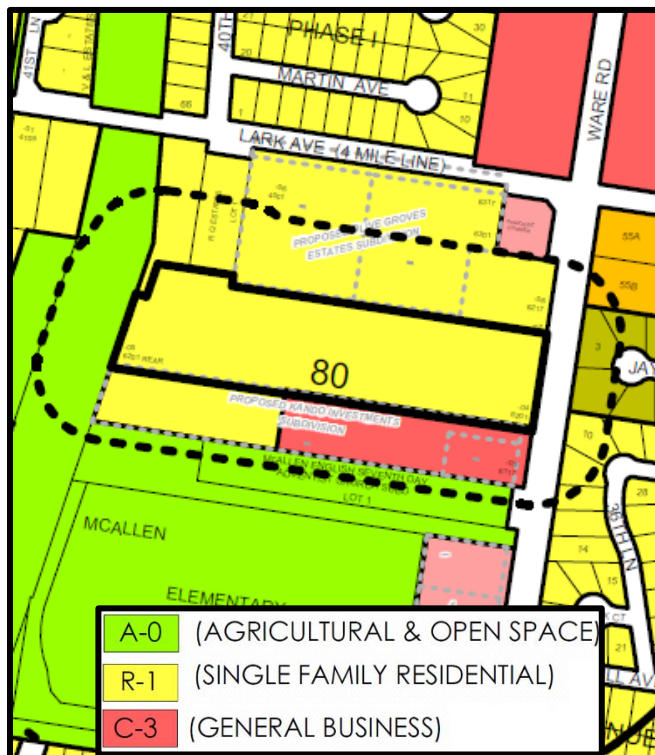
FROM: Planning Staff

DATE: July 27, 2023

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3T (MULTIFAMILY TOWNHOUSE RESIDENTIAL) DISTRICT: 6.84 ACRES, MORE OR LESS, BEING A PART OR PORTION OF LOT 80, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 6201 NORTH WARE ROAD. (REZ2023-0041)

LOCATION: The property is located along the west side of North Ware Road, approximately 330 feet south of Lark Avenue.

PROPOSAL: The applicant is proposing to rezone the property to R-3T (multifamily townhouse residential) District in order to develop the tract of land for townhomes. No feasibility plan or site plan have been submitted for the proposal.



ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District in all directions, except to the south where there is C-3 (general business) District, and the west where there is A-O (agricultural and open space) District.

LAND USE: The subject property is vacant.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes this property as Complete Communities along a Mixed Use Corridor (North Ware Road). This area would be most appropriate for single-family detached homes, duplexes, neighborhood scale mixed-use urban projects, and Civic and Parks and Open Space uses.

Since this property is along a Mixed Use Corridor, small multifamily (8-12 units) and large multifamily (12+ units) uses would be appropriate as they can be used as a transition between other uses. Small to large scale mixed uses and shopping centers are considered appropriate as well, according to the Future Land Use Plan.

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is primarily single family residential with some commercial and institutional uses; restaurant and school.

ANALYSIS: The requested zoning conforms to the Future Land Use Plan designation and may serve as a transition between single-family residential and commercial uses in the area.

The proposed development area would have 6.84 acres (297,950.40 square feet). Based on the table of height and yard requirements (Sec. 138-356), the following requirements will apply to this proposal: minimum lot area: 2,000 square feet. The following minimum setbacks will apply: 10 feet (front); 0 feet with an approved firewall, or 6 feet for interior lots and 10 feet for corner lots (sideyard); and the same will apply for rear yard setbacks as for sideyard setbacks. The minimum lot width requirement is 20 feet. Finally, a maximum of 20 dwelling units per gross acre will apply. Based on this requirement, 137 dwelling units would be permitted in total.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T (multifamily townhome residential) District since it would serve as a good transition between single-family residential zone/uses and commercial zone/uses.

A tract of land containing 6.84 acres of land, more or less, situated in Hidalgo County, Texas, being part or portion of Lot 80, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 24, Page 68, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

BEGINNING, on a 1/2 inch iron rod found, on the southeast corner of R.Q. Estates, map reference: Volume 55, Page 196, Map Records, Hidalgo County, Texas, for the northernmost outside corner of this tract;

THENCE South 08 degrees 34 minutes 29 seconds West, a distance of 30.10 feet to an iron rod found, on the southwest corner of a tract of land deeded to Aleah Sue Richter, recorded in Document Number 2695014, H.C.D.R., for an inside corner of this tract;

THENCE South 81 degrees 25 minutes 31 seconds East, along the South line of said Richter tract a distance of 831.75 feet to a 1/2 inch iron rod with a plastic cap stamped "RODS" found, on the West right-of-way of N. Ware Road (F.M. 2220) as recorded in Document No. 2750707, H.C.D.R., for the northeast corner of this tract;

THENCE South 08 degrees 28 minutes 07 seconds West, along the West right-of-way line of said N. Ware Road (F.M. 2220), a distance of 267.17 feet to a 1/2 inch iron rod found, on the North line of a tract of land deeded to Law Offices of Damian C. Orozco, P.C., recorded in Document Number 2915436, H.C.D.R., for the southeast corner of this tract;

THENCE North 81 degrees 25 minutes 31 seconds West, along the North line of said Orzoco tract a distance of 1123.53 feet to a 1/2 inch iron rod with a plastic cap stamped "CVQ LS" set on the East line of H.C.I.D. No. 1 canal right of away, for the southwest corner of this tract;

THENCE North 18 degrees 49 minutes 39 seconds East, along the East line of H.C.I.D. No. 1 canal right-of-way, a distance of 213.18 feet to a 1/2 inch iron rod with a plastic cap stamped "CVQ LS" set, on the southwest corner of a tract deeded to Hidalgo County, recorded in Document Number 2910518, H.C.D.R., for an outside corner of this tract;

THENCE South 71 degrees 10 minutes 21 seconds East, along the South line of said Hidalgo County tract, a distance of 30.00 feet to a 1/2 inch iron rod with a plastic cap stamped "CVQ LS" set on the southeast corner of said Hidalgo County tract, for an inside corner of this tract;

THENCE North 18 degrees 49 minutes 39 seconds East, along the East line of said Hidalgo County tract, a distance of 94.34 feet to a 1/2 inch iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract;

THENCE South 81 degrees 25 minutes 31 seconds East, a distance of 207.03 feet to the POINT OF BEGINNING, containing 6.84 acres of land, more or less.



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2023-0041

Memo

TO: Planning and Zoning Commission

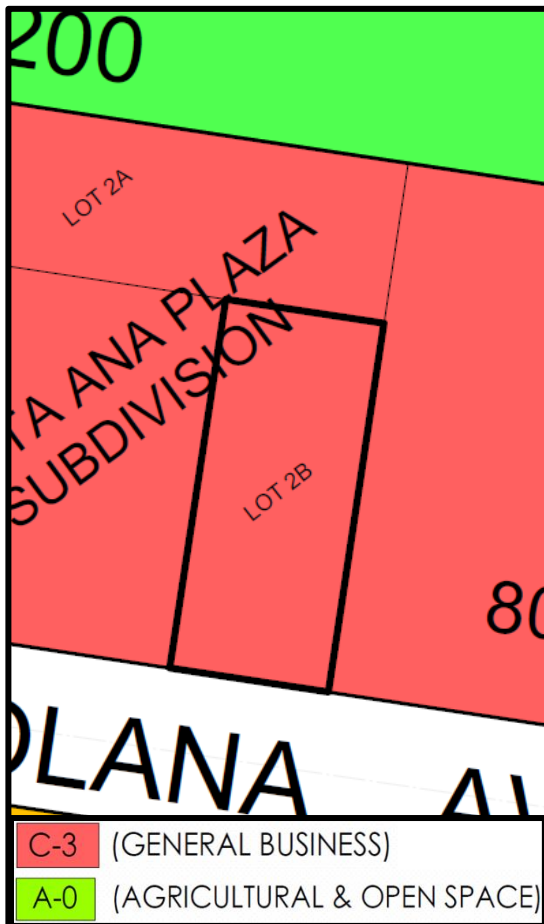
FROM: Planning Staff

DATE: July 25, 2023

SUBJECT: SITE PLAN APPROVAL FOR LOT 2B, SANTA ANA PLAZA LOTS 2A & 2B SUBDIVISION, HIDALGO COUNTY, TEXAS; 721 EAST NOLANA AVENUE. (SPR2023-0001)

LOCATION: The subject property is located on the north side of Nolana Avenue, approximately 220 feet east of North McColl Road. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 District in all directions. Surrounding land uses include commercial retail and office uses.

PROPOSAL: The applicant is proposing to construct a 664 square-foot building and operate a coffee drive thru by the name of "Scooter's Coffee."



ANALYSIS:

Access:

Access to the site is from East Nolana Avenue and adjacent lots to the north, east, and west. No alley exists or is proposed.

Parking Requirements:

Based on 664 square feet that will be used for a coffee, 5 parking spaces are required for the site. 7 parking spaces are proposed. Moreover, 1 of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot wide aisle. The applicant is meeting parking requirements for the new development.

Landscape Requirements:

3,364.13 square feet of green area is required for the new development and 10,146 square feet is proposed. The tree requirement is as follows: 13 two-and-a half-inch-caliper trees, 7 four-inch caliper trees, 3 six-inch caliper trees, or 5 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

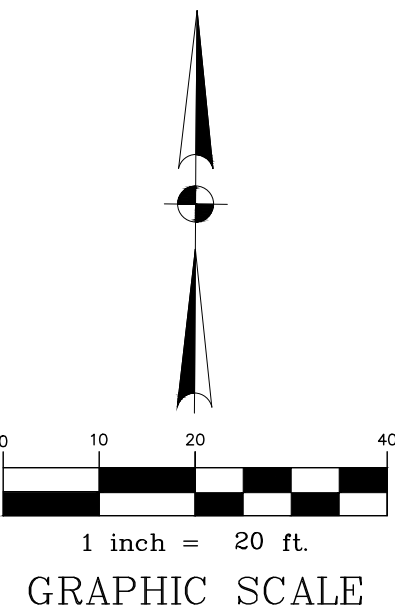
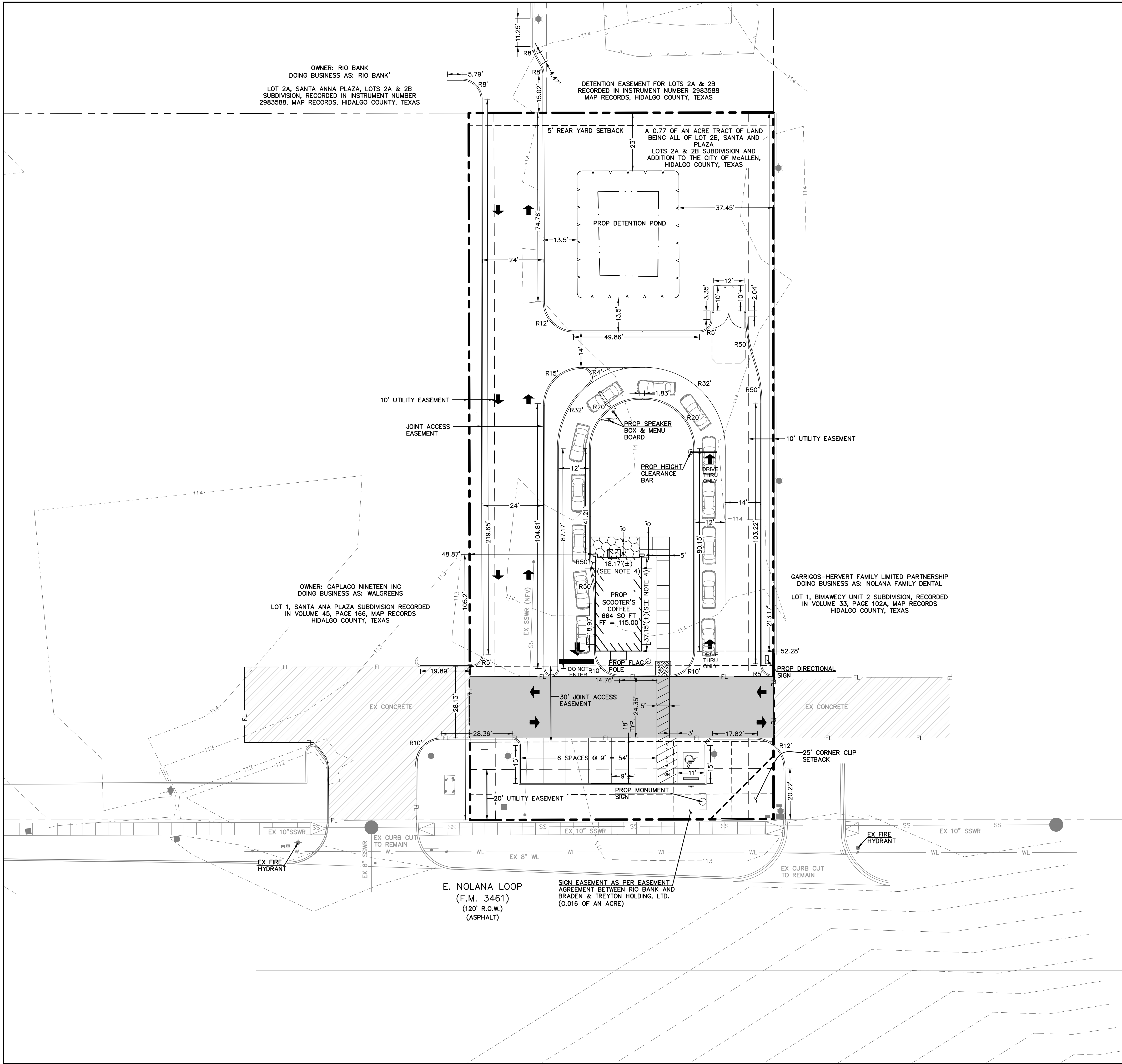
Other Planning Requirements:

There is a 60-foot front yard setback, a 5-foot rear yard setback, and 10-foot side yard setbacks due to existing utility easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

A 4-foot wide minimum sidewalk is required along East Nolana Avenue.

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

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



BENCHMARK:
SQUARE CUT FOUND ON THE NORTHEAST CORNER OF CONCRETE PAD
LOCATED AT THE SOUTHWEST CORNER OF LOT 2B. ELEVATIONS ARE
BASED UPON "N.A.V.D. 88 DATUM".
ELEVATION = 113.58 FEET

LEGEND

FL	EXISTING FIRE LANE (RED STRIPING)
FL	PROPOSED FIRE LANE (RED STRIPING)
	PROPOSED BUILDING PERIMETER SIDEWALK
	PROPOSED CURB RAMP
	EX. MANHOLE
	EX. STORM SEWER
	EX. WATER LINE
	EX. SANITARY SEWER LINE
	EX. OVERHEAD POWER LINE
	EX. UNDERGROUND GAS LINE
	EX. MAJOR CONTOUR
	EX. MINOR. CONTOUR

GENERAL NOTES

- PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- RADII ARE 3' UNLESS OTHERWISE NOTED.
- REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

FIRE LANE MARKING NOTES

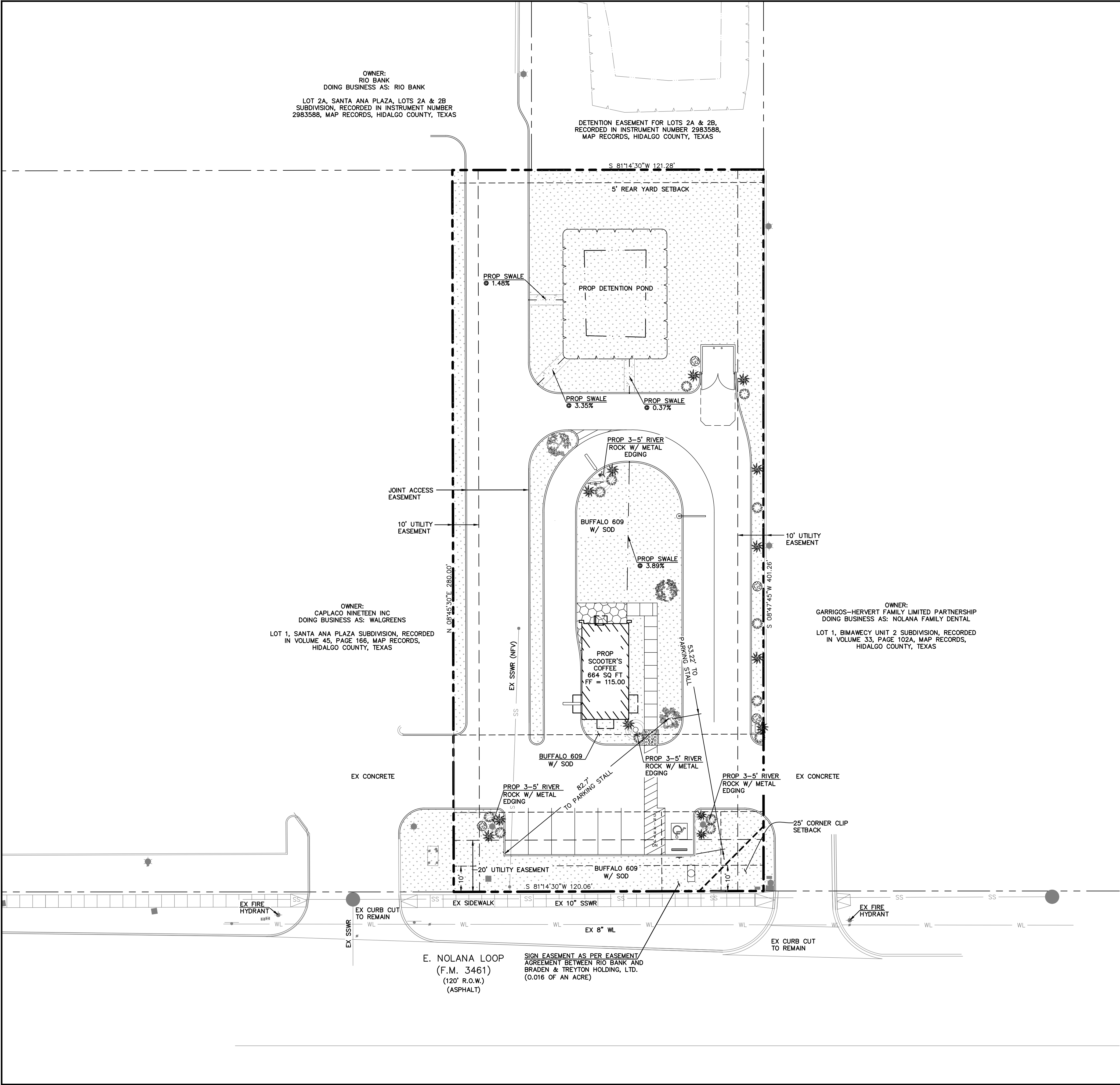
CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE-TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET

PAVEMENT MARKING NOTE

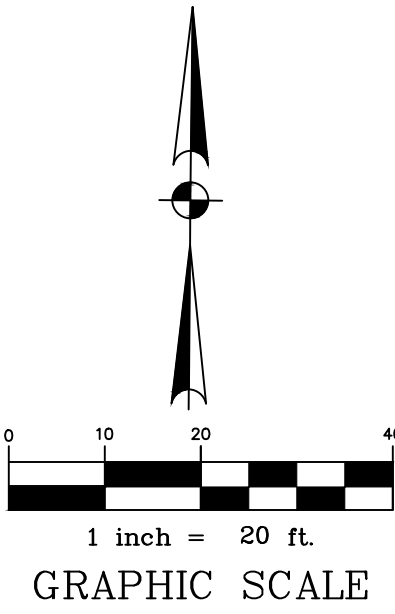
"NO PARKING" SHALL BE PAINTED ON THE ACCESS AISLE AT THE STRIPED STALL AS SHOWN ON THE PLANS IN CAPITAL LETTERS WITH HEIGHT OF AT LEAST 12" STROKE OF AT LEAST 2" CENTERED WITHIN THE AISLE.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

OWNER: RIO BANK DOING BUSINESS AS: RIO BANK LOT 2A, SANTA ANNA PLAZA, LOTS 2A & 2B SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2983588, MAP RECORDS, HIDALGO COUNTY, TEXAS	DETENTION EASEMENT FOR LOTS 2A & 2B RECORDED IN INSTRUMENT NUMBER 2983588 MAP RECORDS, HIDALGO COUNTY, TEXAS	OWNER: CAPLACO NINETEEN INC DOING BUSINESS AS: WALGREENS LOT 1, SANTA ANA PLAZA SUBDIVISION RECORDED IN VOLUME 45, PAGE 166, MAP RECORDS HIDALGO COUNTY, TEXAS	GARRIGOS-HERVERT FAMILY LIMITED PARTNERSHIP DOING BUSINESS AS: NOLANA FAMILY DENTAL LOT 1, BIMAWECY UNIT 2 SUBDIVISION, RECORDED IN VOLUME 33, PAGE 102A, MAP RECORDS HIDALGO COUNTY, TEXAS
ALJLindsey Civil Engineers 8885 N. Exchange Pkwy, Suite 200 The Woodlands, TX 77380 281.301.9925 FRN F-11526			
A. LESTER JONES 102152 REGISTERED PROFESSIONAL ENGINEER			
06 JULY 2023			
ALJ PROJECT NO. 617-22-CV-0085	DATE: JULY 2023	SCALE: 1/20	DRAWN BY: DAD CHECKED BY: KD
SCOOTER'S COFFEE STORE # 1685 721 E. NOLANA LOOP McALLEN, TEXAS			
SHEET 2			



BENCHMARK:
SQUARE CUT FOUND ON THE NORTHEAST CORNER OF CONCRETE PAD
LOCATED AT THE SOUTHWEST CORNER OF LOT 2B. ELEVATIONS ARE
BASED UPON "N.A.V.D. 88 DATUM".
ELEVATION = 113.58 FEET



CITY OF McALLEN LANDSCAPE CALCULATIONS			
SITE ZONING: GENERAL BUSINESS DISTRICT			
SITE AREA:	33,641	SQ FT	
LANDSCAPE REQUIRED(10%):	3,364	SQ FT	
LANDSCAPE PROVIDED(31%):	10,517	SQ FT	
(31% OF TOTAL SITE AREA)			
STREET VISIBLE LANDSCAPE:(82%)	2,763	SQ FT*	
(82% OF 3,364 SQ FT REQUIREMENT)			
*50% OF REQUIRED LANDSCAPED AREA VISIBLE FROM THE STREET FRONTING OF DEVELOPED PROPERTY			
**PER CITY REQUIREMENT LANDSCAPE ORDINANCE			
3 - 6" CALIPER TREES REQUIRED AT 10' HEIGHT			
3 - 6" CALIPER TREES PROVIDED AT 10' HEIGHT			

LARGE TREES				
MARK	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
	LIVE OAK	QUERCUS VIRGINIANA	1	65 GAL. - 100 GAL. 6" CAL. MIN. (10' HEIGHT WHEN PLANTED)
	TEXAS PECAN	CARYA ILLINOENSIS	1	65 GAL. - 100 GAL. 6" CAL. MIN. (10' HEIGHT WHEN PLANTED)
	TEXAS PERSIMMON	DIOSPYROS TEXANA	1	65 GAL. - 100 GAL. 6" CAL. MIN. (10' HEIGHT WHEN PLANTED)

SHRUBS				
MARK	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
	TURK'S CAP	MALVAVISCUS DRUMMONDII	4	1' MIN. HEIGHT
	RED YUCCA	HESPERALOE PARVIFLORA	13	1' MIN. HEIGHT
	DWARF ESPARANZA	TECOMA STANS, DWARF	13	1' MIN. HEIGHT
	BUFFALO 609 GRASS W/SOD	BOUTELOUA DACTYLOIDES	10,146 SQ FT	MAX MAINTAINED HEIGHT 1" - 4"

LANDSCAPE NOTE
CONTRACTOR TO SEED ALL REMAINING DISTURBED AREAS AS PART OF THIS SCOPE. SEED MIXTURE OF METHOD OF ESTABLISHMENT PER CONTRACTOR. 95% GRASS COVERAGE REQUIRED.

IRRIGATION NOTE:
IRRIGATION TO BE PROVIDED BY LANDSCAPING CONTRACTOR FOR ALL LANDSCAPED AREAS.

LANDSCAPE ROCK NOTE
ALL LANDSCAPE ROCK DEPICTED ON PLANS TO BE CHOSEN BY OWNER.

CALL BEFORE YOU DIG.
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

DATE

REVISIONS

N2

ALJLindsey

Civil Engineers
9885 N. Eldridge Pkwy, Suite 200
The Woodlands, TX 77380
281.301.5955
FNN F-11526

06 JULY 2023

ALJ PROJECT NO.
617.22.CU.085

DATE: JULY 2023

SCALE: 1:20

DRAWN BY: DAD

CHECKED BY: KD

LANDSCAPE PLAN

SCOOTER'S COFFEE

STORE # 1685

721 E. NOLANA LOOP

McALLEN, TEXAS

SHEET

8

INSTR. No. 2983588
SURVEYED FEBRUARY 1, 2023
OWNER
ADDRESS
G.F. No.
COMMITMENT No.
BOOK No. PAGE
Z:\data\SURVEYS2022\L2B SANTA ANA PLAZA

ALTA/ACSM LAND TITLE SURVEY

PLAT SHOWING

A 0.77 OF AN ACRE TRACT OF LAND BEING ALL OF LOT 2B, SANTA ANA PLAZA, LOTS 2A & 2B SUBDIVISION, AND ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NUMBER 2983588, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED , OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 0.77 OF AN ACRE TRACT OF LAND BEING ALL OF LOT 2B, SANTA ANA PLAZA, LOTS 2A & 2B SUBDIVISION, AND ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NUMBER 2983588, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED , 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 FOUND ON THE NORTH RIGHT OF WAY LINE OF E NOLANA LOOP (F.M. 3461) FOR THE SOUTHEAST CORNER OF LOT 2B AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°18'15" W (MAP RECORD: N 81°14'30" W), ALONG THE SOUTH LINE OF LOT 2B AND THE NORTH RIGHT OF WAY LINE OF NOLANA LOOP (F.M. 3461), A DISTANCE OF 120.16 FEET (MAP RECORD: 120.06 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE SOUTHWEST CORNER OF LOT 2B AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°45'30" E, ALONG THE WEST LINE OF LOT 2B, A DISTANCE OF 279.83 FEET (MAP RECORD: 280.00 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2B AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°13'43" E (MAP RECORD: S 81°14'30" E), ALONG THE NORTH LINE OF LOT 2B, A DISTANCE OF 120.70 FEET (MAP RECORD: 121.28 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 2B AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°52'11" W (MAP RECORD: S 08°47'45" W), ALONG THE EAST LINE OF LOT 2B, A DISTANCE OF 279.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.77 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA ANA PLAZA LOTS 2A & 2B SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2983588, MAP RECORDS, HIDALGO COUNTY, TEXAS.

GENERAL NOTES:

- 1.- 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
- 2.- GROSS LAND AREA:
33691.18 SQUARE FEET
0.77 OF AN ACRE
- 3.- THIS PROPERTY HAS A C-3 (GENERAL BUSINESS DISTRICT) ZONING CLASSIFICATION AS PER CITY OF McALLEN PLANNING DEPARTMENT.
- 4.- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 5.- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
- 6.- THERE IS A FIRE HYDRANT ON SUBJECT PROPERTY AS SHOWN ON SURVEY.
- 7.- NONVISIBLE WIRES AND CABLES OTHER THAN SHOWN ON SURVEY, WERE NOT ABLE TO BE LOCATED.
- 8.- THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.
- 9.- BENCHMARK NOTE:
BENCH MARK ELEVATION = (ELEVATION 113.58) SQUARE CUT FOUND ON THE NORTHEAST CORNER OF CONCRETE PAD LOCATED AT THE SOUTHWEST CORNER OF LOT 2B. ELEVATIONS ARE BASED UPON "N.A.V.D. 88 DATUM".
- 10.- BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH LOT 2A, SANTA ANA PLAZA, LOTS 2A & 2B SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2983588, MAP RECORDS, HIDALGO COUNTY, TEXAS.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(b), 8, 9, 11(b), 13 14, 16-19, 20(a), 20(b) and 21 of Table A thereof. The field work was completed on FEBRUARY 1, 2023.

Date: FEBRUARY 1, 2023

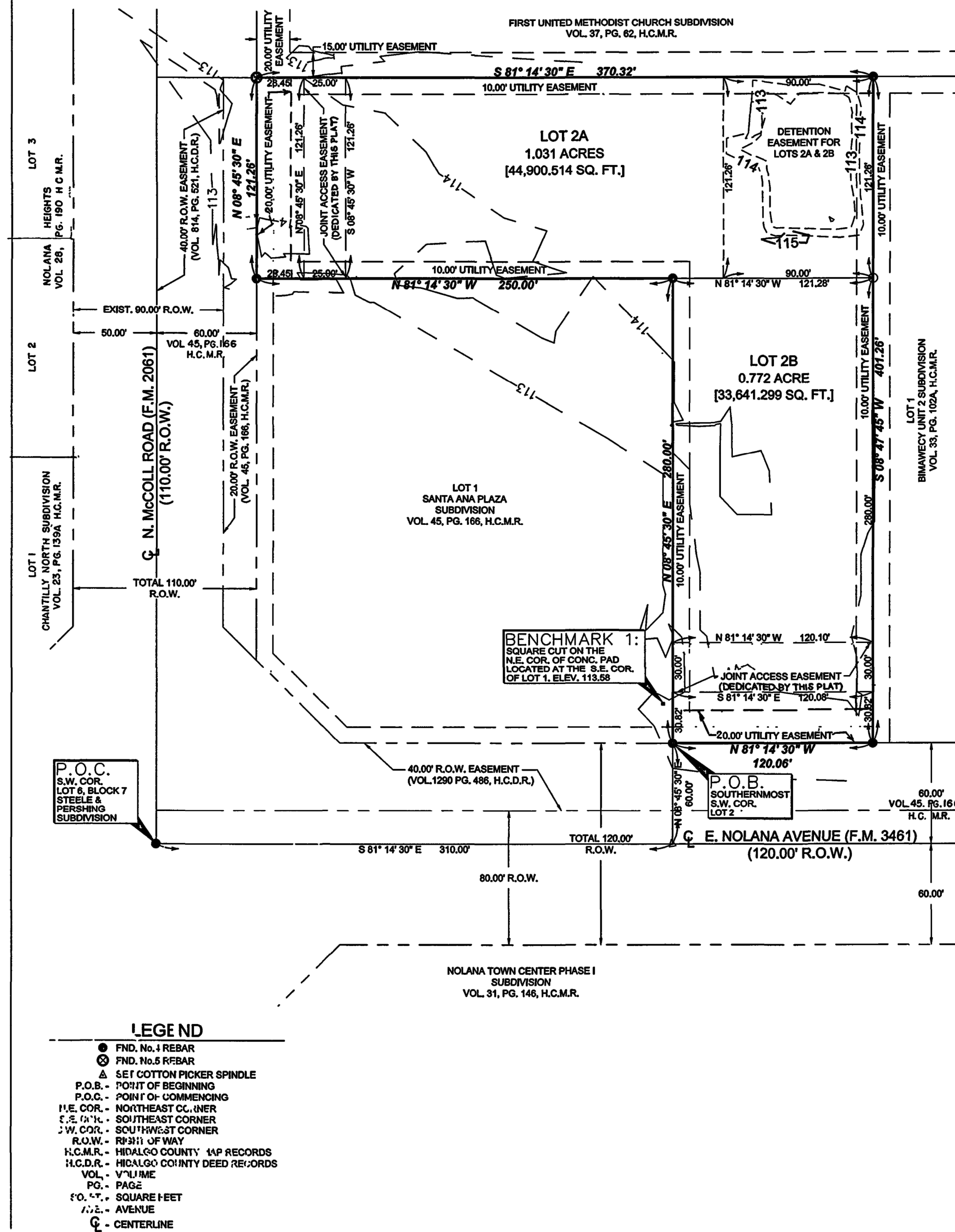


Alonzo Quintanilla
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-8480
DALLAS, TEXAS 75201 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

TOPOGRAPHIC SURVEY



PLAT OF SANTA ANA PLAZA, LOTS 2A & 2B SUBDIVISION

A SUBDIVISION OF 1.803 ACRES BEING ALL OF LOT 2, SANTA ANA PLAZA SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 45, PAGE 166,
HIDALGO COUNTY MAP RECORDS,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A SUBDIVISION OF 1.803 ACRES BEING ALL OF LOT 2, SANTA ANA PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 45, PAGE 166, HIDALGO COUNTY MAP RECORDS, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, SAID 1.803 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND NO. 4 REBAR WITHIN THE RIGHT-OF-WAY OF NOLANA AVENUE (F.M. 3461) AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 7, STEELE & PERSHING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, HIDALGO COUNTY DEED RECORDS;

THENCE, S 81° 14' 30" E ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 7, A DISTANCE OF 310.00 FEET TO A COTTON PICKER SPINDLE SET;

THENCE, N 08° 45' 30" E, A DISTANCE OF 60.00 FEET TO A FOUND NO. 4 REBAR ON THE SOUTHEAST CORNER OF LOT 1, OF SAID SANTA ANA PLAZA SUBDIVISION, FOR THE SOUTHERNMOST SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 08° 45' 30" E ALONG A WEST LINE OF SAID LOT 2, AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 280.00 FEET TO A FOUND NO. 4 REBAR AT AN INSIDE CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID LOT 1, FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 14' 30" W ALONG A SOUTH LINE OF SAID LOT 2, AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 250.00 FEET TO A FOUND NO. 4 REBAR ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. McCOLL ROAD (F.M. 2061) AT THE NORTHERNMOST SOUTHWEST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 45' 30" E ALONG THE WEST LINE OF SAID LOT 2 AND THE EXISTING EAST RIGHT-OF-WAY LINE OF N. McCOLL ROAD (F.M. 2061), A DISTANCE OF 121.26 FEET TO A FOUND NO. 5 REBAR AT THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTH LINE OF FIRST UNITED METHODIST CHURCH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 37, PAGE 62, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 14' 30" E ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID FIRST UNITED METHODIST CHURCH SUBDIVISION, A DISTANCE OF 370.32 FEET TO A FOUND NO. 4 REBAR AT THE NORTHEAST CORNER OF SAID LOT 2 FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 47' 45" W ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 1, BIMAWEY UNIT 2 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33, PAGE 102A, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 401.26 FEET TO A FOUND NO. 4 REBAR ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF NOLANA AVENUE (F.M. 3461) AT THE SOUTHEAST CORNER OF SAID LOT 2 FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 14' 30" W ALONG THE SOUTH LINE OF SAID LOT 2 AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF NOLANA AVENUE (F.M. 3461), A DISTANCE OF 120.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.803 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

- BASIS OF BEARING AS PER PLAT SANTA ANA PLAZA SUBDIVISION, VOLUME 45, PAGE 166, HIDALGO COUNTY MAP RECORDS.
- THIS SUBDIVISION IS IN FLOOD ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREAS IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER 480343 0006C MAP REVISED: NOVEMBER 2, 1992.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURBS MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL BE:
E. NOLANA AVE. (F.M. 3461): 60' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
N. McCOLL ROAD (F.M. 2061): 60' OR GREATER FOR APPROVED SITE PLAN, OR EASEMENTS.
OTHERS: AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 14,555 C.F. (0.334 AC. FT.) TO BE PROVIDED WITHIN LOTS 2A & 2B. LOT 2A: 11,204 C.F. (0.287 AC. FT.); LOT 2B: 3,351 C.F. (0.076 AC. FT.)
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT FOR LOT 2B 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.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- LOCATION OF SERVICE DRIVE EASEMENT TO BE DETERMINED DURING SITE PLAN APPROVAL PROCESS.
- COMMON AREAS AND NUMBER AND LOCATION OF SHARED ACCESS BETWEEN LOT 1, SANTA ANA PLAZA SUBDIVISION, AND SANTA ANA PLAZA, LOTS 2A & 2B SUBDIVISION WILL BE ESTABLISHED DURING THE SITE PLAN REVIEW AND APPROVAL PROCESS. EXISTING JOINT ACCESS AS SHOWN BETWEEN LOT 1 SANTA ANA PLAZA SUBDIVISION AND SANTA ANA PLAZA LOTS 2A & 2B SUBDIVISION EXISTS PER PREVIOUS SITE PLAN APPROVAL.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
- A 6' OPAQUE BUFFER WILL BE REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONUSES.
- AN 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONUSES.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--CITY OF McALLEN BENCHMARK: "MC-61" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATE ON SEPTEMBER 09, 2002. A BRASS DISK SET IN CONCRETE BEING LOCATED AT THE SOUTHWEST CORNER OF N. McCOLL ROAD AND VIOLET ELEVATION = 113.54 (NAVD83).
--BENCHMARK 1: SQUARE CUT ON THE NORTHEAST CORNER OF CONCRETE PAD LOCATED AT THE SOUTHEAST CORNER OF LOT 1. ELEVATION 113.58
- MINIMUM 4 FOOT WIDE SIDEWALK REQUIRED ON E. NOLANA AVENUE (F.M. 3461) AND N. McCOLL ROAD (F.M. 2061).

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SANTA ANA PLAZA, LOTS 2A & 2B SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

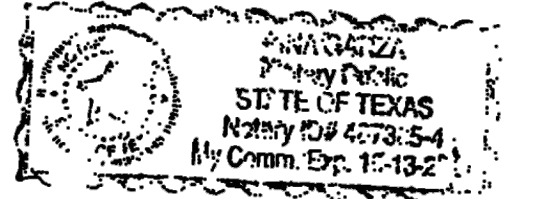
Ford Sasser
FORD SASSER, PRESIDENT & CEO
1656 N. 23RD STREET
McALLEN, TX 78501

DATE 11/20/18

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Ford Sasser* 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 20 DAY OF November, 20 18.

[Signature]
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



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

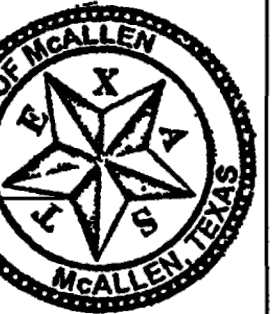
[Signature]
CHAIRMAN, PLANNING COMMISSION

DATE 1/17/19

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17 DAY OF January, 2019.

James E. Dooling
MAYOR, CITY OF McALLEN

[Signature]
ATTEST: SECRETARY, CITY OF McALLEN



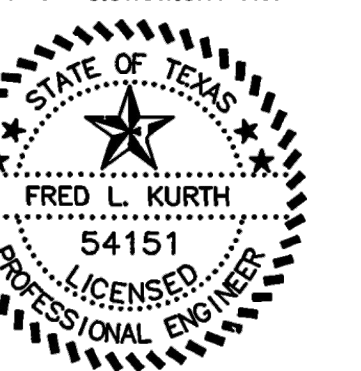
THE STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS 17th DAY OF November, 2018.

[Signature]
FRED L. KURTH, PROFESSIONAL ENGINEER NO. 54151
STATE OF TEXAS
DATE PREPARED: 11-19-18
ENGINEERING JOB NO. 18146.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



THE STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS 17th DAY OF November, 2018.

[Signature]
FRED L. KURTH, R.L.S. #4750
DATE SURVEYED: 12-27-07
TX 642, PG. 37-38
SURVEYING JOB NO. 07012.48



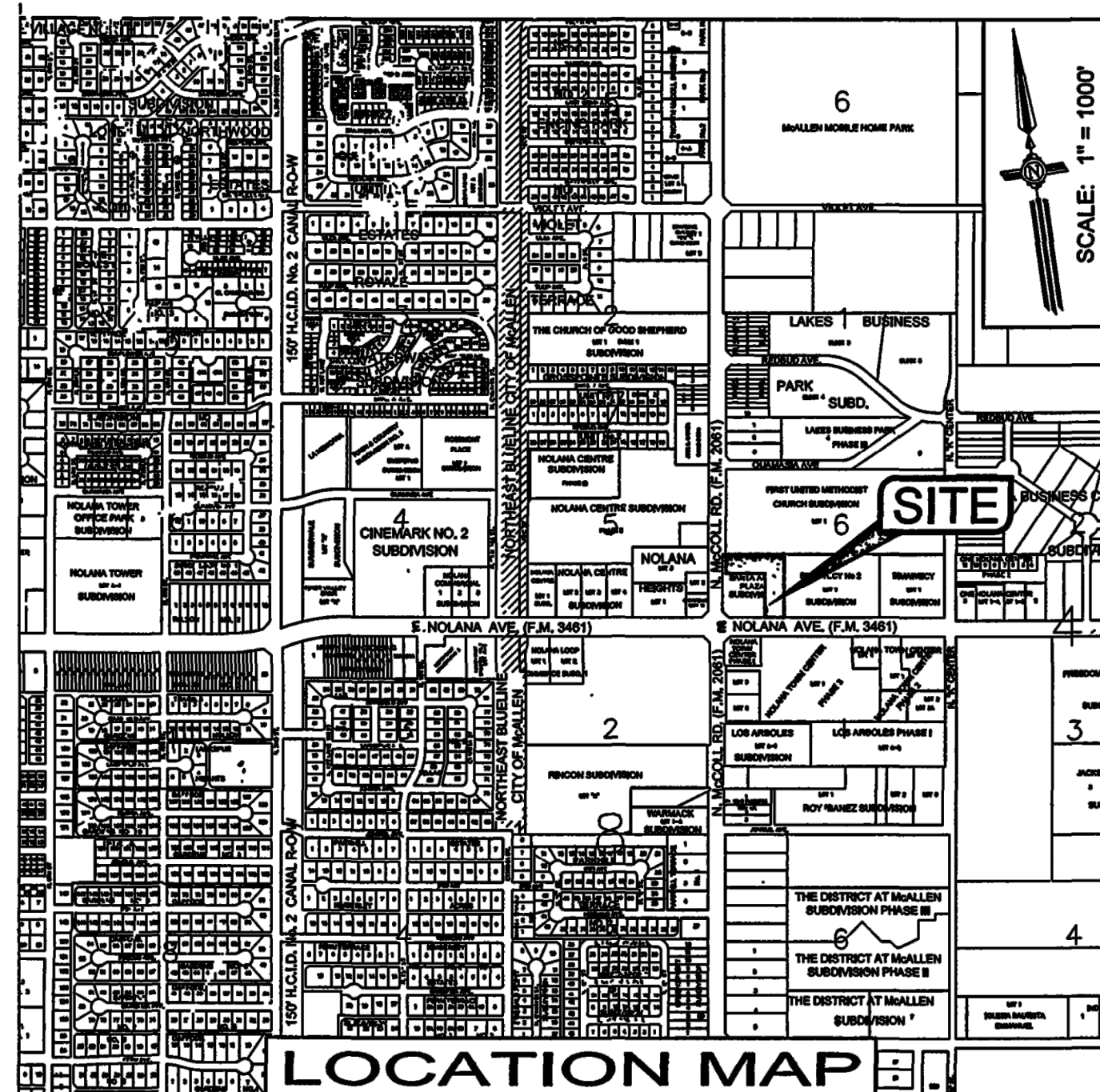
APPROVED BY DRAINAGE DISTRICT:

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

[Signature]
RAUL E. SERRIN, P.E., C.F.M.
GENERAL MANAGER

DATE 01/28/19



TBPE FIRM # F-1435

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

BY: SA DATE 11-19-18
SURVEYED, CHECKED JLG DATE 11-18-18
FINAL CHECK _____ DATE _____

RECORDED PLAT

4



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

ON: 1/31/19 AT 8:17 AM/PM
INSTRUMENT NUMBER 2983588
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
[Signature] DEPUTY

Sub2023-0057



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>McCollbak</u> Subdivision <u>AN 06/07/23</u>	
	Location <u>S McColl Rd, McAllen TX</u>	
	City Address or Block Number <u>2100 J. MCCOLL RD</u>	
	Number of Lots <u>1</u> Gross Acres <u>1.94</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>NA</u> Proposed Land Use <u>Self-storage</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>9,438.98</u>	
	Parcel # <u>630446</u> Tax Dept. Review <u>MC 6-7-23</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>1.94 acre tract of of land, out of Lot 1 of "Palmridge park, recorded in volume 38, page 35, MROHC.</u>		
Owner	Name <u>Meyerhoff Family Trust</u> Phone <u>636.346-3524</u>	
	Address <u>c/o 1335 Christmas Valley Dr</u> E-mail <u>emeryerhoffc@hotmail.com</u>	
	City <u>Wildwood</u> State <u>MO</u> Zip <u>63005</u>	
Developer	Name <u>Bakke Development</u> Phone <u>210-835-5188</u>	
	Address <u>207 Roosevelt Ave.</u> E-mail _____	
	City <u>San Antonio</u> State <u>TX</u> Zip <u>78210</u>	
	Contact Person <u>Phil Bakke</u> Brandt Bakke <u>pbakke@bakkedc.com</u> <u>bbakke@bakkedc.com</u>	
Engineer	Name <u>Raul Garcia Jr</u> Phone <u>956-445-5235</u>	
	Address <u>5000 W Military Highway</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>	
	Contact Person <u>Angelica Neira</u> <u>aneira@halff.com</u>	
Surveyor	Name <u>James Russell</u> Phone <u>830-445-6210</u>	
	Address <u>5000 W Military Highway</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>	

ENTERED

KF

JUN 08 2023

Name: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 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 D. Steven Meyerhoff Date 5/31/23

Print Name D. Steven Meyerhoff

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

ENTERED

JUN 08 2023

Name: NM

Proposed Plat Submittal

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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 *Ernest Ray Meyerhoff, Jr.* Date 5/30/23

Print Name ERNEST RAY MEYERHOFF

Owner ☒

Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

ENTERED

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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Owners Signature

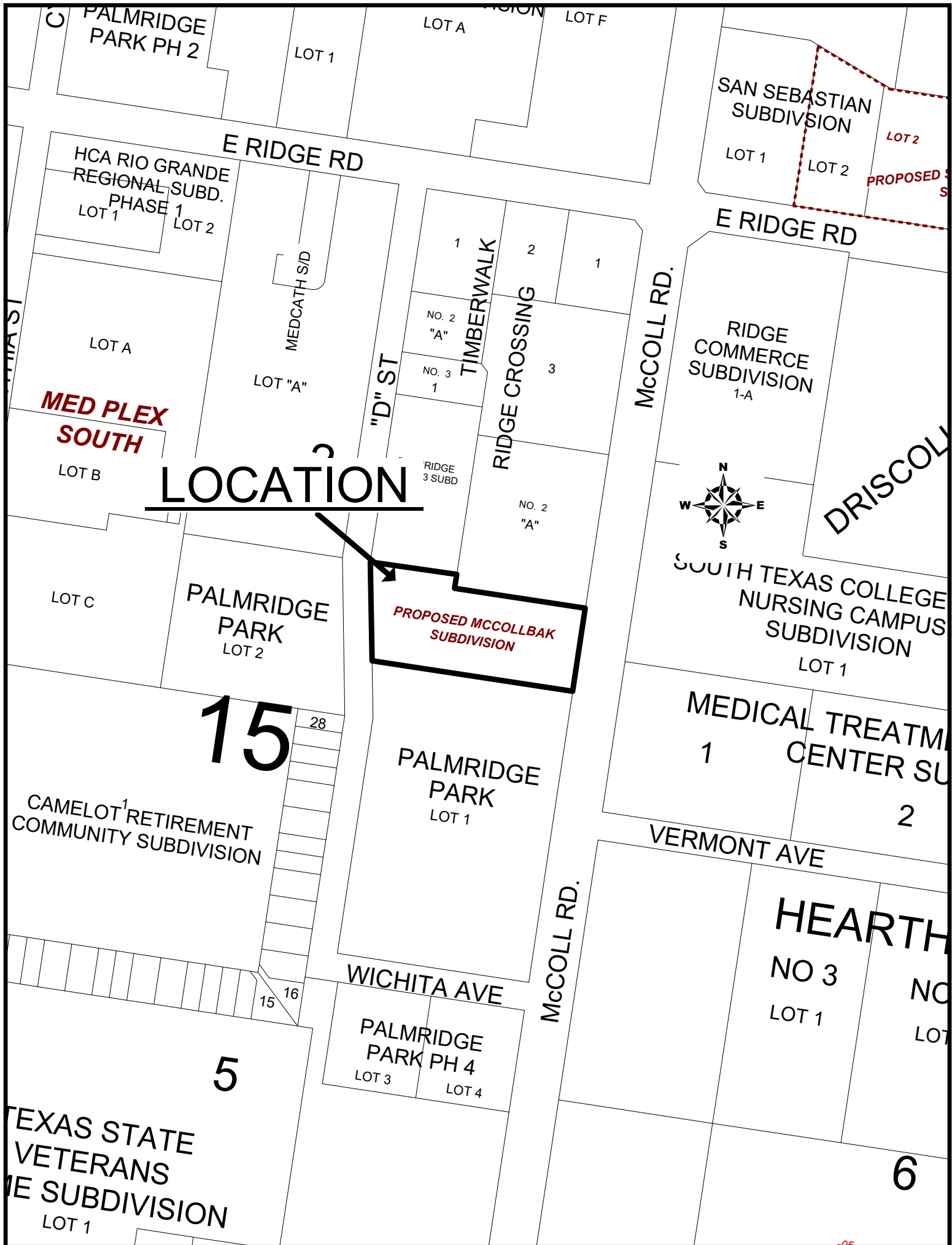
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Marcia R. Bonnell Date May 30, 2023

Print Name Marcia R. Bonnell

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



PALMRIDGE
PARK PH 2

LOT 1

LOT A

LOT F

SAN SEBASTIAN
SUBDIVISION

LOT 1

LOT 2

LOT 2

PROPOSED S

HCA RIO GRANDE
REGIONAL SUBD.
PHASE 1
LOT 1 LOT 2

E RIDGE RD

MEDCATH S/D

LOT A

LOT "A"

MED PLEX
SOUTH

LOT B

LOCATION

"D" ST

TIMBERWALK

NO. 2
"A"

NO. 3
1

RIDGE
3 SUBD

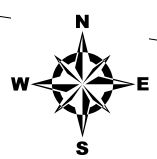
RIDGE CROSSING

NO. 2
"A"

McCOLL RD.

E RIDGE RD

RIDGE
COMMERCE
SUBDIVISION
1-A



DRISCOLL

SOUTH TEXAS COLLEGE
NURSING CAMPUS
SUBDIVISION
LOT 1

MEDICAL TREATMENT
CENTER SU
1 2

VERMONT AVE

HEARTH

NO 3
LOT 1

NO
LOT

6

WICHITA AVE

PALMRIDGE
PARK PH 4
LOT 3 LOT 4

McCOLL RD.

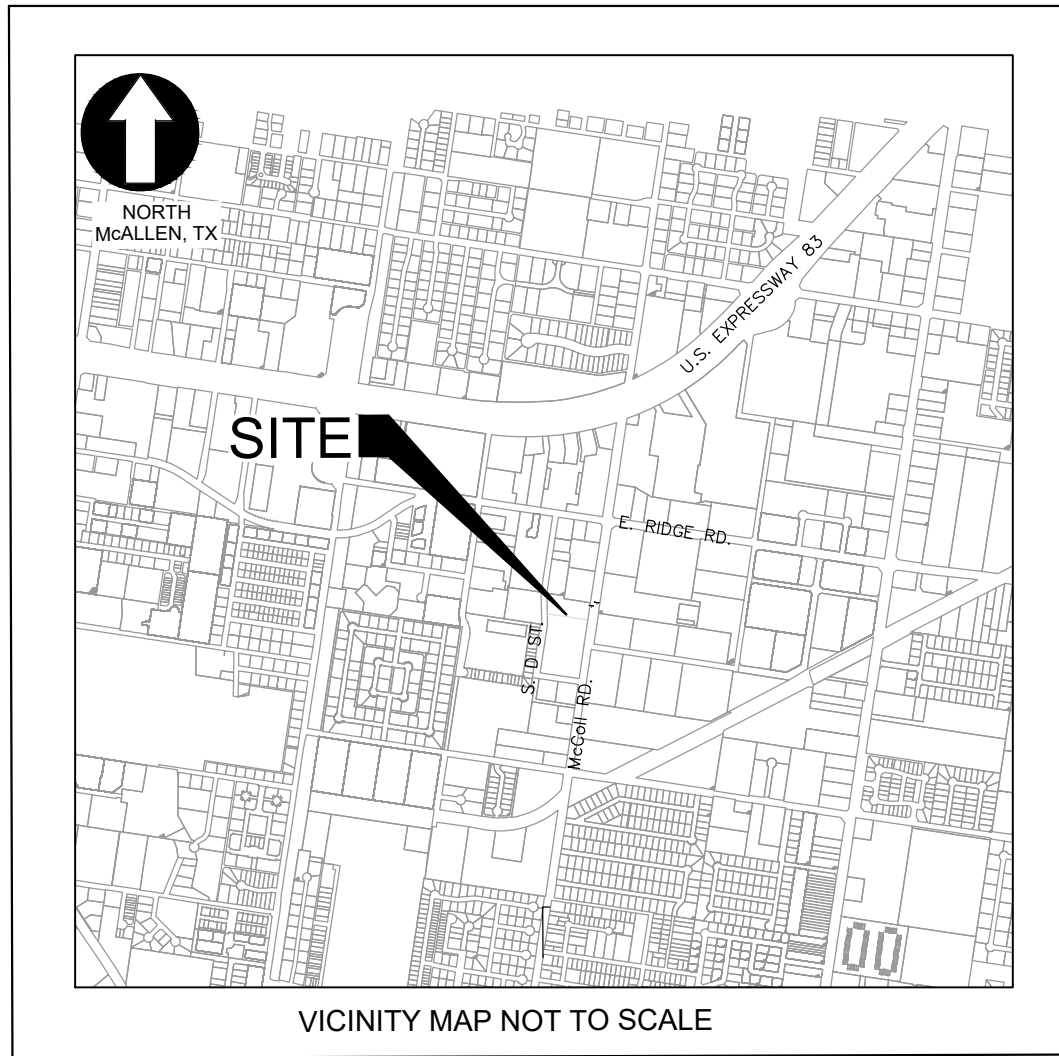
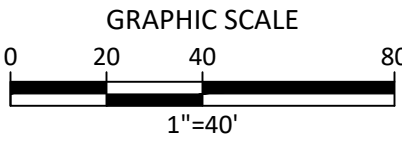
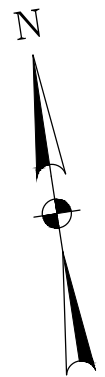
15

28

CAMELOT¹ RETIREMENT
COMMUNITY SUBDIVISION

5

TEXAS STATE
VETERANS
SUBDIVISION
LOT 1



METES AND BOUNDS:

1.944 ACRES OF LAND LOCATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS AND BEING A PORTION OF LOT 1, PALMRIDGE PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND FURTHER BEING A PORTION OF TRACT 3, AS CONVEYED TO DON MEYERHOFF AND MARCIA BONNELL, CO-TRUSTEES UNDER THE INDENTURE OF TRUST DATED DECEMBER 31, 1990, KNOWN AS THE MEYERHOFF FAMILY TRUST, AS DESCRIBED IN VOLUME 3015, PAGE 675, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.944 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD LOCATED IN THE WESTERLY RIGHT OF WAY LINE OF S. McCall ROAD AND MARKING THE SOUTHEASTERLY CORNER OF LOT A, RIDGE CROSSING SUBDIVISION NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 2A, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, SOUTH 08DEG 34' 51" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF S. McCall ROAD, A DISTANCE OF 178.01 FEET, TO A SET 1/2" IRON ROD WITH "HALFF" CAP;

THENCE, NORTH 81DEG 23' 27" WEST, CROSSING SAID LOT 1, A DISTANCE OF 429.80 FEET, TO A SET 1/2" IRON ROD WITH "HALFF" CAP LOCATED IN THE EASTERLY RIGHT OF WAY LINE OF S. D STREET;

THENCE, NORTH 00DEG 59' 43" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF S. D STREET, A DISTANCE OF 210.96 FEET, TO A FOUND 1/2" IRON ROD WITH "RIO DELTA" CAP MARKING THE SOUTHWESTERLY CORNER OF LOT 3, PALMRIDGE PARK NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2108488, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND THE WESTERLY AND SOUTHERLY LINES OF SAID LOT A, THE FOLLOWING COURSES:

SOUTH 81DEG 24' 02" EAST, A DISTANCE OF 185.18 FEET, TO A FOUND 1/2" IRON ROD;
SOUTH 08DEG 43' 32" WEST, A DISTANCE OF 29.95 FEET, TO A FOUND 1/2" IRON ROD;
SOUTH 81DEG 22' 29" EAST, A DISTANCE OF 279.78 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 1.944 ACRES (84,671 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES:

- THE BASIS OF BEARING IS BEING REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205) AS DERIVED FROM THE WESTERN DATA SYSTEM VRS RIO GRANDE VALLEY COOPERATIVE NETWORK. ALL DISTANCES ARE SHOWN IN SURFACE.
- BENCHMARK INFORMATION
 - 5/8" ROD WITH ALUMINUM DISC LOCATED NEAR THE NE CORNER OF THE PROPERTY ELEV. 116.86
 - 5/8" ROD WITH ALUMINUM DISC LOCATED NEAR THE SE CORNER OF THE PROPERTY ELEV. 116.31
 - 5/8" ROD WITH ALUMINUM DISC LOCATED NEAR THE SW CORNER OF THE PROPERTY ELEV. 116.65
 - 5/8" ROD WITH ALUMINUM DISC LOCATED NEAR THE NW CORNER OF THE PROPERTY ELEV. 116.68
- ACCORDING TO THE COMMUNITY PANEL NO. (480334 0425 C) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP OR FLOOD HAZARD BOUNDARY MAP DATED (11/16/1982), THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE B & C. ZONE B (DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING) ZONE C (DEFINED AS AREAS OF MINIMAL FLOODING, (NO SHADING))
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES MEASURED ABOVE TOP OF CURB AT FRONT CENTER OF LOT.
- STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 0.32 AC-FT TO BE DETAINED WITHIN THE REGIONAL DETENTION SYSTEM. DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

SOUTH McCall ROAD - 50.0' OR GREATER PER APPROVED SITE PLAN OR EASEMENT

SOUTH "D" STREET - 30.0' OR GREATER PER APPROVED SITE PLAN.

OTHERS - ACCORDING TO ZONING ORDINANCE, APPROVED SITE PLAN, OR EASEMENT LINES, WHICHEVER IS GREATER.
- A 4 FT. SIDEWALK IS REQUIRED ALONG EAST WICHITA AVE. SOUTH "D" STREET AND SOUTH McCall ROAD
- AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPT. PRIOR TO APPLICATION FOR BUILDING PERMIT IS REQUIRED.
- SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
- 6.0 FT. BUFFER REQUIRED FROM ANY ADJACENT RESIDENTIAL ZONE/USE.
- 25' X 25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- ALL CORNERS, ANGLE POINTS AND POINTS OF CURVATURE OR TANGENCY DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- MINIMUM 26 FT. WIDE PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR THIS PROPERTY.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

LEGEND

- - SET 1/2" IRON ROD WITH CAP STAMPED "HALFF"
- FIR4 - FOUND 1/2" IRON ROD
- FIR4 - FOUND 1/2" IRON ROD W/CAP (AS NOTED)
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- R.O.W. - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- DOC. NO. - DOCUMENT NUMBER
- CL - CENTERLINE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

McCOLLBAK I, LLC, A TEXAS LIMITED LIABILITY COMPANY
PHILLIP P. BAKKE - MANAGING MEMBER
207 ROOSEVELT AVE.
SAN ANTONIO, TX 78210

McCOLLBAK I, LLC, A TEXAS LIMITED LIABILITY COMPANY
McCOLLBAK, LTD, A TEXAS LIMITED PARTNERSHIP, MANAGER
PHILLIP P. BAKKE, GENERAL PARTNER
207 ROOSEVELT AVE.
SAN ANTONIO, TEXAS 78210

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY APPEARED SHARYBAK I, LLC AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

DATED THIS _____ DAY OF _____, A.D. 2023.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

ATTESTED: SECRETARY, CITY OF McALLEN MAYOR, CITY OF McALLEN

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATION

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

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

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

PRESIDENT SECRETARY

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4230

DATE:

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

RAUL GARCIA, JR.
LICENSED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 137892

DATE:

PRELIMINARY
This document shall not
be recorded for any
purpose and shall not be
used or viewed or relied upon
as a final survey document.

FOR REVIEW & COMMENT

PRINCIPAL CONTACTS
OWNER: BAKKE DEVELOPMENT
ENGINEER: HALFF ASSOCIATES
SURVEYOR: HALFF ASSOCIATES

9000 E. LAKEVIEW DR.
5000 W. MILITARY STE. 100
5000 W. MILITARY STE. 100

McALLEN, TX 78501
McALLEN, TX 78503
McALLEN, TX 78503

PH: (210) 541-2005
PH: (956) 664-0286
PH: (956) 664-0286



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

THE COUNTY OF HIDALGO TEXAS

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PALMRIDGE PARK LOT 1A SUBDIVISON

A SUBDIVISION OF 1.944 ACRES
SITUATED IN THE CITY OF McALLEN
HIDALGO COUNTY, TEXAS
OUT OF LOT 1
PALMRIDGE PARK SUBDIVISION

AVO: 54749.001
DATE OF PREPARATION: JUNE 2023

BY



5000 WEST MILITARY, SUITE 100
McALLEN, TX 78503-7446
TEL (956) 664-0286
TBPCLS SURVEYING FIRM #10104444



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/4/2023

SUBDIVISION NAME: PALMRIDGE PARK LOT 1A (PREVIOUSLY MCCOLLBK SUBDIVISION)	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>S. McColl Road: dedication as required for 50 ft. from centerline for 100 ft. total ROW Paving: by the State Curb & gutter: by the State Revisions needed: - If 100 ft. is existing ROW, please label accordingly and provide a copy for staff review, prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	Required
<p>S. "D" Street: dedication as needed for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - If 60 ft. is existing ROW, please label accordingly and provide a copy for staff review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	Required
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties ** Plat note No. 16 indicates, "Minimum 26 ft. wide private service drive easement for City services will be provided as part of the site plan review for this property." **Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>* S. McColl Road: 50 ft. or greater per approved site plan or easement * The subdivision is proposed as a replat of 1.944 acres out of Lot 1, Palmridge Park Subdivision. Vacating of lot 1, Palmridge Park Subdivision is not proposed; therefore, Palmridge Park Subdivision plat notes apply. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* South "D" Street: 30 ft. or greater per approved site plan * The subdivision is proposed as a replat of 1.944 acres out of Lot 1, Palmridge Park Subdivision. Vacating of lot 1, Palmridge Park Subdivision is not proposed; therefore, Palmridge Park Subdivision plat notes apply. **Zoning Ordinance: Section 138-356</p>	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 easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356 * Corner _____ **Zoning Ordinance: Section 138-356 * Garage _____ **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
	NA
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on S. McColl Road and S. "D" Street - Revise plat note #7 as shown above prior to final/recording. * Proposed: 4 ft. wide minimum sidewalk required on E. WICHITA AVE., S. McColl Road, and S. "D" Street * Engineering Department may require 5 ft. sidewalk **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
	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 - Revise plat note #10 as shown above prior to final/recording. *Additional buffer might be required at the time of site plan review to screen refuse areas, outdoor storage areas, and loading docks from public streets. **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
	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 building permit issuance. - The subdivision is proposed as a replat of 1.944 acres out of Lot 1, Palmridge Park Subdivision. Vacating of lot 1, Palmridge Park Subdivision is not proposed; therefore, Palmridge Park Subdivision plat notes apply. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
	Applied
	Applied
	Applied
	NA

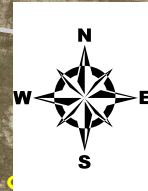
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V 	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. - Submitted application on June 8, 2023, indicates commercial use. Park fees do not apply to commercial developments. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - Submitted application on June 8, 2023, indicates commercial use. Park fees do not apply to commercial developments. 	NA
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. - Submitted application on June 8, 2023, indicates commercial use. Park fees do not apply to commercial developments. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is approved, no TIA required 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - The subdivision is proposed as a replat of 1.944 acres out of Lot 1, Palmridge Park Subdivision. Vacating of lot 1, Palmridge Park Subdivision is not proposed. All notes and restrictions of the original subdivision apply. - Please add lot number for Medcath Subdivision shown on the plat on the west side of South "D" Street prior to recording. - Signature blocks must follow Sec.134-61 of the subdivision ordinance. *Must comply with City's Access Management Policy. 	Required
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	Applied

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



LOCATION



Sub 2023-0051



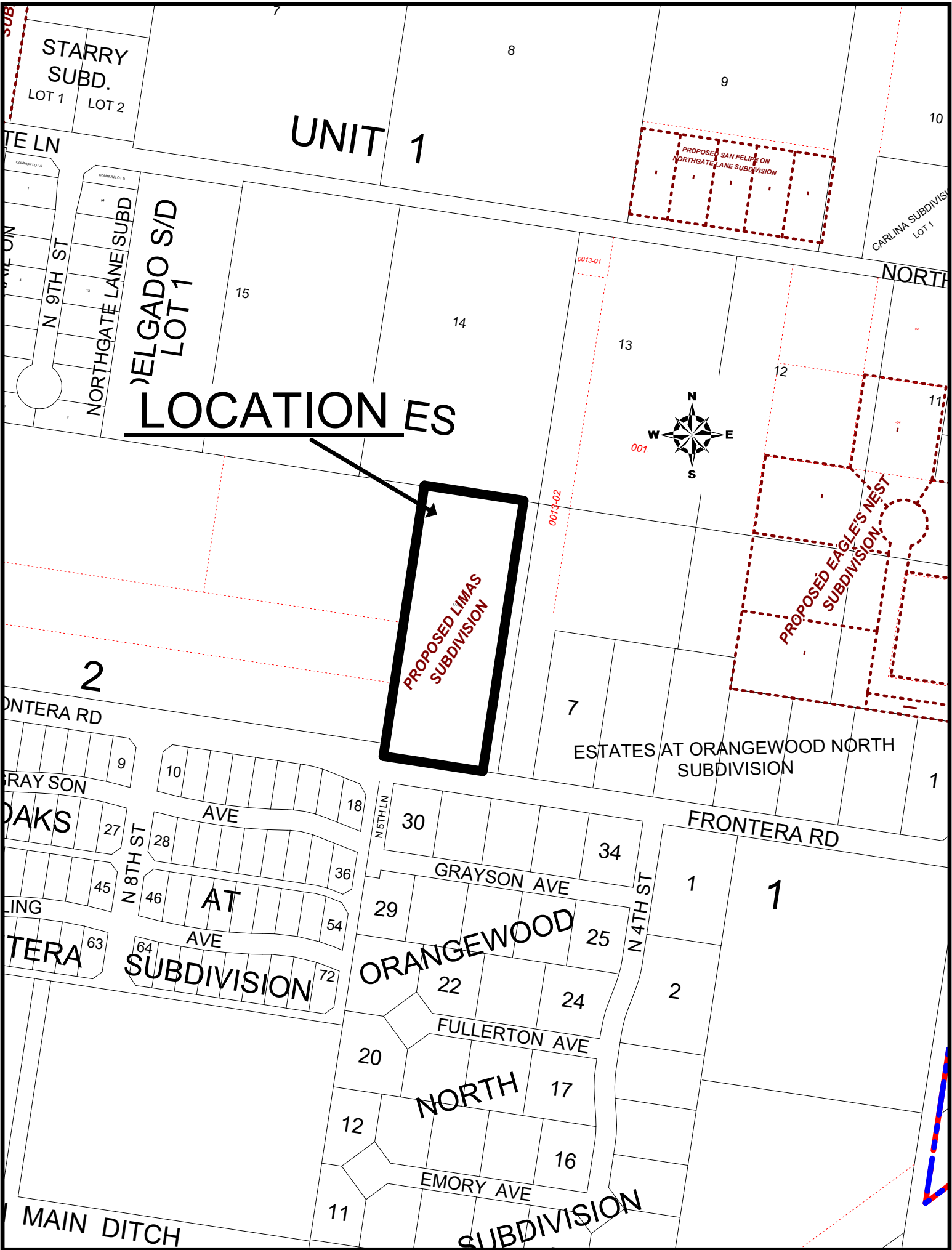
City of McAllen
Planning Department
APPLICATION FOR

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	<p>Subdivision Name <u>Limas Subdivision</u></p> <p>Location <u>North side of Frontera Rd. Between 2nd Street and 10th Street</u></p> <p>City Address or Block Number <u>418 FRONTERA RD</u></p> <p>Number of lots <u>1</u> Gross acres <u>4.05</u> Net acres <u> </u></p> <p>Existing Zoning <u>R-1</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u> </u></p> <p>Existing Land Use <u>Ag</u> Proposed Land Use <u>Single family</u> Irrigation District # <u>1</u></p> <p>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 checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>MC</u> <u>C.H. Jr</u> <u>5-26-23</u></p> <p>Parcel No. <u>14627600</u> Tax Dept. Review <u>MC</u> <u>5/30/23</u></p> <p>Legal Description <u>A 3.723 part or portion of Lot 14, Ebony Heights Citrus Groves Unit No. 1, Vol. 5, pg. 39 Hidalgo County maps.</u></p>
Owner	<p>Name <u>Dr. Flor Aurora Limas</u> Phone <u>956-703-0560</u></p> <p>Address <u>7108 N. 5th St.</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>E-mail <u>flor.aurora.limas@gmail.com</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>CHLH Engineering, LLC</u> Phone <u>956-687-5560</u></p> <p>Address <u>701 S. 15th Street</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person <u>Cloromiro Hinojosa Jr., P.E.</u></p> <p>E-mail <u>cloro@chlhengineering.com</u></p>
Surveyor	<p>Name <u>Rio Delta Surveying/ Mario Gonzalez</u> Phone <u>956-380-5154</u></p> <p>Address <u>8207 Mateo Escobar</u></p> <p>City <u>Monte Alto</u> State <u>Texas</u> Zip <u>785</u></p> <p>ENTERED MAY 30 2023 Name: <u>WM</u></p>

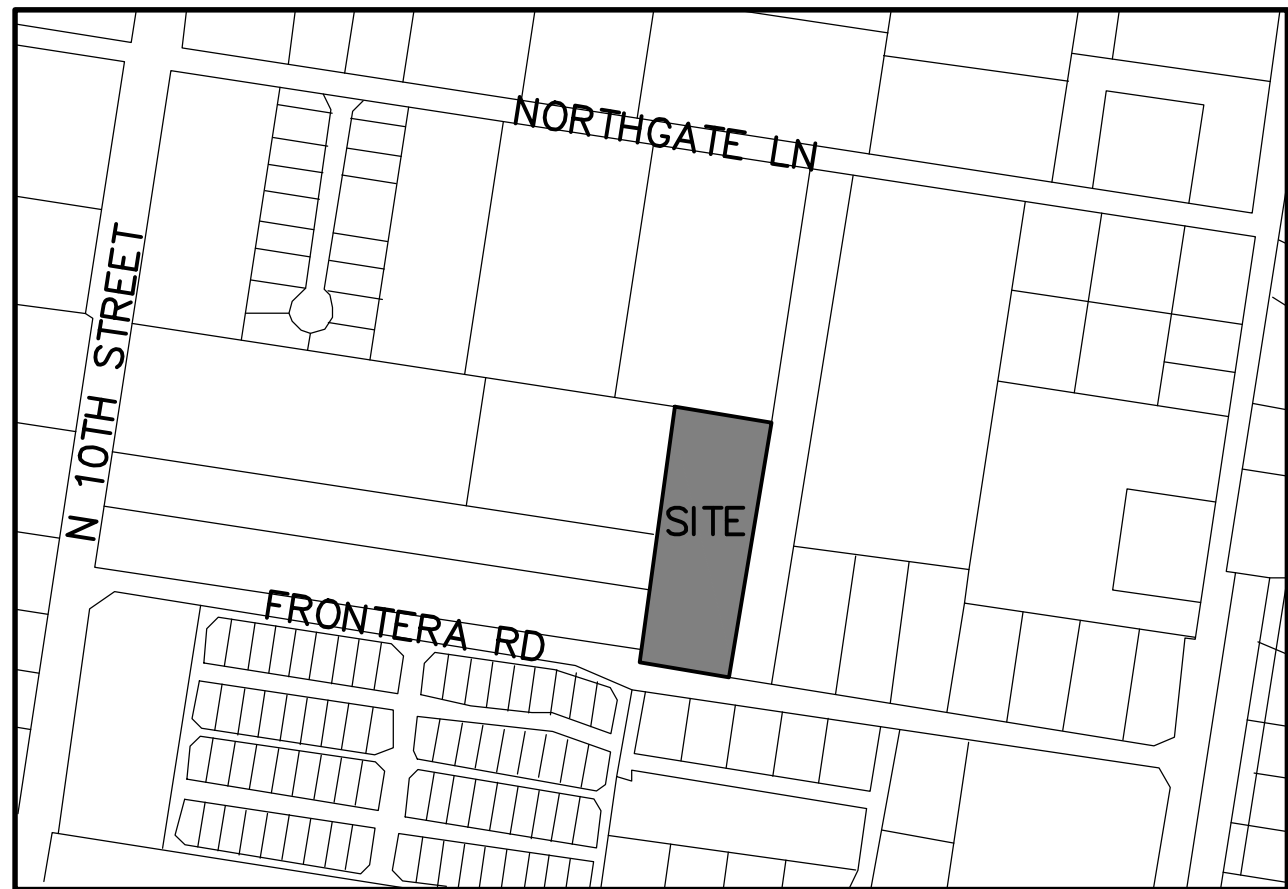
KVF



SUBDIVISION PLAT OF LIMAS SUBDIVISION

MCALLEN, TEXAS

A TRACT OF LAND CONTAINING 3.723 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 14, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, SAID 3.723 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO NOE FERNANDEZ AND WIFE, LYDIA FERNANDEZ, BY VIRTUE OF A CASH WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 351703, HIDALGO COUNTY OFFICIAL RECORDS



LOCATION MAP SCALE: 1:500

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

MAYOR, CITY OF MCALLEN DATE:

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

CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF MCALLEN DATE:

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1, ON THIS DAY OF 20

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

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

PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE DAY OF 20

REGISTERED PROFESSIONAL SURVEYOR (SEAL) MARIO GONZALEZ REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 5571 24593 FM 88, MONTE ALTO, TEXAS 78538 (956) 380-5154

No. STATE OF TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER (SEAL) CLOROMIRO HINOJOSA, JR. CHLH ENGINEERING, LLC 701 S. 15TH STREET, MCALLEN, TX 78501 (TEL)956-687-5560 (FAX)956-687-5561

No. STATE OF TEXAS.

CHLH ENGINEERING, LLC TBPE FIRM No. F-8719 701 S. 15th STREET McALLEN, TX. 78501 (956) 687-5560 (956) 687-5561 FAX

METES & BOUNDS:

A TRACT OF LAND CONTAINING 3.723 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 14, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, SAID 3.723 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO NOE FERNANDEZ AND WIFE, LYDIA FERNANDEZ, BY VIRTUE OF A CASH WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 351703, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.723 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14;

THENCE, N 08° 35' 30" E ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 08° 35' 30" E CONTINUING ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 664.80 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 24' 30" E A DISTANCE OF 243.94 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 30" W A DISTANCE OF 664.80 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 30" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF FRONTERA ROAD, A DISTANCE OF 243.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.723 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALG

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

FLOR AURORA LIMAS 7708 NORTH 5TH STREET, MCALLEN TEXAS 78504

DATE

STATE OF TEXAS COUNTY OF HIDALG

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

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

NOTARY PUBLIC

HIDALGO COUNTY, TEXAS

NOTARY PUBLIC



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

ON: AT AM/PM

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER: FLOR AURORA LIMAS		7708 NORTH 5TH STREET, MCALLEN TX 78504	
ENGINEER: CHLH ENGINEERING, LLC	CLOROMIRO HINOJOSA, JR.	701 S. 15TH STREET, MCALLEN, TX 78501	(956) 687-5560
SURVEYOR: RIO DELTA SURVEYING	JOSE MARIO GONZALEZ	24593 FM 88, MONTE ALTO, TX 78538	(956) 380-5154

GENERAL NOTES:

- FINISHED FLOOR ELEVATION TO BE 18" INCHES ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
- THIS PROPERTY IS LOCATED IN: THE AREA IS UNDER AN UNINCORPORATED AREA DETERMINED BY FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. THE PROJECT AREA IS UNDER ZONE 'AH', WHICH IS DESCRIBED AS 'AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS OF 1 AND 3 FEET; BASE FLOOD ELEVATION IS SHOWN AS 107, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
- A 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON FRONTERA ROAD
- MIN. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 45 FT OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING, WHICHEVER IS GREATER APPLIES
IN ACCORDANCE WITH THE ZONING ORDINANCE, GREATER FOR APPROVED SITE PLAN, OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER
REAR: 10 FT OR GREATER FOR EASEMENTS, IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
SIDES: 6 FT OR GREATER FOR EASEMENTS, IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
CORNER SIDE: 10 FT OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- BENCHMARK: MC 50, LOCALITY AT THE WEST BOUND OF 10TH ST. IN BETWEEN TRENTON RD & FULLERTON RD
TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP ON TOP, VERTICAL DATUM: NAVD 88
NORTHING: 16628260.61558 EASTING: 1076787.99708, ELEVATION=106.51
- MAINTENANCE OF ALL LANDSCAPE AND DETENTION AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN, UTILITY EASEMENTS, GAS EASEMENTS, OR IRRIGATION EASEMENTS AND LOT LINES.
- AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS AS FOLLOWS:
TOTAL 7,180 CF (0.165 AC-FT)
- NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
- 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.
- COMMON AREAS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- 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.
- MINIMUM 25 FT x 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND A MINIMUM 10 FT x 10 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL ALLEY/STREET INTERSECTIONS..



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/4/2023

SUBDIVISION NAME: LIMAS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Frontera Avenue: dedication as needed for 30 ft. from centerline for 60 ft. total ROW
Paving: 40 ft. Curb & gutter: both sides
Revisions needed:
- Please show and label the existing ROW on the west side of the property, reference the document number and provide a copy for staff review prior to final/recording.
- Show the centerline on the west side of Frontera Avenue and label the existing ROW on both sides prior to final/recording.
- Label the bearing and distance between P.O.C. and P.O.B prior to final/recording.
- Label the existing ROW between Lot 30, Orangewood North Subdivision and Lot 18 Spanish Oaks at Frontera Subdivision, prior to final/recording.
*ROW transition is not required as per the Engineering Department.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Required

N/S Collector Street (west boundary): Dedication as required for 35 ft. for total 70 ft. ROW
Paving: 44 ft. Curb & gutter: both sides
** A variance to not require N/S collector street on west boundary (VAR2023-0019) was reviewed by all development departments and approved administratively by the Planning Director.

Applied

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

Applied

NA

NA

ALLEYS

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

NA

SETBACKS

* Front: 45 ft. or greater for easements, or in line with existing, whichever is greater applies
- Revise plat note #4 as shown above prior to final/recording
- Proposed: 45 ft. or greater for easements, or in line with existing, whichever is greater applies In Accordance with the Zoning Ordinance, greater for approved site plan, on in line with existing structures, whichever is greater
**Zoning Ordinance: Section 138-356

Required

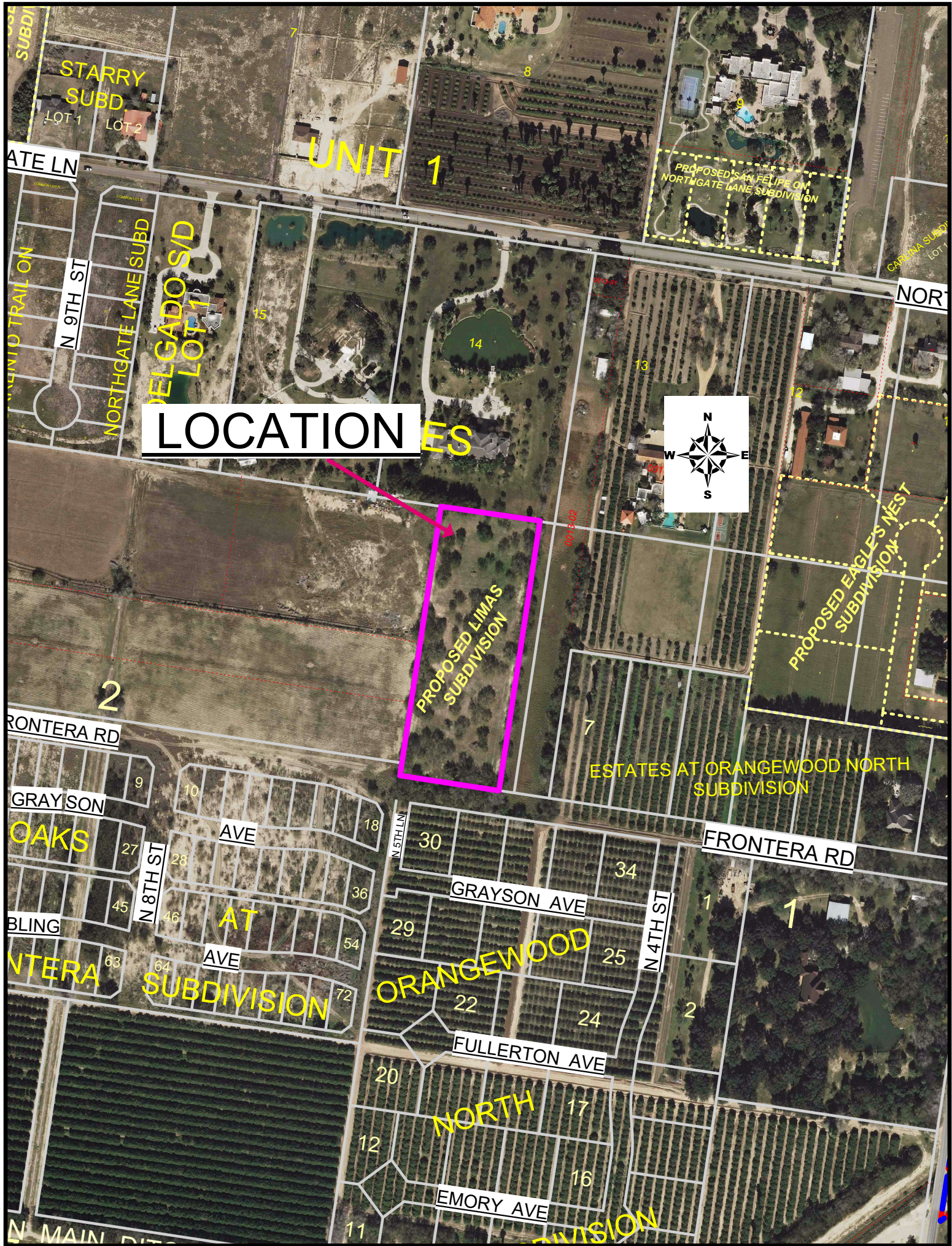
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Rear: 10 ft. or greater for easements - Revise plat note #4 as shown above prior to final/recording. - Proposed: 10 ft. or greater for easements. In Accordance with the Zoning Ordinance, or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356 * Interior Sides : 6 ft. or greater for easements - Revise plat note #4 as shown above prior to final/recording. - Proposed: 6 ft. or greater for easements. In Accordance with the Zoning Ordinance, or greater for approved site plan or easement **Zoning Ordinance: Section 138-356 * Corner: Proposed: 10 ft. or greater for easements, or approved site plan, whichever is greater. - Remove corner setback from plat note #4 prior to final/recording. ** A variance to not require N/S collector street on west boundary (VAR2023-0019) was reviewed by all development departments and approved administratively by the Planning Director. **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 	Required
	Required
	Required
	Applied
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Frontera Road - Engineering Department may require 5 ft. sidewalk. Revise the plat note as shown above or clarify prior to final/recording. Proposed: A 5 ft. wide minimum sidewalk required on Frontera Road **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
	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, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Proposed as one-lot single family subdivision. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
	NA
	NA
	NA

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

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V 	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. A park fee of \$700 for each dwelling unit is required and paid on 07/28/2023. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording Based on the application and plat submitted on May 30, 2023, the proposed development is for one single-family residential lot. A park fee of \$700 was paid on 07/28/2023. If the number of dwelling units increases, \$700 per additional dwelling unit will be required. 	Applied
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. Based on the application and plat submitted on May 30, 2023, the proposed development is for one single-family residential lot. A park fee of \$700 was paid on 07/28/2023. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is waived for one single-family lot subdivision 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation is waived for one single-family lot subdivision 	NA
COMMENTS	
<ul style="list-style-type: none"> Comments: - Please add the legal description of the properties on all sides, including north, east, and west sides on the plat prior to final/recording. *Must comply with City's Access Management Policy. 	Required
RECOMMENDATION	
<ul style="list-style-type: none"> Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED. 	Applied

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





City of McAllen

Planning Department

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

Project Information	TEXAS-MEXICAN RAILWAY COMPANY SURVEY / PROPOSED AQUALINA AT	
	Subdivision Name <u>TRES LAGOS PHASE III SUBDIVISION</u>	
	Location <u>On the west side of Aqualina Phase II, west of Tres Lagos Boulevard</u>	
	City Address or Block Number <u>6617 TRES LAGOS BLVD</u>	
	Number of Lots <u>42</u> Gross Acres <u>21.496</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>United</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>	
	Parcel # <u>1333608</u> Tax Dept. Review _____	
Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>21.496 acres out of Section 227, Texas-Mexican Railway Company Survey,</u> according to the patent issued by the State of Texas		
Owner	Name <u>Rhodes Development Inc</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th St, Suite 1700</u> E-mail <u>nick@rhodesenterprises.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
Developer	Name <u>Rhodes Development Inc</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th St, Suite 1700</u> E-mail <u>nick@rhodesenterprises.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>Nick Rhodes, President</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E.</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

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.

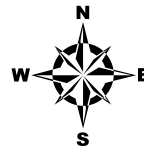
Signature  Date 04.07.2022

Print Name Mario A. Reyna, P.E.

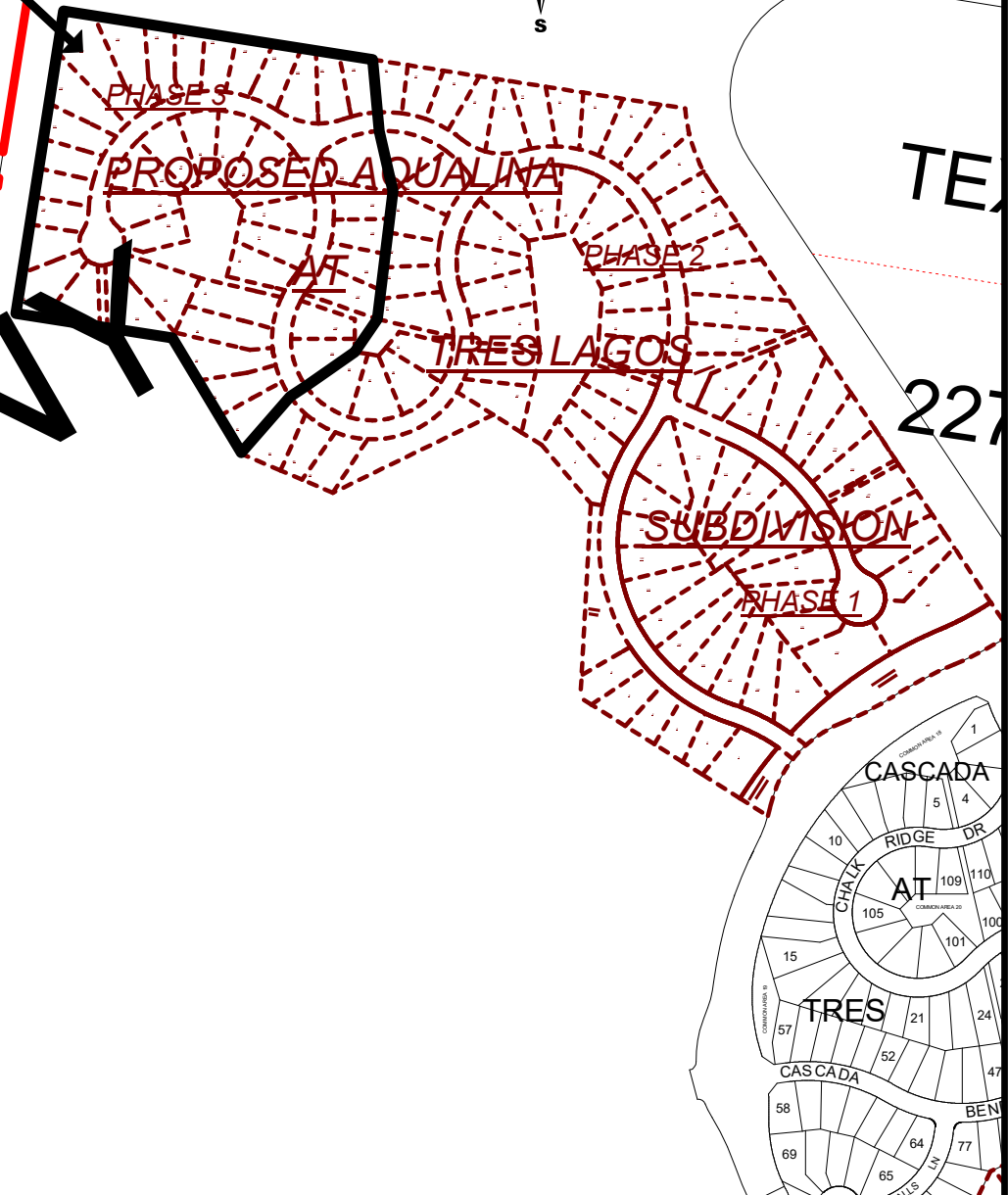
Owner ☐

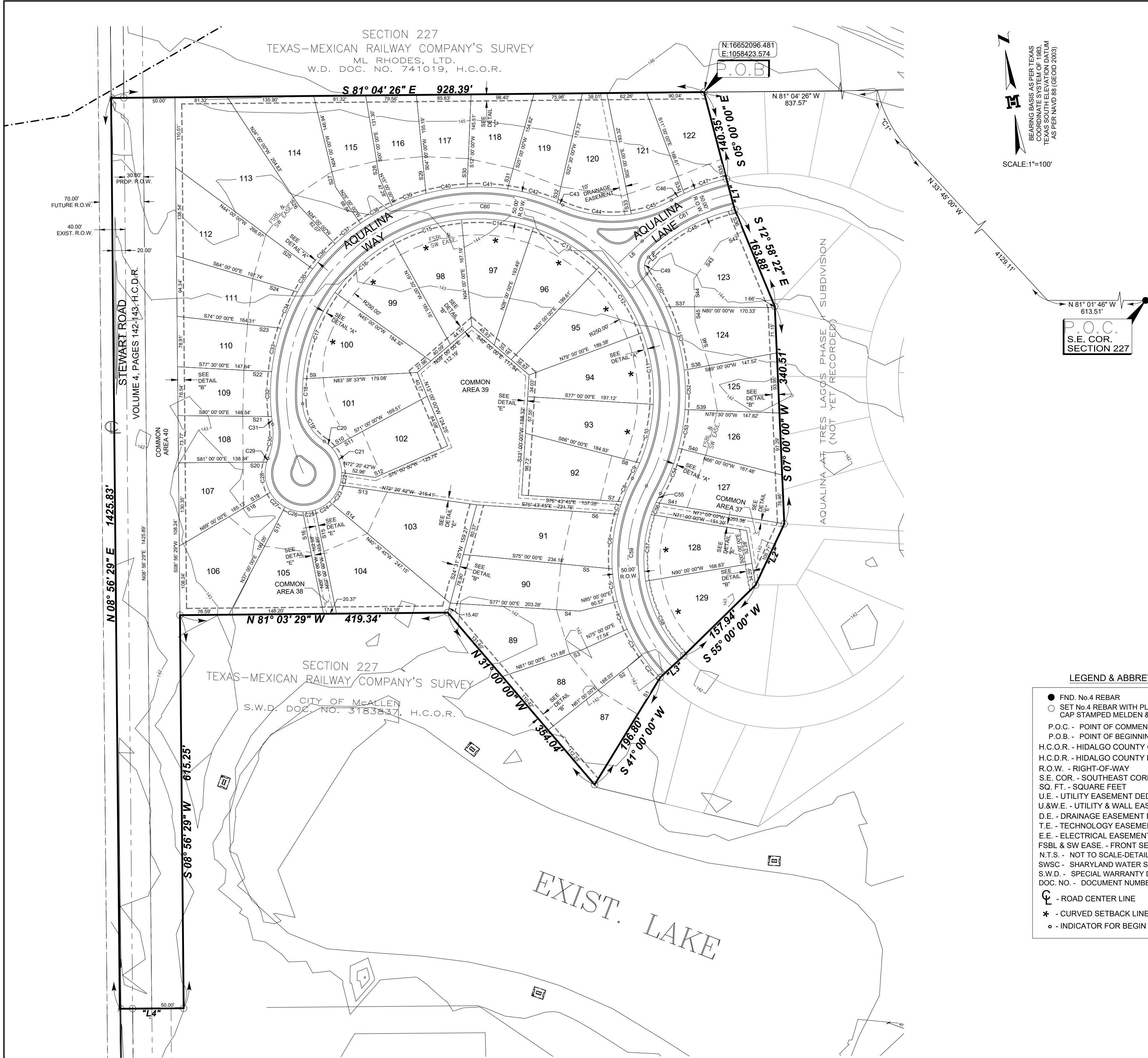
Authorized Agent ☒

LOCATION



COMPANY





CENTERLINE Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord Direction
C59	073° 01' 16"	240.00'	305.87'	177.66'	S1° 26' 53"W
C60	232° 46' 05"	300.00'	1218.77'	604.77'	N78° 25' 31"W
C61	030° 16' 39"	300.00'	158.53'	81.16'	S71° 34' 38"W

BOUNDARY Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord Direction
C1	029° 16' 22"	420.00'	214.58'	109.69'	N19° 06' 49"W

LOT Line Table		
Line #	Length	Direction
L5	9.68'	S56° 26' 19"W

CENTERLINE LINE Table		
Line #	Length	Direction
L6	51.74'	N56° 26' 19"E

BOUNDARY Line Table		
Line #	Length	Direction
"L1"	50.04'	S05° 36' 51"E
"L2"	105.71'	S34° 31' 23"W
"L3"	50.02'	S56° 41' 18"W
"L4"	100.00'	N81° 00' 00"W

COMMON AREA Table		
Lot #	SQ. FT.	AC.
37	6,142.20	0.141
38	3,277.18	0.075
39	44,260.15	1.016
40	71,295.59	1.637

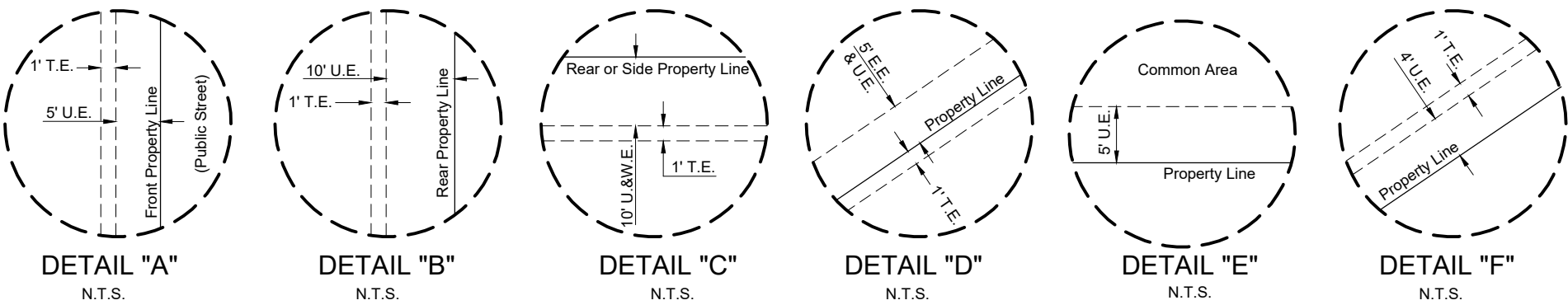
LOT Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord Direction
C2	009° 42' 40"	265.00'	44.91'	22.51'	S30° 02' 30"E
C3	010° 11' 10"	265.00'	47.11'	23.62'	S20° 05' 35"E
C4	010° 00' 00"	265.00'	46.25'	23.18'	S10° 00' 00"E
C5	011° 10' 46"	265.00'	51.71'	25.94'	S0° 35' 23"W
C6	018° 40' 05"	265.00'	86.34'	43.56'	S15° 30' 49"W
C7	004° 27' 14"	265.00'	20.60'	10.31'	S27° 04' 29"W
C8	006° 39' 26"	265.00'	40.04'	20.06'	S33° 37' 49"W
C9	005° 34' 19"	275.00'	26.74'	13.38'	N35° 10' 22"E
C10	019° 42' 39"	275.00'	94.61'	47.77'	N22° 31' 53"E
C11	023° 51' 01"	275.00'	114.47'	58.08'	N0° 45' 03"E
C12	025° 49' 32"	275.00'	123.95'	63.05'	N24° 05' 14"W
C13	025° 09' 25"	275.00'	120.74'	61.36'	N49° 34' 42"W
C14	023° 43' 36"	275.00'	113.88'	57.77'	N74° 01' 13"W
C15	023° 33' 59"	275.00'	113.11'	57.37'	S82° 20' 00"W
C16	025° 33' 01"	275.00'	122.63'	62.35'	S57° 46' 30"W
C17	030° 20' 59"	275.00'	145.67'	74.59'	S29° 49' 30"W
C18	006° 07' 22"	275.00'	38.99'	19.53'	S10° 35' 20"W
C19	053° 57' 17"	75.00'	70.63'	38.18'	S20° 27' 00"E
C20	015° 06' 53"	60.00'	15.83'	7.96'	N39° 52' 12"W
C21	040° 29' 15"	60.00'	42.40'	22.13'	N12° 04' 07"W
C22	019° 11' 17"	60.00'	20.09'	10.14'	N17° 46' 09"E
C23	029° 27' 17"	60.00'	30.84'	15.77'	N42° 05' 26"E
C24	024° 24' 48"	60.00'	25.57'	12.98'	N89° 01' 28"E
C25	019° 12' 43"	60.00'	20.12'	10.15'	S89° 09' 46"E
C26	027° 52' 45"	60.00'	29.19'	14.89'	S65° 37' 02"E
C27	031° 20' 47"	60.00'	32.83'	16.83'	S36° 00' 16"E
C28	047° 11' 15"	60.00'	49.41'	26.21'	S3° 15' 44"W
C29	005° 41' 53"	60.00'	5.87'	2.99'	S29° 42' 19"W
C30	031° 17' 06"	100.00'	54.60'	28.00'	N16° 54' 42"E
C31	002° 10' 07"	325.00'	12.30'	6.15'	S2° 21' 13"W
C32	012° 22' 50"	325.00'	70.23'	35.25'	S9° 37' 41"W
C33	012° 18' 24"	325.00'	69.81'	35.04'	S21° 58' 19"W
C34	010° 59' 01"	325.00'	62.30'	31.25'	S33° 37' 01"W
C35	007° 35' 02"	325.00'	43.02'	21.54'	S42° 54' 03"W
C36	009° 18' 26"	325.00'	52.79'	26.46'	S51° 20' 47"W
C37	009° 00' 00"	325.00'	51.05'	25.58'	S60° 30' 00"W
C38	010° 00' 00"	325.00'	56.72'	28.43'	S70° 00' 00"W
C39	009° 57' 15"	325.00'	56.46'	28.30'	S79° 58' 37"W
C40	011° 30' 29"	325.00'	65.28'	32.75'	N89° 17' 31"W
C41	011° 11' 59"	325.00'	63.53'	31.87'	N77° 56' 16"W
C42	014° 15' 23"	325.00'	80.87'	40.64'	N65° 12' 35"W
C43	001° 39' 00"	325.00'	9.36'	4.68'	N57° 15' 23"W
C44	033° 08' 58"	190.00'	109.93'	56.55'	S73° 00' 23"E
C45	020° 11' 18"	190.00'	66.95'	33.82'	N89° 19' 29"E
C46	003° 56' 29"	325.00'	22.36'	11.18'	S72° 12' 05"W
C47	012° 21' 53"	325.00'	70.14'	35.20'	S80° 21' 16"W
C48	030° 29' 22"	275.00'	146.34'	74.95'	S71° 41' 00"W
C49	082° 30' 19"	20.00'	28.80'	17.54'	S15° 11' 09"W
C50	010° 29' 05"	325.00'	59.47'	29.82'	N20° 49' 28"W
C51	018° 18' 36"	325.00'	103.86'	52.38'	N6° 25' 37"W
C52	010° 55' 05"	325.00'	61.93'	31.06'	N8° 11' 14"E
C53	010° 49' 05"	325.00'	61.36'	30.77'	N19° 03' 19"E
C54	013° 29' 40"	325.00'	76.54'	38.45'	N31° 12' 41"E
C55	004° 06' 31"	215.00'	15.42'	7.71'	S35° 54' 16"W
C56	005° 27' 13"	215.00'	20.46'	10.24'	S31° 07' 24"W
C57	028° 11' 55"	215.00'	105.81'	54.00'	S14° 17' 51"W
C58	035° 27' 51"	215.00'	133.08'	68.75'	S17° 32' 02"E

Lot Area Table		
Lot #	SQ. FT.	AC.
87	14,691.10	0.337
88	14,668.59	0.337
89	19,388.32	0.445
90	17,650.95	0.405
91	18,603.65	0.427
92	13,653.22	0.313
93	14,629.26	0.336
94	14,340.83	0.329
95	15,577.94	0.358
96	15,350.92	0.352
97	13,809.84	0.317
98	13,634.97	0.313
99	15,120.73	0.347
100	15,248.13	0.350
101	14,765.94	0.339
102	12,224.91	0.281
103	20,808.55	0.478
104	18,976.47	0.436
105	14,503.74	0.333
106	17,943.50	0.412
107	12,469.47	0.286
108	10,598.28	0.243
109	10,686.25	0.245
110	11,419.75	0.262
111	13,725.98	0.315
112	18,803.54	0.432
113	28,620.85	0.657
114	20,510.47	0.471
115	13,937.08	0.320
116	11,881.39	0.273
117	11,198.07	0.257
118	11,868.34	0.272
119	12,596.57	0.289
120	14,607.15	0.335
121	13,626.67	0.313
122	11,944.18	0.274
123	20,900.06	0.480
124	13,359.35	0.307
125	11,364.75	0.261
126	12,221.52	0.281
127	15,051.61	0.346
128	12,759.18	0.293
129	13,655.98	0.313

Front Setback Lines		
Line #	Length	Direction
S1	67.56'	N41° 00' 00"E
S2	87.40'	S61° 00' 00"W
S3	20.69'	S81° 00' 00"W
S4	36.73'	N77° 00' 00"W
S5	80.78'	N75° 00' 00"W
S6	71.30'	N76° 43' 45"W
S7	34.03'	S76° 43' 45"E
S8	45.31'	N66° 00' 00"W
S9	31.41'	S83° 38' 33"E
S10	32.56'	N71° 00' 00"E
S11	54.18'	S71° 00' 00"W
S12	10.29'	N76° 00' 00"E
S13	74.81'	N72° 20' 42"W
S14	77.64'	S40° 30' 45"E
S15	66.57'	S02° 00' 00"E
S16	64.87'	N02° 00' 00"W
S17	69.16'	S37° 00' 00"W
S18	74.99'	S69° 00' 00"W
S19	48.42'	N69° 00' 00"E
S20	37.13'	N81° 00' 00"W
S21	45.25'	N80° 00' 00"W
S22	43.58'	N77° 30' 00"W
S23	53.26'	N74° 00' 00"W
S24	73.20'	N64° 00' 00"W
S25	91.19'	N44° 00' 00"W
S26	16.27'	N24° 00' 00"W
S27	24.87'	N04° 00' 00"W
S28	27.18'	N00° 00' 00"W
S29	58.15'	N04° 00' 00"E
S30	44.83'	N12° 00' 00"E
S31	33.24'	N25° 00' 00"E
S32	25.45'	N22° 30' 00"E
S33	31.58'	N02° 00' 00"W
S34	28.63'	N11° 00' 00"W
S35	31.73'	N05° 00' 00"W
S36	36.12'	N12° 58' 22"W
S37	44.84'	S80° 00' 00"E
S38	39.54'	N89° 00' 00"E
S39	50.62'	S78° 30' 00"W
S40	44.14'	S66° 00' 00"E
S41	49.52'	S71° 00' 00"E
S42	39.80'	S75° 00' 00"W
S43	72.00'	S45° 00' 00"W
S44	43.53'	S07° 35' 37"W
S45	23.20'	S07° 35' 37"W
S46	72.00'	S08° 00' 00"E

LEGEND & ABBREVIATIONS

- FND. No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED WELDEN & HUNT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.E. COR. - SOUTHEAST CORNER
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- U.&W.E. - UTILITY & WALL EASEMENT DEDICATED BY THIS PLAT
- D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
- E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
- FSBL & SW EASE. - FRONT SETBACK LINE & SIDEWALK EASE.
- N.T.S. - NOT TO SCALE-DETAILS
- SWSC - SHARYLAND WATER SUPPLY CORPORATION
- S.W.D. - SPECIAL WARRANTY DEED
- DOC. NO. - DOCUMENT NUMBER
- ⤿ - ROAD CENTER LINE
- * - CURVED SETBACK LINE
- - INDICATOR FOR BEGIN AND END CURVE



SUBDIVISION MAP OF
AQUALINA AT TRES LAGOS PHASE III
SUBDIVISION

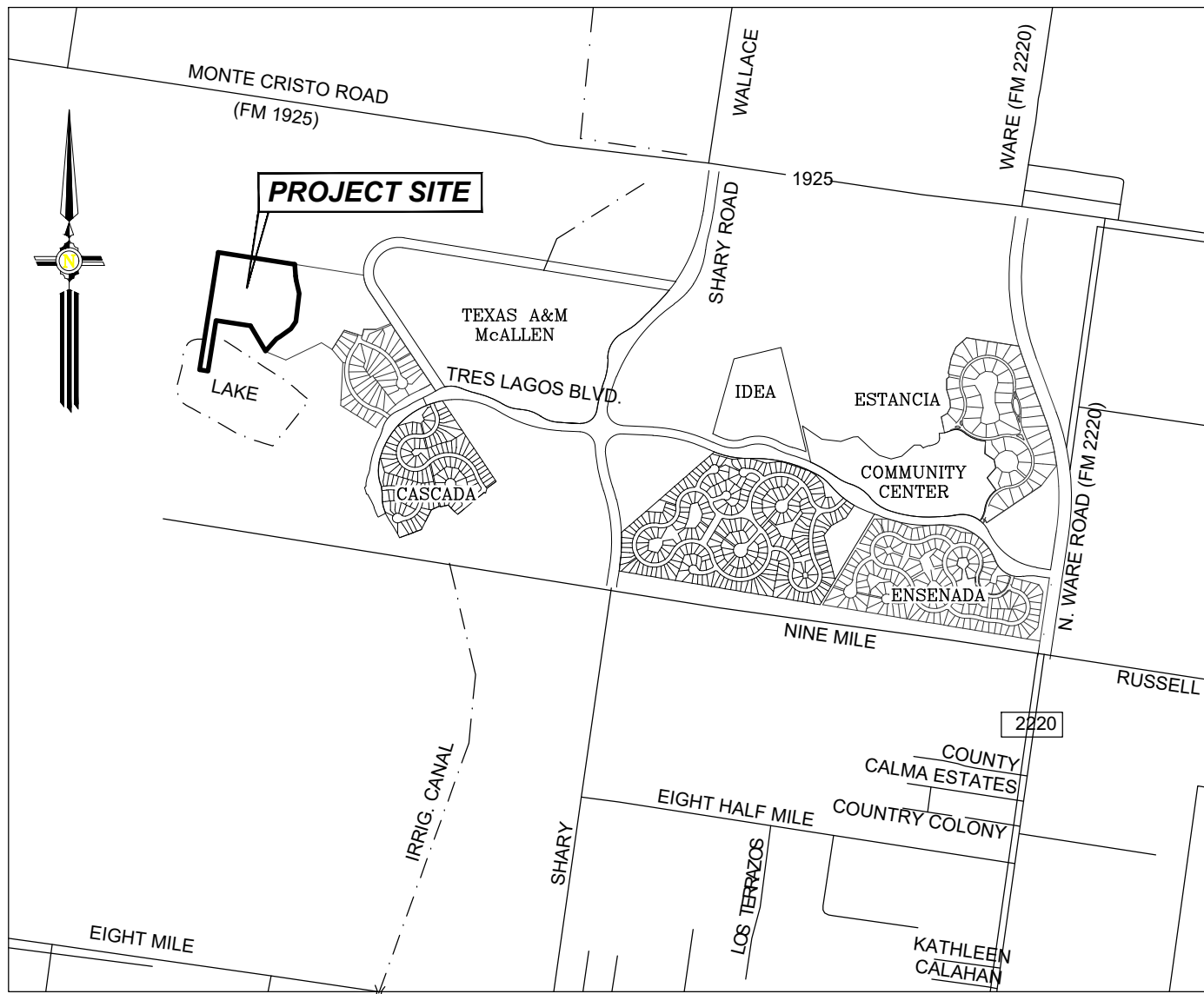
SUBDIVISION OF 21.496 ACRES
OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

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

DRAWN BY: R.N./J.L.G. DATE: 03-31-2022
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

LOCATION MAP

SCALE: 1" = 2,000'



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 21.496 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, WHICH SAID 21.496-ACRE TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO RHODES DEVELOPMENT INC., BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3207085, HIDALGO COUNTY MAP RECORDS, SAID 21.496 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE, N 81° 01' 46" W A DISTANCE OF 613.51 FEET;

THENCE, N 33° 45' 00" W A DISTANCE OF 4,129.11 FEET;

THENCE, IN A NORTH-WESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 029° 16' 22", A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 214.58 FEET, A TANGENT OF 109.69 FEET, AND A CHORD THAT BEARS N 19° 06' 49" W A DISTANCE OF 212.25 FEET;

THENCE, N 81° 04' 26" W A DISTANCE OF 837.57 FEET TO A NO. 4 REBAR SET [NORTHING: 16652096.481, EASTING: 1058423.574] FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 05° 00' 00" E A DISTANCE OF 140.35 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
2. THENCE, S 05° 36' 51" E A DISTANCE OF 50.04 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
3. THENCE, S 12° 58' 22" E A DISTANCE OF 163.88 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 07° 00' 00" W A DISTANCE OF 340.51 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 34° 31' 23" W A DISTANCE OF 105.71 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 55° 00' 00" W A DISTANCE OF 157.94 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, S 56° 41' 18" W A DISTANCE OF 50.02 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 41° 00' 00" W A DISTANCE OF 196.80 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
9. THENCE, N 31° 00' 00" W A DISTANCE OF 354.04 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 81° 03' 29" W A DISTANCE OF 419.34 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, S 08° 56' 29" W A DISTANCE OF 615.25 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, N 81° 00' 00" W AT A DISTANCE OF 80.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF STEWART ROAD, CONTINUING A TOTAL DISTANCE OF 100.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
13. THENCE, N 08° 56' 29" E WITHIN THE EXISTING RIGHT-OF-WAY OF STEWART ROAD, A DISTANCE OF 1,425.83 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
14. THENCE, S 81° 04' 26" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF STEWART ROAD, CONTINUING A TOTAL DISTANCE OF 928.39 FEET TO THE POINT OF BEGINNING, AND CONTAINING 21.496 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED MOSTLY IN ZONE "A" AND PARTIALLY IN ZONE "X" (UNSHADED) ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 480334 0295 D, MAP REVISED: JUNE 6, 2000. ZONE "A" IS DEFINED AS AREAS OF 100-YEAR FLOOD WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED. ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

NEW FLOOD ZONE DESIGNATION IS ZONE "X" (UNSHADED) AS PER LETTER OF MAP REVISION BASED ON FILL DATED _____ FEMA CASE No. _____.

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

3. MINIMUM SETBACKS SHALL BE:

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

REAR: 11 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES: 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS.

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

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 105,167 C.F. (2.414 Ac-Ft). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

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

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

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG TRES LAGOS BOULEVARD.

9. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. STEWART ROAD.

10. 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE USES.

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

12. 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. 2865226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

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

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

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

16. * DENOTES CURVED SETBACK.

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

18. MINIMUM 4 FOOT WIDE SIDEWALK REQUIRED ALONG N. STEWART ROAD. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.

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

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

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

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

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

23. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

SUBDIVISION MAP OF AQUALINA AT TRES LAGOS PHASE III SUBDIVISION

SUBDIVISION OF 21.496 ACRES
OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

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

ATTEST:

PRESIDENT

SECRETARY

ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT 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 AQUALINA AT TRES LAGOS PHASE III SUBDIVISION LOCATED AT CITY OF McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

SHERILYN DAHLBERG

GENERAL MANAGER

SHARYLAND WATER SUPPLY CORPORATION

DATE

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

MAYOR, CITY OF McALLEN

DATE

ATTESTED BY:

CITY SECRETARY

DATE

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

CHAIRMAN, PLANNING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

RHODES DEVELOPMENT, INC.

NICK RHODES, PRESIDENT

200 S. 10TH ST., STE. 1700

McALLEN, TEXAS 78501

HIDALGO COUNTY, TEXAS

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MY COMMISSION EXPIRES:

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

MIKE RHODES

CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT

200 S. 10TH ST., STE. 1700

McALLEN, TEXAS 78501

HIDALGO COUNTY, TEXAS

DATE

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:

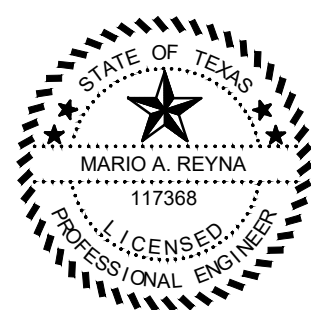
STATE OF TEXAS
COUNTY OF HIDALGO:

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

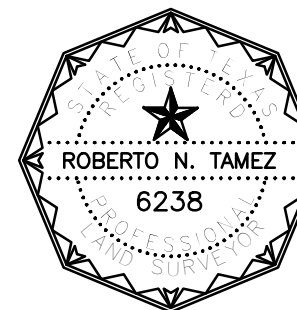
MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 01/07/2021
ENGINEERING JOB No. 22068.00

DATE



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF AQUALINA PHASE II, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON: 07-29-19, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HERON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 07-29-19
T. PAGE
SURVEY JOB No. 22068.08

DATE



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

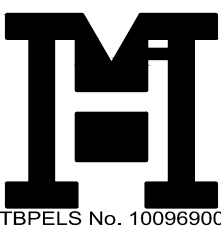
ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

SHEET 1 OF 2

DRAWN BY: _____ R.N./J.L.G. _____ DATE 03-31-2022
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/3/2023

SUBDIVISION NAME: AQUALINA AT TRES LAGOS PHASE III

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Major Collector (1/2): N. Stewart Road dedication as needed for 40 ft. from centerline for 80 ft. total R.O.W.

Paving 52 ft. Curb & gutter Both Sides

Revisions Needed:

-Plat proposes 30 ft. of ROW, finalize/clarify ROW requirements prior to NTP/recording. Any changes to plat may require board action in the future.

-Remove "Prop" from any dedications, and label as ROW dedicated by this plat as applicable prior to recording.

-Label total ROW after accounting for dedication from center line as "Total", prior to recording.

-Label total ROW after accounting for dedication from Existing ROW line across N. Stewart Road as "Total", prior to recording.

-Provide a copy of document regarding referenced existing dedications prior to recording.

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

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

Interior streets: Aqualina Way 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

Revisions needed:

- Street names will be established prior to recording. Finalize street name requirement prior to recording/Mylar printing.

- Clarify islands in ROW, remove or labels as common areas, islands are not required as part of plat layout, finalize prior to recording.

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

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

Interior streets: Aqualina Lane 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

Revisions needed:

- Street names will be established prior to recording. Finalize street name requirement prior to recording/Mylar printing.

- Clarify islands in ROW, remove or labels as common areas, islands are not required as part of plat layout, finalize prior to recording.

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

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

Paving Curb & gutter

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

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

* 1,200 ft. Block Length: common areas and access walks/drives provided.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

Required

Required

Required

NA

Applied

NA

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

<p>* 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.</p> <p>***As per Fire Department, paving must be 96 ft. in diameter face to face. They recommend removal of island, but if it remains, island must meet 32 ft. paving all around and must be fire lane striped, finalize prior to NTP/recording.</p> <p>**Subdivision Ordinance: Section 134-105</p>	Applied
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>*Alley/service drive easement required for commercial properties</p> <p>**Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 20 ft. minimum or greater for setbacks.</p> <p>***The proposed subdivision complies with minimum setback requirements, as per agreement.</p> <p>****Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: 11 ft. or greater for easements.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: 5 ft. or greater for easements.</p> <p>**The proposed subdivision complies with minimum setback requirements, as per agreement.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Side corner: 10 ft. or greater for easements.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along N. Stewart Road. Interior Sidewalks: City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement.</p> <p>Pending Items:</p> <p>-Please submit sidewalk plan for this development, prior to recording.</p> <p>**Subdivision Ordinance: Section 134-120</p>	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Stewart Road.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

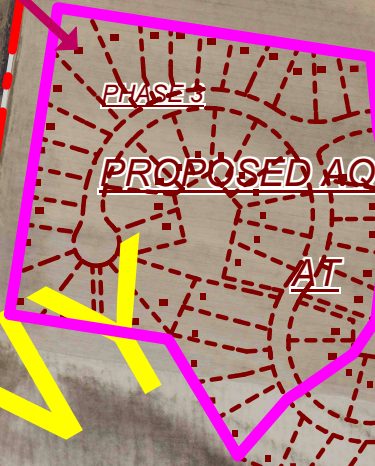
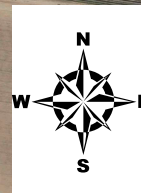
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Stewart Road. Revisions Needed: -Please revise plat note #8 as shown above prior to recording. **Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, etc., must be maintained by the lot owners/PID and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
	NA
	Applied
	NA
	Required
	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets: Access to subdivision from Aqualina at Tres Lagos Phase I & Proposed Phase II subdivision, which has access to Tres Lagos Boulevard. **The proposed subdivision complies with minimum access points, as per agreement. ***Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. **Zoning Ordinance: Section 138-356</p>	Applied
	Applied
ZONING/CUP	
<p>* Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District **Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process. ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	Applied
	NA
PARKS	
<p>* Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.</p>	Applied
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.</p>	Applied

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

* Pending review by City Manager's Office. As per Parks Department, In this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
TRAFFIC	
* As per Traffic Department, Master Trip Generation approved, no TIA is required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
** As per Traffic Department, Master Trip Generation approved, no TIA is required.	
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *Please submit Aqualina at Tres Lagos Master Plan for Phase I,II, & III, prior to final. *Must comply with the Agreement and Public Improvement District (PID) conditions. *Must comply with other requirements, as may be applicable, prior to recording. *Any documents being recorded by separate instrument must be finalized prior to recording. *The subdivision was approved in Preliminary form at the Planning and Zoning Commission meeting of May 3, 2022, subject to conditions noted, utilities and drainage approvals.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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

LOCATION



PHASE 3

PROPOSED AQUALINA

AT

PHASE 2

TRES LAGOS

SUBDIVISION

PHASE 1

COMPANY





City of McAllen

Planning Department

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

Project Information	RESUBDIVISION OF LOTS 164-171 INC OF PRIDE O' TEXAS	
	Subdivision Name <u>(PROPOSED NORTHWEST CREEK SUBDIVISION)</u>	
	Location <u>Approximately 500 feet west of N 32nd Lane, on the north side of Mile 6 1/2 Road.</u>	
	City Address or Block Number <u>3420 MILE 6 1/2 RD</u>	
	Number of Lots <u>28</u> Gross Acres <u>10.00</u> Net Acres _____ ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>N/A</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>04.07.2022</u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>NA EV</u>	
	Parcel # <u>262592</u> Tax Dept. Review _____	
Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>10.00 acres being all of Lot 3, Resubdivision of Lots 164-171 Inc. Pride O'Texas, Volu</u> <u>Hidalgo County, Texas</u>		
Owner	Name <u>1. Andres Leonel Kalifa Jr</u> <u>2. Andres Leonel Kalifa Sr</u>	Phone <u>(956) 655-3768</u>
	Address <u>1. 2720 Grambling Avenue</u> <u>2. 2720 Grambling Avenue</u>	E-mail <u>akalifa@msn.com</u>
	City <u>1. McAllen</u> <u>2. McAllen</u> State <u>1. Texas</u> <u>2. Texas</u> Zip <u>1. 78504</u> <u>2. 78504</u>	
Developer	Name <u>Garman Investments, LP</u>	Phone <u>(956) 655-2393</u>
	Address <u>1804 N. 23rd Street</u>	E-mail <u>ireneuribe00@yahoo.com</u> <u>robertog20@yahoo.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>Irene Uribe & Roberto Garza</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u>	E-mail <u>ruben@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Ruben James De Jesus, P.E., R.P.L.S.</u> cc: <u>drobles@meldenandhunt.com</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u>	E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

ENTERED

APR 07 2022

Initial: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date April 07, 2022

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

Owner ☐

Authorized Agent ☒



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 20.00 acres, being all of Lot 3, and Lot 4, Resubdivision of Lots 164-171, Inc. Prid O' Texas Subdivision, Volume 7,

Page, 48, H.C.D.R., Hidalgo County, Texas

Street Address 3420 La Lomita Road

Number of lots 85 Gross acres 20.00 ACRES

Existing Zoning R-2 Existing Land Use Vacant

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

Applicant

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail ruben@meldenandhunt.com

City Edinburg State Texas Zip 78541

Owner

Name Garman Real Estate Development LLC Phone (956) 655-2393

Address 1804 N 23rd Street E-mail robertog20@yahoo.com

City McAllen State Texas Zip 78501

Authorization

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

☐ Yes

☒ No

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

Signature [Signature]

Date 5-18-2023

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

☐ Owner

☒ Authorized Agent

Office

Accepted by _____ Payment received by _____ Date _____



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.

We are asking for a variance to Section 134.105 Street requirements the developer is requesting a variance to the additional ROW of Mile 6 1/2 Road. The Future ROW should be 80.0' in width. There is 20.0' on the north from center line and with the additional 20' it would be

a total of 40' plus the existing 20.0' on the south side makes it 60.0' of paved ROW plus the future 20.0' would equal 80.0' in the total. Also, the possibility of public traveling this road is limited to those who would reside in the immediate area

All other requirements for the ROW will be met and the developer will abide y all other city requirements.

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

The variance is necessary because there are no other options for the property because the large amount of land that is dedicated/used for

detention and ROW severely limited the use of the acreage of land. This property was annexed into the city with the idea with the hopes of

growing and providing taxable property/land. By requiring the additional ROW a minimum of 10 lots will be affected. The

developer is going to bring growth, more people to spend within the City of McAllen, and more resources and revenue. The developer will

meet all other city requirements within the subdivision.

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. It will widen the road making it more easily traveled and bring growth to the area.

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

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. The road will be a total of 60.0' with the additional 20.0' provided by the developer and la

with the additional on the south it would total 80.0'. We believe that not granting the variance would be a severe impact and prevent anyone

from wanting to come in and develop the vacant and barren lands. This would bring growth and development to the area.



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

May 19, 2023

City of McAllen Planning Department

Attn: Mr. Edgar Garcia, Planning Director
311 N. 15th St.
McAllen, TX 78501

Re: Northwest Creek Subdivision Variance Request

Dear Mr. Garcia:

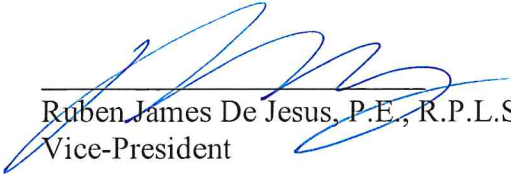
On behalf of Garman Real Estate Development, LLC, and in reference to Northwest Creek Subdivision, we respectfully request a variance on the following items:

1. Chapter 134 – Art. III – Improvements Division. 2 – Section 134-105- Section 134-105 Street Requirements (J) Pavement widths and rights-of-ways (4)(a.)

We ask for the variance for the proposed Northwest Creek Subdivision to accommodate the proposed layout for the subdivision and due to the constraints of the land, the swales, the required R.O.W. and other general provisions for development it leaves very little area for development. Adequate facilities will be provided for the property, taking into consideration existing facilities and the nature and condition of such property. All other items for the subdivision development are being met and complied with however, this would severely limit the property owner and options. The developer is respectfully requesting the 20.0' additional right of way on the north and 20.0 on the south (future) would make the total of the ROW 80.0' which is sufficient for the community living within the area.

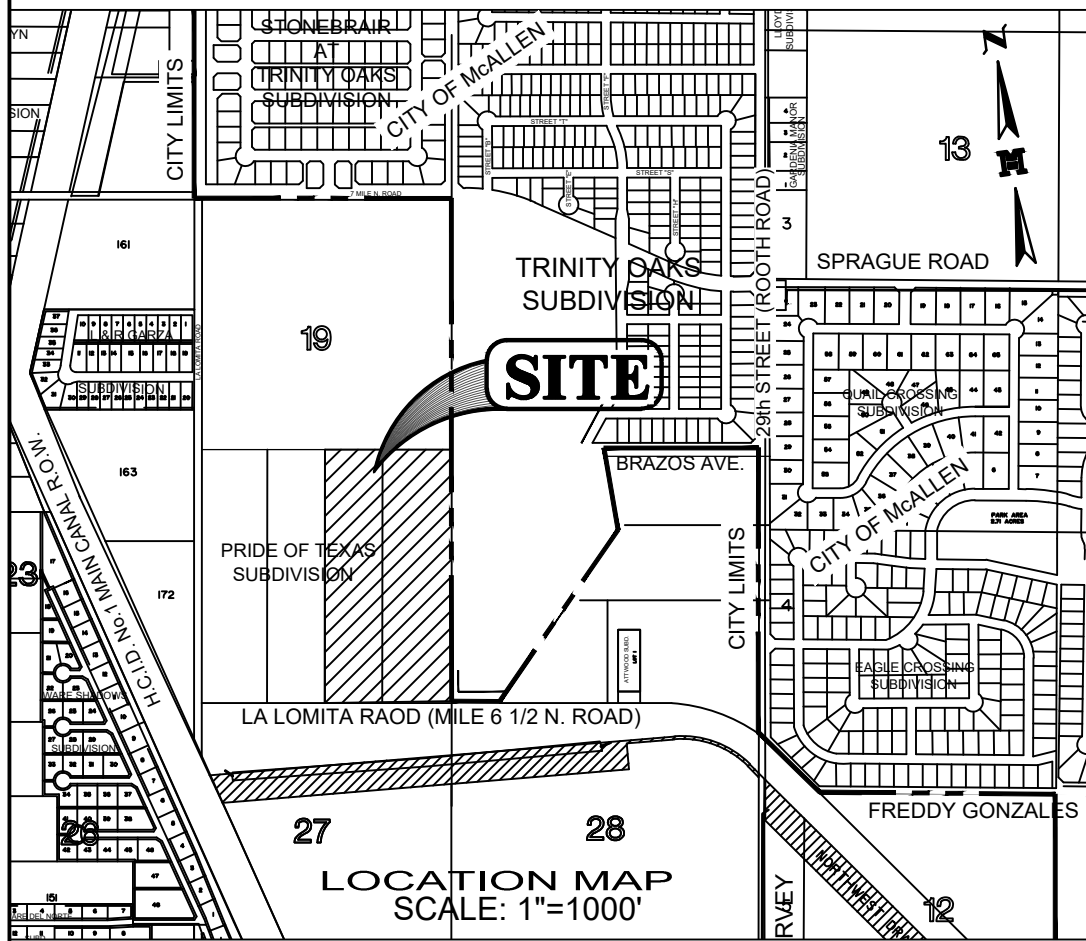
Please consider this request and advise us as soon as possible of your decision. If you have any questions or require additional information, please do not hesitate to ask.

Respectfully,



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





Lot Area Table		
Lot #	SQ. FT.	ACREAGE
67	5610.00	0.13
68	5610.00	0.13
69	5883.29	0.14
70	5883.29	0.14
71	5610.00	0.13
72	5610.00	0.13
73	5610.00	0.13
74	5610.00	0.13
75	5610.00	0.13
76	5610.00	0.13
77	5610.00	0.13
78	5610.00	0.13
79	5610.00	0.13
80	5610.00	0.13
81	5610.00	0.13
82	5610.00	0.13
83	5610.00	0.13
84	5609.85	0.13
85	5610.15	0.13
86	5610.00	0.13
87	5882.50	0.14

STATE OF TEXAS
RUBEN JAMES DE JESUS
126282
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 LICENSED PROFESSIONAL LAND SURVEYOR
 RUBEN JAMES DE JESUS
 6813
 COMMISSION EXPIRES 09/01/2022

BY: _____ DEPUTY _____



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/4/2023

SUBDIVISION NAME: NORTHWEST CREEK SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

La Lomita Rd.(Mile 6 1/2 Road): 40 ft. ROW dedication for 80 ft. total ROW

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

Revisions needed:

- Include document numbers on plat and provide any documents as applicable regarding any existing ROW prior to final.

- Label total ROW after accounting for dedication

- Remove 40 ft. future south ROW line and label prior to final/recording and only show the existing ROW line and dimensions on the south side.

** A variance request to not dedicate 60 ft. from centerline and not align with the existing ROW on the east side (VAR2023-0006) and dedicate 40 ft. from centerline has been submitted by the engineer. The variance request was reviewed and could be approved administratively as long as the Engineering department does not require additional ROW to transition the ROW from the existing ROW on the east side. A paving transition layout has been submitted by the project engineer and is under review by the Engineering Department. As per Engineering Department, a revised plat showing corner clips and a revised paving layout showing travel lanes stripes will be required prior to final to determine if additional ROW will be required.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Brazos Avenue (E/W 1/4 mile Collector on Northern Boundary): 35 ft. ROW dedication for 70 ft. total ROW

Paving: 44 ft. Curb & gutter: both sides

Revisions required:

- 70 ft. ROW does not exist. Remove the note for 70 ft. existing ROW and reference the ROW dedicated by this plat or provide a copy of the document for staff review prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Interior Street: 60 ft. total ROW.

Paving: 40 ft. Curb & gutter: both sides

Revisions needed:

- Submit gate details showing minimum 20 ft. of paving face to face around the island, sidewalks, pedestrian gate, etc. prior to final/recording. If additional ROW is required at the entrance, must be finalized prior to final.

- Street names will be finalized prior to final. If the subdivision is proposed as private subdivision, add "(private street)" after the name of the interior streets.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

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

<p>N. 33rd Street (N/S 1/4 mile Collector on Eastern Boundary): 35 ft. ROW dedication for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: - Provide document number on plat and a copy of the document for staff review, prior to final. - Remove any note referencing "future" from the plat. **Villanueva Estates at Trinity Oaks provided 35ft. of ROW dedication along Western Boundary for N. 33rd Street. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	Non-compliance
<p>* 1,200 ft. Block Length - The submitted variance application (VAR2023-0006) did not include a variance to the block length requirement. Based on the revised layout, an approved variance for the block length requirement is needed prior to final or the plat layout must be revised to comply with block length requirement. **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 900 ft. Block Length for R-3 Zone Districts **A rezoning request from R-3A District to R-2 District was approved for the subdivision by the City Commission on January 23, 2023. ***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. *There has been an agreement between Public Works Department and the project engineer to provide dumpster locations on front side of some lots for City services in this subdivisions. Development departments had not objection to the agreement. A revised plat, showing common lots or easements for the dumpster areas will be needed prior to final. Dumpsters must be screened if visible from the street and their gates may not open to the street ROW. - Clarify the alley/service drive easement on the middle lots and label correctly prior to final. It seems that it's inside the lot and not dedicated as alley ROW. Also, based on the submitted dumpster layout, it seems that the easement will not be used for City Services. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 20 ft. or greater for easements - Revise the plat note as shown above prior to final. - Proposed: 20 ft. or greater for easement or approved site plan. ** Based on the revised application, only one duplex is proposed on each lot and the zoning is R-2 District. Duplexes do not require site plan review. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: Proposing:10 ft. except 25 ft. for double fronting lots in accordance with the zoning ordinance or greater for easements or approved site plan. **The ordinance for double fronting lots requiring rear setback to be the same as front setback was amended by City Commission and the rear setback can be "10 ft. or greater for easements"; clarify prior to final ** Based on the revised application, only one duplex is proposed on each lot and the zoning is R-2 District. Duplexes do not require site plan review. **Zoning Ordinance: Section 138-356</p>	Non-compliance

<ul style="list-style-type: none"> * Sides: 6 ft. or greater for easements - Revise the setback note as shown above prior to final Proposed: 6 ft. in accordance with the zoning ordinance or greater for easements or approved site plan. ** Based on the revised application, only one duplex is proposed on each lot and the zoning is R-2 District. Duplexes do not require site plan review. **Zoning Ordinance: Section 138-356 	Non-compliance
	Non-compliance
	Applied
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required along La Lomita Rd.(Mile 6 1/2 Road), Brazos Avenue, N.33rd Street, and both sides of all interior streets. - Revise plat note as shown above prior to final ***Sidewalk requirement may increase to 5ft. prior to final per Engineering Department requirements. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along La Lomita Rd.(Mile 6 1/2 Road) ,Brazos Avenue, N.33rd 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. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along La Lomita Rd.(Mile 6 1/2 Road), Brazos Avenue, and N.33rd Street. ****Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. ** Based on the revised application, only one duplex is proposed on each lot and the zoning is R-2 District. Duplexes do not require site plan review. * 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. 	Applied
	NA
	Applied
	NA

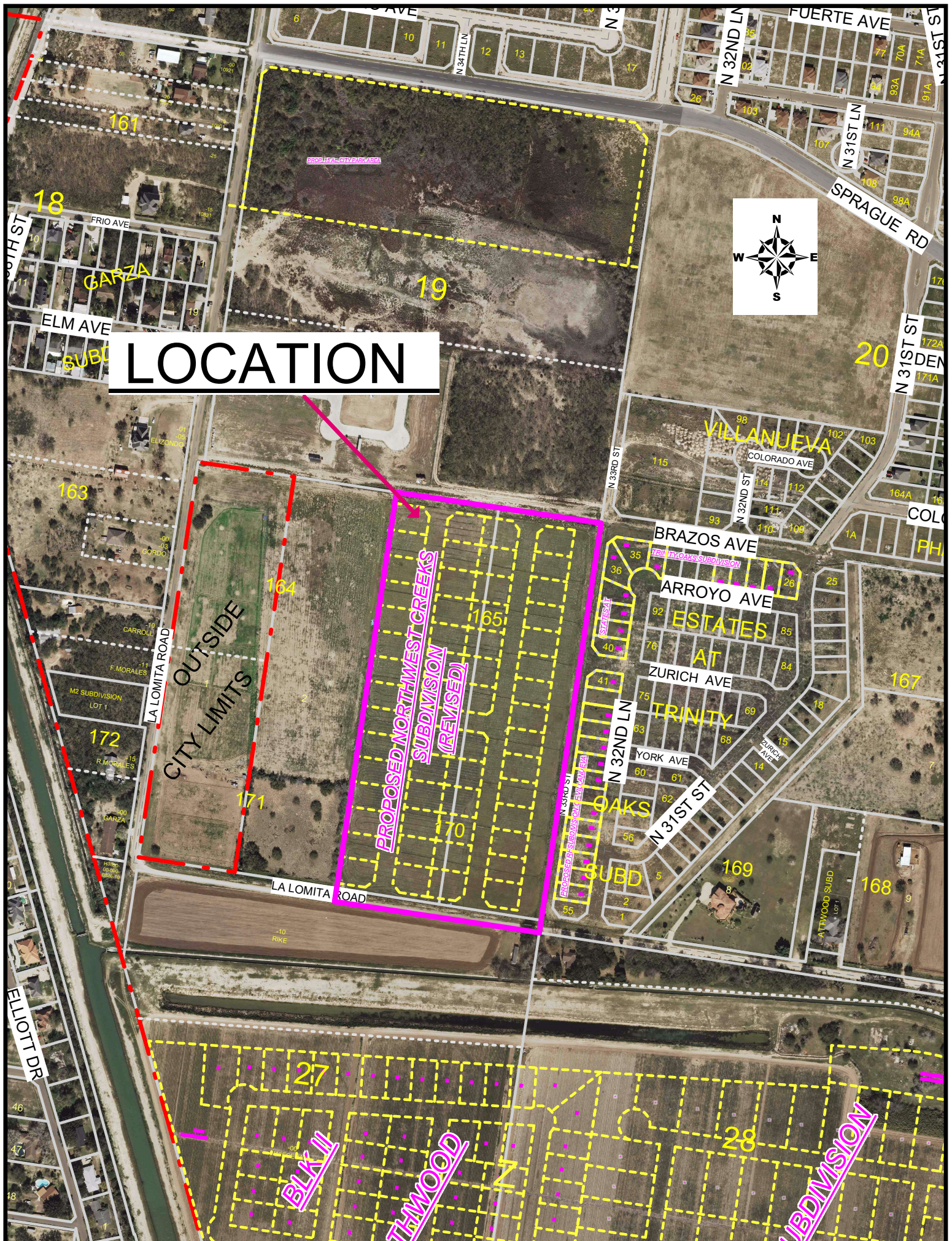
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen, shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>- Add a plat note as shown above prior to final/recording.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-16</p>	Required
	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>- Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>- A plat note to cross reference the HOA document on the plat must be finalized prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	
LOT REQUIREMENTS	
<p>* Lots fronting public/private streets</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing: R-2 Proposed: R-2</p> <p>**Annexation and initial zoning to R-3A approved by City commission on May 23, 2022 for the West 330 ft. and on August 8, 2022 a rezoning request from R-1 District to R-3A District for the east 330 ft. was approved by the City Commission. Two rezoning requests for the west half and east half of the subdivision from R-3A District to R-2 District were approved by the City Commission on January 23, 2023.</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	Applied
	Completed
PARKS	
<p>* Land dedication in lieu of fee.</p> <p>** Based on 70 residential lots and a duplex on each lot (140 total units) a park land dedication of 2.226 acres will be required prior to recording as per Parks Department. If park fee (\$700 per dwelling unit) in lieu of land dedication is proposed, it must be reviewed and approved by the City Manager's Office, and paid prior to recording.</p> <p>* Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.</p> <p>** Based on 70 residential lots and a duplex on each lot (140 total units) a park land dedication of 2.226 acres will be required prior to recording as per Parks Department. If park fee in lieu of land dedication is proposed, it must be reviewed and approved by the City Manager's Office, and paid prior to recording.</p> <p>* Pending review by the City Manager's Office.</p> <p>** Based on 70 residential lots and a duplex on each lot (140 total units) a park land dedication of 2.226 acres will be required prior to recording as per Parks Department. If park fee in lieu of land dedication is proposed, it must be reviewed and approved by the City Manager's Office, and paid prior to recording.</p>	Required
	Required
	Applied

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

TRAFFIC	
<p>* As per Traffic Department, Trip Generation was approved. TIA approved with conditions: a. construction of 33rd Street. Proper signage, pavement marking and street light will be installed based on standard requirements by the City of McAllen which will be reviewed at time of review for construction plans</p> <p>* Traffic Impact Analysis (TIA) approved with conditions: a. construction of 33rd Street. Proper signage, pavement marking and street light will be installed based on standard requirements by the City of McAllen which will be reviewed at time of review for construction plans</p>	Applied
	Applied
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Subdivision presented as private subdivision please provide gate details for staff review, prior to final. - Please submit a revised layout complying with the requirements, prior to final. - Verify and correct the legal description under the name of the subdivision prior to final. - Verify and correct the metes and bounds of the subdivision on the plat prior to final. - Use smaller font for "Private Subdivision" and use parentheses around it on the name of the subdivision prior to final. - Add "(Private Street)" after the name of interior streets prior to final. - Provide distance and bearing of the original property boundary on the plat prior to final. - Show the legal description of the adjacent lots on all sides including Villanueva Estates at Trinity Oaks subdivision on the east side prior to final. - Show the layout of the Villanueva Estates at Trinity Oaks subdivision on the vicinity map prior to final. - Revise the city of McAllen limits on the vicinity map prior to final. - Signature blocks wording must comply with Sec. 134-61 of the subdivision ordinance prior to final. - Verify the name of the owner(s) and wording prior to final. - Combine plat note #12 and #14 prior to final. - Combine plat note #8 and #15 prior to final. <p>*Must comply with City's Access Management Policy.</p> <p>**At the Special Planning and Zoning Commission meeting of October 13, 2022, the Board approved the subdivision in revised preliminary form subject to conditions noted, drainage, and utility approval.</p>	Non-compliance
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	Applied

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



LOCATION

SUB 2023-0048



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>Casa Corsica Subdivision</u>	
	Location <u>McAllen, TX</u>	
	City Address or Block Number <u>3700 N. WARE RD</u>	
	Number of Lots <u>6</u> Gross Acres <u>9.073 Ac.</u> Net Acres <u>9.073 Ac.</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>Agriculture</u> Proposed Land Use <u>Commercial</u> Irrigation District # _____	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>26,893.03</u>	
	Parcel # <u>1444188</u> Tax Dept. Review <u>MP</u>	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>LA LOMITA (HOIT) 9.073AC AN IRR TR S799.55'-N849.82' EXC AN IRR TR E184.70'-N289.06' LOT 117 7.866 AC NET</u>		
Owner	Name <u>Christian A. McClendon - Graco Real Estate, Authorized Agent For: SB MCALLEN, LTD. and 34TH AND SONCY #2, LTD.</u> Phone <u>806-745-9718</u>	
	Address <u>5307 W. Loop 289, Suite 302</u> E-mail <u>Christy@gracorealestate.com</u>	
	City <u>Lubbock</u> State <u>TX</u> Zip <u>79414</u>	
Developer	Name <u>Graco Real Estate</u> Phone <u>806-745-9718</u>	
	Address <u>5307 W. Loop 289, Suite 302</u> E-mail <u>Tyler@gracorealestate.com</u>	
	City <u>Lubbock</u> State <u>TX</u> Zip <u>79414</u>	
	Contact Person <u>Tyler Parr</u>	
Engineer	Name <u>Kimley-Horn</u> Phone <u>972-471-9403</u>	
	Address <u>2600 N. Central Expressway, Suite 400</u> E-mail <u>Caleb.Jones@kimley-horn.com</u>	
	City <u>Richardson</u> State <u>TX</u> Zip <u>75080</u>	
	Contact Person <u>Caleb Jones</u>	
Surveyor	Name <u>John G. Mosier</u> Phone <u>210-541-9166</u>	
	Address <u>10101 Reunion Place, Suite 400</u> E-mail <u>Greg.Mosier@kimley-horn.com</u>	
	City <u>San Antonio</u> State <u>TX</u> Zip <u>78216</u>	

ENTERED

KF

MAY 11 2023

Name: MP

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 DocuSigned by: Christian A. McClendon Date 4/17/2023

Print Name Christian A. McClendon

Owner ☐ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



MCAULIFFE ELEMENTARY
SCHOOL M.I.S.D
NO. 7 LOT 1
123



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/4/2023

SUBDIVISION NAME: CASA CORSICA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: Dedication as required for 60 ft. from centerline for 120 ft. total ROW
Paving: By the State Curb & gutter: By the State
Revisions needed:
- Show the width of Called exhibit "E" on the plat prior to final.
- Based on the submitted documents, it's not clear how the existing ROW on the east side of the centerline is 60 ft. Clarify prior to final.
- All ROW requirements must be addressed prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Non-compliance

Nolana Avenue: Dedication as required for 60 ft. from centerline for 120 ft. total ROW
Paving: 65 ft. to 85 ft. Curb & gutter: Both sides
Revisions needed:
- Show and label "total ROW" including the dedication on the plat prior to final.
- All ROW requirements must be addressed 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
* 900 ft. Block Length for R-3 Zone Districts
**Subdivision Ordinance: Section 134-118
* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
- Proposed: VARIABLE WIDTH PRIVATE ACCESS/SERVICE DRIVE EASEMENT (BY THIS PLAT)
- It's not clear where the Private Access/Service Drive Easement starts to include Utility and Drainage Easement. Use a dashed line to show the boundary prior to final.
- Access/service drive easement layout must be approved by Fire and Public Works Departments, prior to final.
* Alley/service drive easement required for commercial properties.
* Private access/service drive easement must be at least 24 ft. wide. Proposed private access/service drive easement ranges from 26 ft. to 45 ft. wide.
**Subdivision Ordinance: Section 134-106

Non-compliance

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

SETBACKS	
<p>* Nolana Avenue/N. Ware Road: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.</p> <p>- Revise plat note #2 as shown above, prior to final (Remove "15 ft.")</p> <p>- Proposed Front: 15 ft. Nolana Avenue/N. Ware Road: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies.</p> <p>- Revise plat note #2 as shown above, prior to final (Remove "5 ft.")</p> <p>- Proposed Rear: 5 ft. In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies.</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Interior Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies.</p> <p>- Revise plat note #2 as shown above, prior to final (Remove "1.00 ft. for every two feet in height")</p> <p>- Proposed Corner/Side: 1.00 ft. for every two feet in height. In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies.</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.</p> <p>- Revise plat note #2 as shown above, prior to final (Remove "1.00 ft. for every two feet in height")</p> <p>- Proposed Corner/Side: 1.00 ft. for every two feet in height. In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage</p> <p>**Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on N. Ware Road and Nolana Avenue.</p> <p>- Revise plat note #13 as shown above prior to final. ** Sidewalk requirement may increase to 5 ft. as per the Engineering Department prior to final.</p> <p>**Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</p> <p>- Revise plat note #14 as shown above prior to final.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>- Remove plat note #7 prior to final, since it's the same as plat note #12.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

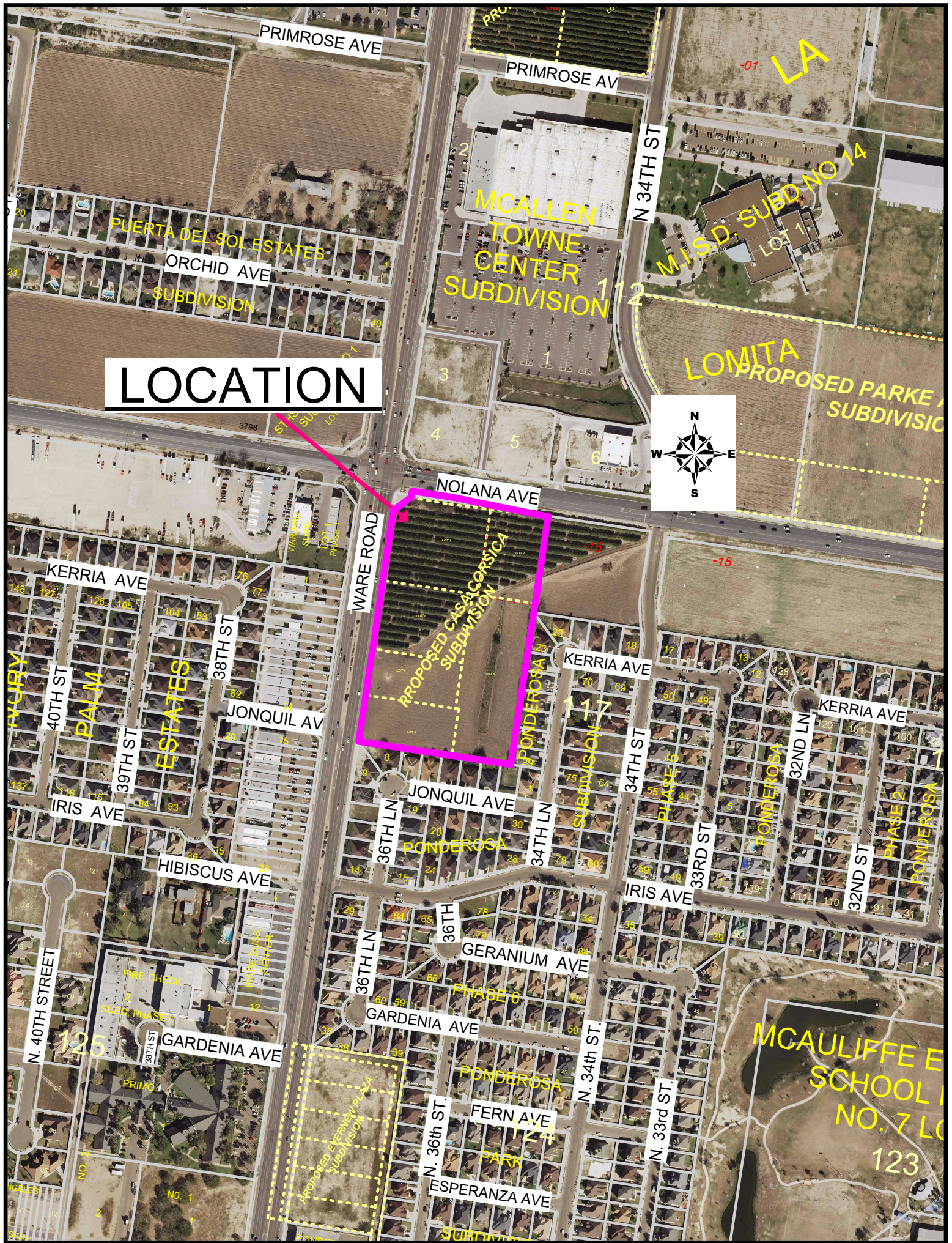
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
<p>**Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private/service drive easements, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Applied
	Required
	Applied
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets</p> <p>** Lot 5 proposed to be a "flag" lot with a 15 ft. wide portion of the lot extending north and widening to 50 ft. at Nolana Ave.</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
	Applied
ZONING/CUP	
<p>* Existing: C-3 Proposed: C-3</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	Applied
	NA
PARKS	
<p>* Land dedication in lieu of fee.</p> <p>As per the subdivision application submitted on May 11, 2023, the development is proposed to be commercial. Parkland dedication does not apply to commercial developments.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</p> <p>As per the subdivision application submitted on May 11, 2023, the development is proposed to be commercial. Park fee does not apply to commercial developments.</p> <p>* Pending review by the City Manager's Office.</p>	NA
	NA
	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation is approved. TIA level 3 is approved with conditions.</p> <p>* Traffic Impact Analysis (TIA) level 3 is approved with conditions.</p>	Applied
	Applied

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Use Sec. 134-61 of the subdivision ordinance for the signature blocks' wording, including the owner's acknowledgement prior to recording and clarify why there are two owner's signature blocks.*Must comply with City's Access Management Policy.*The Planning and Zoning Commission approved the subdivision in preliminary form at the meeting of June 6, 2023, subject to the conditions noted, drainage, and Utilities approval.* As per the Utilities Department, the subdivision has received MPU Board approval.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED AND DRAINAGE APPROVAL.	Applied

LOCATION





City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Sub2023-0015

Project Information	<p>Subdivision Name <u>McAllen Oaks North Subdivision</u></p> <p>Location _____</p> <p>City Address or Block Number <u>2701 SH 107</u></p> <p>Number of Lots <u>51</u> Gross Acres <u>19.58</u> Net Acres <u>17.03</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Existing Zoning _____ Proposed Zoning _____ Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Residential</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>1</u></p> <p>Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/></p> <p>Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>8108.02</u></p> <p>Parcel # <u>2100-00-280-0012-00</u> Tax Dept. Review <u>19</u></p> <p>Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____</p> <p>Legal Description <u>A 19.587 acre tract of Land, being the West 1/2 of Lot twelve (12), Section 280 Texas-Mexican Railway Company's Survey</u></p>
Owner	<p>Name <u>Noe & Melba Gonzalez</u> Phone <u>(956) 457-9643</u></p> <p>Address _____ E-mail <u>GNZ3@hotmail.com</u></p> <p>City _____ State _____ Zip _____</p>
Developer	<p>Name <u>Mark Wilkins / NOE Gonzalez</u> Phone <u>(956) 682-4551</u></p> <p>Address <u>P.O. Box 3609</u> E-mail <u>WILKINS@LAWWWW.COM</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u></p> <p>Contact Person <u>Mark Wilkins</u></p>
Engineer	<p>Name <u>MDC Engineering, PLLC</u> Phone <u>(956) 650-6034</u></p> <p>Address <u>3400 N. McCall Rd, Suite 26</u> E-mail <u>MCorbitt@mdcengineeringtx.com</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Mark Corbitt</u></p>
Surveyor	<p>Name <u>Carrizales Land Surveying</u> Phone <u>(956) 567-2167</u></p> <p>Address <u>4807 Gondola Ave</u> E-mail <u>KCarrizales@CLS.Land</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u></p>

FEB 09 2023

BY: _____

CW

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
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- 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)

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Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 1/23/23

Print Name Noel Gonzalez Mark Williams

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



City of McAllen

Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

VAR2023-0018

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

THE NORTH 3.830AC OF A 19.587 ACRE TRACT; BEING THE WEST ONE HALF OF LOT TWELVE, SECTION TWO HUNDRED EIGHTY, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOL 24, P 168, DEED RECORDS HIDALGO COUNTY, TEXAS.

Street Address

2801 W. SH 107, McAllen, TX 78504

Number of lots 62 Gross acres 19.587

Existing Zoning C-3 / R-1 Existing Land Use Residential

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

Applicant

Name McAllen Oaks North, LLC Phone 956-682-4551

Address P.O. Box 3609 E-mail wilkinslaw@wwqlaw.com

City McAllen State TX Zip 78502

Owner

Name McAllen Oaks North, LLC Phone 956-682-4551

Address P.O. Box 3609 E-mail gnz3@hotmail.com; wilkinslaw@wwqlaw.com

City McAllen State TX Zip 78502

Authorization

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

☐ Yes ☒ No

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

Signature [Signature] Date 06-20-2023

Print Name MARK WILKINS ☒ Owner ☐ Authorized Agent

Office

FOR OFFICE USE ONLY

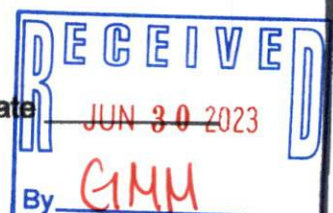
APPLICATION FILING FEE: ☐ \$250.00

Accepted by [Signature]

Payment received by _____

Date JUN 30 2023

Rev 06/21





City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

We request variance of the requirement to provide ROW for a 1/4 mile collector because provision of ROW for the collector will not provide connectivity and will reduce property available to the future owners.

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

It reduces property available to future property owners.

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.

Approval of this variance is not detrimental because there is not a potential for connectivity in the future due to existing residences along the indicated 1/4 mile collector path.

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.

This variance will not affect other land because the 1/4 mile collector cannot be connected to any adjacent roadway due to the presence of existing homes along the indicated corridor.



City of McAllen

Planning Department

REASON FOR APPEAL

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****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.

We request exception to the 1200ft block length requirement because of limitations of the original property dimensions.

We have a block length on the East and West side of the subdivision of 1294.93ft (94ft over 1200ft requirement). The internal block length provided meets this requirement (max length 720.46ft) with the internal East/West street provided.

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

This variance will increase property for future property owners while eliminating dead end ROW stub-outs that serve no purpose to future owners.

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.

This variance does not affect public well being because the block with is only 94.93ft over the 1200ft block length but instead improves safety because it eliminates dead end ROW stub outs that could provide safety/security issues for future owners.

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.

This variance will not prevent the orderly subdivision of other properties because the proposed block length is only 94.93ft over the 1200ft block length while meeting this length internally with proposed ROW/Roadway that does connect to internal ROW/roadways.



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.

We are requesting variance from the requirement to provide alleys for solid waste collection. This request is to increase the areas that future property owners have available to them and afford future property owners with the same services available to other residents in the City of McAllen. We request approval of a variance requiring dumpsters or cluster dumpsters for solid waste collection asking that residents be afforded the same service available to other City of McAllen residents.
2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

This variance will allow property owners to: i) utilize additional areas on their property for landscaping, ii) improve the quality of life for the owners, iii) control illegal dumping, iv) control smell of waste, v) provide property owners with the same rights for solid waste disposal as other residents in the City of McAllen.
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.

This variance will not be detrimental to public health, safety or welfare or injurious to the legal rights of other property owners because other subdivisions have been granted similar variance requests in which the owners of the properties benefit from the increase in property area available for quality of life activities and provision of equivalent services that are provided to other residents of the City of McAllen.
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.

This variance will not prevent the orderly subdivision of other land in the area because it follows similar approved variances for other subdivisions that have proven to not be detrimental but are in fact highly beneficial to the quality of life of the property owners.



City of McAllen

Planning Department

REASON FOR APPEAL

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**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.

We request approval of the use of 50ft internal roadway ROW for this project and propose a designated sidewalk easement in lieu of increased ROW.

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

This will provide property owners with additional ROW for landscaping and other improvements.

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

A sidewalk easement will be provided.

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.

Approval of this variance is not detrimental because it provides adequate ROW for the proposed roadway and utilities while also providing a sidewalk easement for pedestrian safety.

LOCATION

TEX-MEX SURVEY

12
ITRUS VALLEY
R.V. PARK

S.H. 107

PROPOSED NORTH PARK
ON 107
SUBDIVISION

CARD

**-01
MEDRANO**

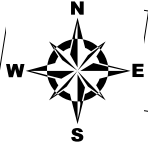
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NAVARRO

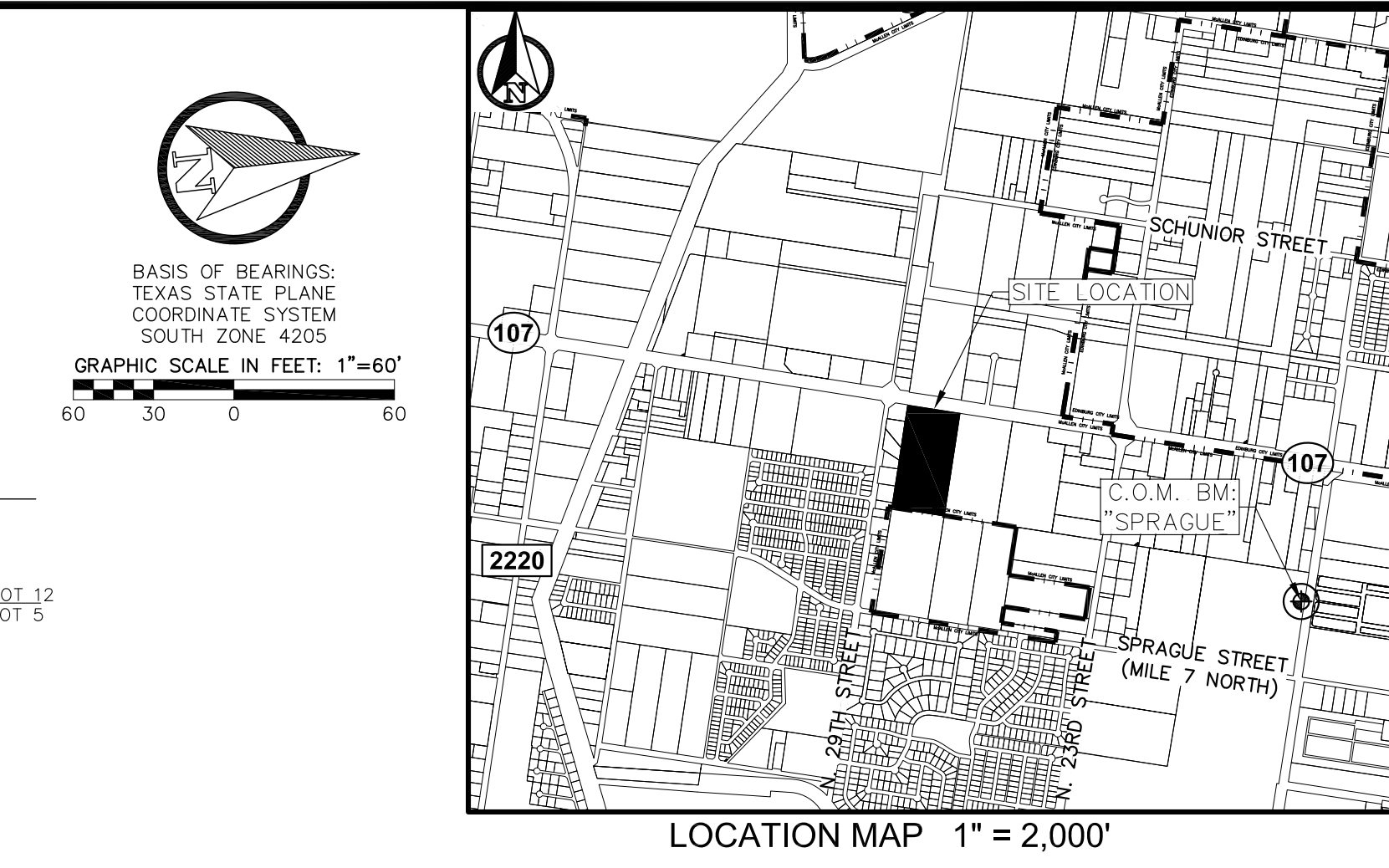
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14

QUAIL CROSSING

FALCON'S
TON CREEK





MAP OF MCALLEN OAKS NORTH SUBDIVISION

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

LEGEND

- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
- - - LOT LINE
- - - PROPERTY LINE
- - - ROADWAY CENTERLINE
- - - CONTOUR LINE WITH ELEVATION
- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- △ CALCULATED POINT
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- P.G. PAGE
- DOC. DOCUMENT
- ESMT. EASEMENT
- UTIL. UTILITY
- POB POINT OF BEGINNING
- NW NORTHWEST
- SW SOUTHWEST
- CNR CORNER
- GWD GENERAL WARRANTY DEED
- WD WARRANTY DEED
- SWD SPECIAL WARRANTY DEED
- WDL WARRANTY DEED W/VENDOR'S LIEN
- GD GIFT DEED
- WDFCL WARRANTY DEED IN LIEU OF FORECLOSURE
- SWDL SPECIAL WARRANTY DEED W/VENDOR'S LIEN
- O.R.H.C.T. OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HIDALGO COUNTY TEXAS
- H.C.I.D. HIDALGO COUNTY IRRIGATION DISTRICT
- S.W.S.C. SHARYLAND WATER SUPPLY CO.

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING) DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN". COMMUNITY-PANEL NUMBER: 480334 0325 D EFFECTIVE DATE: JUNE 8, 2000
- MINIMUM BUILDING SETBACK LINES AS PER CITY OF MCALLEN ORDINANCE. IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT OR SITE PLAN. REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT OR SITE PLAN. INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT OR SITE PLAN. SIDE CORNER: 10.00' OR GREATER FOR EASEMENT OR SITE PLAN. SIDE (HWY 107): 30.00' OR GREATER FOR EASEMENT OR SITE PLAN.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: _____ C.F. (_____ AC.FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- PRIVATE DRAINAGE SYSTEM/DETENTION AREAS TO BE MAINTAINED BY PROPERTY OWNER.
- BENCHMARK IS CITY OF MCALLEN BENCHMARK "SPRAGUE" MONUMENT: STAINLESS STEEL, 3/8", COVERED WITH AN ALUMINUM LOGO CAP. LOCATED INSIDE THE WATER TREATMENT PLANT. [SEE LOCATION MAP FOR APPROXIMATE LOCATION]
- PUBLISHED DATA: CITY OF MCALLEN BENCHMARK "SPRAGUE" ELEVATION = 102.61 COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAD 88. US SURVEY FEET. GRID: N=16636202.03496 E=1076277.68322
- 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON STATE HIGHWAY 107.
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG STATE HIGHWAY 107.
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- 25 X 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

CERTIFICATE OF APPROVAL PLANNING & ZONING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

CITY OF MCALLEN MAYOR CERTIFICATION

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

MAYOR, CITY OF MCALLEN DATE

CITY SECRETARY DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: NOE GONZALEZ & MELBA E GONZALEZ	4401 N. 22ND STREET	MCALLEN, TEXAS 78504	956-567-2167
ENGINEER: CMD ENGINEERING, LLC; MARK D. CORBITT, PE	3149A CENTER POINT DR	EDINBURG, TX 78539	956-650-6034
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956-567-2167

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

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

NOE GONZALEZ & MELBA E GONZALEZ
4401 N. 22ND STREET
MCALLEN, TEXAS 78504

STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF SURVEYOR

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

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

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF ENGINEER

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

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

METES AND BOUNDS DESCRIPTION

A 19.587 ACRE [853,200.23 SQ.FT.] TRACT OF LAND, MORE OR LESS, BEING THE WEST ONE HALF (W 1/2) OF LOT TWELVE (12), SECTION TWO HUNDRED EIGHTY (280), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT PART LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF TEXAS STATE HIGHWAY 107, AS CONVEYED TO NOE & MELBA E. GONZALEZ, BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3089, PAGE 281, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 19.587 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF (1/2)-INCH IRON ROD WITH A CAP [N:16636854.7283, E:1071376.3501] FOUND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, BEING SOUTH 08 DEGREES 46 MINUTES 46 SECONDS WEST, A DISTANCE OF 45.57 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

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

THENCE, SOUTH 08 DEGREES 48 MINUTES 00 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 107, A DISTANCE OF 590.95 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS#6388" SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

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

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

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

CERTIFICATE OF APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

GENERAL MANAGER



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

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

BY: _____ DEPUTY

SHEET 01 OF 02
DATE OF PREPARATION: 11.7.2022
PROJECT NO: 22221

NO.	DATE	DESCRIPTION	BY





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/4/2023

SUBDIVISION NAME: MCALLEN OAKS NORTH

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

State Highway 107: 150 ft. ROW

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

Revisions needed:

-Please provide how existing ROW was dedicated on plat by referencing the document number prior to final.

-Label existing ROW on both sides of the centerline and total existing ROW.

-Please provide copy of the document where ROW was dedicated to verify if any additional ROW dedication is required prior to final.

-Show and label ROW dedication from the property line, centerline, and total ROW after dedication to determine any dedication requirements, prior to final.

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

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

Interior Streets: 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

* A variance request (VAR2023-0018) to provide 50 ft. ROW for interior streets instead of 60 ft. was requested by the engineer. If the variance is approved by the Planning and Zoning Commission, a 10 ft. sidewalk easement will be required on both sides.

Revisions Required:

-Interior dedications range from 50-60 ft. of ROW, please see ROW requirements above, revise as applicable prior to final.

-Knuckles are required at the interior street intersection. Please revise the ROW to show knuckles for the south east/west street (if it's not a quarter mile collector) prior to final.

-Street names will be established prior to final and plat will need to be revised accordingly.

-ROW is subject to increase for gate areas after the required revision is submitted, finalize prior to final.

-Gate details are required prior to final to determine if ROW width meets the paving, sidewalk, curb and gutter, island, etc.

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

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

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

Paving: 40 ft. Curb & gutter: Both sides

* A variance request (VAR2023-0018) to not dedicate ROW for E/W Quarter Mile Collector (south boundary) was requested by the engineer. If the request is approved by the City Commission, ROW for a future E/W quarter mile collector will be requested from other properties

Pending Items:

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

-Street alignment and R.O.W being reviewed and plat would need to be revised accordingly prior to final.

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

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

Non-compliance

Non-compliance

Non-compliance

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

<p>* 1,200 ft. Block Length.</p> <p>* A variance request (VAR2023-0018) for the block length requirement was requested by the engineer. The interior blocks comply with the requirement. The East and west block lengths are proposed as 1,293.70 ft. and 1,294.93 ft. Since the subdivision is proposed as private subdivision, the project engineer requested not to provide stub outs for future connectivity to the east and west side. If the quarter mile collector variance is approved by the City Commission, block length variance could be reviewed administratively.</p> <p>Revisions Needed:</p> <p>-Subdivision layout does not comply with block length requirement, finalize block length requirements prior to final</p> <p>**Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 900 ft. Block Length for R-3T & R-3C Zone Districts.</p> <p>**Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac.</p> <p>**Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>* A variance request (VAR2023-0018) to not provide alley/service drive easement was submitted by the engineer. As per Public Works Department, if the variance request is approved by the City Commission, centralized dumpster locations complying with City requirements must be provided prior to final.</p> <p>*As per Public Works Department service drive or alley required to provide waste collection service. Finalize alley/service drive requirements prior to final.</p> <p>**Alley/service drive easement required for commercial and multi-family properties.</p> <p>***Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>Front: 20 ft. or greater for approved site plan or easements</p> <p>- Revise setback note as shown above prior to final.</p> <p>*Proposed: In accordance with the zoning ordinance or greater for easements or approved site plan.</p> <p>Pending Items:</p> <p>- The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final.</p> <p>- Approved rezoning is required prior to final. Setbacks to be established once zoning requirements have been finalized.</p> <p>- The proposed setback is for commercial properties. Please clarify/revise plat note #2 as shown above prior to final.</p> <p>**Note wording subject to change once zoning requirements have been finalized.</p> <p>***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>Rear: 10 ft. or greater for easements or approved site plan.</p> <p>- Revise setback note as shown above prior to final.</p> <p>*Proposed: In accordance with the zoning ordinance or greater for easements or site plan.</p> <p>Pending Items:</p> <p>- The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final.</p> <p>- Approved rezoning is required prior to final. Setbacks to be established once zoning requirements have been finalized.</p> <p>- The proposed setback is for commercial properties. Please clarify/revise plat note #2 as shown above prior to final.</p> <p>**Note wording subject to change once zoning requirements have been finalized.</p> <p>***Zoning Ordinance: Section 138-356</p>	Non-compliance

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

<p>Interior Sides: 6 ft. or greater for easements or approved site plan</p> <ul style="list-style-type: none"> - Revise setback note as shown above prior to final. <p>*Proposed: In accordance with the zoning ordinance or greater for easements or site plan.</p> <p>Pending Items:</p> <ul style="list-style-type: none"> - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. - Approved rezoning is required prior to final. Setbacks to be established once zoning requirements have been finalized. - The proposed setback is for commercial properties. Please clarify/revise plat note #2 as shown above prior to final. <p>**Note wording subject to change once zoning requirements have been finalized.</p> <p>***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*Proposed:</p> <p>Side Corner: 10 ft. or greater for easements or site plan.</p> <p>Side (Hwy 107): 30 ft. or greater for easement or site plan</p> <p>Pending Items:</p> <ul style="list-style-type: none"> - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. - Setbacks to be established once zoning requirements have been finalized. - Please clarify corner setback prior to final. <p>**Note wording subject to change once zoning requirements have been finalized.</p> <p>***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except wherever greater setback is required, greater setback applies.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Add note as shown above, prior to final. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on State Highway 107, collector street, and both sides of all interior streets.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Sidewalk wording for note #9 will be finalized prior to final based on the collector street requirement. finalize note wording prior to final. <p>**Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final.</p> <p>***Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required

BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along State Highway 107, and along the collector street, if applicable. Revisions Needed: - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. - Approved rezoning is required prior to final. Buffer requirements to be established once zoning requirements have been finalized. - Buffer requirements will be finalized prior to final based on the collector street, if applicable, and zoning requirements. finalize note wording prior to final. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Non-compliance</p> <p>Applied</p> <p>Required</p>
NOTES	
<p>* No curb cut, access, or lot frontage permitted along State Highway 107 and quarter mile collector as required. - A plat note similar to the above will be required prior to final and will be finalized based on the quarter mile collector requirements. - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. - Approved rezoning is required prior to final. Setbacks to be established once zoning requirements have been finalized. ***Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. - Submit a site plan to clarify the number of units per lot prior to final. - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. - Approved rezoning is required prior to final. Setbacks to be established once zoning requirements have been finalized.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. -Add a plat note as shown above prior to final.</p> <p>**Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Non-compliance
	Non-compliance
	Non-compliance
	Applied
	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"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ** A plat note to cross reference the HOA document number after recording is required on the plat prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1(single-family Residential) District & C-3 (general business) District Proposed: R-3A (apartment residential) District/C-3 (commercial) General Business District - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. * REZ2023-0032 & REZ2023-0033 to rezone the property to R-3A is scheduled to be heard by the City Commission on August 8, 2023. Approved rezoning is required prior to final. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V 	Non-compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval **Rezoning process must be finalized before final plat approval. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. * REZ2023-0032 & REZ2023-0033 to rezone the property to R-3A is scheduled to be heard by the City Commission on August 8, 2023. Approved rezoning is required prior to final. ***Zoning Ordinance: Article V 	Required
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of dwelling units prior to final. - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application and submit a site plan to clarify the total number of units prior to final. 	TBD
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application and submit a site plan to clarify the total number of units prior to final. 	TBD
<ul style="list-style-type: none"> * Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application and submit a site plan to clarify the total number of units prior to final. 	TBD

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

TRAFFIC	
* As per Traffic Department, Trip Generation is approved and TIA is waived, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. -TIA is waived as per Traffic Department.	Applied
	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Must comply with City's Access Management Policy. - Any abandonments must be done by separate instrument and referenced on the plat, and may not be done by plat. - Rezoning process must be finalized before final plat approval. - Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. - Clarify if subdivision is proposed to be public or private prior to final, as there is a gate plan submitted, but the owner's signature references public subdivision. - If the subdivision is proposed to be private, add "(Private Subdivision)" under the name of the subdivision in smaller font. - The name of the interior streets will be finalized prior to final. If the subdivision is proposed to be private, add "(private street)" after the name of the streets prior to recording. - Based on the submitted gate detail, additional ROW at the gate might be required which must be finalized prior to final. - Show lot lines and the legal description of the properties on the north side of State Highway 107. - acknowledgement references public subdivisions. Additional requirements may be triggered for private subdivision. - Signature blocks must follow Sec.134-61 of the subdivision ordinance. <p>** At the Planning and Zoning Commission meeting of February 21, 2022, the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals.</p> <p>** At the Planning and Zoning Commission meeting of June 20, 2023, the board voted to approve the subdivision in revised preliminary form subject to conditions noted, drainage and utilities approvals.</p> <p>** The project engineer submitted VAR2023-0018 including the following variances on June 30, 2023: 1.Variance to the block length requirement. 2.Variance to the E/W quarter mile collector requirement (southern boundary) 3.Variance to request 50 ft. ROW for interior streets for multifamily development instead of 60 ft. required ROW 4.Variance to not provide alley/service drive easement for multifamily development</p>	Non-compliance
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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

SUB2022-0126



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>AUSTIN 495 PLAZA SUBDIVISION</u> Location <u>SOUTH SIDE OF PECAN AVE. (FM 495) APPROXIMATELY 1,180 FT EAST OF BENTSEN RD.</u> City Address or Block Number <u>4101 PECAN BLVD</u> Number of lots <u>1</u> Gross acres <u>0.995</u> Net acres <u>0.940</u> Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>GENERAL BUSINESS</u> Proposed Land Use <u>GENERAL BUSINESS</u> Irrigation District # <u>1</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____ Parcel No. _____ Tax Dept. Review _____ Legal Description <u>A 0.995 OF AN ACRE TRACT BEING OUT OF LOT 7, BLOCK 2, C.E. HAMMOND SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, AMP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.</u>
Owner	Name <u>JINGUO LIU</u> Phone <u>(646) 289-1560</u> Address <u>3308 SANTA OLIVIA</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> E-mail <u>hellosamliu@gmail.com</u>
Developer	Name <u>JINGUO LIU</u> Phone <u>(646) 289-1560</u> Address <u>3308 SANTA OLIVIA</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> Contact Person <u>JINGUO LIU</u> E-mail <u>hellosamliu@gmail.com</u>
Engineer	Name <u>IDEN I. TREVINO</u> Phone <u>956-283-8847</u> Address <u>200 S. 10 ST. SUITE 1303</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>IDEN TREVINO</u> E-mail <u>ident@trevinoengineering.com, karime@trevinoengineering.com</u>
Surveyor	Name <u>HOMERO LUIS GUTIERREZ</u> Phone <u>956-369-0988</u> Address <u>P.O. BOX 548</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78505</u>

ENTERED

OCT 26 2022

Initial: Nm

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature  Date 10/24/2022

Print Name IDEN I. TREVINO

Owner ☐

Authorized Agent ☒



City of McAllen

Planning Department

VARIANCE TO SUBDIVISION

PROCESS APPLICATION

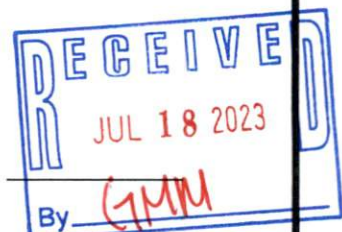
VAR2023-0021

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

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

Av 8km 495 PLAZA SUB.

Project	<p>Legal Description <u>A 0.995 OF AN ACRE TRACT BEING OUT OF LOT 7, BLOCK 2, C.E. HAMMOND SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO, COUNTY, TEXAS</u></p> <p>Street Address <u>SOUTH SIDE OF PECAN AVE (FM 495) APPROX. 1,180 FT EAST OF BENTSEN RD.</u></p> <p>Number of lots <u>1</u> Gross acres <u>0.995</u></p> <p>Existing Zoning <u>C-3 General Business</u> Existing Land Use <u>Agriculture</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	<p>Name <u>Iden I. Treviño</u> Phone Address <u>(956) 283-8847</u></p> <p><u>iden.t@trevinoengineering.com</u> E-mail <u>karime@trevinoengineering.com</u> City <u>McAllen, TX</u></p> <p>State <u>TX</u> Zip <u>78501</u></p>
Owner	<p>Name <u>Jinbou Liu</u> Phone <u>(46) 289-1560</u></p> <p>Address <u>3308 Santa Olivia</u> E-mail <u>hellosamliu@gmail.com</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78512</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>[Signature]</u> Date <u>07/14/2023</u></p> <p>Print Name <u>Iden I. Treviño</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
Office	<p>*FOR OFFICE USE ONLY*</p> <p>APPLICATION FILING FEE: <input type="checkbox"/> \$250.00</p> <p>Accepted by _____ Payment received by _____ Date _____</p> <p>Rev 10/18</p>





City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

The City of McAllen requires as per ordinance a front 15 ft, or in-line with existing, based on Copperfield Estates plat note, the existing front setback of the block is 127 ft, the proposed setback for Austin 495 Plaza Subdivision is 85 ft.

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

The variance is necessary to avoid front setback of 127 ft, because Copperfield Estates plat has an existing 50.00' gas line easement in front of the property.

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

The building will remain as is.

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 building is at ft setback in lieu of 85 ft.

DRUSCILL

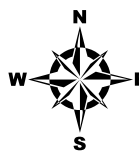
SUBDIVISION

STC WEST 15 ACRE SUB
LOT 1

**PROPOSED
JUCAR APARTM
SUBDIVISIO**

FERN
VALLEY 2

LOCATION



PECAN BLVD

C.E.

PROPOSED AUSTIN 495
PLAZA SUBDIVISION

H0850-00-002-0007-02

4101

N 42ND ST

BLOCK "B"

PHASE 1A

LOT 1

LOT 2

LAUREL AVE

ESTATES

UBDIVISION_F

8

THE ATTIC THREE
LOT 1

CORPERSFIELD

N 41ST ST

N 40TH LN

JASMINE

TREVINO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 200 S. 10th St. Ste. 1303
McAllen, Texas 78501
ident@trevinoengineering.com



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/3/2023

SUBDIVISION NAME: AUSTIN 495 PLAZA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Pecan Boulevard: Dedication as needed for 60 ft. from centerline for 120 ft. total ROW.
Paving :65 -85 ft. Curb & gutter Both Sides.

Revisions Needed:

-Label total ROW after accounting for dedication from center line as "Total", prior to final.

-Label total ROW after accounting for dedication from Existing ROW line across Pecan Boulevard as "Total", prior to final.

-Provide a copy of document regarding referenced existing dedications prior to final.

-Clarify proposed dedications across Pecan Blvd, as they appear to be outside plat boundaries, finalize prior to final.

-Clarify additional lines within the existing dedications, prior to final.

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

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

Non-compliance

Paving _____ Curb & gutter _____

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

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

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

NA

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

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

Revisions Needed:

-Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end.

**Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements.

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS	
<p>* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.</p> <p>Pending Items:</p> <p>-As per application dated July 28,2023, Engineer has submitted Variance request for a proposed front setback request of 85 ft. in reference to the required setback as per ordinance of 92 ft. as that is the average of the existing structures along that block.</p> <p>Proposing: 85 feet or greater for approved site plan or easements.</p> <p>**Note wording must be finalized prior to final.</p> <p>***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>Revisions needed:</p> <p>-Clarify proposed note finalize wording, prior to final.</p> <p>*Proposing: 10 feet in accordance with the zoning ordinance, or greater for approved site plan or easements.</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>Revisions needed:</p> <p>-Clarify proposed note finalize wording, prior to final.</p> <p>*Proposing: 15 feet in accordance with the zoning ordinance, or greater for approved site plan or easements.</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: Interior Lot</p> <p>**Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: Commercial Development.</p> <p>**Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required along Pecan Boulevard (F.M. 495).</p> <p>Revisions needed:</p> <p>- Clarify proposed note, as subdivision is a 1-lot subdivision with frontage along Pecan Blvd, and no interior streets proposed, prior to final</p> <p>**Proposing: A 5 ft. wide sidewalk is required along Pecan Blvd. (F.M. 495). A 4 ft. wide sidewalk of the interior proposed subdivision sidewalk required as part of subdivision improvements, interior sidewalks at the time of building permits.</p> <p>**5 ft. sidewalk as per Engineering Department.</p> <p>**Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</p> <p>Revisions Needed:</p> <p>-Add note as shown above, prior to final.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied

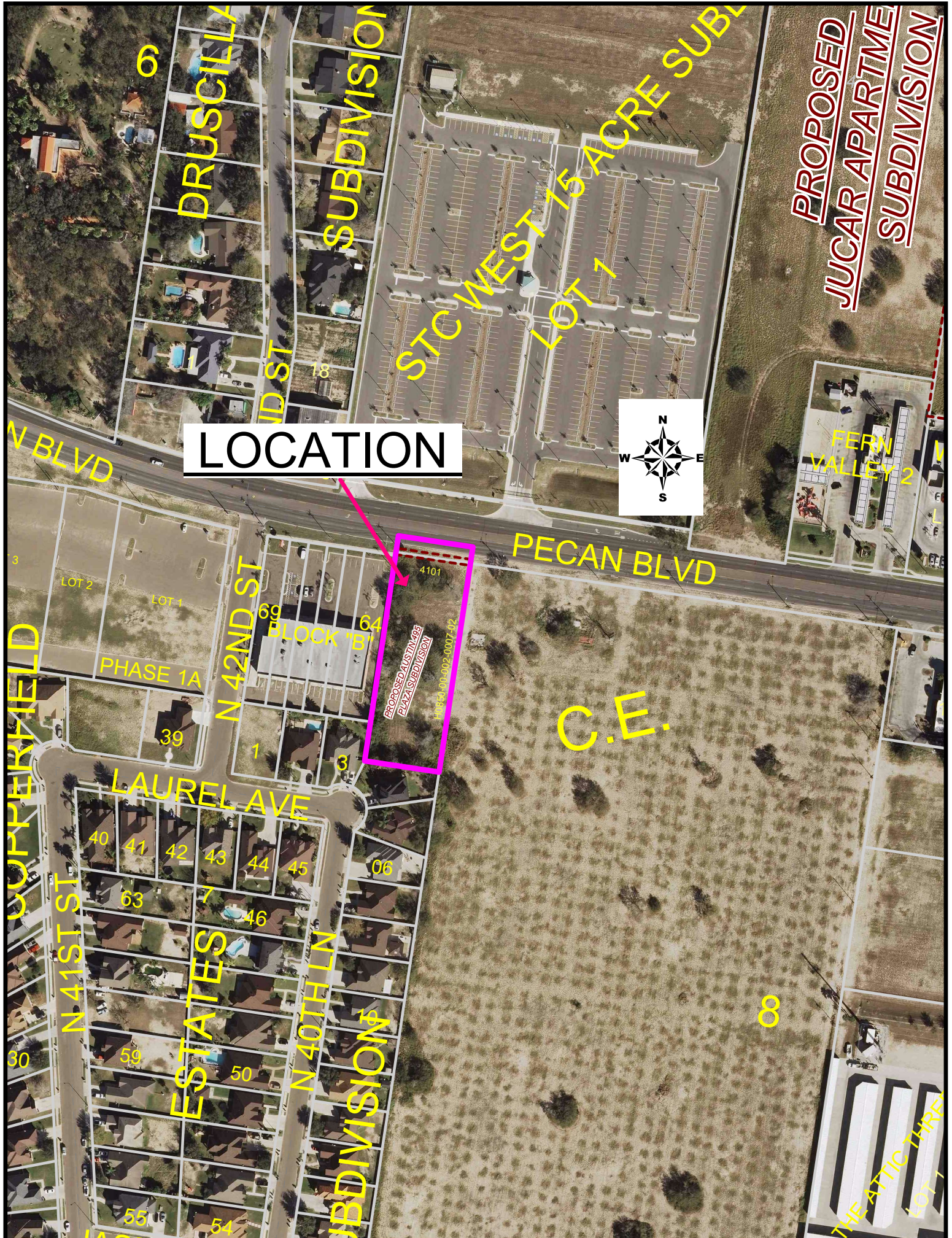
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
**Note requirements will be established prior to final.	
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
**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.	NA
**Homeowner's Association Covenants must be submitted for staff review, prior to recording.	
***Section 134-168 applies if private subdivision is proposed.	
****Section 110-72 applies if public subdivision is proposed.	
*****Landscaping Ordinance: Section 110-72	
*****Subdivision Ordinance: Section 134-168	
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: C-3 (General Business) District Proposed: C-3 (General Business) District	Compliance
**Zoning Ordinance: Article V	
* Rezoning Needed Before Final Approval	NA
***Zoning Ordinance: Article V	
PARKS	
* Land dedication in lieu of fee. As per application dated October 26,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated October 26,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated October 26,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance

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

* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat *Clarify 300.00' radius with dashed line prior to final, and ensure that only appropriate layers are visible for plat review, finalize prior to final. *Subdivision approved in Preliminary form at the Planning and Zoning Commission meeting of November 16th,2022, subject to conditions noted in Planning Review.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS AND CLARIFICATION OF THE REQUESTED VARIANCE.	Applied

LOCATION





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>SILVERADO MOON SUBDIVISION</u>	
	Location _____	
	City Address or Block Number <u>8100 N TAYLOR RD</u>	
	Number of Lots <u>121</u> Gross Acres <u>24.54</u> Net Acres <u>N/A</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>ETJ</u> Proposed Zoning <u>ETJ</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>J.H. 06-02-23</u>	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>Single family</u> Irrigation District # <u>UD</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/> _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # _____ Tax Dept. Review _____	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
<small>BEING A 24.54 ACRE TRACT OF LAND OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, AND 42 AND VOLUME 28, PAGE 150, MAP RECORDS, HIDALGO COUNTY, AND ALL OF LOT 1 OF MINERVA SUBDIVISION, AS PER MAP THEREOF RECORDED IN VOLUME 28, PAGE 150, MAP RECORDS, HIDALGO COUNTY</small>		
Owner	Name <u>FORTIS LAND COMPANY, LLC</u>	Phone <u>(956)-292-0008</u>
	Address <u>222 WEST UNIVERSITY DRIVE</u>	E-mail <u>OMAR@OGBUILD.COM</u>
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78579</u>	
Developer	Name <u>FORTIS LAND COMPANY, LLC</u>	Phone <u>(956)-292-0008</u>
	Address <u>222 WEST UNIVERSITY DRIVE</u>	E-mail <u>OMAR@OGBUILD.COM</u>
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78579</u>	
	Contact Person <u>OMAR GARCIA</u>	
Engineer	Name <u>RIO DELTA ENGINEERING</u>	Phone <u>956 380 5152</u>
	Address <u>921 S. 10TH AVENUE</u>	E-mail _____
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>IVAN GARCIA P.E., R.P.L.S.</u>	
Surveyor	Name <u>RIO DELTA ENGINEERING</u>	Phone <u>956-380-5152</u>
	Address <u>921 S. 10TH AVENUE</u>	E-mail _____
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	

KF

JUN 02 2023
 BY: Nm/Cw

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.

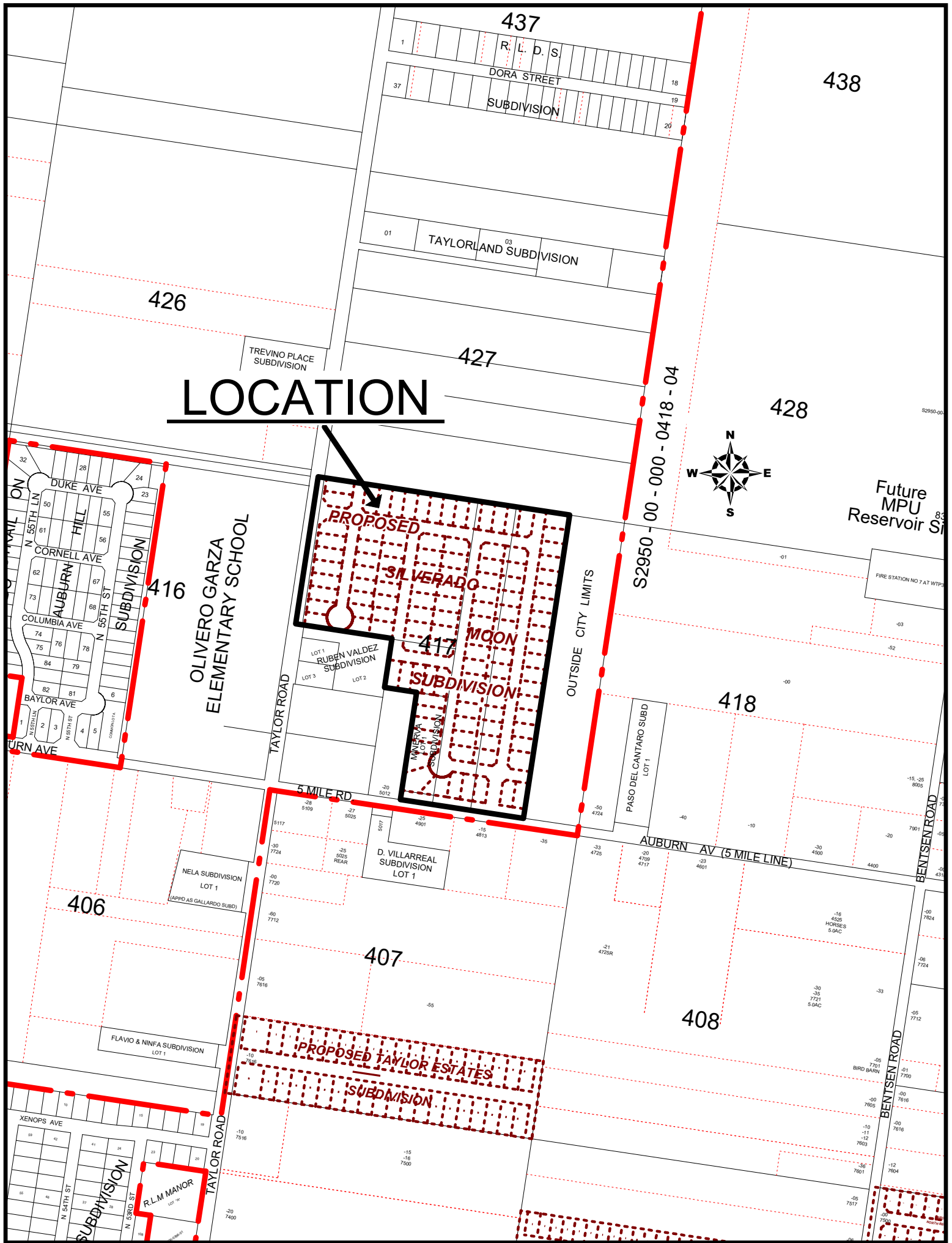
Signature  Date 5/12/23

Print Name Omar Garcia

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

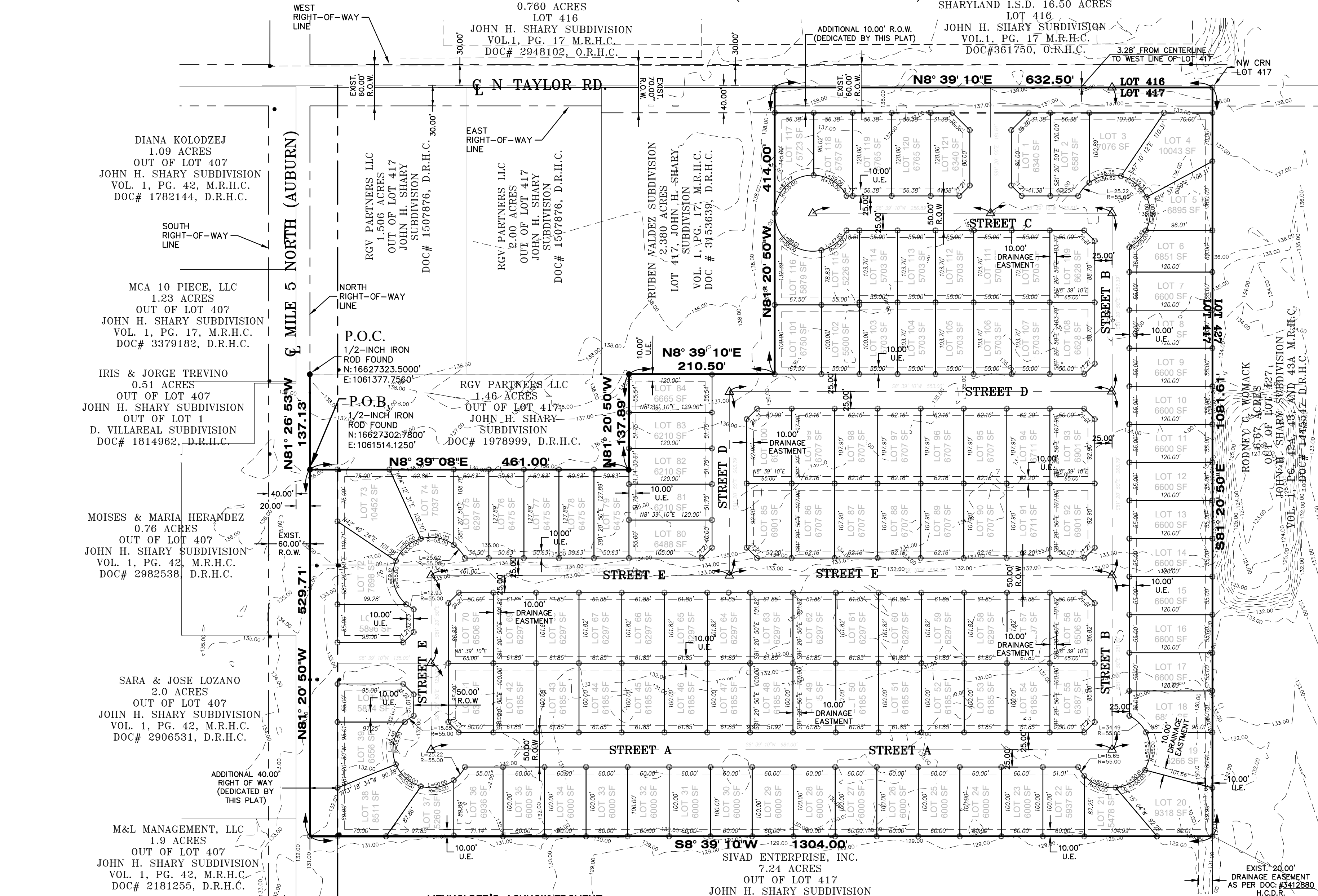
LOCATION



SILVERADO MOON SUBDIVISION

A 24.54 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE, 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 24.54 ACRES TRACT BEING THE SAME LAND DESCRIBED IN THE FOLLOWING WARRANTY DEEDS:
1) FROM SANJUAN, LLC, TO FORTIS LAND COMPANY, LLC, DATED JANUARY 11, 2023, RECORDED IN DOCUMENT #3412710 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
2) FROM SANDRA J. WOMACK AND CANDACE L. MCCOY TO SANJUAN, LLC, DATED OCTOBER 4, 2016, RECORDED IN DOCUMENT #2895550 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

(PRIVATE SUBDIVISION)

**OWNER'S ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SILVERADO MOON SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT-OF-WAY FOR AUBURN AVE. (MILE 5 NORTH) IS BEING DEDICATED BY THIS PLAT.

OMAR GARCIA (MANAGING MEMBER) DATE
FORTIS LAND COMPANY, LLC
222 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

STATE OF TEXAS

COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2023.

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

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): FORTIS LAND COMPANY, LLC	222 W. UNIVERSITY DRIVE	EDINBURG, TX. 78539 (956) 292-0008 (956) 292-0896
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

LIENHOLDER'S ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND THE DESIGNATED HEREIN AS THE SILVERADO MOON SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

GABRIEL GARZA
RIO BANK-SAN JUAN BANKING CENTER (PRESIDENT)
401 W. STATE HWY 495
SAN JUAN, TEXAS 78589

STATE OF TEXAS

COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2023.

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

SHARYLAND WATER SUPPLY CORPORATION

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

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

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

CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): FORTIS LAND COMPANY, LLC	222 W. UNIVERSITY DRIVE	EDINBURG, TX. 78539 (956) 292-0008 (956) 292-0896
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

STATE OF TEXAS

COUNTY OF HIDALGO

MAYOR'S CERTIFICATE

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.

CITY MAYOR DATE

STATE OF TEXAS

COUNTY OF HIDALGO

PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

I, THE UNDERSIGNED, CHAIR 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.

PLANNING AND ZONING CHAIR DATE

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

CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): FORTIS LAND COMPANY, LLC	222 W. UNIVERSITY DRIVE	EDINBURG, TX. 78539 (956) 292-0008 (956) 292-0896
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS - COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER NO. 115662

STATE OF TEXAS - COUNTY OF HIDALGO

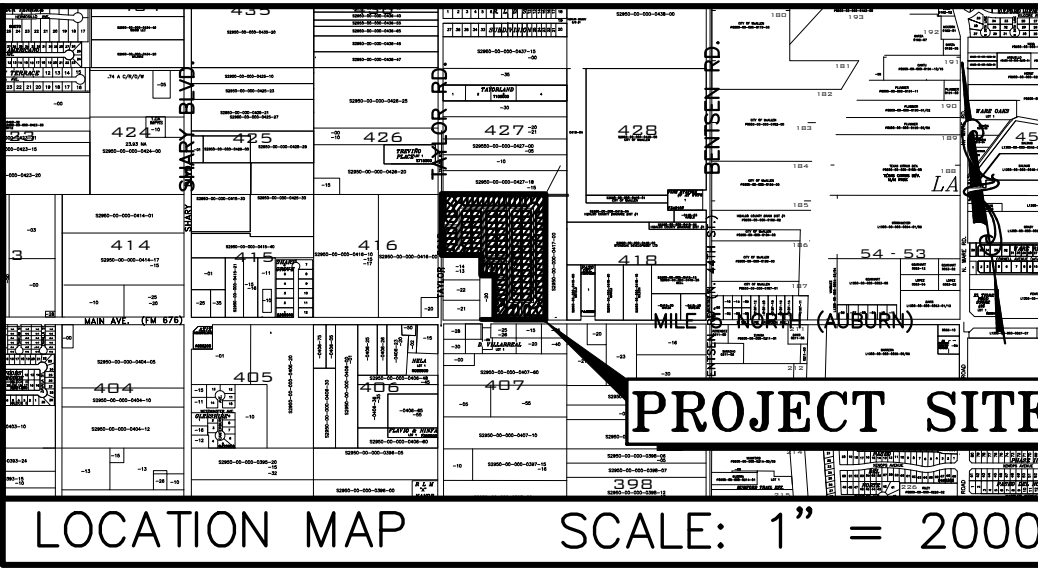
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF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

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR NO. 6469
SURVEY FIRM NO. 10194027

BY: _____ DEPUTY

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
▲	SET COTTON PICKER SPINDLE
XXXX	NATURAL GROUND
○	CALCULATED POINT
○	CAPPED IRON ROD SET

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.E.	CENTER LINE
L.T.	LOT LINE

**METES AND BOUNDS DESCRIPTION**

A 24.54 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE, 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 24.54 ACRES TRACT BEING THE SAME LAND DESCRIBED IN THE FOLLOWING WARRANTY DEEDS:

1) FROM SANJUAN, LLC, TO FORTIS LAND COMPANY, LLC, DATED JANUARY 11, 2023, RECORDED IN DOCUMENT #3412710 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
2) FROM SANDRA J. WOMACK AND CANDACE L. MCCOY TO SANJUAN, LLC, DATED OCTOBER 4, 2016, RECORDED IN DOCUMENT #2895550 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

SAID 24.54 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.46 ACRES TRACT CONVEYED TO RGV PARTNERS, LLC, DESCRIBED IN DOCUMENT # 1978899 SAME BEING A POINT ON THE EXISTING NORTH RIGHT-OF-WAY OF MILE 5 N. ROAD (F.M. 676), OF HIDALGO COUNTY, TEXAS;

THENCE, N 81°26'33" W ALONG THE SOUTH BOUNDARY LINE OF SAID 1.46 ACRES TRACT DISTANCE OF 137.13 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 83°9'8" E ALONG THE EAST BOUNDARY LINE OF THE SAID 1.46 ACRES TRACT, A DISTANCE OF 461.00 FEET TO 1/2-INCH IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 1.46 ACRES TRACT TO A 1/2-INCH IRON ROD FOUND, A DISTANCE OF 137.89 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83°9'10" E ALONG THE EAST BOUNDARY LINE OF RUBEN VALDEZ SUBDIVISION, DOCUMENT #3153639, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID RUBEN VALDEZ SUBDIVISION, A DISTANCE OF 414.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83°9'10" E ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF 632.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF LOT 417 OF JOHN H. SHARY SUBDIVISION, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81°20'50" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 417, SAME BEING THE SOUTH BOUNDARY LINE OF LOT 427, JOHN H. SHARY SUBDIVISION, A DISTANCE OF 1081.61 FEET TO A 1/2-INCH IRON ROD SET, ON THE SOUTH BOUNDARY LINE OF A CALLED 6.67 ACRES TRACT CONVEYED TO RODNEY C. WOMACK AND SANDRA J. WOMACK, DESCRIBED IN DOCUMENT #1445547, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83°9'10" E ALONG THE WEST BOUNDARY LINE OF A CALLED 7.24 ACRES TRACT CONVEYED TO SIVAD ENTERPRISE, INC., DESCRIBED IN DOCUMENT #1272330, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1304.00 FEET TO A 1/2-INCH IRON ROD SET, FOR THE SOUTHEAST CORNER FOR THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" E ACROSS THE SAID LOT 417, SAME BEING ALONG THE EXISTING NORTH RIGHT-OF-WAY OF MILE 5, A DISTANCE OF 529.71 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONVEYED TO SIVAD ENTERPRISE, INC., DESCRIBED IN DOCUMENT #1272330, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1304.00 FEET TO A 1/2-INCH IRON ROD SET, FOR THE SOUTHEAST CORNER FOR THE HEREIN DESCRIBED TRACT;

GENERAL PLAT NOTES:

- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- THE CORNER PINS ALONG AUBURN AVE. (MILE 5 NORTH) FOR LOTS 84, 85, 86, 87, 88, 89, AND 90 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.
- THE CORNER PINS ALONG TAYLOR RD. FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: 25 FT. OR GREATER FOR EASEMENTS.
REAR: 10 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES: 6 FT. OR GREATER FOR EASEMENTS.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

- THE SUBDIVISION IS IN ZONE "X" (NON-SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.
- A DRAINAGE DETENTION OF 85.510 OF OR 1.888 ACRES FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN COMMON LOT "A". COMMON LOT "A" WILL BE DESIGNATED FOR DETENTION PURPOSES ONLY. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.

5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.

6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. THE CITY OF MCALLEN TO HAVE A 25'X25' SIDE OBSTRUCTION EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.

8. MINIMUM 4 FT. WIDE SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS, EXCEPT SIDEWALKS ARE NOT REQUIRED ON LOTS 88, 89, 2, AND 3. 5 FT. WIDE SIDEWALK REQUIRED ALONG AUBURN AVE.

9. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG AUBURN AVE. (MILE 5 NORTH) AND NORTH TAYLOR ROAD.

10. CITY OF MCALLEN BENCHMARK (MC47) A 30" ALUMINUM PIPE WITH A 3/4" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING: 1061100.60350 EASTING: 16628009.54221 ELEV=1140.02

11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG AUBURN AVE. (MILE 5 NORTH).

12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

13. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

15. THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED DATED SEPTEMBER 22, 1920, RECORDED IN DOCUMENT #1140166, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

16. 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.

17. 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.

18. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

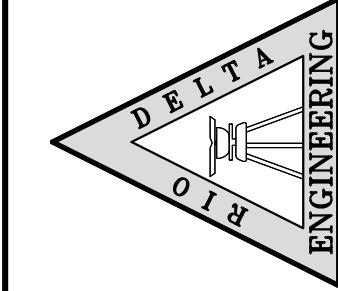
19. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

20. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SILVERADO MOON SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.

21. COMMON LOT A, IDENTIFIED AS A DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, SILVERADO MOON HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA. AFTER COMMON LOT A'S TRANSFER OF TITLE TO THE SILVERADO TRAIL ON AUBURN HILL HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE SILVERADO MOON HOMEOWNER'S ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES.

PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168 OF THE CITY OF MCALLEN. THE SAME MAY BE AMENDED, AND EXCLUSIVITY OF COMMON LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JUNE 5, 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET
SILVERADO MOON SUBDIVISION
CITY OF MCALLEN ETJ
HIDALGO COUNTY, TEXAS

PROJECT: _____

ENGINEER: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.

CHECKED: IVAN GARCIA P.E., R.P.L.S.
DRAWN: _____

SCALE: O.A./H.G./Y.V.

DATE: JULY 21, 2023

PROJECT: SUB 22 064

REVISIONS: _____

PAGE NO.: **SHT 2**



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/3/2023

SUBDIVISION NAME: SILVERADO MOON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Taylor Road: Proposing 10 ft. of dedication for 40 ft. from centerline for 80 ft. total ROW
Paving: 52 ft. Curb & gutter: both sides

Revisions Needed:

- Provide existing dedications from centerline along subdivision boundary prior to final.
- Label total ROW after accounting for dedication from center line prior to final
- Label total ROW after accounting for dedication from Existing ROW line across North Taylor Road, prior to final.

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

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

Non-compliance

Auburn Avenue (5 Mile Line Road) : Proposing 40 ft. of dedication for 60 ft. from centerline for 120 ft. total ROW.

Paving: 65 ft. Curb & gutter: Both sides

Revision Needed:

- Centerline should be a continuous line, review and revise prior to final.
- Revise street name as shown above where applicable prior to final.
- Label total ROW after accounting for dedication from center line prior to final
- Label total ROW after accounting for dedication from Existing ROW line across Auburn Avenue (5 Mile Line Road), prior to final.

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

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

Non-compliance

Interior Street: Dedication as needed for 50 ft. total ROW.

Paving: 32 ft. Curb & gutter: Both Sides

Revisions Needed:

- Subdivision layout currently exhibits stub outs, clarify stub outs along lots 90 and 91 and lots 108 and 109, subdivision layout will have to be revised to provide for "Knuckle" design as dead end street are not permitted as this is a private subdivision, review and revise prior to final. As per plat submitted on July 19th,2023, subdivision provides for knuckle design.
- Street names will be established prior to final and plat will need to revised accordingly.
- As per plat submitted on June 2nd,2023 subdivision proposed to be private and for single family use, gate details are required. Submit gate details and ROW are subject to increase for gate areas, finalize prior to final.
- Auto Turn Study may be required to verify compliance with maneuvering space needed along lots 82-84, subdivision layout along lots may have to be adjusted to allow for maneuvering space finalize prior to final.

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

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

Non-compliance

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

<p>E/W Quarter Mile Collector (northern boundary):Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Pending Items: -Engineer submitted a variance application on July 7, 2023 in reference to the ROW dedication requirements for the E/W collector(1/4 Mile Collector) along the Northern Boundary the engineer has indicated that the street would not be able to extend east as there is an existing drain ditch and there are existing established developments to the north of this subdivision. After review of the ownership map submitted on July 12,2023, due to the developed properties to the north and existing canal to the west and collector alignment, the E/W collector street along the northern boundary is not feasible. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p>	Applied
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>* 1,200 ft. Block Length. *Subdivision layout does not comply with 1200 ft. block length requirement. Engineer submitted a variance application on August 1, 2023 ,requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac Revisions Needed: -Provide "Cul-De Sac" and "Knuckle" details prior to final. Auto Turn Study may be required to verify compliance with maneuvering space needed at "Cul-De Sac" and "Knuckle's", prior to final. -ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 25 ft. or greater for easements. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear:10 ft. or greater for easements. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior sides: 6 ft. or greater for easements. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: 10 ft. or greater for easements ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied

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

SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along Auburn Avenue (5 Mile Line Road), North Taylor Road, and both sides of all interior streets. Revisions needed: -Revise note#8 as shown above prior to final. Sidewalks required on both sides of all interior streets, including entrance streets. **Proposing: Minimum 4 ft. wide sidewalk required on both sides of all interior streets, except sidewalks are not required on lots 88,89,2 and 3. 5 ft. wide sidewalk required on Auburn Avenue. *****5 ft. sidewalk might be required by Engineering Dept. prior to final. ***Finalize note wording requirements prior to final. ***Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p> <p>Required</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line Road) and North Taylor Road. Revision Needed: -Revise note#11 as shown above prior to final. Proposing: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Ave (Mile 5 North). **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.</p>	<p>Non-compliance</p> <p>Applied</p> <p>Required</p>
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line Road) and North Taylor Road. Revisions Needed: -Revise note#9 as shown above prior to final. *Proposing: No curb cut, access, or lot frontage permitted along Auburn Avenue (Mile 5 North) and North Taylor Road. **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. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	<p>Non-compliance</p> <p>NA</p> <p>Applied</p> <p>NA</p> <p>Required</p>

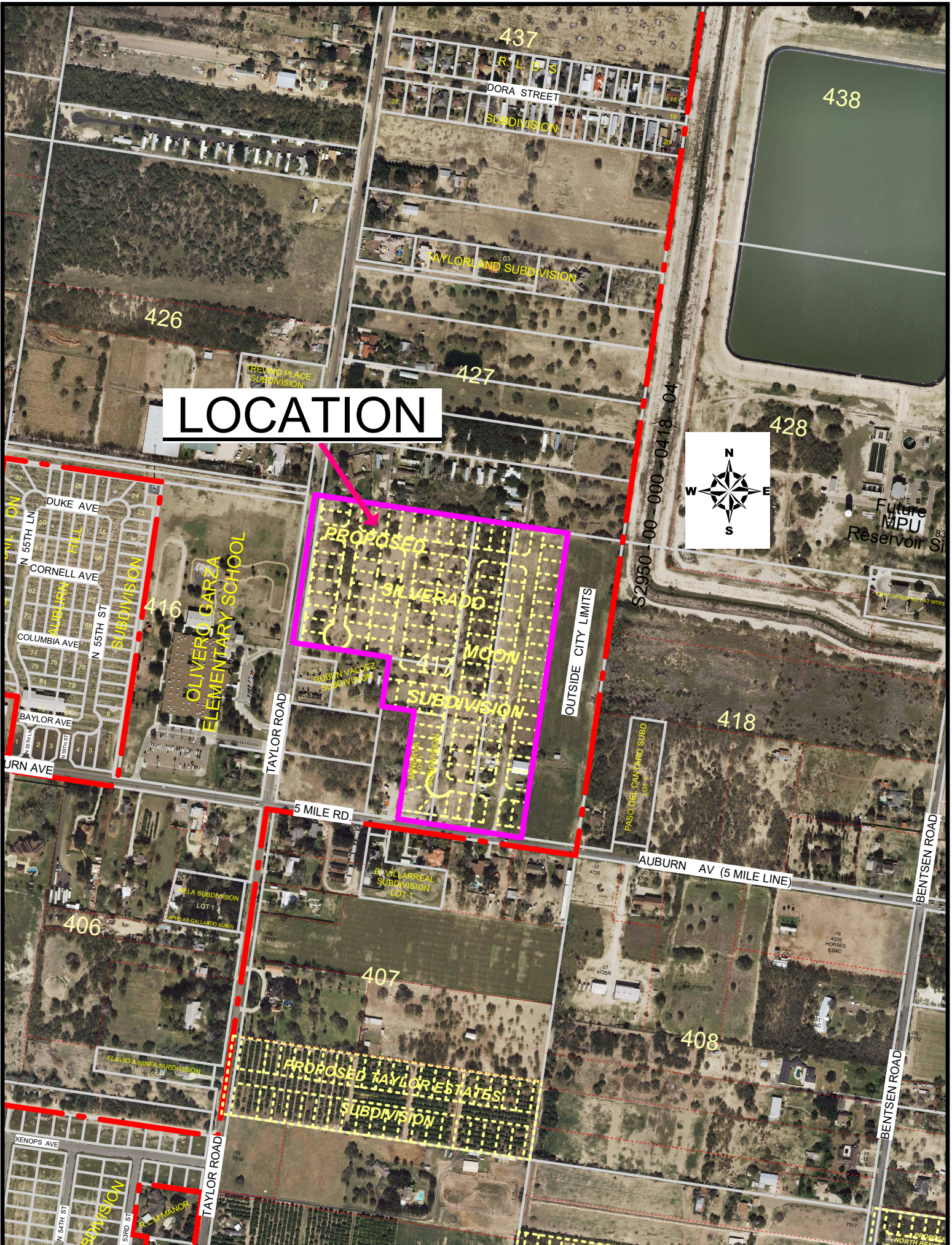
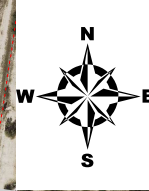
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Private Subdivision proposed as per plat submitted on June 2nd,2023. **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: (Extraterritorial jurisdiction) Proposed:(Extraterritorial jurisdiction) **As per application dated June 2nd,2023 proposed land use is single-family. Pending Items: <ul style="list-style-type: none"> - Engineer must clarify annexation status as zoning requirements must be finalized prior to final. -Subdivision requirements subject to change once zoning requirements are finalized. ***Zoning Ordinance: Article V 	Non-compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval Pending Items: <ul style="list-style-type: none"> - Engineer must clarify annexation status as zoning requirements must be finalized prior to final. ***Zoning Ordinance: Article V 	TBD
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, per application dated June 2nd,2023 proposed 121 lot single-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status prior to final. 	TBD
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, per application dated June 2nd,2023 proposed 121 lot single-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status prior to final. 	TBD
<ul style="list-style-type: none"> * Pending review by City Manager's Office. As per Parks Department, per application dated June 2nd,2023 proposed 121 lot single-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status prior to final. 	TBD
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Non-compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD

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

COMMENTS	
Comments: - Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. - As per plat submitted on June 2nd, 2023 subdivision proposed to be private and for single family use, gate details are required. Submit gate details and ROW are subject to increase for gate areas, finalize prior to final - Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS AND CLARIFICATION OF THE REQUESTED VARIANCE.	Applied

LOCATION



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>Zuma Subdivision</u>
	Location <u>Southwest corner of F.M. 492 & Bentsen Palm Drive</u>
	City Address or Block Number <u>4001 MILE 7 RD</u>
	Number of Lots <u>13</u> Gross Acres <u>10.02</u> Net Acres <u>8.44</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Existing Zoning <u>Ag</u> Proposed Zoning <u>C1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use <u>Ag</u> Proposed Land Use <u>C1</u> Irrigation District # <u>1</u>
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____
Parcel # _____ Tax Dept. Review <u>MC</u> <u>No record for 2021 4-25-2022</u>	
Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC • Other _____	
Legal Description <u>Lot 286, Bentsen Groves Subd. Addition "C", Hidalgo County, Vol. 7, pg. 30 map records.</u>	
Owner	Name <u>Zuma Development Company, L.P.</u> Phone <u>956.792.8060</u>
	Address <u>P.O. Box 638</u> E-mail <u>backofficeaccountant@gmail.com</u>
	City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u>
Developer	Name <u>Zuma Development Company, LLC</u> Phone <u>956.792.8060</u>
	Address <u>P.O. Box 638</u> E-mail <u>backofficeaccountant@gmail.com</u>
	City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u>
	Contact Person <u>Juan Garcia, member (Zuma Development Company, LLC)</u>
Engineer	Name <u>CLH Engineering, Inc.</u> Phone <u>956.222.5423</u>
	Address <u>701 S. 15th St.</u> E-mail <u>chingjosa@clhengineeringinc.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>Cloromiro Hinojosa Jr.</u>
Surveyor	Name <u>Ivan Garcia</u> Phone <u>956.380.5152</u>
	Address <u>921 S. 10th Avenue</u> E-mail <u>ivan@riodeltaengineering.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>

ENTERED

APR 25 2022

Initial: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

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 Juan F. Garcia

Date 4/08/2022

Print Name Juan F. Garcia, Member President

Owner ☐

Authorized Agent ☐

Zuma Development Company, LLC

The Planning Department is now accepting DocuSign signatures on application

July 28, 2023

Mario Escamilla Jr.
City of McAllen, Texas
Planning Department
1300 Houston Ave.
McAllen, Texas 78501

Re: Zuma Subdivision

Mr. Escamilla:

Upon our conversation, we are requesting a six-month extension for the preliminary approval of Zuma Subdivision since it has past the one-year approval. Our clients want to finish the subdivision process with the city and the county since this is in your ETJ.

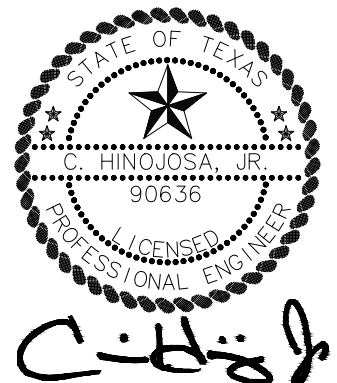
Thank you for your consideration and time.

It has been a pleasure to be able to serve you in this matter, should any questions arise, please feel free to call my office on (956) 687-5560.

Respectfully submitted,

Cloromiro Hinojosa Jr., P.E.
CHLH Engineering, LLC

7-28-23





City of McAllen

Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

VAR 2023-0003

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 Lot 286, Bentsen Groves Subdivision Addition "C", Hidalgo County, Texas
volume 7, page 30, Map records in Hidalgo County

Street Address _____

Number of lots 9 Gross acres 8.49

Existing Zoning Agriculture Existing Land Use Commercial

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

Applicant

Name Cloromiro Hinojosa Jr., P.E. Phone 956-222-5423

Address 701 S. 15th Street E-mail chinojosa@clhengineeringinc.com

City McAllen State Texas Zip 78501

Owner

Zuma Development, LLC C.A.Jr. 2-13-23
Name Zuma Ventures, Inc. (Juan Garcia) Phone 956-792-8060

Address PO Box 638 E-mail _____

City Pharr State Texas Zip 78577

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 Juan Garcia Date 2/13/2023

Print Name Juan Garcia / President ☒ Owner ☐ Authorized Agent

C.A.Jr. 2-13-23

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ \$250.00

Accepted by [Signature]

Payment received by _____

Date **ENTERED**

Rev 06/21

FEB 13 2023

Initial: NM



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 omit the street required at the 1,200 ft block length requirement and N/S collector (1/4 Mile Location)

These streets would not ever extend past this subdivision. The property south has building structures at this location. (residential)

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

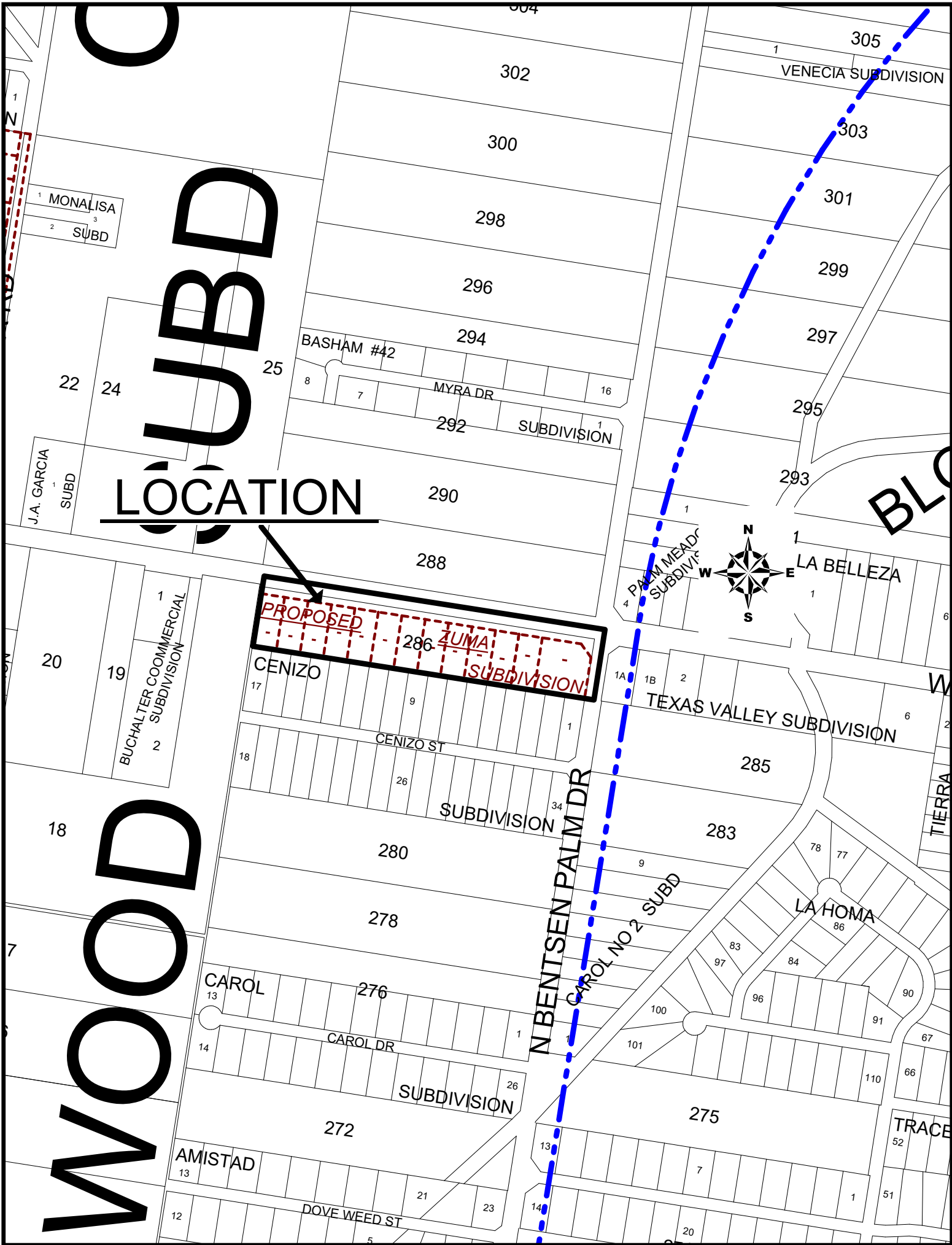
The streets are not needed because it would not be used beyond the subdivision and these lots are all fronting Mile 7 Road.

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 owners will have access to their lots from Mile 7 Road.

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 subdivision to the south has no streets that would connect to these streets.



LOCATION

PROPOSED
ZUMA
SUBDIVISION



WOOD SUBD

BLO

VENECIA SUBDIVISION

4 PALM MEADOWS SUBDIVISION

LA BELLEZA

TEXAS VALLEY SUBDIVISION

SUBDIVISION

LA HOMA

SUBDIVISION

TRACE

AMISTAD

DOVE WEED ST

N BENTSEN PALM DR

CAROL NO 2 SUBD

TIERRA

1 MONALISA
2 SUBD

J.A. GARCIA
SUBD

1 BUCHALTER COMMERCIAL
2 SUBDIVISION

BASHAM #42

MYRA DR

1 SUBDIVISION

CENIZO

CENIZO ST

CAROL

CAROL DR

275

272

280

283

285

288

292

294

296

298

300

302

305

303

301

299

297

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293

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DATE OF PREPARATION: FEBRUARY 10, 2023

HIDALGO COUNTY CLERK

DATE

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER: ZUMA DEVELOPMENT COMPANY LLC		4000 N. CAGE BLVD. SUITE A, PHARR, TX 78577	
ENGINEER: CHLH ENGINEERING LLC	CLOROMIRO HINOJOSA, JR.	701 S. 15TH STREET, MCALLEN, TX 78501	(956) 687-5560
SURVEYOR: RIO DELTA ENGINEERING	IVAN GARCIA	921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539	(956) 380-5152



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/3/2023

SUBDIVISION NAME: ZUMA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Mile 7 Road (F.M. 2221): 35ft. of dedication for 75ft. from centerline for 150 ft. total R.O.W.
Paving 65 ft. to 105 ft. Curb & gutter: Both Sides

Revisions Needed:

-Clarify if any issues with Easement to Sharyland Water Supply Corporation overlapping with required ROW dedications, prior to final.

-Label total ROW after accounting for dedication from center line as "Total", prior to final.

-Label total ROW after accounting for dedication from Existing ROW line across Mile 7 Road as "Total", prior to final.

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

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

North Bentsen Palm Drive: 5 ft. of dedication for 40 ft. from centerline for 80 ft. total R.O.W

Paving: 52 ft. Curb & gutter: Both Sides

Revisions Needed:

-Label total ROW after accounting for dedication from center line as "Total", prior to final.

-Label total ROW after accounting for dedication from Existing ROW line across Bentsen Palm Road as "Total", prior to final.

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

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

N/S collector(Western Boundary 1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W.

Paving _40 ft._ Curb & gutter: Both Sides.

Pending Items:

-Engineer submitted a variance application on February 13, 2023 requesting to omit the ROW dedication requirements for the N/S collector(1/4 Mile Collector) along the Western Boundary. The engineer has indicated that the street would not be able to extend past this subdivision, as the property to the south are developed.

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

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

* 1,200 ft. Block Length.

*Subdivision layout does not comply with 1200 ft. block length requirement. Engineer submitted a variance application on February 13, 2023, requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively.

***Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

TBD

Applied

NA

NA

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

ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: -Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. **Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front Mile 7 Road (F.M. 2221):Proposing 10 ft. or greater for easements. Pending Items: -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change front setback note to: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*Rear: Proposing 10 ft. or greater for easements. Pending Items: -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change rear setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Interior Sides: Proposing: In accordance with the zoning ordinance or greater for easements. Pending Items: -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change side setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: Proposing 10 ft. or greater for easements. Pending Items: -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change corner setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: Proposed Commercial Development. **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied

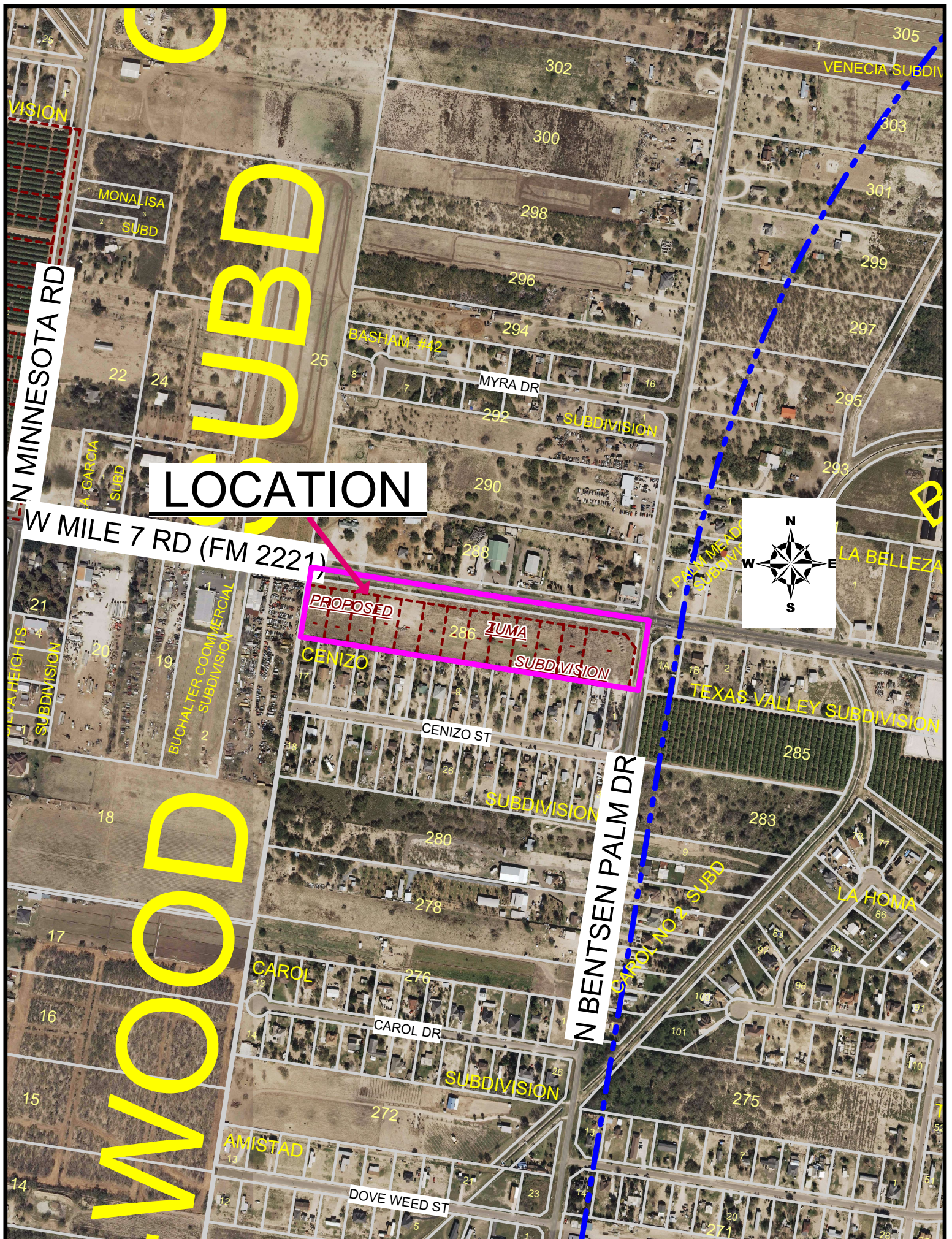
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along Mile 7 Road ,North Bentsen Palm Drive and N/S collector street. Pending Revisions Needed: -Finalize wording for note once variance to N/S collector street is finalized, prior to final. ***Sidewalk requirements might increase to 5 ft. prior to final as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p> <p>Required</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Please revise note#6 as shown above prior to final. ***Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Include note as shown above prior to final. ***Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Non-compliance
	Required
NOTES	
<p>**Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: -Please remove plat note #15 prior to final, as it is a requirement not a required plat note. * Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Pending Items: -Note wording for note#11 must be finalized prior to final, once subdivision requirements have been finalized. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions Needed: -Please remove plat note #12 prior to final, as it is a requirement not a required plat note. - Clarify if each lot will be able to meet their individual requirements as noted above, additional requirements may be required once clarified, finalize 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 subdivision is proposed to be public. Pending Items: -Clarify note #13 as this a commercial development, prior to final. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied
	Non-compliance
	Required
	Non-compliance
	Required

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. <p>Pending Items:</p> <ul style="list-style-type: none"> -Clarify note #14 as this a commercial development, prior to final. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: Commercial **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks. 	NA
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Non-compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. *Plat boundary must be a bold line, other lines must be less bold or in variation to not resemble other lines. *Subdivision was approved in Preliminary form subject to conditions noted in Planning Review, Utilities and Drainage Approvals at the Planning and Zoning Commission meeting of May 17th, 2022. 	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 PRELIMINARY 6-MONTH EXTENSION SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS AND CLARIFICATION OF THE REQUESTED VARIANCE.	Applied



LOCATION



Sub 2023-0074



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>La Casita Deli Subdivision</u>	
	Location <u>Approximately 600 feet East of the intersection of McColl Road and Fir Ave. on the North side of Fir Ave.</u>	
	City Address or Block Number <u>901 E. FIR AVE</u>	
	Number of Lots <u>1</u> Gross Acres <u>1.23</u> Net Acres <u>1.13</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-4</u> Proposed Zoning _____ Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>C-4</u> Irrigation District # <u>2</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>267088</u> Tax Dept. Review <u>MC 7-14-2023</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A 1.23 acre tract of land out of Lot 2, Rancho De La Fruta Subdivision No. 2</u>		
Owner	Name <u>Bernardo Flores</u>	Phone <u>(956) 451-3572</u>
	Address <u>824 E. Hackberry Ave., Ste. 140</u>	E-mail <u>Bernardofloresg@hotmail.com</u>
	City <u>McAllen</u>	State <u>TX.</u> Zip <u>78501</u>
Developer	Name <u>Bernardo Flores</u>	Phone _____
	Address _____	E-mail _____
	City _____	State _____ Zip _____
	Contact Person _____	
Engineer	Name <u>Pablo Soto, Jr., P.E.</u>	Phone <u>(956) 460-1605</u>
	Address <u>1208 S. Ironwood St.</u>	E-mail <u>PabloSotoJr54@yahoo.com</u>
	City <u>Pharr</u>	State <u>TX.</u> Zip <u>78577</u>
	Contact Person <u>Pablo Soto, Jr., P.E.</u>	
Surveyor	Name <u>Pablo Soto, Jr., P.E.</u>	Phone _____
	Address _____	E-mail _____
	City _____	State _____ Zip _____

ENTERED

JUL 14 2023

Name: MM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

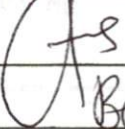
PLAT TO SHOW:

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

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

Owners Signature

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

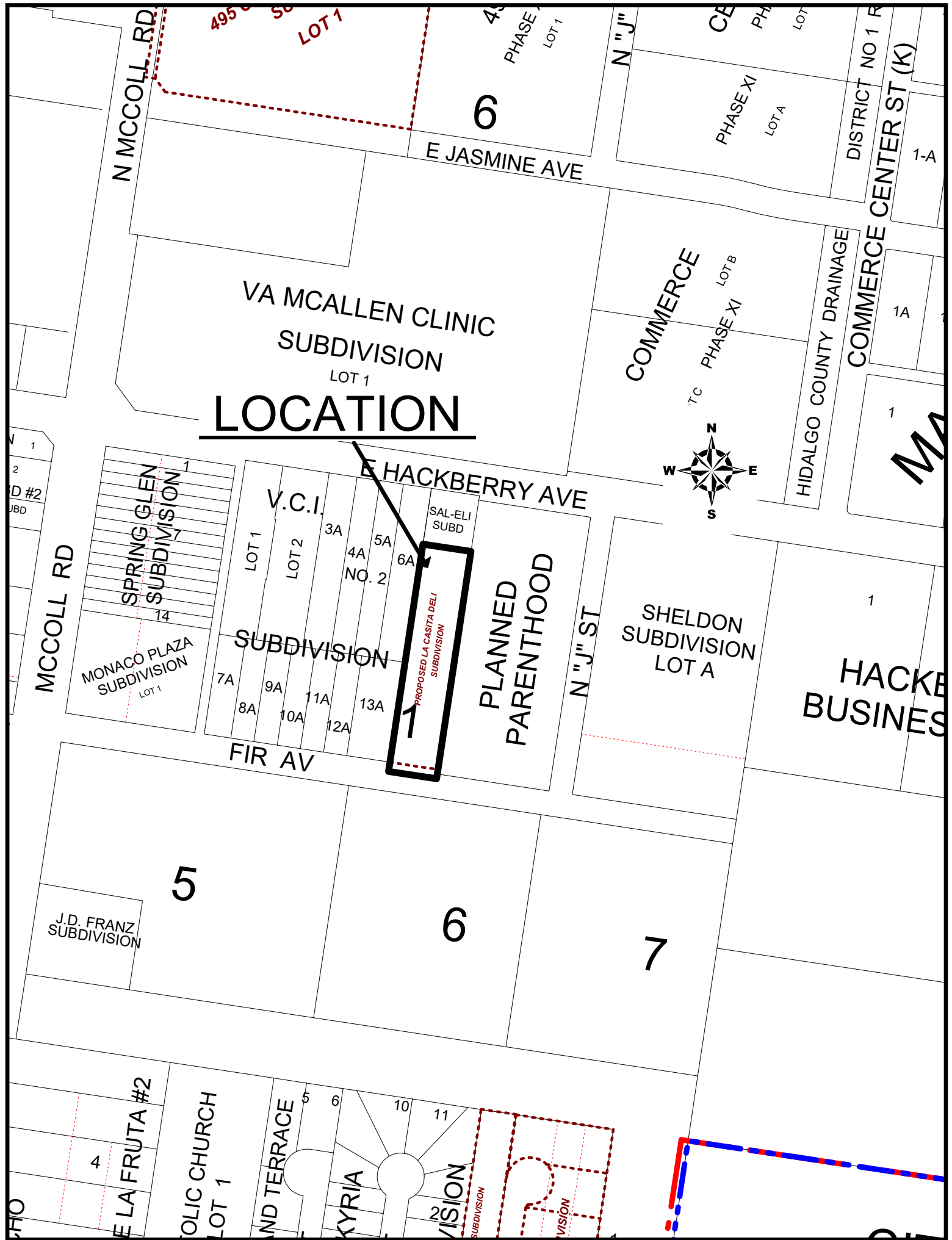
Signature  Date 7/13/2023

Print Name Bernardo Flores Gomez

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

LOCATION



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

DATE OF PREPARATION : MARCH 28, 2023

1. FLOOD ZONE STATEMENT: FLOOD ZONE "D" COMMUNITY-PANEL NO. 480343 0025 C
MAP REVISED: NOVEMBER 02, 1982. 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, (MEDIUM SHADING).

3. MINIMUM BLDG. SETBACK AS PER CITY OF McALLEN ORDINANCE.
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB.
5. TEMPORARY BENCH MARK (TBM) INFORMATION: A SQUARE WITH AN "X" CUT ON TOP OF SIDEWALK LOCATED ON THE NORTHEAST CORNER OF PROPERTY SHOWN HEREON. ELEVATION = 114.97 FEET ABOVE SEA LEVEL (NAVD88), AND BEING REFERENCED TO A 3/8 INCH ALUMINUM PIPE WITH A 3 1/4 INCH BRASS MONUMENT CAP ON TOP WITH A MARK STAMPED "CM73" FROM THE CITY OF McALLEN GPS REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATES IN OCTOBER, 1999. ELEVATION = 115.87 FEET ABOVE MEAN SEA LEVEL (NAVD88), AND WERE DETERMINED AS A RESULT OF A SURVEY COMPLETED ON JANUARY 24, 2012.
6. NO STRUCTURE OR BUILDING SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES NATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH YELLOW CAP STAMPED RPLS 4541, OR AS NOTED.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ.
10. OWNER TO MAINTAIN DETENTION/RETENTION AREA.
11. OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
14. LOT 4 SHALL SERVE AS A DETENTION EASEMENT AND TURN-AROUND.
NO BUILDING PERMIT WILL BE ISSUED TO LOT 4.

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

COMMENCING at a pk-nail found at the Southwest corner of Lot 2 for the Southwest corner of this tract of land and the POINT OF BEGINNING;

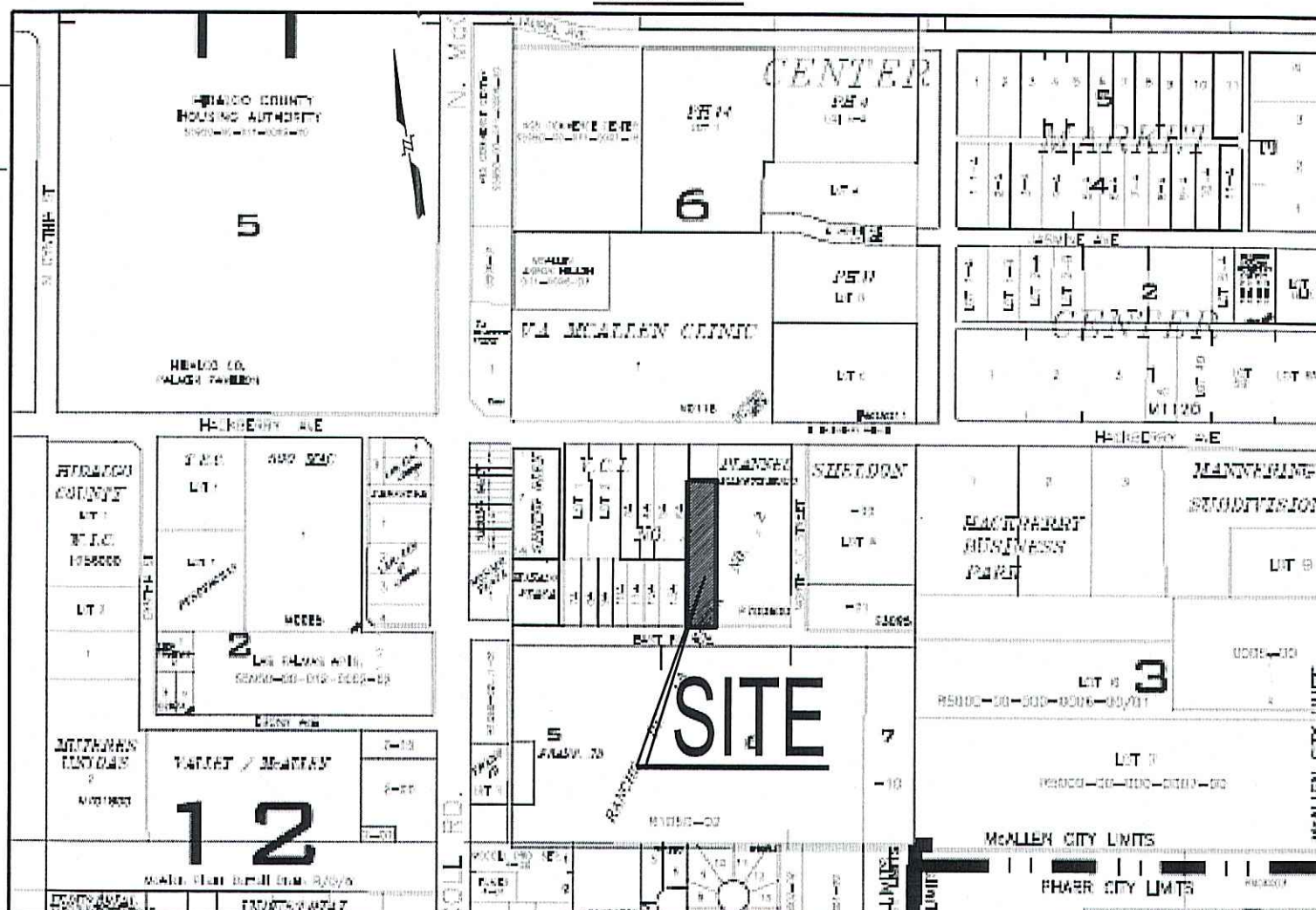
THENCE North 08 degrees 46 minutes 00 seconds East, with the West line of said Lot 2, at 20.00 feet pass a half (1/2) inch iron rod found at the North right of way line of E. Fir Avenue, at 510.00 feet in all to a half (1/2) Inch iron rod found at the Southwest corner of Lot "A", Sal-Eli Subdivision as per map recorded in Volume 25, Page 136, Map Records for the Northwest corner of this tract of land;

THENCE South 81 degrees 14 minutes 00 seconds East, with the South line of said Lot "A", a distance of 105.00 feet to a half (1/2) inch iron rod found at the Southeast corner of said Lot "A", for the Northeast corner of this tract of land;

THENCE South 08 degrees 46 minutes 00 seconds West, with the West line of Lot 1, Planned Parenthood Subdivision as per map recorded in Volume 43, Page 29, Map Records, at 490.00 feet pass a half (1/2) inch iron rod found at the North right of way line of said E. Fir Avenue, a 510.00 feet in all to a pk-nail found at the South line of said Lot 2 for the Southeast corner of this tract of land;

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

SCALE: 1" = 1200'



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

BY: _____ DEPUTY



REGISTERED PROFESSIONAL ENGINEER No. 66278



REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

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

PABLO SOTO JR. P.E.
1208 S. IRONWOOD STREET TEL: (956) 460-1605
PHARR, TEXAS 78577

I, BERNARDO FLORES, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HERE AS LA CASITA DELI SUBDIVISION, SUBDIVISION AN ADDITION OF THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

LA CASITA DELI LLC.
BERNARDO FLORES
824 E. HACKBERRY AVE., STE 140
McALLEN, TEXAS 78501

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2
ON THIS THE _____ DAY OF _____ 2023.

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

PRESIDENT

ATTEST: _____
SECRETARY

UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF E. FIR MOBILE HOME PARK WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN.

MAYOR,

DATE

ATTEST:

CITY SECRETARY,

DATE

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 THE CITY OF McALLEN, TEXAS WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE: _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 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. ONE
RAUL SESIN, P. E., C. F. M. (GENERAL MANAGER)

DATE _____

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



REGISTERED PROFESSIONAL ENGINEER No. 66278



REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

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

PABLO SOTO JR. P.E.
1208 S. IRONWOOD STREETTEL: (956) 460-1605
PHARR, TEXAS 78577



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/1/2023

SUBDIVISION NAME: LA CASITA DELI SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

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

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

Revisions Needed:

-Label "Existing" ROW on both sides of centerline with document number on plat, and provide a copy for staff review prior to final.

-Label "Total" ROW from centerline and existing ROW line across E. Fir Avenue to new plat boundary prior to final.

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

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

Non-compliance

Paving _____ Curb & gutter _____

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

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

NA

Paving _____ Curb & gutter _____

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

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

NA

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

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

Revisions Needed:

-Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end.

-Clarify if proposed 25.0' Private Access Easement will connect to existing 25' Fire Lane, or if any cross access easement will be established, finalize prior final. Additional notes and requirements subject to change once clarified.

**Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements.

**Provide for corner clips as needed, prior to final.

**Subdivision Ordinance: Section 134-106

Non-compliance

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

SETBACKS	
<ul style="list-style-type: none"> * Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: <ul style="list-style-type: none"> -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: <ul style="list-style-type: none"> -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner: Proposed Interior Lot **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> * Garage: Commercial/Industrial Development. **Zoning Ordinance: Section 138-356 	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required along E. Fir Avenue. Revisions Needed: <ul style="list-style-type: none"> - Include note as shown above prior to final. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirement. Finalize plat note wording prior to final. ****Subdivision Ordinance: Section 134-120 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and as may be required by ordinance. Revisions Needed: <ul style="list-style-type: none"> -Finalize note wording as may be required prior to final. **A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: <ul style="list-style-type: none"> -Include note as shown above prior to final. ***Landscaping Ordinance: Section 110-46 	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied

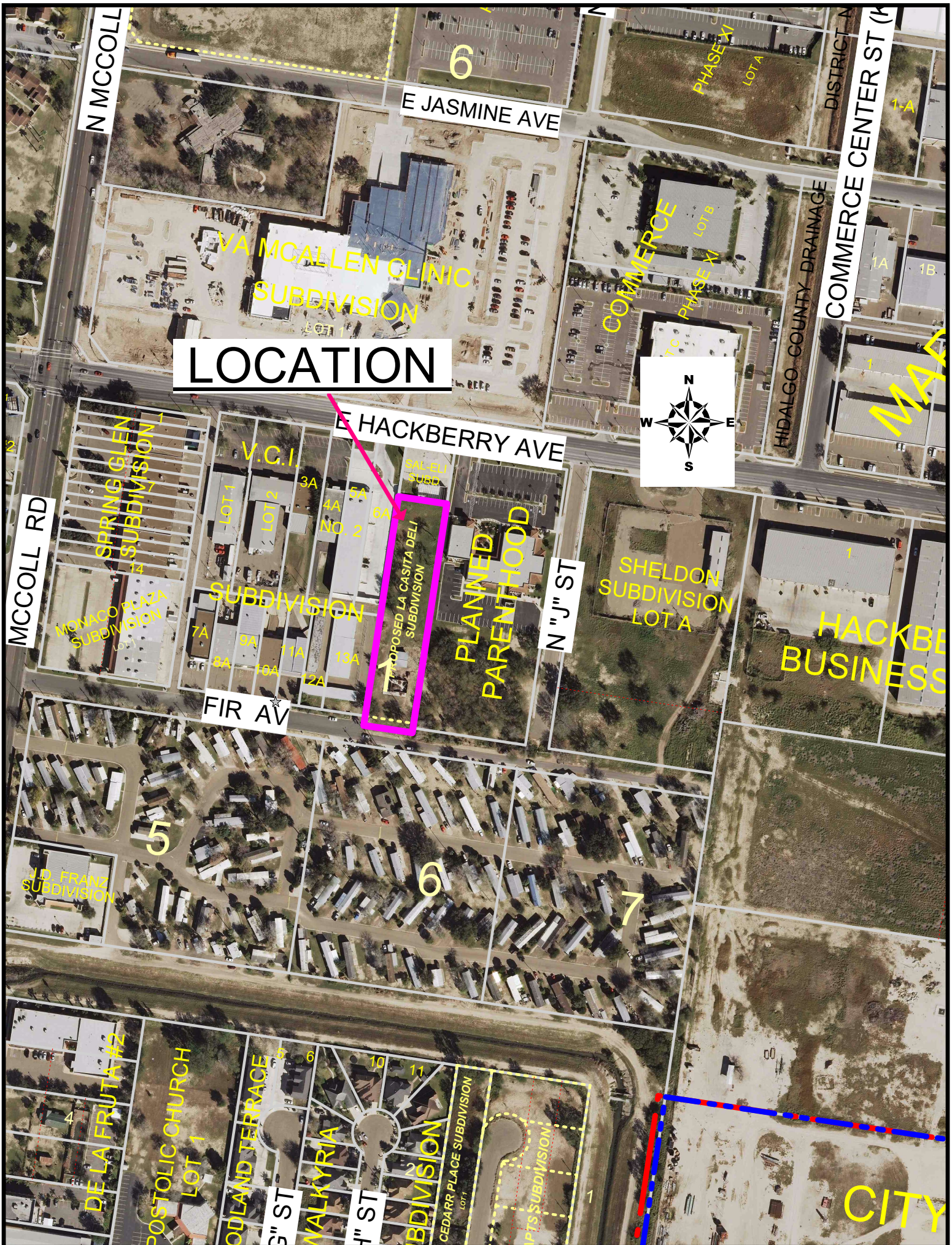
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>Revisions Needed:</p> <p>-Include note as shown above, prior to final.</p> <p>**Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if subdivision is proposed to be public.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
	Applied
	Non-compliance
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>Revisions Needed:</p> <p>-Plat currently exhibits detention lot as separate lot, which shown does not front a street, plat must be revised accordingly or presented as a easement, finalize prior to final.</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
	Applied
ZONING/CUP	
<p>* Existing: C-4(Commercial-Industrial) District Proposed: C-4(Commercial-Industrial) District</p> <p>**Rezoning to C-4(Commercial Industrial) District approved at the City Commission meeting of May 22, 2023.</p> <p>**Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final.</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	Applied
	Completed
PARKS	
<p>* Land dedication in lieu of fee. As per application dated July 14th,2023 proposed land use is C-4 (Commercial Industrial) District. Commercial developments do not apply to Parks.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated July 14th,2023 proposed land use is C-4 (Commercial Industrial) District. Commercial developments do not apply to Parks.</p>	NA
	NA

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

* Pending review by the City Manager's Office. As per application dated July 10th,2023 proposed land use is C-4 (Commercial Industrial) District. Commercial developments do not apply to Parks.	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. Pending Items: -As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

LOCATION



MAX

CITY







PLANNING DEPARTMENT

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



2023 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 2023

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





FEBRUARY 2023

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





MARCH 2023

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





APRIL 2023

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

MAY 2023

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

JUNE 2023

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

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

2023 CALENDAR





Meetings:

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





Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- * **Holiday** - Office is closed





JULY 2023

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





AUGUST 2023

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





SEPTEMBER 2023

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



OCTOBER 2023

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

NOVEMBER 2023

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

DECEMBER 2023

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