

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 20, 2022 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of minutes for the December 6, 2022 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of David J. Raymond, Jr. for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Home Occupation (gunsmith shop) at Lot 112, Falcon's Crossing Subdivision Phase II, Hidalgo County, Texas; 10604 North 25th Street. **(CUP2022-0179)**
2. Request of Leonel Pedraza for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for a Guest House at Lot 1, Block 4, Altamira Subdivision, Hidalgo County, Texas; 2601 Austin Avenue. **(CUP2022-0180)**
3. Request of Antonia Cardona for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park at Lot 1, Community Center at Tres Lagos Subdivision; Hidalgo County, Texas; 4900 Tres Lagos Boulevard. **(CUP2022-0181)**

b) REZONING:

1. Rezone from R-3A (multifamily residential apartment) District to R-2 (duplex-fourplex residential) District: 10 acres being all of Lot 4, Resubdivision of Lots

164-171 Inc. of Pride O'Texas, Hidalgo County, Texas; 3300 La Lomita Road
(REZ2022-0049)

2. Rezone from R-3A (multifamily residential apartment) District to R-2 (duplex-fourplex residential) District: 10 acres being all of Lot 3, Resubdivision of Lots 164-171 Inc. of Pride o' Texas, Hidalgo County, Texas; 3420 La Lomita Road.
(REZ2022-0050)
3. Rezone from R-1 (single-family residential) District to R-3C (multifamily residential condominium) District: The East One acre of the North Five acres of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 3925 North Bentsen Road. **(REZ2022-0045)(TABLED SINCE 12/6/2022)WITHDRAWN**
4. Rezone from R-1 (single-family residential) District to C-3 (general business) District: 0.97 acres out of Lot 11, Section 12, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1009 Jay Avenue. **(REZ2022-0046)(TABLED SINCE 12/6/2022)**

c) HISTORIC LANDMARK

1. Request of Omar and Mari Liza Van Wagoner for a designation of a McAllen City Landmark out of a 0.73-acre tract of land out of the South 3.15 acres of out of the Southwest quarter of the Northeast quarter of the southwest quarter of section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1206 North Main Street. **(HIS2022-0002)**

3) SITE PLAN:

- a) Revised site plan approval for Block - 4A , Blocks 3A, 4A and 5A Lakes Business Park Phase 2 Subdivision, Hidalgo County, Texas; 900 East Redbud Avenue. **(SPR2022-0048)**

4) CONSENT:

- a) Sharybak 1 Subdivision, 5001 Expressway 83, Francisco A. and Martha Ramirez, Co-Trustees of the Ramirez Joint Revocable Trust **(SUB2022-0149) (FINAL)HA**
- b) North Via Cantera Subdivision, 7321 Mile 7 ½ Road, North Via Cantera, LLC **(SUB2022-0147)(FINAL)M&H**

5) SUBDIVISIONS:

- a) Hildas Ropa Usada Subdivision, 2512 Beaumont Avenue, Hilda O. Juarez **(SUB2021-0007)(REVISED PRELIMINARY WITH 6-MONTH EXTENSION) AEC**
- b) Turin Estates Phase I Subdivision, 5200 North Ware Road, Troy Construction, LLC **(SUB2022-0109) (REVISED PRELIMINARY) QHAI**
- c) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An **(SUB2022-0146)(PRELIMINARY)SA**

- d) Clearwater Express Car Wash 10th Street Subdivision, 1100 South 10th Street, Cross Development **(SUB2022-0144) (PRELIMINARY)M&H**
- e) QQ 10th & Jay Subdivision, 6101 North 10th Street, QQRGV Investments, LLC **(SUB2021-0136)(PRELIMINARY 6-MONTH EXTENSION)M&H**
- f) Fullerton Place Subdivision, 2717 Fullerton Avenue, Jose & Glendy Esquivel **(SUB2021-0129)(REVISED FINAL WITH 6-MONTH EXTENSION)SEC**

6) INFORMATION ONLY:

- a) City Commission Actions: December 12, 2022

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, December 6, 2022, at 3:30p.m. in the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek	Chairperson
	Gabriel Kamel	Vice Chairperson
	Marco Suarez	Member
	Emilio Santos Jr.	Member
	Aaron D. Rivera	Member
Absent:	Jose Saldana	Member
	Erica De La Garza	Member
Staff Present:	Austin Stevenson	Assistant City Attorney II
	Edgar Garcia	Planning Director
	Luis Mora	Deputy Director
	Rodrigo Sanchez	Senior Planner
	Liliana Garza	Planner III
	Mario Escamilla	Planner III
	Katia Sanchez	Planner II
	Kaveh Forghanparast	Planner II
	Jacob Salazar	Planner Technician I
	Magda Ramirez	Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Emilio Santos Jr.

1) MINUTES:

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

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

2) PUBLIC HEARING:

- a) REZONING:

- 1) Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 2.818 acres out of Lot 150, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4117 Highway 83 (Rear) **(REZ2022-0044)**

Mr. Kaveh Forghanparast stated that the subject property is an interior lot located 277.16 ft. south of Highway 83, approximately 690 ft. east of South Bentsen Road. The irregularly-shaped tract consists of 2.818 acres but proposed to be part of a larger development fronting Highway 83.

The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District in order to build apartments. A feasibility plan has not been submitted. A proposed subdivision, under the name of Bentsen View Subdivision, for the subject property was approved in preliminary form by the Planning and Zoning Commission on October 5, 2021, which was expired on October 5, 2022.

The adjacent zoning is A-O (agricultural and open space) District to the east, west, and south, and C-3 (general business) District to the north.

The property is currently vacant. Surrounding land uses include Thompson Engine Rebuilders, McAllen Nature Center, Rio Truss LP, Taqueria La Lomita, Rio Mattress Outlet, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as City Parks, which is comparable A-O District.

The development trend for this area along Highway 83 is commercial.

The subject property was zoned A-O (agricultural and open space) District during comprehensive zoning in 1979. City Commission approved a rezoning request for the subject property to C-3 District on August 9, 2021. There has been no other rezoning request for the subject property since then.

The requested zoning does not conform to the City Parks land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it is a downzoning request which follows the development trend within the City of McAllen with commercial development along arterial roads and multifamily development at the rear. The rezoning request provides an opportunity for residential development of the vacant lot for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

A recorded subdivision plat and an approved site plan are 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 calls or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request to R-3A (multifamily residential apartment) District since it is a downzoning request which follows the development trend along arterial roads and provides an opportunity for residential development of the vacant lot.

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

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Emilio Santos seconded the motion, which was approved with four members present and voting.

- 2) Rezone from R-1 (single-family residential) District to R-3C (multifamily residential condominium) District: The East One acre of the North Five acres of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 3925 North Bentsen Road. **(REZ2022-0045)**

Mr. Kaveh Forghanparast stated that the applicant requested for the item to be tabled. Mr. Emilio Santos Jr. moved to table item. Mr. Marco Suarez seconded the motion which was tabled with four member present and voting.

***** Vice Chairperson, Mr. Gabriel Kamel entered the meeting at 3:33p.m. His vote began with item 2a4.**

- 3) Rezone from R-1 (single-family residential) District to C-3 (general business) District: 0.97 acres out of Lot 11, Section 12, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1009 Jay Avenue. **(REZ2022-0046)**

Mr. Kaveh Forghanparast stated that the property was located on the south side of Jay Avenue, 319.20 ft. west of North 10th Street. The tract had 128 ft. of frontage along Jay Avenue with a depth of 330 ft., for a lot size of 0.97 acres.

The applicant was requesting to rezone the property to C-3 (general business) District for commercial use. A submitted site plan depicts that it would be part of a larger commercial development at the southwest corner of North 10th Street and Jay Avenue. A proposed subdivision under the name of QQ 10th & Jay Subdivision, was approved for the subject property in preliminary form by the Planning and Zoning Commission on December 7, 2021.

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

The property was currently vacant. Surrounding land uses included single-family residences, Valencia Apartments, Breakaway Cycling Boutique, offices, Tenth at Jay Street Shopping Plaza, Top 10 Plaza, Falcon International Bank, Affordable Attic Self Storage, and vacant land.

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

The development trend for this area along Jay Avenue was residential and commercial.

The subject property was zoned R-1 (single-family residential) District and the eastern portion of

the larger tract was zoned C-3 (general business) District upon comprehensive zoning in 1979. Three rezoning requests to C-3 District for the subject property was withdrawn in 2009, 2018, and 2021, after some neighbors appeared in opposition to the rezoning request. There has been no other rezoning request for the subject property since then.

The requested zoning did not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it is adjacent to properties zoned C-3 District to the east and south. The proposed zone will be part of a larger commercial development that fronts North 10th Street, according to the submitted site plan. The rezoning request is following the development trend in this area along North 10th Street and is in character with the adjacent commercial use to the south side. If the rezoning is approved, the boundary line of C-3 zone would follow about the same lot depth as Sun Place Subdivision.

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.

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

Staff recommends approval of the rezoning request to C-3 (general business) District since it is compatible with the adjacent zoning and development trend in this area and will be part of a larger commercial development along North 10th Street.

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

Citizen Mr. Steve Widnick (1105 Jay Avenue) stated his concerns regarding the quality of life and the value of the property will devalue.

Citizen Don Drefke (1101 Jay Avenue) stated his concerns regarding traffic, drainage and flooding issues.

Applicant Mr. Mario Reyna requested to table the item. He wants to have a meeting with the neighbors in the area the go over the plan of the proposed item and answer all questions they may have.

Vice Chairperson, Mr. Gabriel Kamel abstained from voting.

After a brief discussion, Mr. Marco Suarez moved to table the item. Mr. Emilio Santos Jr. seconded the motion, which was tabled with five members present and voting with one member, Vice Chairperson Mr. Gabriel Kamel abstaining his vote.

- 4) Rezone from R-1 (single-family residential) District to R-3A (multi-family residential apartment) District: All of Lot 1 and North one-half of Lot 2, Block 2, Bryan's Addition Subdivision, Hidalgo County, Texas; 324 North 4th Street.
(REZ2022-0047)

Ms. Katia Sanchez stated that the property is located at the corner of North 4th Street and Date Palm Avenue. The tract has 75 feet of frontage along North 4th Street with a depth of 140.50 feet for a lot size of 10,537.50 square feet (0.2419 acres). Surrounding land uses include single-family and multi-family residences.

The applicant is requesting to rezone the property to R-3A (multi-family residential) District in order to build apartments. As per a submitted preliminary site plan, the applicant is proposing one unit with one bedroom apartment and three units with two-bedroom apartment.

The contiguous zoning is R-4 (mobile home and modular home) District to the North. There is C-3 (general commercial) District adjacent to the East. There is R-1 (single-family residential) District to the South and West.

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

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family, which is comparable to R-1 District.

The development trend for this area along North 4th Street is combined of Auto Urban Single Family, Auto Urban Commercial, and Urban Residential Mixed.

Currently the tract is part of the Bryan's Addition Subdivision. A rezoning request application to R-3A for the subject property was submitted on October 24, 2022.

This request does not conform to the Auto Urban Single Family land use designation, as indicated on the Foresight McAllen Comprehensive Plan. It is comparable, however, to adjacent zoning designation (R-4) to the North.

This type of development would be comparable to existing multi-family zoning uses to the North, along the North side of Date Palm Avenue.

R-3A is a restrictive multi-family zoning that permits apartments, duplex-fourplex, storage buildings not used for living quarters and accessory to the residential use, and all uses permitted in an R-1 District. The minimum lot area for R-3A is 800 square feet for zero bedrooms. The maximum lot area for R-3A is 1,500 square feet. The maximum height for buildings within R-3A District is 25 feet.

Section 110-49 (a) of the Vegetation Ordinance requires a masonry screen 8 feet in height where a commercial, industrial, or multi-family use has a side or rear property line in common with a single-family use or zone.

Re-platting and the site plan review process will be required should the rezoning be approved. Compliance with off-street parking, landscaping and various building and fire codes are required as part of the building permitting process.

Staff has not received a phone call, letter, or email in opposition to this rezoning request.

Staff recommends disapproval of this rezoning request to R-3A District since the proposed zoning does not follow the development trend along the area, nor does it comply with the Auto Urban Single Family land use designation.

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

Citizen Ms. Maria Hernandez, also representing her fiance Jose Jaime, is concerned that the properties will devalue.

Citizen Fred Harms (3700 North 10th Street) is also concerned that the properties will devalue.

Applicant, Diego Leal stated they will build with high standards and higher end apartments. He stated he will comply with the cities ordinances.

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

- 5) Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: Lot 1, Texan Terrace Subdivision, Hidalgo County, Texas; 1421 North 21st Street. **(REZ2022-0048)**

Ms. Katia Sanchez stated that the property is located at the corner of North 21st Street and Pecan Boulevard. The tract has 57.50 feet of frontage along North 21st Street with a depth of 130.00 feet for a lot size of 7,475 square feet (0.1716). Surrounding land uses include single-family residences, Pecan Village Apartments, and Salvation Army.

The applicant is requesting to rezone the property to R-2 (duplex-fourplex) District in order to build a duplex. As per a submitted preliminary site plan, the applicant is proposing two single-story units. The proposed total living area is 2,416 square feet for the two units.

There is R-1 (single-family residential) District to the Southeast, South, and West. The zoning across the street is R-3A (multifamily residential apartment) District to the North. There is C-1 (office building) District to the East.

The property is currently vacant. Surrounding land uses include single-family residences, Pecan Village Apartments, and Salvation Army.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Urban Residential Mixed, which is comparable to R-2 District.

The development trend for this area along North 21st Street is Urban Residential Mixed.

Currently the tract is part of the Texan Terrace Subdivision. A rezoning request application to R-2 for the subject property was submitted on November 01, 2022.

This request does conform to the Urban Residential Mixed land use designation, as indicated on the Foresight McAllen Comprehensive Plan, however, Texan Terrace Subdivision has an established zoning of R-1 to the south.

This type of development would be comparable to existing multi-family zoning uses to the North, along the North side of Pecan Boulevard.

As per the Zoning Ordinance, a six-foot opaque fence will be required in order to screen the multi-family residential use with that of the single-family residentially zoned use.

Compliance with off-street parking, landscaping and various building and fire codes are required as part of the building permitting process.

Staff has received one phone call in opposition to the rezoning request.

Staff recommends disapproval of this rezoning request to R-2 District since the proposed zoning does not follow the development trend along the area.

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

Applicant Mr. Guillermo Rojano stated his plan is to build a duplex. He spoke directly to a citizen that was in opposition because she thought he was going to remove trees and did not want to rent to young adults that have children. He explained he will build for high end renters.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove. Mr. Marco Suarez seconded the motion, which was disapproved with five members present and voting.

b) SUBDIVISION:

- 1) Amigo Park Subdivision Unit No. 3, Lots 12A& 12B, 3113 North 46th Street, Johnny Rodriguez **(SUB2022-0068)(REVISED PRELIMINARY)SEC**

Mr. Mario Escamilla stated that N.46th Street (Private Drive): Dedication as needed 25 ft. from centerline for 50 ft. of total ROW. Paving: 32 ft. Curb & gutter: Both Sides Items Pending: Engineer submitted a variance application on November 21,2022, requesting to not require pavement widening and not require curb and gutter on the existing N. 46th Street. As per paving layout submitted there is an exiting 24 ft. of paving. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: As shown, or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements. 20 ft. Utility Easement presented on plat. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easement. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N.46th

Street. Items Pending: Engineer submitted a variance application on November 21, 2022, requesting to not require sidewalks on the existing N. 46th Street. Sidewalk requirements for N. 46th Street may increase to 5 ft. prior to final per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Revise note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Finalize wording for plat note #8, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Submitted plat currently presents N. 46th Street (Private Drive), street dedication under original plat recording under review, finalize prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Plat submitted on July 28, 2022, is compliant with lot width requirement. Zoning Ordinance: Section 138-356. Existing: R-1 (Single Family) Residential District. Proposed: R-1 (Single Family) Residential District. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at \$700 per dwelling unit. Fees amount to \$1,400 and payable prior to plat recording. Park fees will be adjusted accordingly if proposed number of lots changes. As per Traffic Department, Trip Generation waived. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation waived. Must comply with City's Access Management Policy. Public Hearing with notices will be required for the resubdivision. If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. Please remove "Gated Community" from the subdivision name, since current recorded plat does not reference it. Please revise Owner's signature block verbiage, please reference the Owner's Signature block wording from the current recorded plat. As per letter dated November 25th, subdivision has received McAllen Public Utility Approval. As per letter from Engineering department the subdivision has received Drainage Approval. At the Planning and Zoning Commission meeting of July 6, 2022, the board voted to approve the subdivision in preliminary form subject with conditions noted, drainage and utility approvals.

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

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed subdivision request. There was two:

Citizen Priscilla Mata (3117 North 46th Street) and Mr. Ronald Mata (3116 North 46th Street) had concerns regarding the value of the properties will devalue if the properties are subdivided.

Engineer, Mr. Steve Spoor spoke about the concerns that the citizens had with the oppositions on restrictions that they may have and how they have corrected and/or updated them.

Citizen Mr. Reymundo Aguayo (3104 North 46th Street) had concerns regarding restrictions.

After a short discussion, Mr. Gabriel Kamel moved to approve including variances. Motion failed for lack of a second motion. After clarifications made, Vice Chairperson restated his motion to approve including variances. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

3) SITE PLAN:

- a) Site plan approval for Lot 19, Sharyland Business Park No. 2 Subdivision; 5800 George McVay Drive. **(SPR2022-0034)**

Ms. Katia Sanchez stated that the property is located on the north side of George McVay, east of North Shary Road, and South of F.M. 1016 (Military Highway). The property has 559.25 feet of frontage along George McVay and a depth of 695.81 feet for a lot size 383,548 square feet (8.805 acres) according to the recorded subdivision plat. The property is zoned I-1 (light industrial) District and the adjacent zoning is I-1 District on all directions.

The applicant is proposing to construct and operate a warehouse facility with the total square footage of the proposed warehouse being 146,205 square feet and the office area being 7,695 square feet as per the proposed construction plans.

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

Based on 146,205 square feet of warehouse use, 74 parking spaces are required. Based on 7,695 square feet of office use, 39 parking spaces are required. Based on the 34 docks, 17 trailer parking spaces are required on site. Five of the proposed parking spaces must be accessible, which must also be van accessible with an 8 feet wide aisle. Access to the site is from a proposed curb cut along George McVay Drive. Required landscaping for the lot is 38,355 square feet of which 62,633 square feet is provided. The tree requirement is as follows: 62-2 ½" caliper trees, 31-4" caliper trees, 16-6" caliper trees, or 24 palm trees. A minimum 10 feet wide landscaped strip is required inside the property line along George McVay Drive and West Military Highway. Fifty percent of the landscaping must be visible from the street, and each parking space must be within 100 feet of a landscaped area with a tree, as required by ordinance. No structures are permitted over easements nor setbacks. The plat was recorded on February 07, 2001, with front setback of the tree requirement is as follows: 14 – 2 ½" caliper trees, or 7 – 4" caliper trees, or 4 – 6" caliper trees, or 4 palm trees and 12 – 2 ½" caliper trees. Credit will be given to existing trees that remain onsite. A minimum 10 ft. wide landscaped strip is required inside the property line along East Jackson Avenue. Fifty percent of the landscaping must be visible from the street, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on May 16, 1995; F.M. 1016 setback is 75 feet, George McVay Drive setback is 50 feet, and North Shary Road setback is 75 feet.

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

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

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

4) CONSENT:

- a) Chaises De Jardin Subdivision, 2501 Rusell Road, Lawn Chair Adventures, LLC **(SUB2022-0099)(REVISED FINAL)MDCE**
- b) Vacating and Replat of Bann Subdivision Lot 2 and Bann, Lots 2A,2B,2C and 2D Subdivision, 2401 Quince Avenue, Nachito Enterprises, LLC **(SUB2022-0061)(REVISED FINAL)STIG**
- c) Mendoza Acre Subdivision, 11128 North Trospen Road, Luige & Belen Mendoza **(SUB2022-0143)(FINAL)SOTEX**
- d) SMT McAllen II Land LLC Subdivision, 4801 North 23rd Street, SMT McAllen II, LLC **(SUB2022-0141)(FINAL)M&H**

Being no discussion, Mr. Marco Suarez moved to approve subdivisions in consent form Items 4a-d. Vice Chairperson Mr. Gabriel Kamel abstained from voting for 4b only. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

5) SUBDIVISION:

- a) Alaniz Subdivision Lots 25A, 25B, 25C, 25D, 26A, and 26B, 201 North 28th Street, Habitat Developers, LLC **(SUB2022-0009)(REVISED FINAL)SEC**

Ms. Lilianna Garza stated North 28th Street: 25 ft. from centerline for 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides. Please verify existing ROW on east side of CL prior to recording to finalized ROW dedication requirements. Original "Alaniz Subdivision" plat shows 25 ft. on each side of centerline. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Alley on west side of subdivision boundaries must be paved prior to recording of subdivision. Subdivision Ordinance: Sec.134-106. Front: 20 ft. or greater for easements. Revisions needed: Please revise plat note as shown above prior to recording. Plat submitted on 11/16/22, shows "20 ft." dimension for the front setback line on the plat. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements. Developer submitted variance request for a 3 ft. side setback on the south side and a 0 ft. on the north side

for lots 25B, 25C, 25D, and 26D subject to compliance with building code requirements in lieu of in accordance with the zoning ordinance. Developer submitted variance request for a 3 ft. side setback on the north side for lot 25A subject to compliance with building code requirements in lieu of in accordance with the zoning ordinance. Developer submitted variance request for a 3 ft. side setback on the south side for lots, 26B subject to compliance with building code requirements in lieu of in accordance with the zoning ordinance. Zoning Ordinance: Sec.138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Sec.138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North 28th Street. 5 ft. sidewalk might be required by Engineering Department. Subdivision Ordinance: Sec.134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Sec.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. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: R-3A Proposed: R-3T. Rezoning approved at the P&Z meeting of 11/06/21 and City Commission on 12/13/21. Zoning Ordinance: Article V. Rezoning approved at the P&Z meeting of 11/06/21 and City Commission on 12/13/21. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Park Department, park fees apply to this development and total amount of park fees is subject to amount of proposed lots. As per Traffic Department, Trip Generation to be waived for 5 townhouses. No TIA is required. Must comply with City's Access Management Policy. Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat. Existing plat notes remain as now exist.

Staff recommends approval of the subdivision in revised final form subject to conditions noted, and clarification of the variance request to the interior side setback requirement for lots 25a-26b.

Being no discussion, Mr. Marco Suarez moved to approve subdivision including variances and Mr. Emilio Santos seconded the motion, which was approved with five members present and voting.

b) Habitat Village Subdivision, 2700 Trenton Road, Tina Hoff **(SUB2022-0130)(REVISED PRELIMINARY)SEC**

Ms. Liliana Garza stated Trenton Road: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb and gutter: Both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W Street: 65 ft. proposed

ROW Paving: 40 ft. Curb and gutter: Both sides Revisions needed: Paving layout provided shows a portion of the 25 ft. ROW easement to Magic Valley Easement within the pavement, please clarify prior to final. Knuckle design might be required in front of Lots 1-5 and Lots 12-16 to comply with maneuverability requirements prior to final. Internal street name will be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. Front: 10 ft. or greater for easements. 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. Developer submitted variance request for a 4 ft. side setback on the east side and 0 ft. on the west side for lots 2, 4, 7, 10, 13, 15, and 16 subject to compliance with building code requirements in lieu of in accordance with the zoning ordinance. Developer submitted variance request for a 3 ft. side setback on the east side and 0 ft. on the west side for lots 3, 5, 6, 8, 9, 11, 12, and 14 subject to compliance with building code requirements in lieu of in accordance with the zoning ordinance. Revisions needed: Plat will need to be revised accordingly once setbacks are finalized prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Trenton Road and both sides of all interior streets. Street name for interior street will be assigned prior to recording. Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements. 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 Trenton Road. Proposing: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Trenton Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Trenton Road. **Must comply with City Access Management Policy Applied. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. 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. Based on lot dimensions provided and driveway requirements, it appears that some lots may not comply with landscaping requirements at time of building permit. Please provide site plan of proposed development prior to recording. As per plans submitted on 11/9/22 from developer, it appears that the lots are in compliance with requirements. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: R-3T. PZ recommended approval of the rezoning on August 3, 2021 and City Commission approved the rezoning on August 23, 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. P&Z recommended approval of the rezoning on August 3, 2021 and City Commission

approved the rezoning on August 23, 2021. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, 16 lots are proposed; therefore, \$11,200 (16 X \$700) are due prior to recording. As per Traffic Department, Trip Generation waived and no TIA is required. Comments/Revisions needed: Revise plat note #10 with detention lot number prior to final. As per Fire Department, please provide auto turn dimension for ROW prior to final. Revised plat ROW as needed reflecting any ROW adjustments for auto turn prior to final. Please identify what lot 17 will be use for, if proposing to use it as a common area, please identify it on plat prior to final. Clarify portion of the 25 ft. ROW easement to Magic Valley that is within ROW prior to final. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, and clarification of the variance request to the interior side setback requirements for lots 2-16.

Being no discussion, Mr. Emilio Santos Jr. moved to approve subdivision including variances and Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

- c) Vargas Patrimony Subdivision, 307 South 29th Street, Miguel Angel Vargas and Johana Vargas **(SUB2022-0142)(PRELIMINARY)MAS**

Ms. Liliana Garza stated S. 29th Street: Dedication as needed for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: both sides Revisions needed:- Label centerline and total ROW after dedication prior to final. Provide document number and any documentation as applicable for existing ROW dedications prior to final. Subdivision Ordinance: Section 134-105 & COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Revisions needed. As per document shown on the east side of plat, there is a 20 ft. utility easement to the City of McAllen; adjacent subdivision to the north provided for a 20 ft. alley dedication. Alley ROW dedication requirement is under and will be established prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 40 ft. or greater for easements or inline with existing structures, whichever is greater. Revisions needed: Revise plat note #2 as shown above prior to final. Proposing: 20 ft. or greater for easement. Clarify proposed setback since residential lots shall not face a minor arterial, unless a 20 ft. planting area provided in addition to any front setback. Zoning Ordinance: Section 134106 (d)(a)(1). Zoning Ordinance: Section 138-356. Proposing: Rear: 10 ft. or greater for easements. Revisions needed: 12.5 ft. Utility Easement presented on plat, please clarify proposed setback prior to final. Setback will be established once alley requirements is finalized prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater. Revisions needed: Revise plat note #2 as shown above prior to final. Zoning Ordinance: Section 138-356 Corner. Revisions needed: Remove plat note since plat does not have corner lots. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Revisions needed: Revise plat note #2 as shown above prior final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South 29th Street. Revisions needed: Revise plat note #3 as shown above prior to final. 5 ft. wide sidewalk might be required by the Engineering

Department prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions needed:- Revise plat note #14 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions needed: Please remove plat note #16, since plat note is not required. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions needed: Please clarify plat note #13 prior to final. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions needed: Please clarify plat note #13 prior to final. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Revisions needed: Provide dimensions for the property lot along S. 29th Street and square footage for both lots to determine if in compliance with lot width and area requirement prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Revisions needed: Provide dimensions for the property lot along S. 29th Street and square footage for both lots to determine if in compliance with lot width and area requirement prior to final. Provide number of dwelling units per lot to determine if in compliance with lot are requirement prior to final. Zoning Ordinance: Section 138-356. Existing: R-2 Proposed: R-2. Revisions needed: Provide number of dwelling units to determine if in compliance with zoning requirement. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. 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 dwelling units prior to final. 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. Pending review by the City Manager's Office. As per Traffic Department, clarify number of units in order to determine if Trip Generation will required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments/Revision needed: Provide Metes & Bound description on plat prior to final. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Marco Suarez moved to approve subdivision subject to conditions noted in and Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- d) Rancho Valencia Subdivision, 1200 East El Rancho Road, Francisco Pons Ballesteros **(SUB2022-0140)(PRELIMINARY)MGE**

Mr. Mario Escamilla stated E. El Rancho Road: 20 ft. of additional dedication for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter :Both Sides Revisions Needed: Revise street name references as shown above were applicable, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. South "K" Center Street (N/S 1/4 Mile Collector):Dedication as needed for 60 ft. of total ROW. Paving 40 ft. Curb & gutter: Both Sides. Revisions Needed: Include ROW labeling on plat, prior to final. Clarify dedications along southwestern plat boundary, new and existing and provide centerline to ensure compliance with required ROW dedications, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. Interior Streets: 60 ft. of total ROW dedication. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: Please review required ROW dedication, as per plat submitted reference to 50.0' ROW, review and revise were applicable prior to final. -Street names to be established, finalize prior to final. Provide for "Knuckle" along the SE and SW ends of the interior streets, revise prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial 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. Subdivision Ordinance: Section 134-106 Front: 10.00 ft. or greater for easements. Front setback under review in correlation with curb cut access requirements, finalize prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Proposing: Interior Sides: In accordance with the Zoning Ordinance or greater for easements. South Side of Lot 5,36,37 &68 :10.00 ft. or greater for easements. North Side of Lot 1,20,21,52,53,&82: 10.00 ft. or greater for easements. Revisions Needed: Clarify lot specific setbacks prior to final. Zoning Ordinance: Section 138-356. Corner:10.00 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage:18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along E. El Rancho Road and on both sides of S. "K" Center Street and all interior streets. Revisions Needed: Revise note as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along E. El Rancho Road. Revisions Needed: Revise note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along E. El Rancho Road. Curb cut, access, and lot frontage requirements for S."K" center under review, as service drive is required, note subject to change once lot frontage and service drive requirements are established, finalize prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family

attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R3-T (Townhouse Residential) District Proposed: R3-T (Townhouse Residential) District. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per plat submitted on November 10th, 2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance 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. As per plat submitted on November 10th, 2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Pending review by the City Managers Office. As per plat submitted on November 10th, 2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy.

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

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

6) INFORMATION ONLY:

- a) City Commission Actions: November 28, 2022.

Planning Director, Mr. Edgar Garcia presented information to the board.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 4:24p.m. with Mr. Marco Suarez seconding the motion and with five members present and voting.

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

Planning Department

Memo

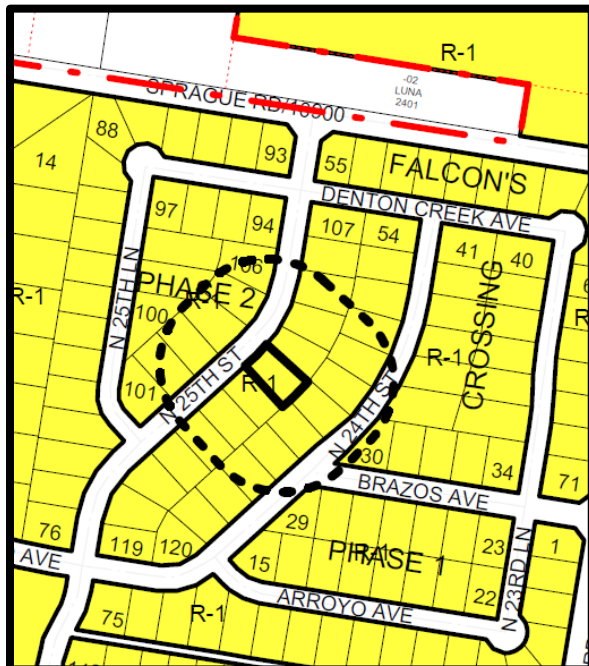
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 16, 2022

SUBJECT: REQUEST OF DAVID J. RAYMOND, JR. FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A HOME OCCUPATION (GUNSMITH SHOP) AT LOT 112, FALCON'S CROSSING SUBDIVISION PHASE II, HIDALGO COUNTY, TEXAS; 10604 NORTH 25TH STREET. (CUP2022-0179)

DESCRIPTION: The subject property is located along the south side of North 25th Street, south of Sprague Road. The property is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions. Surrounding land use is single-family residential in all directions. A Home Occupation is permitted in an R-1 District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: The application for the Conditional Use Permit Home Occupation request was submitted on October 31, 2022. This is the initial request for a Home Occupation of any kind at this location.

REQUEST/ANALYSIS: The applicant is proposing to operate a gunsmith shop from his three-car garage. The gunsmith shop will offer a variety of services that will range from simple cleanings to the building of fully function rifles or handguns from a bare receiver or frame. The applicant has provided a detailed description of the gunsmith shop's services and operations (see attached email and price list).

The proposed hours of operation will be by appointment only from 10 AM to 7 PM on Fridays and Saturdays. According to the submitted floor plan, the gunsmith shop will include two workbenches, one lathe, one mill, one belt sander/grinder, multiple shelves, and three safes. The applicant has stated that he would leave room for one parking space in order to comply with the current one parking space requirement beyond the front yard setback.

The applicant has stated that firearms would be stored overnight in safes since certain work projects could take more than one day to complete. Moreover, the applicant has informed staff that no ammunition for the firearms would be handled or stored on site. Finally, most of the customers, according to the applicant, will be shipping their firearms to the subject property and receiving them back via mail by the applicant.

The Fire Department has conducted their inspection of the site and no violations were found. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the certificate. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. As per the applicant, the applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;
- 5) There shall be no outside storage of materials or products;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that classes are by appointment only;
- 7) No retail sales (items can be delivered). The proposed use does not involve retail sales;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;

- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place within the residence's built in three-car garage; and
- 10) The activity must take place at the location of which the permit was issued.

A gunsmith shop where firearms would be repaired, disassembled, and or re-assembled, would be a more appropriate use in a C-3 (general business) District or higher.

Staff received one phone call and one letter in opposition to this request. Please reference provided letter.

RECOMMENDATION: Staff recommends disapproval of this Conditional Use Permit request since the proposed use is more appropriate and permitted in a C-3 District or higher.

per 2
12/20/22
cc:

Permit No. _____

Cup 2022-0179

HOME OCCUPATION

CONDITIONAL USE PERMIT APPLICATION

*** NEW ***

Application Date 10/31/2022

(Please print or type)

MPU ACCOUNT NUMBER: _____

Applicant (first) (initial) (last) David T. Raymond, Jr.

PHONE NO: 956-333-9498

Mailing Address (city) (state) (zip) 10604 N. 25th ST. McAllen, TX. 78504

EMAIL: _____
PHONE NO: 956-436-3790
956-693-9594

Property Owner (first) (initial) (last) David & Patricia Raymond

EMAIL: patricia.raymond@ymail.com
devidegagunraymond@yahoo.com

Mailing Address (city) (state) (zip) 10604 N. 25th ST. McAllen, TX. 78504

Same as above

Property Location (street address)

Falcon's Crossing

Property Legal Description (if metes and bounds, attach survey of the property)

(subdivision) (block) (lot) Residence 7

Residence

Current use of property

use of garage for home business
(attached garage)

Proposed use of property

Note: No customers coming or going

TERM OF PERMIT: X 1 YEAR

(see attached)

FLOOR PLAN & SITE PLAN (attach a drawing of the property showing the following)

- Scale, north arrow, legal description of property
- Location and height of all structures
- Setback from property lines and between structures
- Proposed changes and uses

- Landscaping and fencing of yard
- Off-street parking and loading
- Driveway location & design
- Location, type, height and lighting of all signs

(Applicant signature) [Signature] 10/31/22
(date)

(Property owner signature) [Signature] 10/31/22
(date)

Hours of Operation 9-5 pm M-F

Number of Employees 0

GENERAL INFORMATION

NOTIFICATION AND PUBLIC HEARING: Property owners within 200' of the subject property shall be notified within at least 10 working days of the Planning and Zoning Commission public hearing. Upon considering the recommendation of the Director of Planning, the Planning and Zoning Commission shall approve or disapprove the application.

APPEALS PROCEDURE: Any decision of the Planning and Zoning Commission may be appealed to the City Commission by presenting a petition to the City Commission within 10 days after the decision of the Planning and Zoning Commission and specifying the grounds for the appeal. A vote of 3/4 of the City Commission is required to overrule a vote of the Planning and Zoning Commission denying a conditional use permit.

CANCELLATION: A conditional use permit is automatically cancelled if not used within 6 months.

REVOCATION: A conditional use permit may be revoked by the Planning and Zoning Commission at a public hearing upon failure of the applicant to remedy a violation of the conditions of the permit within a specified time period (10 to 30 days) as specified in a written notice to the applicant by the Code Enforcement Officer or Building Inspector.

RENEWAL PERIOD: A conditional use permit shall expire within 1 year unless otherwise specified by the Planning and Zoning Commission. Application for renewal of a permit shall be made prior to 20 days before permit expiration. A permit for more than 1 year shall be approved by the City Commission.

DEFINITIONS

Home Occupation - An activity carried on by a member of the immediate family residing on the premises that meets the provision of Section 138-118.

[Signature]
sja

FOR OFFICIAL USE ONLY

APPLICATION FILING FEE:

☐ \$300.00 One Year

☐ \$150.00 APPEAL

cash/check # _____

Amount paid _____

ZONING DISTRICT REQUIREMENTS

REQUIRED ZONING DISTRICT: A-O TO I-2

CURRENT ZONING DISTRICT:

REZONING REQUIRED: ☐ NO

☐ YES, attach rezoning application

SETBACKS: FRONT _____ SIDE _____ REAR _____

MAXIMUM HEIGHT: _____

MINIMUM LOT SIZE: _____

CONDITIONAL USE REQUIREMENTS

The proposed use meets all the minimum standards established in applicable city ordinances; and will not be detrimental to the health, welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.

GENERAL REQUIREMENTS:

1. No form of pollution shall emanate beyond the immediate property line of the permitted use.
2. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

SPECIFIC REQUIREMENTS:

1. The home occupation shall be clearly secondary to the residential use.
2. One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district.
3. No exterior display or alterations indicating that the building is being used for any purpose other than residential shall be permitted.
4. No more than 1 additional unrelated employee other than immediate family members residing on the premises shall be permitted.
5. No outside storage of materials or products shall be permitted.
6. Traffic generated by the proposed use shall not exceed 10% of the average load per hour per street.
7. No retail sales shall be permitted. (Items may be delivered)
8. No additions to the residence or accessory building specifically to accommodate the use shall be permitted.
9. The proposed use shall take place in the primary residential structure rather than a detached garage or accessory building.
10. The proposed use shall take place at the location specified on the permit.

DEPARTMENTAL REQUIREMENTS

REQUIRED CONDITIONS	DEPARTMENT	MONTH/DAY
Complies with regulations	Health Inspection	/
Meet standard requirements	Fire Inspection	/
Subject to section: 138-118 ()	Planning	/
Permit #	Building/Electrical/Plumbing	/
	Other	/

CITY BOARD REQUIREMENTS

PLANNING & ZONING COMMISSION DATE ____/____/____ APPROVED ____ DISAPPROVED ____ 1 YEAR ____ OTHER ____

REQUIRED CONDITIONS:

CITY COMMISSION DATE ____/____/____ APPROVED ____ DISAPPROVED ____ 1 YEAR ____ OTHER ____

REQUIRED CONDITIONS:

ACKNOWLEDGEMENT AND AGREEMENT TO CONDITIONS

Note: Approval of this permit does not constitute approval to construct, alter or repair. Appropriate building permits must be obtained. The foregoing is a true and correct description of the existing conditions and contemplated action and I will have full authority over the operation and/or construction of same, and hereby agree to comply with all ordinances of the City and applicable Deed Restrictions and assume all responsibility for such compliance. I further agree to discontinue any violations of the conditions of the permit upon notice given to me or anyone in charge of the above property by the Code Enforcement Officer. If the permit is revoked I agree to cease operation of the use upon notification of revocation. I understand that any violation of this ordinance is subject to a Five Hundred Dollar (\$500.00) fine for each day of violation. **Please note that approval of this permit may result in a higher sanitation rate on your utility bill. Customer must notify the City that Conditional Use Permit is not in use for removal of charges.**

(Applicant signature)

(date)

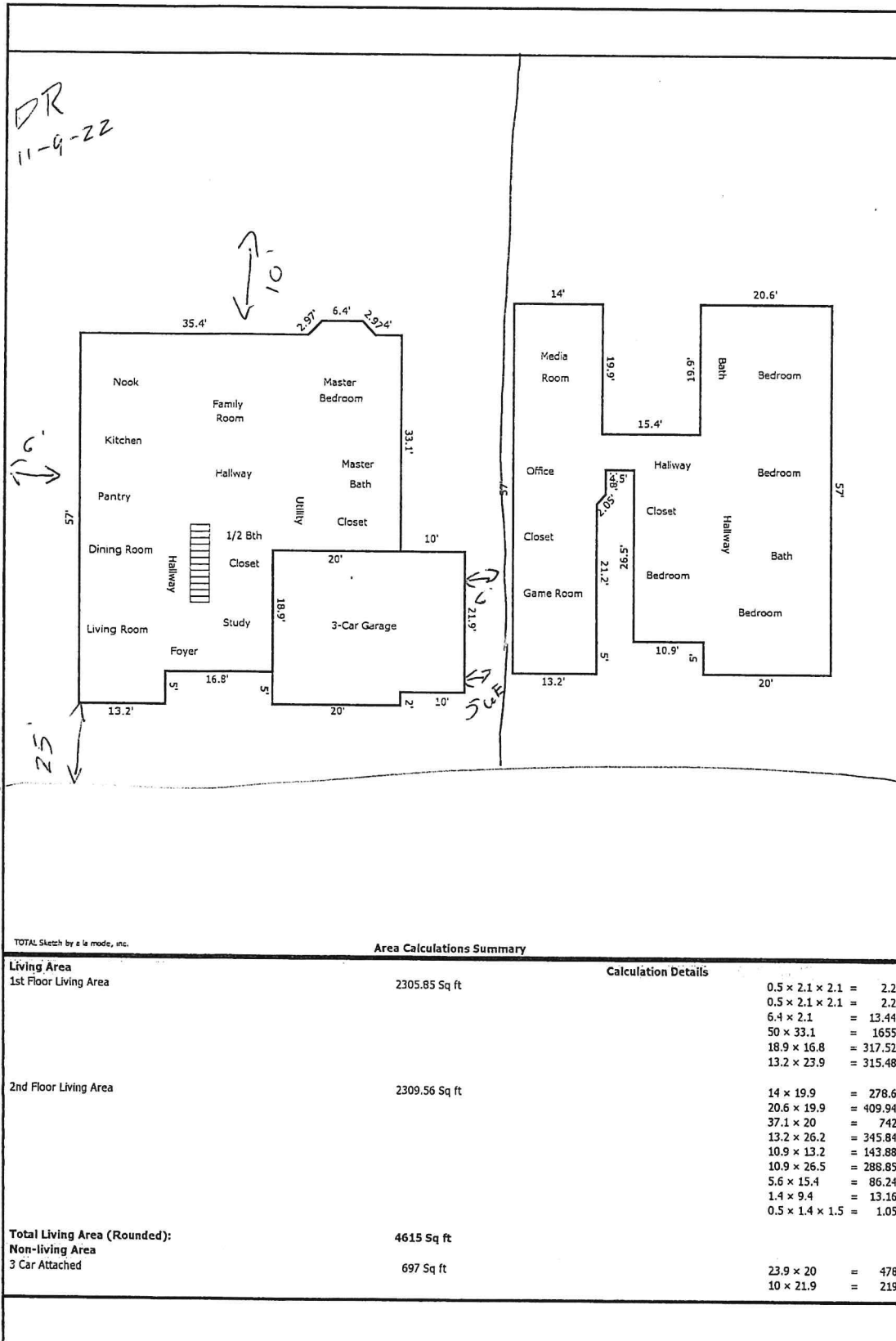
In consideration of the above application, a permit is hereby granted for the above action conditioned upon the terms and specifications set forth above, and the faithful observance of all provisions of the City Building Code, Zoning Ordinance, and all other ordinances applicable to the same.

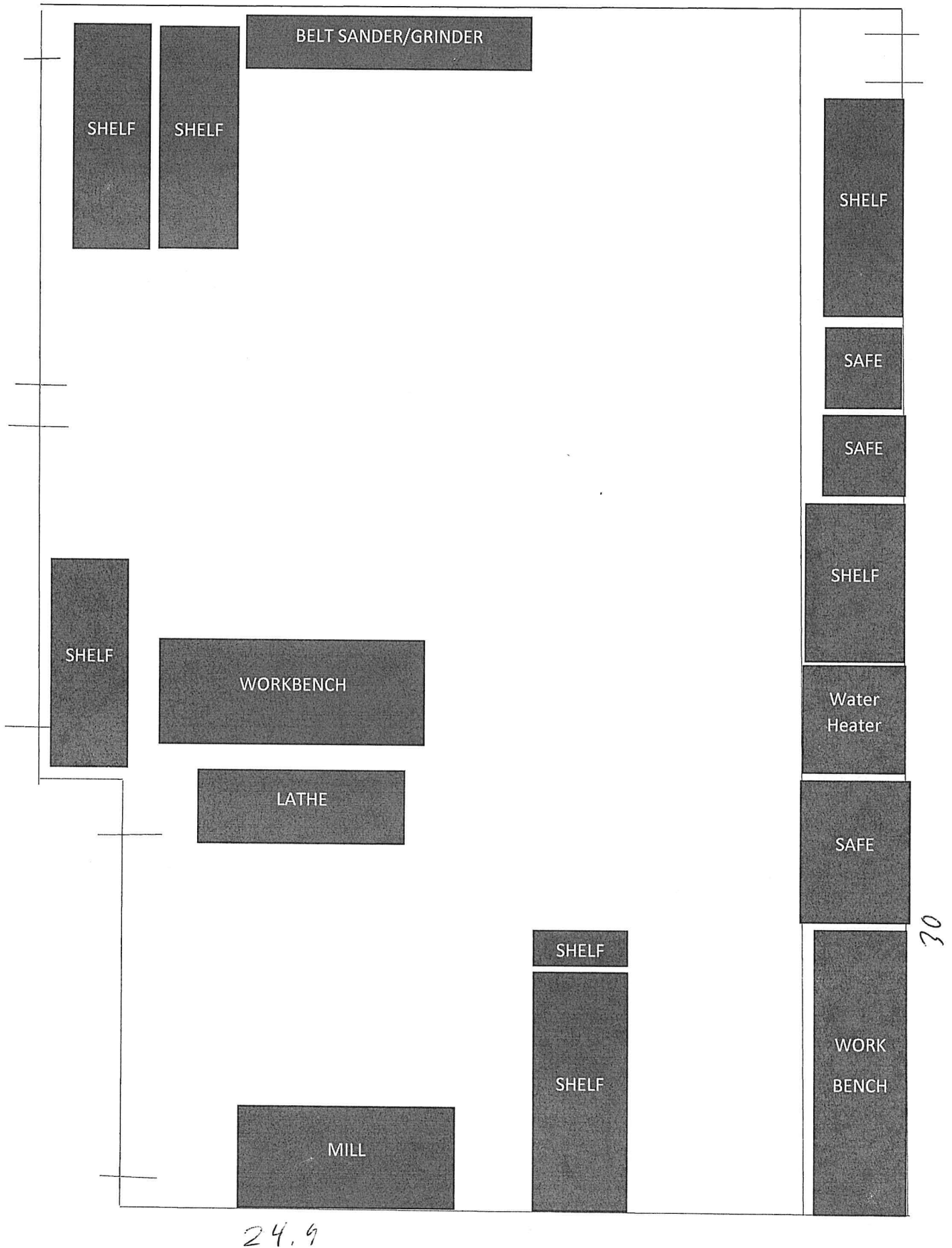
City Manager (or Agent)

(date)

Building Sketch

Borrower/Client	David J. & Patricia A. Raymond			
Property Address	10604 N 25th St			
City	McAllen	County	Hidalgo	State TX Zip Code 78504
Lender	JP Morgan Chase Bank, N.A.			





Samuel Nunez

From: David Raymond <draymond795@yahoo.com>
Sent: Friday, December 2, 2022 2:15 PM
To: Samuel Nunez
Cc: Rodrigo Sanchez; Omar Sotelo; Edgar Garcia
Subject: Re: GUNSMITH PROPOSAL AT 10604 N 25TH ST
Attachments: price list.docx

Good afternoon, this email is regarding the services that are planned to be offered at my gunsmith shop which will be located at 10604 N. 25th St.

As a certified gunsmith I will be performing a variety of jobs from simple cleaning of firearm to the building of a fully functional rifle or handgun from a bare receiver or frame. Most of the services that I will offer are self-explanatory, so I've attached a tentative pricelist for them in this email. A lot of my work will come from re-chambering rifles and glass bedding them into stocks. Re-chambering a rifle usually only takes threading the barrel and reaming out the chamber but could require modifying the bolt, magazine, or even the rifles action itself to allow the rifle to function. Glass bedding stock requires proper inletting so that the action fits. The inletting is filled with epoxy then the barrel action is installed into the stock and allowing it to cure. What is left is a receiver that is making Full Contact with the stock eliminating vibration upon firing. I will also be doing metal finishing such as bluing, browning, phosphating as well as Duracoating. Bluing and browning are essentially the same thing. First you rust a part and then, in the case of bluing you boil the part to convert the red rust to black rust. Phosphating, also known as Parkerizing, is a process of applying zinc or magnesium phosphates to steel. it's done by submerging steel parts in a hot solution for a few minutes. Duracoat is a spray on gun finish that is basically highly durable paint. I will also be swapping out the stock firearms parts for aftermarket ones and making sure that the firearm functions correctly. Furthermore, I will be doing trigger jobs on some firearms. This entails stoning the engagement surfaces of certain parts to improve the field of the trigger. I think I have explained the jobs I will most often be taking on and since I have included a tentative price list with the services that I offer as an attachment, I will answer the most probable questions that I think you might have.

1. None of the chemicals that will be in my shop are in any way more hazardous than those in your garage or under your sink.
2. All firearms will be locked away in a locked safe within a locked room that has an alarm system.
3. The noise from the shop will be quieter than most running vehicles.
4. I will not be manufacturing NFA items such as suppressors, short-barreled rifles or shotguns, machine guns or explosive devices.
5. I will not be manufacturing firearms from scratch, only serialized receivers or frames.
6. I will not be making "ghost guns" as selling non-serialized firearms manufactured after a certain date is illegal and, if someone wants a ghost gun, they must manufacture it themselves and never sell it.
7. Most customers will not be coming to my shop, they will be shipping their firearms to me, and I will be shipping them back.
8. Obviously, I will not be test firing at my shop. I will be doing that at a gun range.

On Tuesday, November 29, 2022 at 02:52:53 PM CST, Samuel Nunez <snunez@mcallen.net> wrote:

Good afternoon Mr. Raymond,

If you could please reply to this email with a detail description of the services you would be providing via the proposed gunsmith shop at 10604 N 25th St.

Best regards,

Samuel E. Nunez, MBA

Planner I

City of McAllen | Planning Department

311 North 15th Street, McAllen, TX 78501 (Development Center)

Phone: (956) 681-1250

Email: snunez@mcallen.net



Disclaimer: If you are not the intended recipient or have received this e-mail in error, please notify me via return e-mail and telephone at 956-681-3111, and permanently delete and purge the original and any copy thereof. This e-mail, with attachments hereto, if any, is intended only for receipt and use by the addressee(s) named herein, and may contain legally privileged and/or confidential information. Regardless of address or routing, if you are not the intended recipient, then you are hereby notified that any use, copying, reproduction, dissemination, distribution, or transmission of this e-mail, and any attachments hereto, is strictly prohibited. Whereas all reasonable steps have been taken to ensure the accuracy and confidentiality of the information and data submitted herein, the City of McAllen and its employees are not liable if information or data is corrupted or does not reach its intended destination.

Price List

service charges Price Range

Per Man Hour \$ 45.00 \$ 80.00

Per Man & Machine Hour 55.00 105.00

MINIMUM CHARGE PER GUN 35.00 70.00

Written appraisals, cost estimates 30.00 50.00

clean & oil customer Gun

Consisting of completely stripping gun, cleaning all parts,
checking for wear, making suggestions to a customer of
services needed to put in A-1 condition 50.00 180.00

Metal Finishing

OXYNATE® 7 REBLUING

Abrasive / bead blast / wire wheel (matte) finish 120.00 400.00

Deluxe Finish: Same as above followed with #240 and #400 grit
polish with all screw holes and corners protected and square

Handgun 130.00 320.00

Rifle/shotgun 150.00 325.00

Master Finish: Same as Deluxe Finish with all polishing marks removed,
no ripples, and finished with #555 polish to a mirror finish

Handgun 265.00 375.00

Rifle/shotgun 300.00 400.00

IM™, BELGIAN BLUING

Handgun 150.00 325.00

Rifle/shotgun 150.00 350.00

SLOW RUST BLUING / BROWNING 250.00 650.00

OXYNATE® 84 BLUING OF STAINLESS STEEL or cast Win. 94's and others

Add to price of appropriate normal steel bluing cost 50.00 85.00

NitreBlue™ BLUING (Small parts / accessories)

Not including polishing time 50.00 175.00

Spray-on finishes: pricing for single color for handguns and long guns;
does not include price of assembly/disassembly

Cerakote 150.00 . . . 250.00+

KG Gunkote 110.00 . . . 250.00+

DuraCoat 100.00 . . . 250.00+

BEAD, SANDBLAST OR WIRE BRUSH STAINLESS STEEL 75.00 160.00

ELECTROLESS NICKEL PLATING

Depending on firearm and satin or polish finish 175.00 300.00

STRIPPING NICKEL

Removing old nickel finish prior to bluing or replating 100.00 225.00

PARKERIZING 150.00 200.00

ENGINE-TURNING BOLT 75.00 125.00

METAL CHECKERING Hourly Rate

ENGINE-TURNING SMALL PARTS Hourly Rate

DRAW-FILING (per man hour) Hourly Rate

sight Work

SIGHT IN CUSTOMER GUN - Does not include
cost of ammo, targets, etc 50.00 100.00
BORE SIGHTING CUSTOMER GUN 20.00 30.00
PATTERN SHOTGUN - Does not include cost of
ammo, targets, etc 50.00 75.00
DRILL AND TAP BARREL OR RECEIVER FOR SIGHTS
Per hole 20.00 45.00
CUT DOVETAIL IN BARREL 60.00 100.00
INSTALL DOVETAIL SIGHT 25.00 50.00+
INSTALL FRONT SIGHT RAMP
Sweat-on type 50.00 100.00
Screw-on type (including drill & tap) 60.00 80.00
Band type Hourly Rate
INSTALL INSERT IN PISTOL SIGHT 40.00 60.00
INSTALL FRONT/MID-RIB SHOTGUN BEAD (plus cost of bead) 25.00 75.00
Plug hole and re-drill for bead 40.00 75.00
INSTALL RECEIVER SIGHTS Price Range
Gun drilled and tapped \$ 20.00 \$ 45.00
SCOPE MOUNTING
Gun drilled and tapped 35.00 80.00

General barrel, action & rifle Work

CHECK HEADSPACE 35.00 70.00
MAKE CHAMBER CAST 50.00 95.00
REMOVE STUCK FIRED CASE FROM CHAMBER 50.00+
REMOVE LIVE ROUND FROM CHAMBER 65.00 . . . 150.00+
REMOVE OBSTRUCTION FROM BORE Hourly Rate
REMOVE FOULING FROM BARREL Hourly Rate + Materials
LAP BARREL 50.00 130.00
INSTALL LINER IN BARREL - Not including
cost of liner or bluing 100.00 225.00
CUT AND CROWN BARREL
Rifles and Shotguns / Handguns 45.00 95.00
CHAMBER AND FIT BARREL TO ACTION
Does not include the cost of the barrel,
action, polishing, bluing 200.00 350.00
INSTALL PRE-THREADED AND CHAMBERED
BARREL - Not including Polishing & Bluing 125.00 200.00
LAP IN BOLT LUGS - Not including setting back barrel
or fitting new barrel 50.00 75.00
WELDING ON NEW BOLT HANDLE 100.00 200.00
FORGING BOLT HANDLE 65.00 120.00
MAKE AND INSTALL SPRING Hourly Rate
SAFETIES, INSTALLING,
Dakota, Gentry, Mod 70 Type Safety w/shroud (+ finishing) 150.00 175.00
Mark II/Beuhler type 50.00 100.00
Chapman Swing Safety Lever 55.00 135.00
TRIGGERS (INSTALLATION OR ADJUSTMENT)

Shilen, Timney, Dayton-Traister, Moyer type 45.00 90.00
Double-Set 100.00 250.00
Single Set 50.00 140.00
INSTALL MUZZLE BRAKE (threaded barrel) 30.00 75.00
RECONTOUR FRONT OR REAR RECEIVER RING 50.00 140.00
INSTALL BARREL BAND SWIVEL Hourly Rate

shotgun Work

LONG FORCING CONE
Non-plated bores, per barrel 55.00 80.00
Plated bores, per barrel 75.00 100.00
RESOLDER RIB - Not including bluing Hourly Rate
RESOLDER FOREND LUG
Not including bluing Hourly Rate
RAISING DENT IN BARREL
Not including bluing 50.00 150.00
STRAIGHTEN / ADJUST BARREL 50.00 95.00
POLISH CHAMBER/BORE 35.00 75.00
BACK-BORING - Per Barrel, non-plated bores Hourly Rate
OPEN / MODIFY CHOKE - Per barrel or tube, non-plated bores 55.00 115.00
INSTALL SCREW-IN CHOKE (plus tubes) - Win-Choke[®], Colonial, etc (non-plated bore) 85.00 150.00
PORT BARREL - PER BARREL 75.00 150.00
REFITTING HINGE PIN LUG 225.00 340.00

Muzzle Loader Work

PULL BALL 25.00 45.00
REMOVE BROKEN RAMROD FROM BARREL 60.00 100.00
STUCK BREECH PLUG 60.00 120.00

Handgun Work

CHAMFER REVOLVER BARREL 30.00 45.00
CHAMFER REVOLVER CYLINDER 40.00 80.00
REVOLVER ACTION JOB - Clean, smooth action, not including replacement of parts 75.00 160.00
REBARREL REVOLVER - Remove old barrel, replace with new factory barrel, labor only 60.00 160.00
STRAIGHTEN CRANE ON REVOLVER 35.00 80.00
INSTALL CRANE LOCK 30.00 50.00
REMOVE/MODIFY REVOLVER HAMMER SPUR 40.00 80.00
CONVERT REVOLVER FROM SQUARE BUTT TO ROUND BUTT 70.00 120.00
SEMI-AUTO PISTOL ACTION JOB - Clean, smooth action, not including any parts 120.00 220.00
TIGHTEN SLIDE OF 1911 AUTO 120.00 175.00
FIT BARREL TO 1911 AUTO, Not including barrel Price Range
Non-Ramped Barrel 90.00 150.00
Ramped Barrel 100.00 175.00
FIT AND INSTALL BARREL BUSHING ON 1911 AUTO
Does not include cost of bushing \$ 50.00 . . . \$120.00
BEVEL MAGAZINE WELL OF 1911 AUTO 35.00 80.00
CHECKER FRONT OF FRAME ON 1911 AUTO 150.00 250.00
STIPPLE FRAME 40.00 90.00
OPEN AND MODIFY EJECTION PORT OF 1911 AUTO SLIDE 50.00 120.00

THROAT, POLISH BARREL AND FEED RAMP OF 1911 AUTO 40.00 100.00
 FIT NEWTRIGGER TO 1911, Does not include cost of trigger 45.00 80.00
 FIT CUSTOM HAMMERTO 1911, Does not include cost of hammer 45.00 100.00
 CUT SLIDE FOR BO-MAR, w/o sight
 Plain Cut 120.00 160.00
 w/Side Shields 130.00 200.00
 CUT SLIDE FOR DOVETAIL FRONT SIGHT, w/o cost of sight 50.00 95.00
 CUT SLIDE FOR NOVAK REAR, w/o cost of sight 115.00 150.00
 INSTALL STAKE-ON FRONT, w/o cost of sight 35.00 60.00
 INSTALL FIBER OPTIC FRONT SIGHT (existing dovetail)
 . . . 25.00 45.00
 INSTALL REAR SIGHT (existing dovetail, w/o cost of sight) 30.00 45.00
 FLATTEN SLIDE TOP & SERRATE, w/o cost of sight 75.00 150.00
 DEHORN & BREAK EDGES FOR CARRY
 (Not including refinishing) 50.00 75.00
 FULL MELT DOWN BEVELING 80.00 150.00
 MODIFY 1911 AUTO FRAME FOR BEAVERTAIL SAFETY
 Includes fitting of safety, does NOT include cost of
 safety or refinishing 80.00 150.00
 INSTALL AUTO PISTOL COMPENSATOR 90.00 350.00

stock Work

WOOD FINISHING (Does not include any shaping)
 Hunter Finish - Unfilled oil or lacquer finish on average stock 150.00 240.00
 Gunsmith Finish
 Filled, rubbed oil finish on average stock 200.00 360.00
 High-gloss prices are toward the upper end of Gunsmith Finish prices above
 Spray Finish - Lacquer or polyurethane 120.00 200.00
 RECUTTING CHECKERING - Other than by the hour, per panel
 Simple pattern 50.00 120.00
 Complicated pattern 75.00 170.00
 GLASS BEDDING BARREL & ACTION
 Hunting Rifle 85.00 150.00
 Match Rifles, M-1 Garand, M1A, etc 150.00 265.00
 Pillar Bed 160.00 265.00
 INSTALL RECOIL PAD - Labor only 40.00 95.00
 INSTALL ADJUSTABLE BUTT PLATE - Labor only 80.00 150.00
 INSTALL SLING SWIVELS - Std and Q/D 35.00 60.00
 INSTALL STOCK CROSS BOLT (Not including refinish) 40.00 80.00
 INSTALL RECOIL REDUCER
 Simple installation in butt stock 25.00 50.00
 Hydraulic butt plate-style (Gra-Coil or Counter Coil®) 150.00 210.00
 Drill Stock & Install Recoil Reducer 50.00 95.00
 INLETTING AND FINISHING OF SEMI-FINISHED STOCK
 Not including checkering, recoil pad, special butt plate, grip cap or other attachments 200.00 650.00
 FIT, BED AND FINISH FIBERGLASS STOCK BLANK 175.00 350.00

PREFINISHED SYNTHETIC STOCK

Fit and install barreled action 65.00 120.00

INSTALL ADJUSTABLE COMB HARDWARE 125.00 240.00

ar-15 Work

MAINTENANCE CLEANING (includes complete disassembly, clean, safety check, oil and reassemble) 65.00 85.00

MAINTENANCE REBUILD (includes new spring & new gas rings added to the Maintenance Cleaning) 120.00 150.00

INSTALL AFTERMARKETTRIGGER 40.00 80.00

INSTALL AFTERMARKET FOREND/FREE-FLOAT 45.00 140.00

ASSEMBLE COMPLETE UPPER 45.00 85.00+

ASSEMBLE COMPLETE LOWER 45.00 85.00+

ASSEMBLE COMPLETE RIFLE 100.00 150.00+

INSTALL FLASH HIDER ON PRE-THREADED BARREL 25.00 45.00

THREAD BARREL ON LATHE 75.00 175.00

OPEN GAS PORTS FOR FUNCTIONING 60.00 80.00

INSTALL OR REPLACE GAS BLOCK 35.00 80.00

INSTALL OR REPLACE AR BARREL 55.00 80.00

INSTALL OR REPLACE BUTTSTOCK & BUFFERTUBE 20.00 35.00



10604

10604



NOTICE
HOME
OCCUPATION
FOR
THIS PROPERTY
CUP2022-0179
CITY OF MCALLEN PLANNING DEPT
WWW.MCALLENET

10604

ATM 10604

Memo

TO: Planning and Zoning Commission

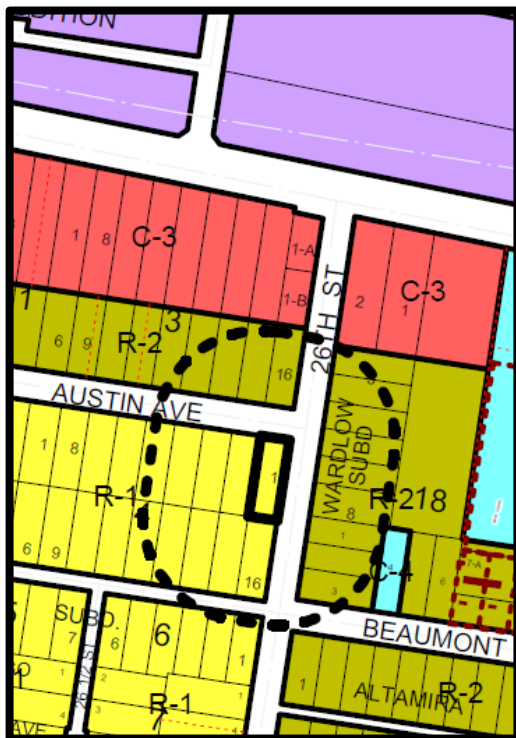
FROM: Planning Staff

DATE: December 12, 2022

SUBJECT: REQUEST OF LEONEL PEDRAZA FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A GUEST HOUSE AT LOT 1, BLOCK 4, ALTAMIRA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2601 AUSTIN AVENUE. (CUP2022-0180)

BRIEF DESCRIPTION:

The subject property is located at the southwest corner of Austin Avenue and South 26th Street. The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District to the west and south, with R-2 (duplex-fourplex residential) District to the north and east. The surrounding land uses are single-family residences in all directions. The applicant is proposing to enclose an existing garage and repurpose it for a “man cave” recreational room and guest house. A guest house is permitted in an R-1 District with a Conditional Use Permit and in compliance with all other requirements.



HISTORY:

The plat for Altamira Subdivision was recorded on September 14, 1926. According to Hidalgo County Appraisal District records, the existing residence and detached garage were built in 1976. A building permit application was submitted for the enclosure of the garage for a guest house on October 24, 2022. The application for a Conditional Use Permit for a guest house was submitted on November 10, 2022.

REQUEST/ANALYSIS:

The proposed one-story guest house would have a size of 466.9 square feet once it is completed. According to the submitted floor plan, the proposed guest house will include one bedroom, one bathroom, a laundry room, a kitchen, and a living room.

The remodeling of the existing garage is being proposed for use as a recreational room for the property owners and a guest house for visiting relatives. This proposed use is permitted within an R-1 District with an approved Conditional Use Permit and in compliance with all other requirements.

The Fire Department has conducted their inspection of the subject property and no violations were found. The guest house development must comply with requirements for guest houses set forth in Section 138-118(a)(5) of the Zoning Ordinance and specific requirements as follows:

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the subdivision plat, the Lot size where the guest house will be built is 8,618 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

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

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

RECOMMENDATION:

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

P#1
12-20-22
CC-1-23-23



CITY OF McALLEN, TEXAS
311 NORTH 15TH STREET, McALLEN, TX 78501
P. O. BOX 220, McALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279

CUP 2022-0180

Permit No. _____

New

GUEST HOUSE

CONDITIONAL USE PERMIT APPLICATION

(Please print or type)

Application Date 11 / 7 / 2022

MPU ACCOUNT NUMBER: _____

APG LEZUEI Pedraza

Applicant (first) (initial) (last)

PHONE NO: (956) 533-5305

901 W 1st St. San Juan Tx 78589

Mailing Address (city) (state) (zip)

Elisco & Norma Salinas

Property Owner (first) (initial) (last)

PHONE NO: 956-605-2077

2601 Austin Ave McAllen Tx 78501

Mailing Address (city) (state) (zip)

2601 Austin Ave

Property Location (street address)

Property Legal Description (if metes and bounds, attach survey of the property) Altamira 4 1 & 2

(subdivision)

(block)

(lot)

garage

Current use of property

Guest House

Proposed use of property

TERM OF PERMIT: _____ 1 YEAR

☒ MORE THAN 1 YEAR (requires City Commission approval)

SITE PLAN (attach a drawing of the property showing the following)

_____ Scale, north arrow, legal description of property

_____ Location and height of all structures

_____ Setback from property lines and between structures

_____ Proposed changes and uses

_____ Landscaping and fencing of yard

_____ Off-street parking and loading

_____ Driveway location & design

_____ Location, type, height and lighting of all signs

[Signature]

(Applicant signature)

11-7-2022

(date)

[Signature]

(Property owner signature)

11-7-2022

(date)

GENERAL INFORMATION

NOTIFICATION AND PUBLIC HEARING: Property owners within 200' of the subject property shall be notified within at least 10 working days of the Planning and Zoning Commission public hearing. Upon considering the recommendation of the Director of Planning, the Planning and Zoning Commission shall approve or disapprove the application.

APPEALS PROCEDURE: Any decision of the Planning and Zoning Commission may be appealed to the City Commission by presenting a petition to the City Commission within 10 days after the decision of the Planning and Zoning Commission and specifying the grounds for the appeal. A vote of 3/4 of the City Commission is required to overrule a vote of the Planning and Zoning Commission denying a conditional use permit.

CANCELLATION: A conditional use permit is automatically cancelled if not used within 6 months.

REVOCATION: A conditional use permit may be revoked by the Planning and Zoning Commission at a public hearing upon failure of the applicant to remedy a violation of the conditions of the permit within a specified time period (10 to 30 days) as specified in a written notice to the applicant by the Code Enforcement Officer or Building Inspector.

RENEWAL PERIOD: A conditional use permit shall expire within 1 year unless otherwise specified by the Planning and Zoning Commission. Application for renewal of a permit shall be made prior to 20 days before permit expiration. A permit for more than 1 year shall be approved by the City Commission.

DEFINITIONS

Guest House - An accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration.

ENTERED

NOV 10 2022

Guest House - Pg. 1 - REVISED 10/16

Initial: _____

SEN

FOR OFFICIAL USE ONLY

APPLICATION FILING FEE:

☐ \$300.00 One Year

☐ \$150.00 APPEAL

☒ \$500.00 Life of the Use

cash/check # _____

Amount paid _____

ZONING DISTRICT REQUIREMENTS

REQUIRED ZONING DISTRICT: A-O TO I-2

CURRENT ZONING DISTRICT:

REZONING REQUIRED: _____ NO

_____ YES, attach rezoning application

SETBACKS: FRONT _____ SIDE _____ REAR _____

MAXIMUM HEIGHT: _____

MINIMUM LOT SIZE: 8,000 SQ. FT.

CONDITIONAL USE REQUIREMENTS

The proposed use meets all the minimum standards established in applicable city ordinances; and will not be detrimental to the health, welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.

GENERAL REQUIREMENTS:

1. No form of pollution shall emanate beyond the immediate property line of the permitted use.
2. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

SPECIFIC REQUIREMENTS:

1. Only 1 guest house shall be permitted on 1 lot.
2. The proposed use shall comply with the setback requirements.
3. The proposed use shall be connected with the same utilities as the primary residence.
4. Separate driveways or garages for the proposed use shall not be permitted.
5. The proposed use shall not be rented.
6. The permit shall be revoked if rent is paid or the utilities are shared with the proposed use.
7. Lot size must be a minimum of 8,000 square feet.

DEPARTMENTAL REQUIREMENTS

REQUIRED CONDITIONS	DEPARTMENT	MONTH/DAY
Complies with regulations	Health Inspection	/
Meet standard requirements	Fire Inspection	/
Subject to section 138-118 ()	Planning	/
Permit #	Building/Electrical/Plumbing	/
	Other	/

CITY BOARD REQUIREMENTS

PLANNING & ZONING COMMISSION DATE ____/____/____ APPROVED _____ DISAPPROVED _____ 1 YEAR _____ OTHER _____

REQUIRED CONDITIONS:

CITY COMMISSION DATE ____/____/____ APPROVED _____ DISAPPROVED _____ 1 YEAR _____ OTHER _____

REQUIRED CONDITIONS:

ACKNOWLEDGEMENT AND AGREEMENT TO CONDITIONS

Note: Approval of this permit does not constitute approval to construct, alter or repair. Appropriate building permits must be obtained. The foregoing is a true and correct description of the existing conditions and contemplated action and I will have full authority over the operation and/or construction of same, and hereby agree to comply with all ordinances of the City and applicable Deed Restrictions and assume all responsibility for such compliance. I further agree to discontinue any violations of the conditions of the permit upon notice given to me or anyone in charge of the above property by the Code Enforcement Officer. If the permit is revoked I agree to cease operation of the use upon notification of revocation. I understand that any violation of this ordinance is subject to a Five Hundred Dollar (\$500.00) fine for each day of violation. **Please note that approval of this permit may result in a higher sanitation rate on your utility bill. Customer must notify the City that Conditional Use Permit is not in use for removal of charges.**

(Applicant signature)

(date)

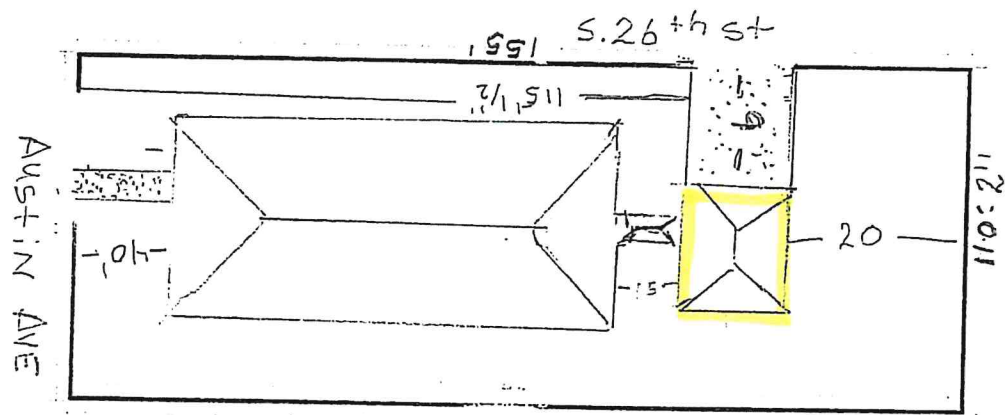
In consideration of the above application, a permit is hereby granted for the above action conditioned upon the terms and specifications set forth above, and the faithful observance of all provisions of the City Building Code, Zoning Ordinance, and all other ordinances applicable to the same.

City Manager (or Agent)

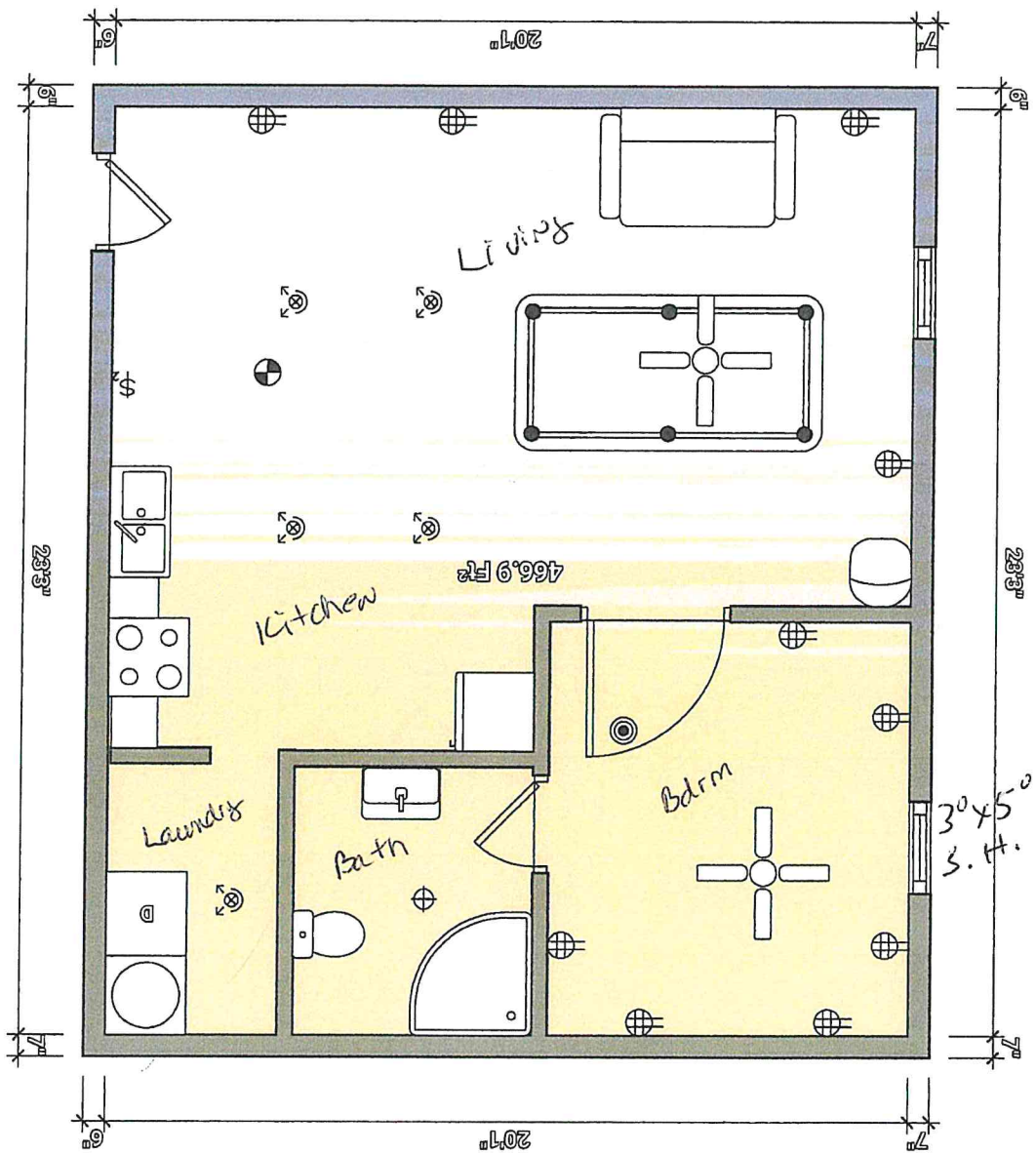
(date)

2601 Austin Ave
McAllen TX 78501

Site Plan



Floor Plan



X-25-





NOTICE
GUEST HOUSE
FOR
THIS PROPERTY
CUP2022-0180

CITY OF BIRMINGHAM PLANNING DEPT.
APPROVED 10/10/2022
HOURS: 9:00 AM - 5:00 PM

Memo

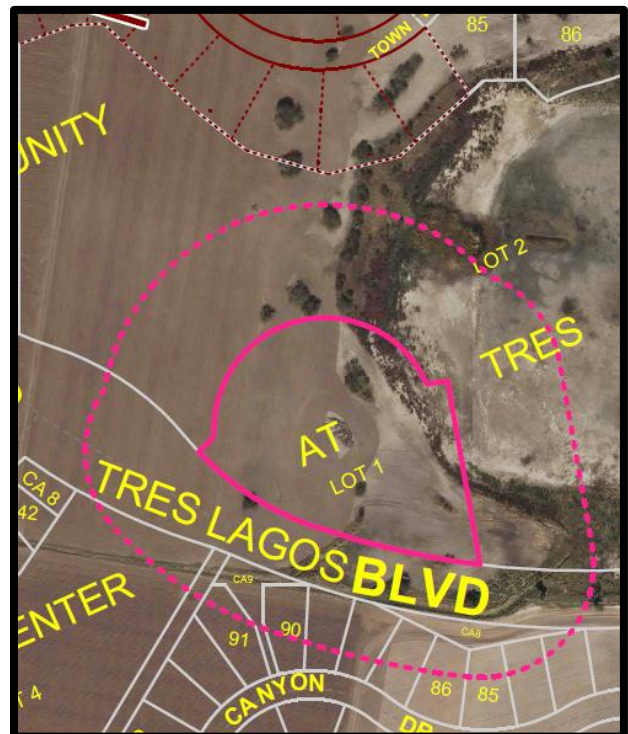
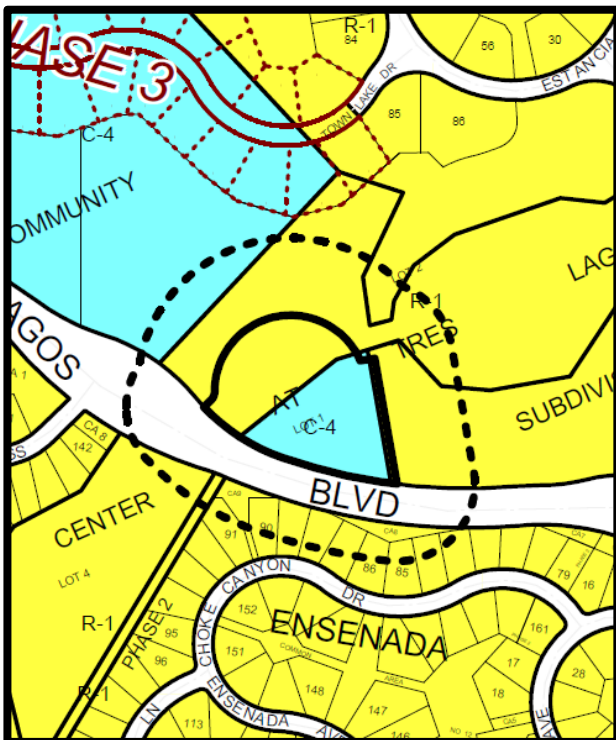
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 14, 2022.

SUBJECT: REQUEST OF ANTONIA CARDONA FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A FOOD TRUCK PARK AT LOT 1, COMMUNITY CENTER AT TRES LAGOS; HIDALGO COUNTY, TEXAS; 4900 TRES LAGOS BOULEVARD. (CUP2022-0181)

BRIEF DESCRIPTION: The subject property is located along the north side of Tres Lagos Boulevard. The subject property is zoned R-1 (sing-family residential) District and C-4 (commercial-industrial) District. The adjacent zoning to this property is R-1 District in all directions. A Food Truck Park is permitted in a C-4 District with a Conditional Use Permit, and in compliance with all other requirements. The Food Truck Park is proposed to be located and operating out of the R-1 District portion of the lot.



REQUEST: The applicant is proposing to operate a Food Truck Park on the subject property. According to the applicant, the location can accommodate up to 5 food trucks. Based on the total number of food trucks that can be accommodated, 20 parking spaces would be required. A total of 71 parking spaces, including 7 accessible spaces, are available on site. The Food Truck Park's proposed days and hours of operation would be 3:00 PM to 10:00 PM Thursday through Sunday.

HISTORY: The plat for Community Center at Tres Lagos Subdivision was recorded on June 8, 2017. An Associated Recreation Conditional Use Permit, for the life of the use, was approved for this Subdivision by City Commission on October 10, 2016. The Conditional Use Permit for an Associated Recreation was originally requested to allow recreation areas that would include a community center, two parks, and a pool area. The Associated Recreation will remain in effect as it was originally approved in October 10, 2016, unless an amendment is requested.

This is the initial Conditional Use Permit request for a Food Truck Park at this location. The Conditional Use Permit application was submitted on November 11, 2022.

ANALYSIS: The Fire and Health Departments has completed their inspections and found no violations with the proposed site. The Food Truck Park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

- 1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property; the location of the Food Truck Park is proposed to be within the R-1 District portion of the Lot and adjacent to other residentially zoned properties.
- 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; applicant has provided their contact information
- 3) Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM; proposed hours of operation are between 3:00 PM and 10:00 PM
- 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 proposed location for the Food Truck Park would be within the R-1 District portion of the subject property. Two existing food trucks have been in operation at this location before the Food Truck Park Ordinance was adopted. This in essence creates a non-conformance to the Ordinance and Zoning District. The applicant or owner of the property can possibly consider rezoning the R-1 District portion of the subject property to a C-4 District in order to bring the proposed use closer to compliance.

This Conditional Use Permit for a Food Truck Park does not grant approval for the current or future food trucks that will be on site. Each food truck is required to obtain an approved permit through the Mobile Food Vendors application process with the City's Environmental Health and Code Enforcement Department.

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

RECOMMENDATION:

Staff recommends disapproval of the Conditional Use Permit request based on requirement #1 (distance from residentially zoned property) of Section 54-51 of the Zoning Ordinance for mobile food vendors.

P&Z-12/20/22
C.C-1/23/23



CITY OF McALLEN, TEXAS
311 NORTH 15TH STREET, McALLEN, TX 78501
P. O. BOX 220, McALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279

Permit No. CUP2022-0181

FOOD TRUCK PARKS

CONDITIONAL USE PERMIT APPLICATION

(Please print or type)

Application Date 11 / 10 / 2022

Applicant (first) (initial) (last)
Antonia Cardona

PHONE NO. 956-205-0597

Mailing Address (city) (state) (zip)
200 S. 10th St. Ste 1700 McAllen, TX 78504

EMAIL
ACardona@RhodesEnterprise.com

Property Owner (first) (initial) (last)
Rhodes Enterprises

PHONE NO. 956-380-6500

Mailing Address (city) (state) (zip)
200 S. 10th St. Ste 1700 McAllen, TX. 78501

EMAIL

Property Location (street address)
4900 Tres Lagos Blvd. McAllen, TX. 78504

Property Legal Description (if metes and bounds, attach survey of the property) (subdivision) (block) (lot)
Community Center at Tres Lagos

1

Current use of property
Food Truck Park

Proposed use of property
Food Truck Park

TERM OF PERMIT: ☒ 1 YEAR ☒ N/A MORE THAN 1 YEAR (requires City Commission approval)

DAYS AND HOURS OF OPERATION: Thurs-Sunday 3pm-10pm

upto 5 food trucks

FLOOR PLAN & SITE PLAN (attach a drawing of the property showing the following)

- | | |
|---|---|
| <input type="checkbox"/> Scale, north arrow, legal description of property | <input type="checkbox"/> Landscaping and fencing of yard |
| <input type="checkbox"/> Location and height of all structures | <input type="checkbox"/> Off-street parking and loading |
| <input type="checkbox"/> Setback from property lines and between structures | <input type="checkbox"/> Driveway location & design |
| <input type="checkbox"/> Proposed changes and uses | <input type="checkbox"/> Location, type, height and lighting of all signs |

[Signature]
(Applicant signature)

11-9-22
(date)

[Signature]
(Property owner signature)

11-9-22
(date)

GENERAL INFORMATION

NOTIFICATION AND PUBLIC HEARING: Property owners within 200' of the subject property shall be notified within at least 10 working days of the Planning and Zoning Commission public hearing. Upon considering the recommendation of the Director of Planning, the Planning and Zoning Commission shall approve or disapprove the application.

APPEALS PROCEDURE: Any decision of the Planning and Zoning Commission may be appealed to the City Commission by presenting a petition to the City Commission within 10 days after the decision of the Planning and Zoning Commission and specifying the grounds for the appeal. A vote of 3/4 of the City Commission is required to overrule a vote of the Planning and Zoning Commission denying a conditional use permit.

CANCELLATION: A conditional use permit is automatically cancelled if not used within 6 months.

REVOCATION: A conditional use permit may be revoked by the Planning and Zoning Commission at a public hearing upon failure of the applicant to remedy a violation of the conditions of the permit within a specified time period (10 to 30 days) as specified in a written notice to the applicant by the Code Enforcement Officer or Building Inspector.

RENEWAL PERIOD: A conditional use permit shall expire within 1 year unless otherwise specified by the Planning and Zoning Commission. Application for renewal of a permit shall be made prior to 20 days before permit expiration. A permit for more than 1 year shall be approved by the City Commission.

Case Number: CUP2022-0181 ☐ Routed

P&Z meeting: 12/20/22 CC 1/23/23 ☐ Scanned

Receipt No.: 912427

RECEIVED
NOV 11 2022
BY: [Signature]

DEFINITIONS

Mobile food vendor courts (food truck parks)- Any tract of land where three (3) or more mobile food vendors congregate to offer food or beverages for sale to the public.

Mobile food vendors - Any business which sells edible goods from a non-stationary location within the city.

FOR OFFICIAL USE ONLY

APPLICATION FILING FEE: ☐ \$300 New ☐ \$150 Appeal
cash/check # _____ Amount paid _____

ZONING DISTRICT REQUIREMENTS

REQUIRED ZONING DISTRICT: C-3, C-4, I-1, I-2
REZONING REQUIRED: ☐ NO
SETBACKS: FRONT _____ SIDE _____ REAR _____
MINIMUM LOT SIZE: _____

CURRENT ZONING DISTRICT: _____
YES, attach rezoning application
MAXIMUM HEIGHT: _____

CONDITIONAL USE REQUIREMENTS

The proposed use meets all the minimum standards established in applicable city ordinances; and will not be detrimental to the health, welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.

GENERAL REQUIREMENTS:

1. No form of pollution shall emanate beyond the immediate property line of the permitted use.
2. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

SPECIFIC REQUIREMENTS:

1. The property line of the lot of any of the abovementioned businesses must be at least 200 feet from the nearest residence or residentially zoned property.
Requirement: _____
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.
Requirement: _____
3. Mobile food vendor courts shall not operate between the hours of 2:00 a.m. and 7:00 a.m.
Requirement: _____
4. Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the tract of land on which it is situated.
Requirement: _____
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.
Requirement: _____
6. Mobile food vendors may not be placed or parking on unimproved surfaces.
Requirement: _____
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.
Requirement: _____
8. Mobile food vendor courts shall provide on-premise parking areas sufficient to accommodate staffing needs and seating areas.
city ordinances.
Requirement: _____

DEPARTMENTAL REQUIREMENTS

REQUIRED CONDITIONS	DEPARTMENT	MONTH/DAY
Complies with regulations	Health Inspection	/
Meet standard requirements	Fire Inspection	/
Subject to Section: 138-118 & 54-52	Planning	/
Permit #	Building/Electrical/Plumbing	/
	Other	/

CITY BOARD REQUIREMENTS

PLANNING & ZONING COMMISSION DATE ____ / ____ / ____ APPROVED ____ DISAPPROVED ____ 1 YEAR ____ OTHER ____
REQUIRED CONDITIONS: _____

CITY COMMISSION DATE ____ / ____ / ____ APPROVED ____ DISAPPROVED ____ 1 YEAR ____ OTHER ____
REQUIRED CONDITIONS: _____

ACKNOWLEDGEMENT AND AGREEMENT TO CONDITIONS

Note: Approval of this permit does not constitute approval to construct, alter or repair. Appropriate building permits must be obtained. The foregoing is a true and correct description of the existing conditions and contemplated action and I will have full authority over the operation and/or construction of same, and hereby agree to comply with all ordinances of the City and applicable Deed Restrictions and assume all responsibility for such compliance. I further agree to discontinue any violations of the conditions of the permit upon notice given to me or anyone in charge of the above property by the Code Enforcement Officer. If the permit is revoked I agree to cease operation of the use upon notification of revocation. I understand that any violation of this ordinance is subject to a Five Hundred Dollar (\$500.00) fine for each day of violation. Please note that approval of this permit may result in a higher sanitation rate on your utility bill.

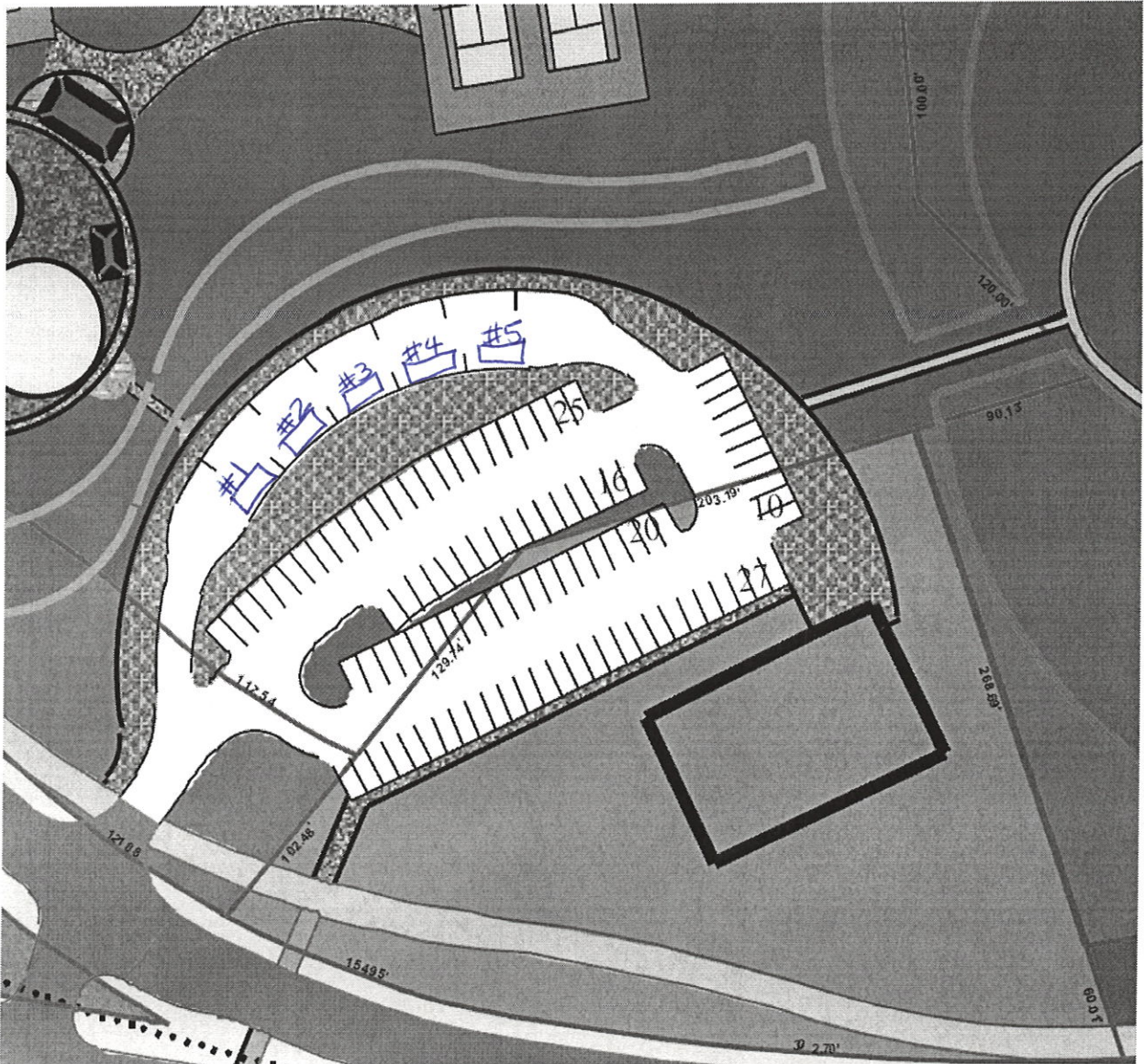

(Applicant signature)

11-9-22
(date)

In consideration of the above application, a permit is hereby granted for the above action conditioned upon the terms and specifications set forth above, and the faithful observance of all provisions of the City Building Code, Zoning Ordinance, and all other ordinances applicable to the same.

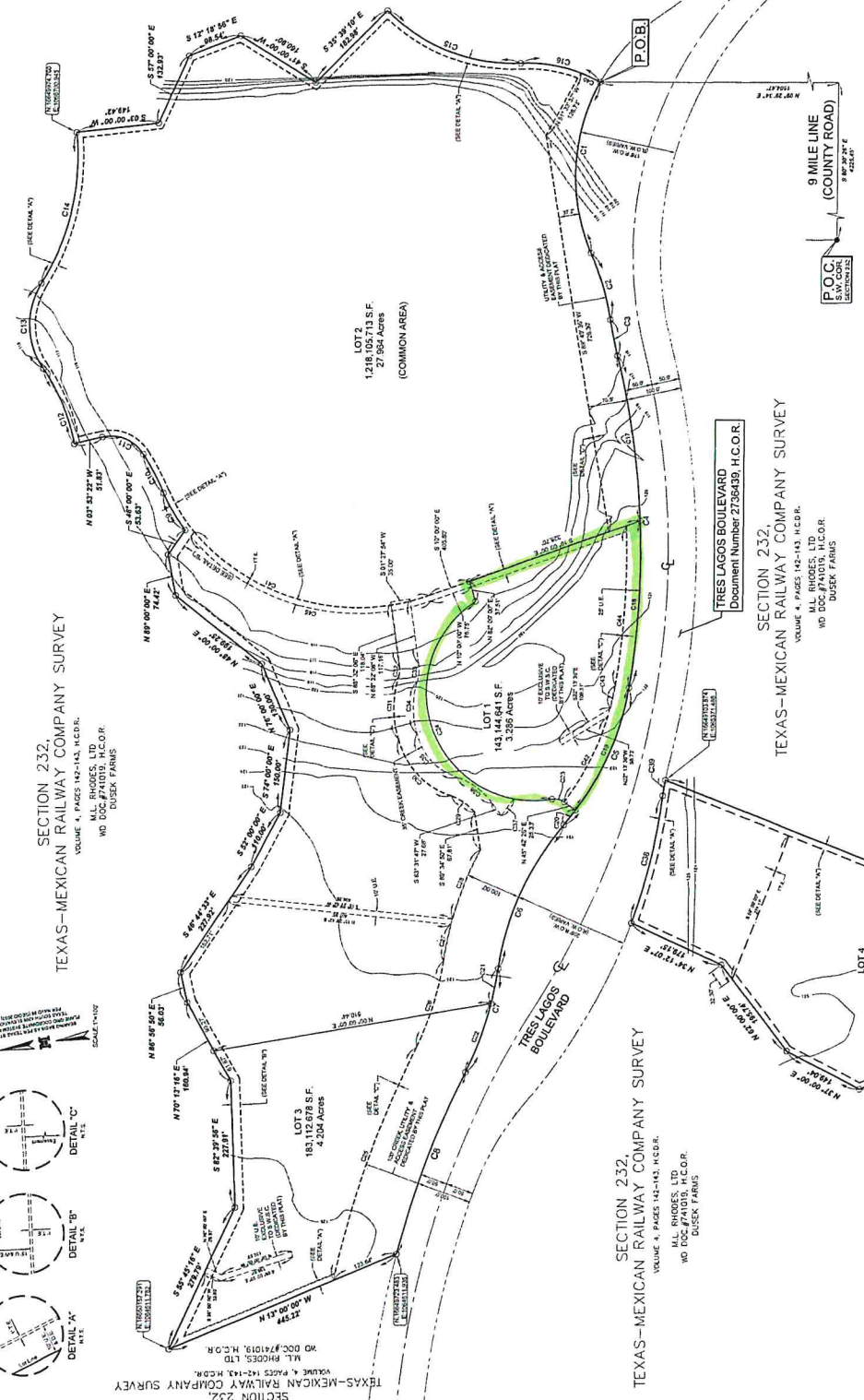
City Manager (or Agent)

(date)



TEXAS-MEXICAN RAILWAY COMPANY SURVEY
SECTION 232,
VOLUME 4, PAGES 142-143, HEREIN.
ALL RIGHTS LTD
WD DDC #741019, H.C.D.R.
DUSEN PAMPHUS

LOCATION MAP



SUBDIVISION MAP OF
COMMUNITY CENTER AT TRES LAGOS

SUBDIVISION OF 40.882 ACRES CONSISTING OF:
A 35.454-ACRE TRACT AND A 5.428-ACRE TRACT
OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.

DECEMBER

- LEGEND**
- FOUNDING A REBAR
 - SETTING A REBAR WITH PLASTIC
 - ERECTION OF FORMWORK AND PLANT ON ALL LOT CORNERS
 - W.C. - WASTEWATER
 - R.O. - RIGHT-OF-WAY
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - CL - CENTER LINE
 - S.F. - SQUARE FEET
 - M.C.D. - METCAL COUNTY DEED RECORDS
 - M.H.C.R. - METCAL COUNTY OFFICIAL RECORDS
 - T.E. - TECHNOLOGY EASEMENT DEDICATED BY THE STATE
 - U.C. - UTILITY EASEMENT DEDICATED BY THE STATE
 - D.E. - DRAINAGE EASEMENT DEDICATED BY THE STATE
 - U.W.R. - UTILITY & WALL EASEMENT DEDICATED BY THE STATE
 - N.D. - NOT DEDICATED
 - W.D. - WASTEWATER
 - DO# - DOCUMENT NUMBER
 - P.L.D. - PUBLIC IMPROVEMENT DISTRICT

DRAWN BY: R.N. DATE: 01-17-16
SURVEYED CHECKED DATE
FINAL CHECK DATE

MELDEN & HUNT, INC.
TEXAS REGIST F-1435

MELDEN & HUNT, INC.
CONSULTANTS - ENGINEERS - SURVEYORS

1119 N. WENTWORTH
CARROLLTON, TX 75006

2719 N. FM 350
PO BOX 6001, COTTON
WOOD, TEXAS 75845

OFF: (936) 291-8811
FAX: (936) 291-8822

OFF: (214) 445-5208
FAX: (936) 486-0821

1119 WENTWORTH DR
COTTONWOOD, TX 75845

HI

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Copyright Clearance Center, Inc.

09.27.94
18.18.73

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LINE
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COUNT

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CC. COR. 200 2 17

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NOTICE
FOOD TRUCK
PARK
FOR
THIS PROPERTY
CUP2022-0181
CITY OF MCALLEN PLANNING DEPT.
2022-11-01
www.mcallen.net

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

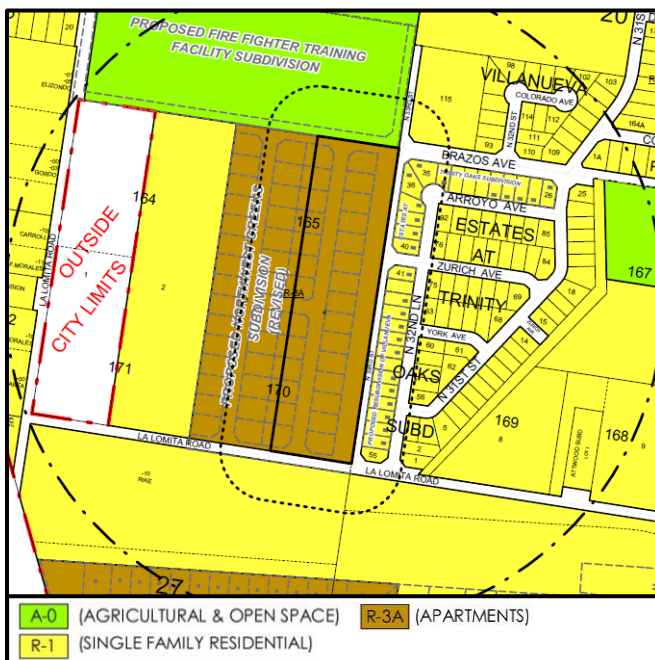
DATE: December 13, 2022

SUBJECT: REZONE FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: 10 ACRES BEING ALL OF LOT 4, RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE O' TEXAS, HIDALGO COUNTY, TEXAS; 3300 LA LOMITA ROAD (REZ2022-0049)

LOCATION: The property is located at the northwest corner of North 33rd Street and La Lomita Road, also known as Mile 6 ½ Road. The tract has 330 ft. of frontage along La Lomita Road and a depth of 1,320 ft. for a lot size of 10 acres.

PROPOSAL: The applicant is requesting R-2 (duplex-fourplex residential) District in order to construct duplexes. The subject property will be part of a larger development which includes the adjacent lot to the west. A proposed subdivision under the name of Northwest Creek Subdivision was approved in revised preliminary form for the subject property by the Planning and Zoning Commission on October 13, 2022.

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



LAND USE: The property is currently vacant. Surrounding land uses include single-family residences, agricultural land, McAllen Fire Department Training Field, and vacant land.

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

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

HISTORY: The property was annexed to the City and initially zoned R-1 District on November 27, 2017. A rezoning request to R-3A District for the subject property was approved on August 8, 2022. Proposed Northwest Creek Subdivision was approved in revised preliminary form, for this property and the adjacent property to the west, by the Planning and Zoning Commission on October 13, 2022. A revised plat layout depicting lots smaller than 7,000 sq. ft. was submitted on October 5, 2022. Section 138-356 of the Zoning Ordinance requires a minimum lot size of 7,000 sq. ft. for R-3A District. A rezoning request to R-2 District for the subject property and the adjacent property to the west side was submitted in November 2022.

ANALYSIS: The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it is a downzoning request which provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. Approval of the rezoning request permits continuation of the subdivision process and develop the property.

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 calls or emails in opposition to the rezoning request.

RECOMMENDATION:

Staff recommends approval of the rezoning request to R-2 (duplex-fourplex residential) District since it is a downzoning request which provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.



© COPYRIGHT 2022 MELDEN & HUNT, INC. ALL RIGHTS RESERVED



**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2022-0049**

CITY OF McALLEN PLANNING DEPT.
956-681-1200
WWW.MCALLEN.MY



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2022-0049

CITY OF MCALLEN PLANNING DEPT.
2040001-000
WWW.MCALLEN.UTX.GOV

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

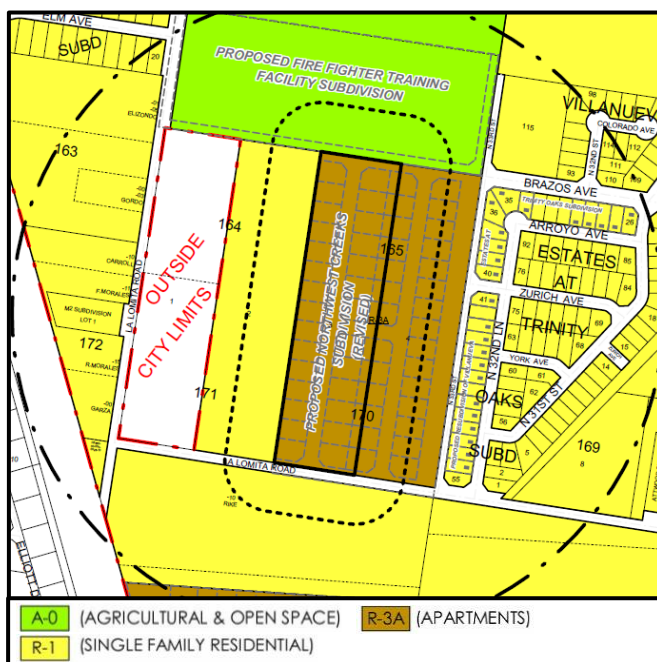
DATE: December 13, 2022

SUBJECT: REZONE FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: 10 ACRES BEING ALL OF LOT 3, RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE O' TEXAS, HIDALGO COUNTY, TEXAS; 3420 LA LOMITA ROAD. (REZ2022-0050)

LOCATION: The property is located on the north side of La Lomita Road, also known as Mile 6 ½ Road, approximately 330 ft. west of North 33rd Street. The tract has 330 ft. of frontage along La Lomita Road and a depth of 1,320 ft. for a lot size of 10 acres.

PROPOSAL: The applicant is requesting R-2 (duplex-fourplex residential) District in order to construct duplexes. The subject property will be part of a larger development which includes the adjacent lot to the east. A proposed subdivision under the name of Northwest Creek Subdivision was approved in revised preliminary form for the subject property by the Planning and Zoning Commission on October 13, 2022.

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



LAND USE: There is a storage building on the subject property, which was built in 2017 according to the Hidalgo County Appraisal District records, proposed to be demolished. Surrounding land uses include single-family residences, agricultural land, McAllen Fire Department Training Field, and vacant land.

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

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

HISTORY: The tract has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 1, 1981. In September 2017, when the City was annexing the properties in that area, the property owner signed a development agreement with the City requesting non-annexation until they subdivide. The agreement stated that submission of a subdivision application would be considered a voluntary annexation request. A subdivision and initial zoning requests to R-1 District for the subject property was submitted on April 7, 2022, but were withdrawn on April 29, 2022. A subdivision and initial zoning requests to R-3A District for the subject property was submitted on May 2, 2022. Submission of the subdivision application initiated the annexation process which was heard and approved by the City Commission on May 23, 2022. Proposed Northwest Creek Subdivision was approved in revised preliminary form, for this property and the adjacent property to the east, by the Planning and Zoning Commission on October 13, 2022. A revised plat layout depicting lots smaller than 7,000 sq. ft. was submitted on October 5, 2022. Section 138-356 of the Zoning Ordinance requires a minimum lot size of 7,000 sq. ft. for R-3A District. A rezoning request to R-2 District for the subject property and the adjacent property to the east side was submitted in November, 2022.

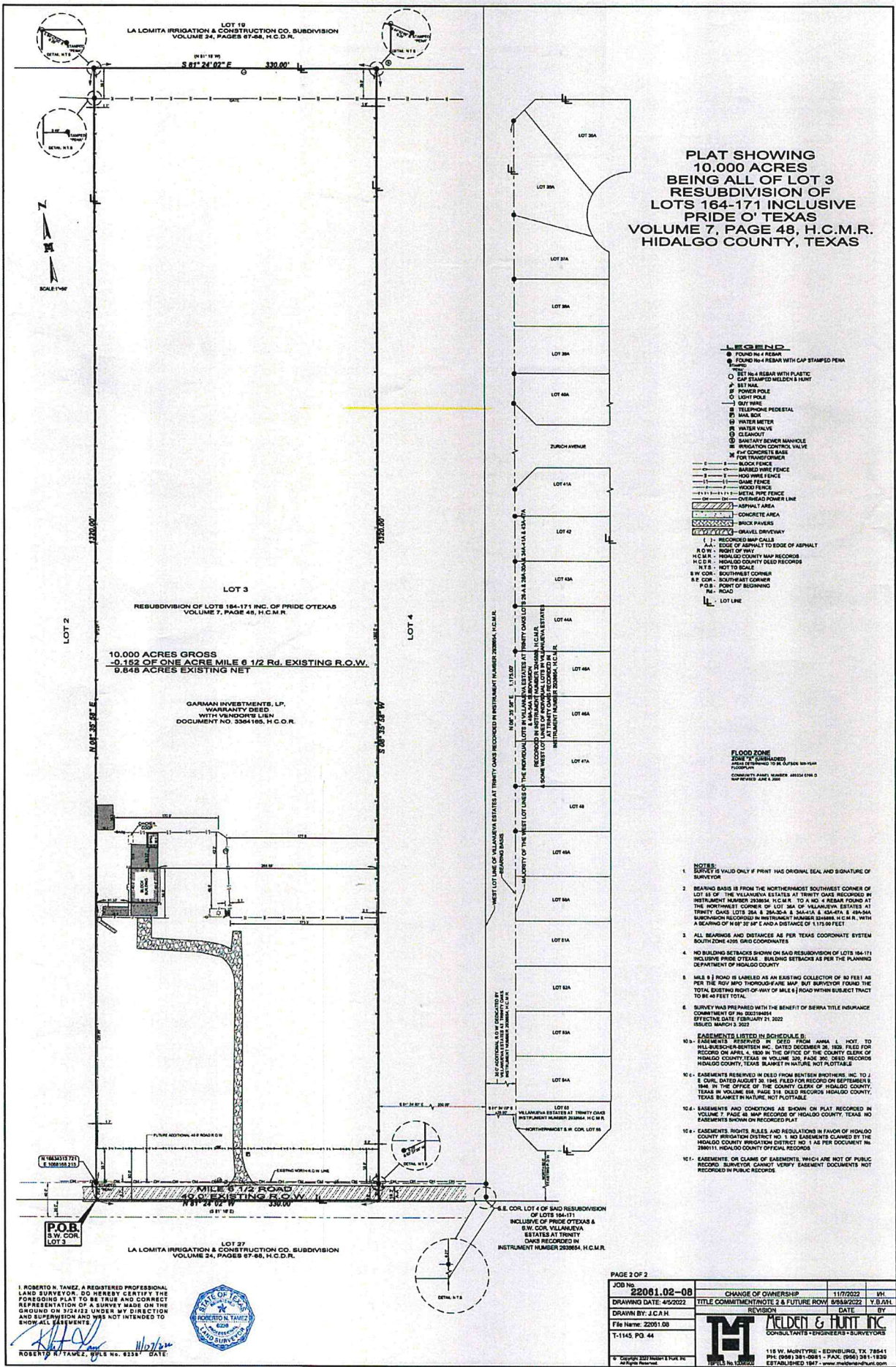
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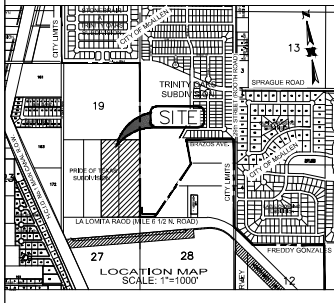
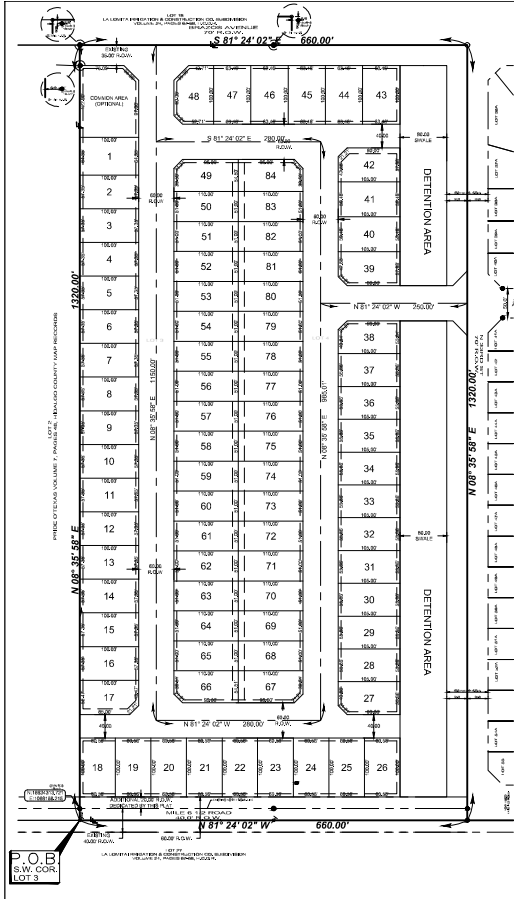
A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

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

RECOMMENDATION:

Staff recommends approval of the rezoning request to R-2 (duplex-fourplex residential) District since it is a downzoning request which provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.





- GENERAL NOTES:
- THE SITE (IN W/20E 30E UNADJUSTED) ZONE "N" UNADJUSTED IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN. ZONE "N" UNADJUSTED SHOWN ON THE UNADJUSTED MAP OF THE CITY OF McALLEN, TEXAS, BY VIRTUE OF SPECIAL WARRANTY DEED WITH COMMUNITY-PANHANDLE NUMBER 40034-025-D, MAY 1995, JUNE 6, 2000.
 - MINIMUM FLOOD ELEVATION SHALL BE "F" ABOVE TOP OF CURB AT CENTER OF LOT.
 - MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE.
FRONT: 20 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
REAR: 10 FEET EXCEPT 25 FEET FOR DOUBLE FRONTING LOTS IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
CUTBACKS: 15 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
 - REQUIRED DETENTION FOR STORM SEWER RUNOFF FOR THE APPROVED DRAINAGE REPORT SHALL BE 60,000 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE VIA A DETENTION POND WITH A CAPACITY OF 60,000 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 30" LINE INTO AN EXISTING CITY OF McALLEN STORM SEWER NETWORK LOCATED ON THE WEST SIDE OF THE PROPERTY.
 - CITY OF McALLEN BENCHMARK: INCH 36 FROM THE CITY OF McALLEN, TEXAS, REFERENCE MARKS LIST PREPARED BY CLACK LINK ON NOVEMBER 08, 1998, BEING LOCATED INSIDE THE McALLEN PUBLIC WORKS WHICH ARE WESTWARD OF WARE RD. AT A GRAV DITCH BY 7 MILE RD. 30' NAD 83 MONUMENT CAP ON TOP CAP ON TOP AT ELEVATION = 115.16, NORTHING: 1060985.3765, EASTING: 1064462.3108 (NAD83).
LATITUDE: 26° 18' 21.7540" N, LONGITUDE: 98° 14' 56.9847" W.
 - NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
 - 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE SOUTH SIDE OF BRAZOS AVENUE, AND A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE NORTH SIDE OF MILE 8 1/2 ROAD AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
 - 25 FT. ± 25 FT. BIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
 - 6 FT. CHALK BUFFER REQUIRED FROM ADJACENTLY WITHIN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDIVIDUAL, ZONING AREAS ALONG MILE 8 1/2 ROAD AND BRAZOS AVENUE.
 - AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONING USES.
 - SET N/A 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
 - DETENTION AREAS IN WHICH NO BUILDING WILL BE BUILT, ANY PRIVATE STREETS, ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
 - NO CURB OUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WEST 0 1/2 ROAD AND BRAZOS AVENUE.

Lot Area Table	Lot Area Table	Lot Area Table	Lot Area Table
Lot # 50. FT. ACREAGE	Lot # 50. FT. ACREAGE	Lot # 50. FT. ACREAGE	Lot # 50. FT. ACREAGE
1 8435.00 0.15	22 6095.58 0.14	43 8345.63 0.15	64 5610.00 0.13
2 5734.56 0.13	23 6095.58 0.14	44 8345.63 0.15	65 5610.00 0.13
3 5734.56 0.13	24 6095.58 0.14	45 8345.63 0.15	66 5610.00 0.13
4 5734.56 0.13	25 6095.58 0.14	46 8345.63 0.15	67 5610.00 0.13
5 5734.56 0.13	26 6095.58 0.14	47 8345.63 0.15	68 5610.00 0.13
6 5734.56 0.13	27 5752.80 0.13	48 8345.63 0.15	69 5610.00 0.13
7 5734.56 0.13	28 5685.30 0.13	49 5685.30 0.13	70 5610.00 0.13
8 5734.56 0.13	29 5685.30 0.13	50 5610.00 0.13	71 5610.00 0.13
9 5734.56 0.13	30 5685.30 0.13	51 5610.00 0.13	72 5610.00 0.13
10 5734.56 0.13	31 5685.30 0.13	52 5610.00 0.13	73 5610.00 0.13
11 5734.56 0.13	32 5685.30 0.13	53 5610.00 0.13	74 5610.00 0.13
12 5734.56 0.13	33 5685.30 0.13	54 5610.00 0.13	75 5610.00 0.13
13 5734.56 0.13	34 5685.30 0.13	55 5610.00 0.13	76 5610.00 0.13
14 5734.56 0.13	35 5685.30 0.13	56 5610.00 0.13	77 5610.00 0.13
15 5734.56 0.13	36 5685.30 0.13	57 5610.00 0.13	78 5610.00 0.13
16 5734.56 0.13	37 5685.30 0.13	58 5610.00 0.13	79 5610.00 0.13
17 5734.56 0.13	38 5752.80 0.13	59 5610.00 0.13	80 5610.00 0.13
18 6095.58 0.14	39 6095.58 0.14	60 5610.00 0.13	81 5609.85 0.13
19 6095.58 0.14	40 6095.58 0.14	61 5610.00 0.13	82 5610.00 0.13
20 6095.58 0.14	41 6095.58 0.14	62 5610.00 0.13	83 5610.00 0.13
21 6095.58 0.14	42 6095.58 0.14	63 5610.00 0.13	84 5609.20 0.14

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 10.000 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 3, RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE O TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 48, HIDALGO COUNTY MAP RECORDS, WHICH SAID LOT 3 WAS CONVEYED TO ANDRES LEOEL KALIFA, JR., AND ANDRES LEOEL KALIFA, SR., BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDORS LEN RECORDED UNDER DOCUMENT NUMBER 263889, HIDALGO COUNTY OFFICIAL RECORDS, SAID 10.000 ACRES AS IS HEREIN PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF LOT 2 OF SAID RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE O TEXAS, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 8 1/2 ROAD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE, N 80° 30' 30" E ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 2 AT A DISTANCE OF 25.00 FEET, PASS A NO. 4 REBAR FOUND WITH CAP STAMPED "PRIDE" NORTHEAST, IDEALLY, (EASTING: 1064462.3108) TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 8 1/2 ROAD, CONTINUING A TOTAL DISTANCE OF 1,300.00 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2 AND BEING ON THE SOUTH LINE OF LOT 3 OF LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 15-16, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:
- THENCE, S 81° 24' 02" E IN 11" 18" W MAP CALLING ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF LOT 4 OF SAID RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE O TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT:
- THENCE, S 08° 38' 56" W ALONG THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF SAID LOT 4, AT A DISTANCE OF 1,300.00 FEET, PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 8 1/2 ROAD, CONTINUING A TOTAL DISTANCE OF 1,300.00 FEET TO A NAIL SET AT THE SOUTHEAST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF SAID LOT 4 AND BEING ON THE NORTH LINE OF LOT 2 OF SAID LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT:
- THENCE, N 81° 24' 02" W IN 11" 18" W MAP CALLING ALONG THE SOUTH LINE OF SAID LOT 3 AND THE NORTH LINE OF SAID LOT 2, AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 8 1/2 ROAD, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND, OF WHICH 0.152 OF ONE ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 8 1/2 ROAD, LEAVING AN ENTIRE NET OF 9.848 ACRES OF LAND, MORE OR LESS.

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

MAYOR, CITY OF McALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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

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

PRESIDENT _____ ATTEST: _____ 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 §462.11 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. BERN, P.E., C.F.E., _____ DATE _____ GENERAL MANAGER

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

DRAWN BY: JLV	DATE: 08/25/22
SURVEYED, CHECKED: _____	DATE: _____
FINAL CHECK: _____	DATE: _____

TBPE FIRM # F-1435



MELDEEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MAIN ST.
DENVER, CO 80202
ESTABLISHED 1947

THE STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE NORTHWEST CREEK SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DECLARE TO THE USE OF THE PRIVATE ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESSES OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, OTHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

ANDRES LEOEL KALIFA, JR.
2720 GRAMBLING AVE.
MCALLEN, TX 78504

DATE _____

THE STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE NORTHWEST CREEK SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DECLARE TO THE USE OF THE PRIVATE ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESSES OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, OTHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

ANDRES LEOEL KALIFA, JR.
2720 GRAMBLING AVE.
MCALLEN, TX 78504

DATE _____

THE STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF _____

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT HAS BEEN GIVEN TO THE PLAT.

RUBEN JAMES DE JESUS, P.E., # 135922 _____ DATE: _____ DATE PREPARED: 04/25/2022
ENGINEERING JOB NO. 2206104

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT AND DESCRIPTION OF ADJACENTLY CERTAIN SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/26/2021, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

RUBEN JAMES DE JESUS, RPLS, # 61813 _____ DATE: _____ DATE SURVEYED: 04/25/2022
SURVEY JOB NO. 2206104-0248



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

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

BY _____ DEPUTY



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2022-0050

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 29, 2022

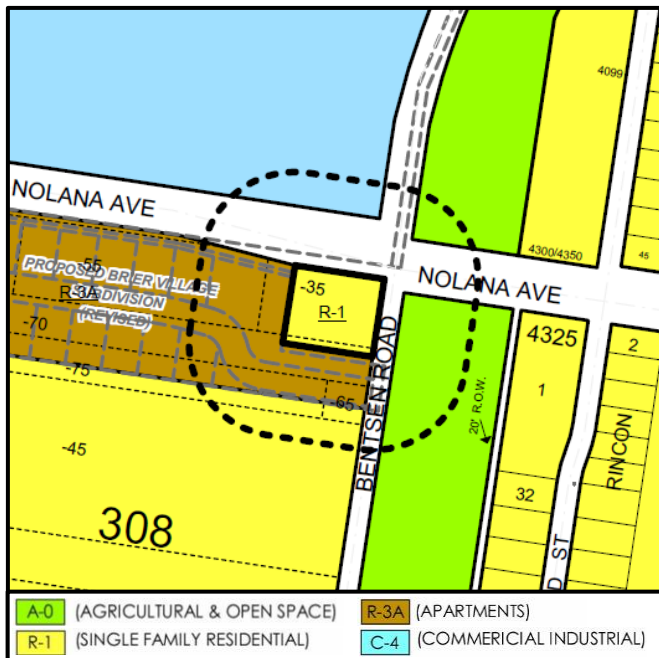
SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3C (MULTIFAMILY RESIDENTIAL CONDOMINIUM) DISTRICT: THE EAST ONE ACRE OF THE NORTH FIVE ACRES OF LOT 308, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 3925 NORTH BENTSEN ROAD. (REZ2022-0045) (TABLED SINCE 12/06/2022)(**WITHDRAWN**)

THIS ITEM WAS WITHDRAWN BY THE APPLICANT.

LOCATION: The subject property is located at the southwest corner of Nolana Avenue and North Bentsen Road. The tract has 194.29 ft. of frontage along North Bentsen Road and 224.20 ft. of frontage along Nolana Avenue for a lot size of one acre according to the submitted survey and metes and bounds.

PROPOSAL: The applicant is requesting to rezone the property to R-3C (multifamily residential condominium) District in order to build 10 condominium units. A submitted site plan for the subject property which is under review is included in the packet. A proposed subdivision, under the name of the Villas at Crossroads Subdivision, for the subject property was approved in preliminary form by the Planning and Zoning Commission on November 16, 2022.

ADJACENT ZONING: The adjacent zoning is A-O (agricultural and open space) District to the east, R-3A (multifamily residential apartment) District to the west and south, and C-4 (commercial-industrial) District to the north.



LAND USE: There is a house on the subject property, proposed to be demolished. Surrounding land uses include City of McAllen Public Works Department and Recycling Center, Hidalgo County Irrigation District No.1 canal right-of-way, single-family residences, and vacant land.

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

DEVELOPMENT TRENDS: The development trend for this area along Nolana Avenue is multifamily residential.

HISTORY: The subject property was zoned R-1 District upon annexation into the City in 1998. City Commission disapproved a rezoning request for the subject property to C-3 District on September 11, 2006. There has been no other rezoning request for the subject property since then.

City Commission approved two rezoning requests to R-3A (multifamily residential apartment) District for the adjacent lots to the east and south on January 10, 2022.

ANALYSIS: The requested zoning does not conform to Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it is a lesser intense zone than Auto Urban Commercial designation. It also follows the rezoning trend in this area to multifamily residential. The rezoning request provides an opportunity for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

A recorded subdivision plat and an approved site plan are 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 calls or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3C (multifamily residential condominium) District since it follows the rezoning trend to in this area to multifamily residential.

PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 6, 2022:

At the Planning and Zoning Commission meeting of December 6, 2022, the Board unanimously voted to table the item with four members present and voting based on the applicant's request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

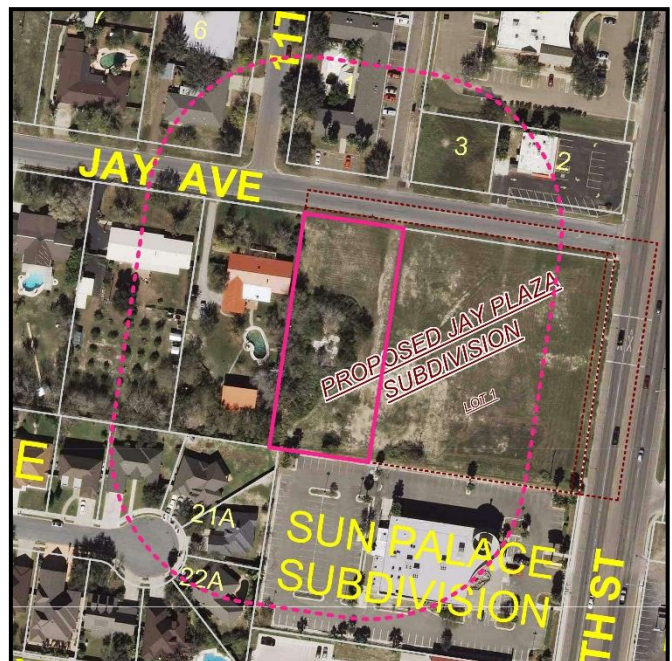
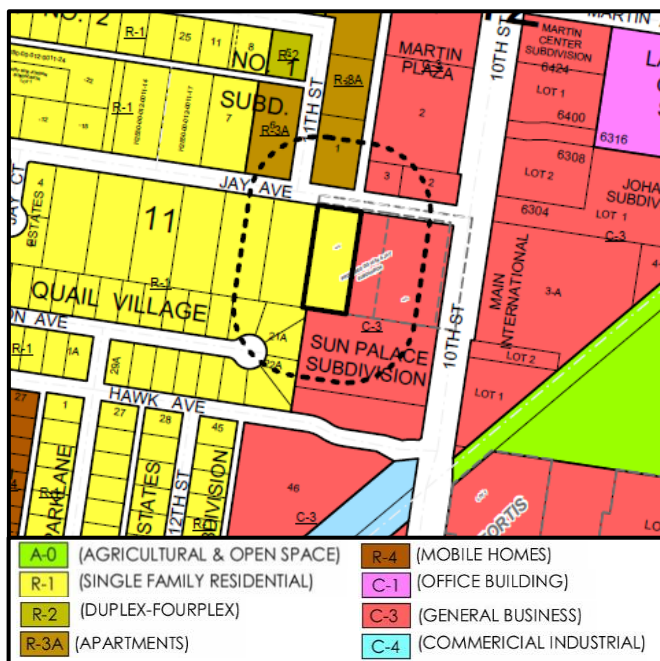
DATE: November 28, 2022

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 0.97 ACRES OUT OF LOT 11, SECTION 12, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 1009 JAY AVENUE. (REZ2022-0046)(TABLED SINCE 12/06/2022)

LOCATION: The property is located on the south side of Jay Avenue, 319.20 ft. west of North 10th Street. The tract has 128 ft. of frontage along Jay Avenue with a depth of 330 ft., for a lot size of 0.97 acres.

PROPOSAL: The applicant is requesting to rezone the property to C-3 (general business) District for commercial use. A submitted site plan depicts that it will be part of a larger commercial development at the southwest corner of North 10th Street and Jay Avenue. A proposed subdivision under the name of QQ 10th & Jay Subdivision, was approved for the subject property in preliminary form by the Planning and Zoning Commission on December 7, 2021.

ADJACENT ZONING: The adjacent zoning is C-3 (general business) District to the south, east, and northeast, R-3A (multifamily residential) District to the north and northwest, and R-1 (single-family residential) District to the west and southwest.



LAND USE: The property is currently vacant. Surrounding land uses include single-family residences, Valencia Apartments, Breakaway Cycling Boutique, offices, Tenth at Jay Street Shopping Plaza, Top 10 Plaza, Falcon International Bank, Affordable Attic Self Storage, and vacant land.

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

DEVELOPMENT TRENDS: The development trend for this area along Jay Avenue is residential and commercial.

HISTORY: The subject property was zoned R-1 (single-family residential) District and the eastern portion of the larger tract was zoned C-3 (general business) District upon comprehensive zoning in 1979. Three rezoning requests to C-3 District for the subject property was withdrawn in 2009, 2018, and 2021, after some neighbors appeared in opposition to the rezoning request. There has been no other rezoning request for the subject property since then.

ANALYSIS: The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it is adjacent to properties zoned C-3 District to the east and south. The proposed zone will be part of a larger commercial development that fronts North 10th Street, according to the submitted site plan. The rezoning request is following the development trend in this area along North 10th Street and is in character with the adjacent commercial use to the south side. If the rezoning is approved, the boundary line of C-3 zone would follow about the same lot depth as Sun Place Subdivision.

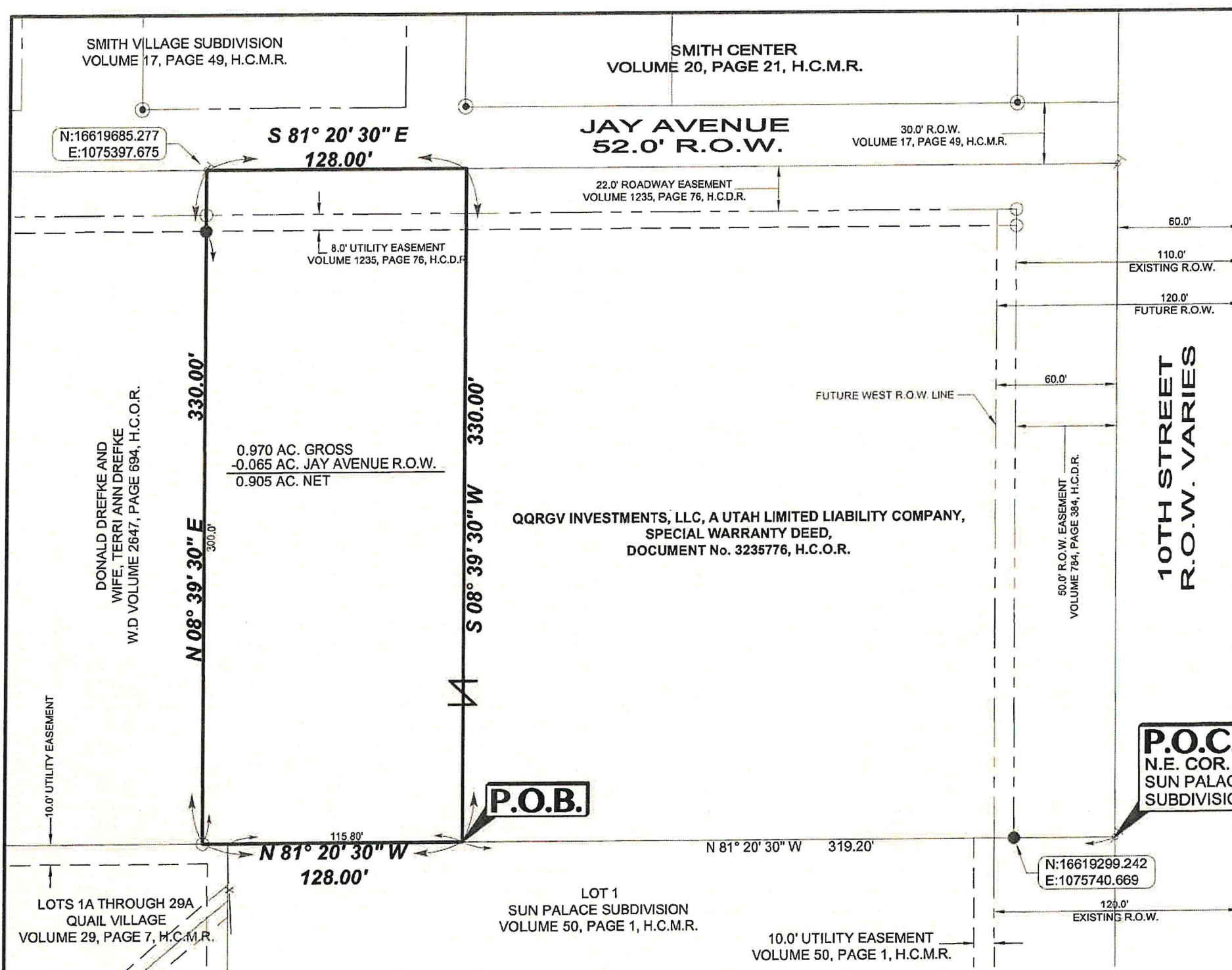
A recorded subdivision plat and approved site plan are required prior to building permit issuance. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3 (general business) District since it is compatible with the adjacent zoning and development trend in this area and will be part of a larger commercial development along North 10th Street.

PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 6, 2022:

At the Planning and Zoning Commission meeting of December 6, 2022, two people appeared in opposition to the rezoning request. Steve Widnick, 1105 Jay Avenue, and Don Drefke, 1101 Jay Avenue, spoke in opposition to the proposed rezoning and commercial development on Jay Avenue. Their concerns included increasing noise and traffic on a residential street, impacting the quality of life and property values. Mario Reyna, the engineer and the applicant, spoke in favor of the request. After further discussion, the applicant requested that the item be tabled to speak with the opposition and address their concerns. The Board voted to table the request with five members present, four voting, and one abstaining.



- LEGEND**
- FOUND No.4 REBAR
 - FOUND PIPE
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - X—X— CHAIN LINK FENCE
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - P.O.C. - POINT OF COMMENCING
 - P.O.B. - POINT OF BEGINNING
 - W.D. - WARRANTY DEED
 - AC. - OF ONE ACRE
 - Σ - SAME OWNER

BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE: 1"=60'

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
3. 10TH STREET HAS AN EXISTING PRINCIPAL ARTERIAL OF 120.00 FEET AS PER THE 2015 THOROUGHFARE PLAN AMENDMENTS APPROVED BY TRANSPORTATION POLICY COMMITTEE FEBRUARY 18, 2016, APPROVED BY COUNTY COMMISSIONER'S COURT MARCH 22, 2016.
4. SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT GF No.102403
EFFECTIVE DATE: NOVEMBER 23, 2020
ISSUED: DECEMBER 3, 2020

EASEMENTS LISTED IN SCHEDULE B:

- 10.b.- RIGHT OF WAY EASEMENT GRANTED TO THE STATE OF TEXAS, BY IDA ELIZABETH LINN, DATED OCTOBER 29, 1953, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 784, PAGE 384, DEED RECORDS HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
- 10.c.- EASEMENT FOR UTILITY PURPOSES AND EASEMENT ROADWAY GRANTED TO THE CITY OF McALLEN, BY MOFFATT CONSTRUCTION COMPANY, INC., BY INSTRUMENT DATED JUNE 20, 1969, RECORDED IN VOLUME 1235, PAGE 76, DEED RECORDS OF HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
- 10.d.- ROAD RIGHT OF WAY ALONG THE NORTH SIDE OF SUBJECT PROPERTY AS EVIDENCE BY DEDICATED MAPS OF SMITH VILLAGE SUB, AND SMITH CENTER SUB, RECORDED IN VOLUME 17, PAGE 49 AND VOLUME 20, PAGE 21, BOTH IN MAP RECORDS OF HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
- 10.e.- EASEMENTS AS SHOWN ON THE MAP RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS. NO EASEMENTS SHOWN ON RECORDED MAP.
- 10.f.- EASEMENTS IN FAVOR OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 3.
- 10.g.- EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORD. SURVEYOR CANNOT VERIFY EASEMENT DOCUMENTS NOT RECORDED IN PUBLIC RECORDS.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 09/21/2018 UNDER MY DIRECTION AND SUPERVISION.

Fred L. Kurth 9-7-21
FRED L. KURTH, RPLS No. 4750 DATE:

**PLAT SHOWING
0.970 OF ONE ACRE OUT OF
LOT 11, SECTION 12,
HIDALGO CANAL Co.,
VOLUME Q, PAGE 177, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**

**FLOOD ZONE
ZONE "B"**

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

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

PAGE: 2 OF 2

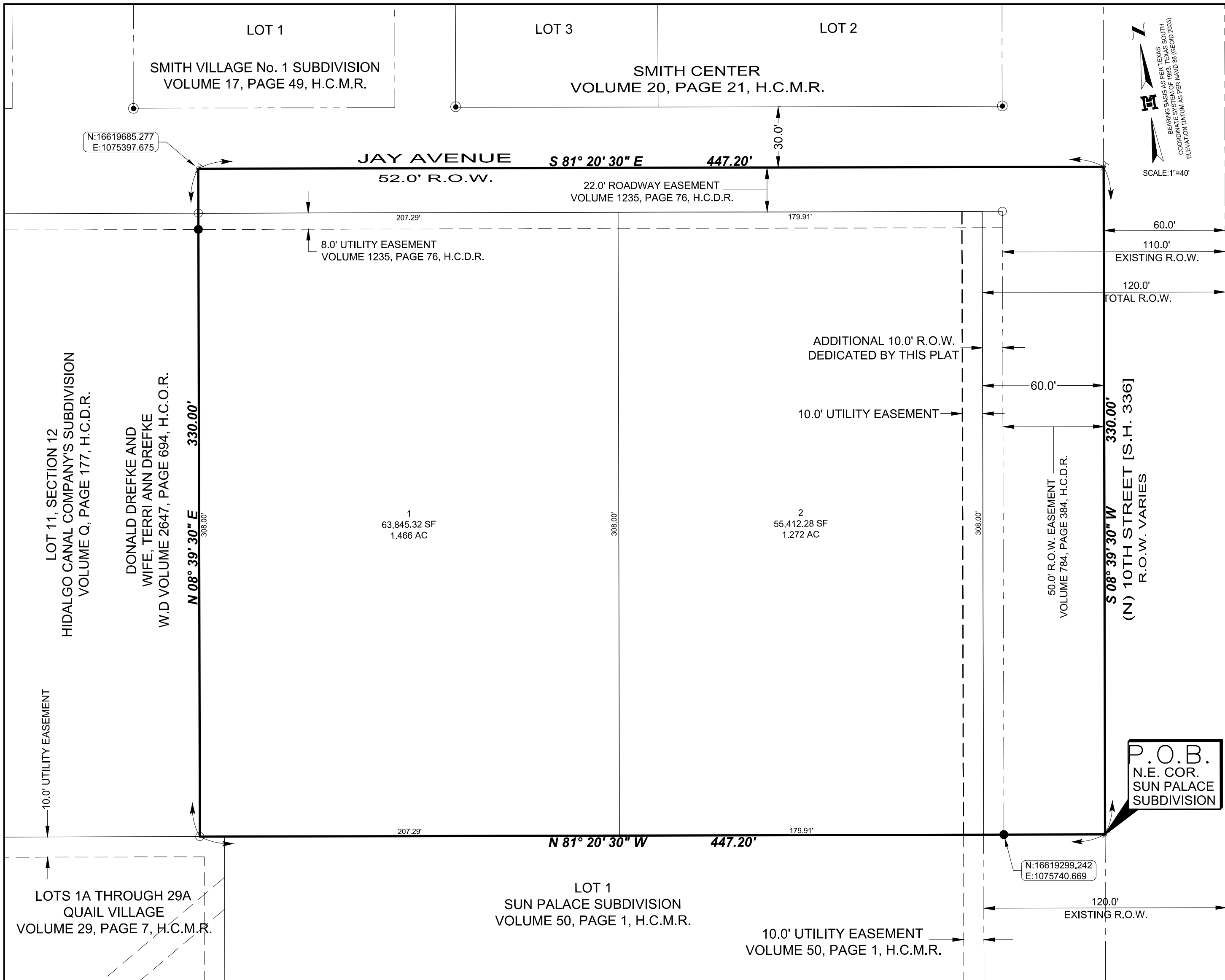


MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

BOOK: T-1067, PG. 2
DATE: 10/01/2018
JOB No. 21132
FILE NAME: 21132
REFERENCE JOB No. 18953.08
DRAWN BY: J.G./J.L.G./Y.B.

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

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MAP OF
QQ 10th & JAY
SUBDIVISION

BEING 3.388 ACRES
OUT OF LOT 11, SECTION 12
HIDALGO CANAL COMPANY'S SUBDIVISION
VOLUME Q, PAGE 177 H.C.D.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 3.388 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 12, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, HIDALGO COUNTY DEED RECORDS, WHICH SAID 3.388-ACRE TRACT WAS CONVEYED TO QORGV INVESTMENTS, LLC A UTAH LIMITED LIABILITY COMPANY, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3235776, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.388 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTHEAST CORNER OF SUN PALACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50, PAGE 1, HIDALGO COUNTY MAP RECORDS AND WITHIN THE RIGHT-OF-WAY OF 10TH STREET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 20' 30" W ALONG THE NORTH LINE OF SAID SUN PALACE SUBDIVISION AND THE NORTH LINE OF LOTS 1A THROUGH 29A QUAIL VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 7, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR FOUND [NORTHING: 16619299.242, EASTING: 1075740.669] ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, AT A DISTANCE OF 435.00 FEET PASS THE NORTHWEST CORNER OF SAID SUN PALACE SUBDIVISION AND THE NORTHEAST CORNER OF SAID LOTS 1A THROUGH 29A QUAIL VILLAGE, CONTINUING A TOTAL DISTANCE OF 447.20 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 08° 39' 30" E AT A DISTANCE OF 300.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 308.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF JAY AVENUE, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NAIL SET [NORTHING: 16619685.277, EASTING: 1075397.675] WITHIN THE RIGHT-OF-WAY OF JAY AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 20' 30" E WITHIN THE RIGHT-OF-WAY OF JAY AVENUE, A DISTANCE OF 447.20 FEET TO A NAIL SET WITHIN THE RIGHT-OF-WAY OF 10TH STREET, FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 08° 39' 30" W WITHIN THE RIGHT-OF-WAY OF 10TH STREET, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.388 ACRES, OF WHICH 0.379 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET AND 0.201 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF JAY AVENUE, LEAVING A NET OF 2.808 ACRES OF LAND, MORE OR LESS.

LEGEND

- FOUND No. 4 REBAR
- FOUND PIPE
- SET NAIL
- SET No. 4 REBAR WITH PLASTIC

GENERAL NOTES :

1. THE SITE LIES IN ZONE "B". ZONE "B" ARE 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.
COMMUNITY-PANEL NUMBER: 480343 0005 C, MAP REVISED: NOVEMBER 2, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
FRONT - 10th STREET: 60 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
INTERIOR SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
CORNER: 75 FOOT OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 32,803 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE BY EACH LOT AS APPROVED BY CITY OF MCALLEN. LOT 1 WILL REQUIRE TO ACCOMMODATE 17,375 CUBIC FEET, LOT 2 15,228 CUBIC FEET.

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.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. NO BUILDING ALLOWED OVER ANY EASEMENT.
7. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
8. A 4 FOOT WIDE SIDEWALK IS REQUIRED ALONG N. 10TH STREET - SIDEWALK WIDTH MAY INCREASE TO 5 FEET AS PER ENGINEERING DEPARTMENT. SIDEWALK SHALL BE BUILT OR ESCROW FUNDS IF SITE IS NOT BUILT AT THIS TIME.
9. A 6' OPAQUE BUFFER WILL BE REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONEUSES AT SUBDIVISION IMPROVEMENTS.
10. AN 8" MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONEUSES AT SUBDIVISION IMPROVEMENTS.
11. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--CITY OF MCALLEN BENCHMARK: "MC 55" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE ON OCTOBER 06, 1999, LOCATED 481 FEET WEST OF 10th STREET AND 135 FEET NORTH OF ROBIN AVENUE. 30" ALUM. PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 108.89 (NAVD88); N: 16619299.242, E: 1075740.669.
BENCH MARK #2: SQUARE CUT SET ON INLET LOCATED ALONG THE WEST RIGHT-OF-WAY OF 10th STREET APPROXIMATELY 486.0 FEET NORTH OF JAY AVENUE. N: 16620108.6370, E: 1075869.7570, ELEV: 109.42.
- 12.

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

MAYOR, CITY OF MCALLEN

ATTESTED BY:

CITY SECRETARY

DATE

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

CHAIRMAN, PLANNING COMMISSION

DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

THE STATE OF UTAH
COUNTY OF UTAH

I (WE), THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE QQ 10th & JAY 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.

DALLAS HAKES
QORGV INVESTMENTS, LLC.
A UTAH LIMITED LIABILITY COMPANY
2208 WEST 700 SOUTH
SPRINGVILLE, UTAH 84663

DATE

THE STATE OF UTAH
COUNTY OF UTAH

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

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

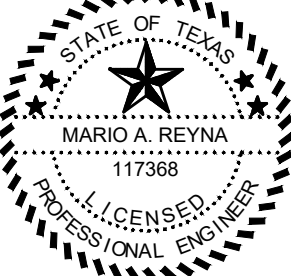
NOTARY PUBLIC, FOR THE STATE OF
MY COMMISSION EXPIRES:

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: 10-08-2021
ENGINEERING JOB NO. 21132.00



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____, 20 ____.

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

DATE SURVEYED: 10-01-18
T-1067, T-1065, PG. 2
SURVEYING JOB NO. 18953.08



THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

ON THIS THE ____ DAY OF _____, 2021.

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

OTHAL BRAND JR., PRESIDENT

DATE

MARK FREELAND, SECRETARY

DATE



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

ON: _____ AT _____ AM/PM

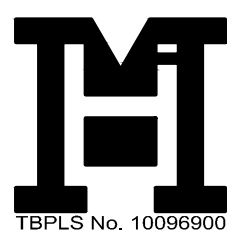
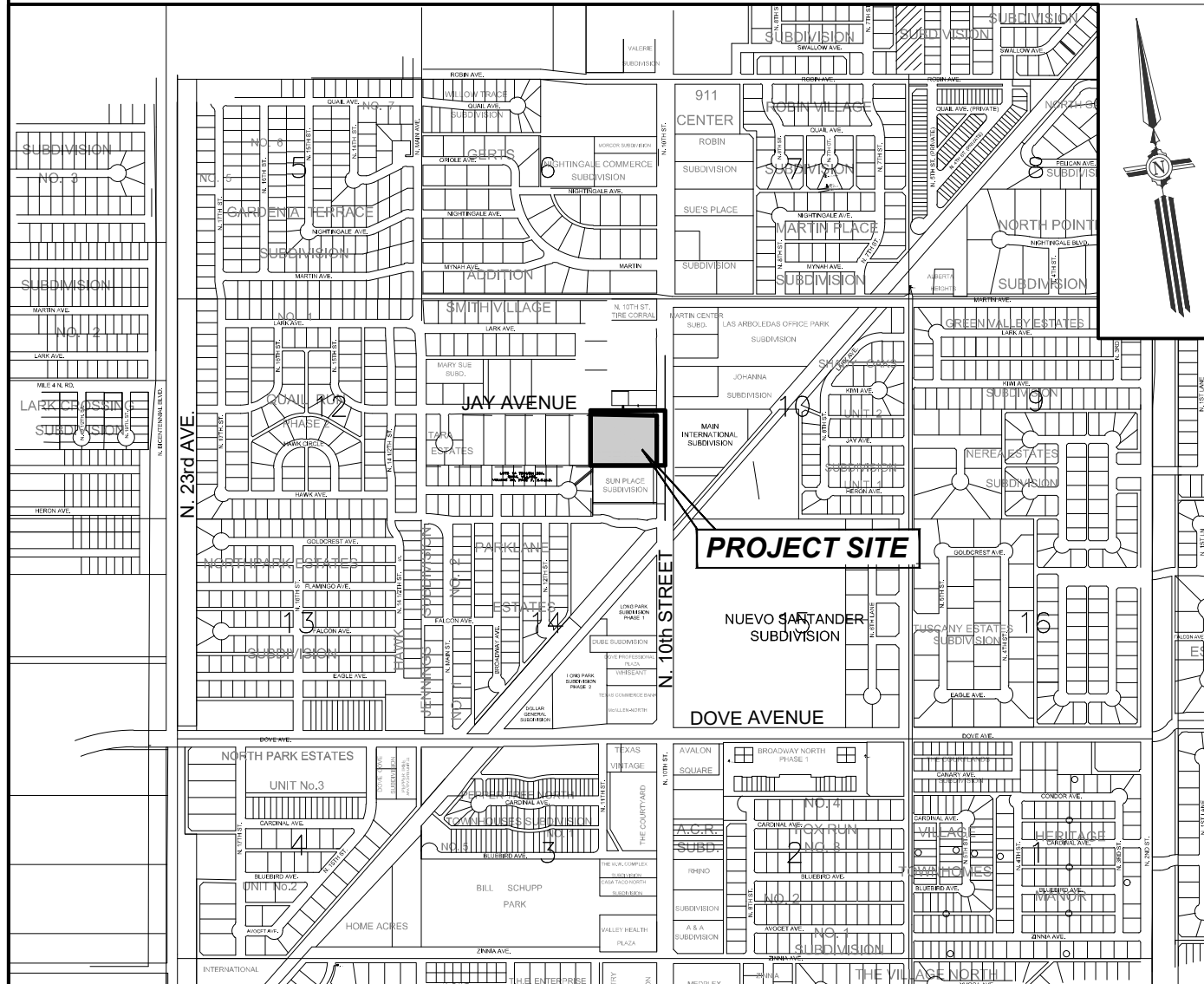
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DRAWN BY: Cesar DATE 10-08-21
SURVEYED, CHECKED DATE
FINAL CHECK DATE

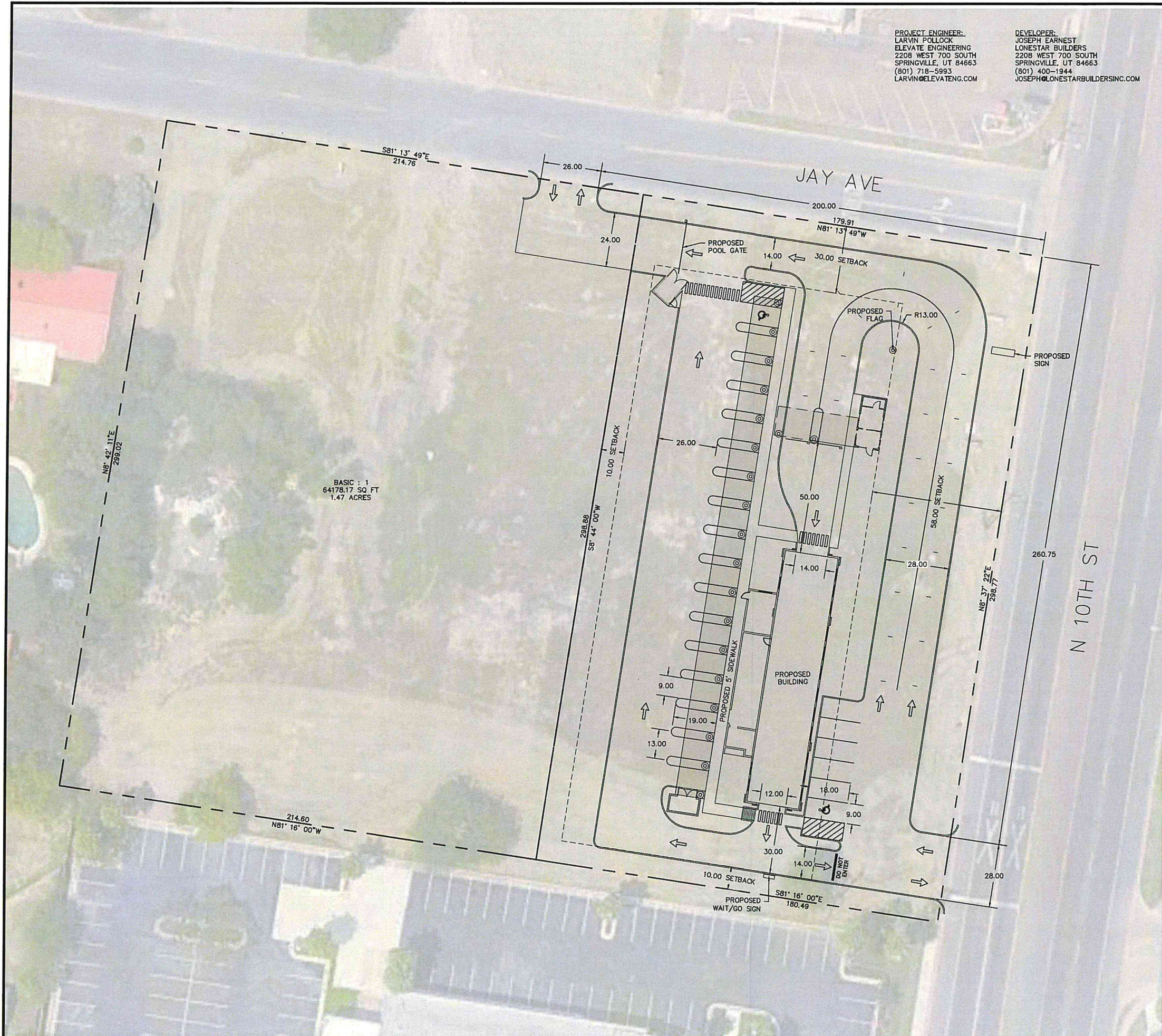
LOCATION MAP

SCALE: 1" = 1,000'



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



PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEINC.COM

DEVELOPER:
JOSEPH EARNEST
LONESTAR BUILDERS
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 400-1944
JOSEPH@LONESTARBUILDERSINC.COM

LEGEND

- LOT LINES (PROPERTY) ————
- EXISTING CURB AND GUTTER ————
- PROPOSED CURB AND GUTTER ————
- STRIPING ————
- BUILDING SETBACK ————
- LANDSCAPE AREA [Pattern]
- CONCRETE AREA [Pattern]
- VACUUM CANOPY [Pattern]

SITE DATA

LOT AREA: 53,847 SF (1.24 ACRES)
BUILDING AREA: 3,791 SF± 7.0%
PAVEMENT AREA: XX,XXX SF± XX.X%
LANDSCAPE AREA: XX,XXX SF± XX.X%

ZONING: C-3 (GENERAL BUSINESS)
PERMITTED USE
PARCEL ID#: 189795

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=58 FEET
REAR=5 FEET
SIDE=10 FEET

PARKING TABULATION

REQUIRED: CITY PLANNING DEPARTMENT CHAIRMAN TO DETERMINE PARKING REQUIREMENTS.

PROVIDED: 6 STALLS
1 ADA STALL

VACUUM STALLS: 16 STALLS
TUNNEL LENGTH: 114 FEET
STACKING: 26 STALLS

SCALE: 1" = 20'

NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING
TYPE: FIRM #20020
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateinc.com

ELEVATE
ENGINEERING

QUICK QUACK 10TH AND JAY MC ALLEN
SITE PLAN
1009 JAY AVE, MC ALLEN, TX 78504

SHEET: C-1
DATE: Feb 10, 2021

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2022-0046**



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



Memo

TO: Planning & Zoning Commission
FROM: Liliana Garza, Planner III
DATE: December 7, 2022
SUBJECT: **REQUEST OF OMAR AND MARI LIZA VAN WAGONER FOR A DESIGNATION OF A MCALLEN CITY LANDMARK OUT OF A 0.73-ACRE TRACT OF LAND OUT OF THE SOUTH 3.15 ACRES OF OUT OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 1206 NORTH MAIN STREET. (HIS2022-0002)**

BRIEF DESCRIPTION:

The subject property is located at the east side of North Main Street and approximately 135 ft. north of Kendlewood Avenue. The zoning designation for this tract is R-1 (single family residential) District and there is currently a residence located on the subject property. The architectural classification for the building is Craftsman Ranch Style.

HISTORY OF MR. GEORGE FRANKLIN WHEELBERGER:

Mr. George Frank Wheelberger moved to McAllen with his brother Granville and sister Esta in 1912 from Illinois and the following year they purchased 22 acres from John W. Ewing, where the residence currently sits. Mr. Wheelberger joined the orchardist community and began construction of his home and farming his acreage with citrus. The property was deeded to Esta; however, when she married M. J. Bowe and moved into his home in 1918, Mr. G.F. Wheelberger purchased the property from her. In 1920, Mr. Wheelberger married Clara Emerick and a year later their daughter Coylie Elizabeth Wheelberger was born in the home on Main Street.

Mr. G.F. Wheelberger purchased several tracts of lands in the Hidalgo Canal Co.'s and McAllen Townsite; however, he slowly began to sell them off until he was left with the $\frac{3}{4}$ acre where the home currently resides.

Agricultural development, especially citrus, was and remains integral to the Rio Grande Valley. In September 1936, *The Monitor* made an announcement: "Early Pink Show Excellent Blush; Fruit on Display." The article described Mr. Frank Wheelberger as "McAllen's Pioneer fruit-grower" who displayed a couple of his pink grapefruit at the McAllen Chamber of Commerce. He owned 10 acres of pink grapefruit and harvested bumper crops from his orchard each year. It was also stated in another article that same month that when northerners would visit the valley, they would beg for clusters of fruit to take back with them. They said "When we go back and TELL them what we saw it's so good they don't believe us. They have to see it themselves." Mr. Wheelberger donated the necessary exhibit of citrus.

In 1940, the City of McAllen commission and school board got together and named a joint board of equalization to fix tax values of the two political subdivisions. Mr. Wheelberger was one of the 3 members chosen to serve. An article from *The Monitor* described the three members of the joint board, as “Old-Timers” of McAllen.

Following Mr. Wheelberger passing in June of 1948, an entry from *The Monitor* stated that “Mr. George Franklin Wheelberger, pioneer McAllen citrus grower, died on June 29, 1948 at 80 years old. Mr. Wheelberger came to McAllen a long time ago, only a few years after McAllen became an incorporated town. He had lived out on North Main Street in the same trim white home all that time. When it was in the farm area just beyond the north city limits. But McAllen grew so rapidly that he became surrounded by residential areas. To his last days, Mr. Wheelberger prided himself on the neatness of his home, his lawns and his trees. He kept them that way for more than a quarter of a century.”

HISTORY OF COYLIE ELIZABETH WHEELBERGER & C. K. KOELLE:

Coylie Elizabeth Wheelberger was the daughter of George Frank and Clara Wheelberger. She graduated from McAllen High School in 1938 and McAllen Business College the following year. C.K. Koelle was born in 1920 in Mission, Texas, to a family of Sharyland pioneers who came to the area in 1916 from Watertown, South Dakota on one of John H. Shary's, the district's namesake, land tours. C.K. graduated from Sharyland High School in 1939 and began farming, ranching and working in the community. Both Coylie and C.K. married on August 8, 1955 and worked together in C.K.'s farming operations.

C.K.'s love of land earned him recognition as Outstanding Conservation Farmer in two different South Texas Soil Conservation Districts. From 1968 to 1973 he received the annual award at the Texas Citrus Fiesta in Mission, Texas for raising over 50 varieties of citrus. In October 2000, the Hidalgo County Farm Bureau honored him for outstanding service to agriculture. On the last weekend of February for over 20 years, he hosted a 2-day show affiliated with the Rio Grande Valley Old Farm Equipment Club at their farm on North Shary Road. One of his greatest pleasures was his collection of antique two-cylinder John Deere tractors from the smallest to the largest in the alphabet series, the “Two Banger Museum.” The show was nationally advertised and farmers from all over would attend. The show offered more than antique tractors and engines, but also spotlighted old military vehicles and classic cars, with demonstrations by woodcarvers, wood turners, spinners, horse shoeing and many other crafts – all to the happy music of the City of McAllen's calliope.

Coylie was a longtime member of St. John Episcopal church in McAllen and was active in the Altar Guild and as a Charter member of St. John's Chapter of the Order of the Daughters of the King. She served with the Easter Seals Rio Grande Valley in McAllen and was a member of the Telephone Pioneers of McAllen, The McAllen Old timers' club and the Hidalgo County Historical Society. C.K. was a lifelong member of St. Paul Lutheran Church in McAllen and helped level and prepare the land for the present church when it was built in 1957. During World War II, C.K. served his country in the 785th Tank Battalion, Company “C,” stationed at Fort Knox, KY. The 785th Tank Battalion was assigned to check tanks as they were developed before they were used in combat. During the Pacific phase of the War, the 785th Battalion was to be in the spearhead of the invasion of Japan. C.K. was in the first wave of soldiers who had already been told they would not survive to return home. They were on the high seas when the atomic bomb was dropped and immediately returned to the Philippine Islands to the devastated City of Manila where they guarded prisoners of war until they were finally returned to the States to be discharged. In 1958, C.K. and two of his Company “C” buddies organized annual style reunions of the Company. In June 1983 C.K. hosted the reunion in McAllen and made sure the men and

their families from New York to California would always remember the Texas hospitality of the Lower Rio Grande Valley of Texas.

In their later years, C.K. and Coylie moved into Coylie's childhood home at 1206 N. Main Street, McAllen, Texas. She and her husband decided to make their 80 acre-tract along Shary Road available to the Sharyland district as a lasting contribution to the community. "He loved the land so much" Coylie said in a 2012 interview by Andrew Kreighbaum. "He wanted so much to improve things and leave it better than he found it." The new high school campus in the Sharyland school district was named Pioneer High School at the request of the Koelles to recognize two of the first families, the Wheelbergers and themselves, to settle the area from McAllen and Sharyland.

HISTORY OF THE HOUSE:

The home was originally built by carpenter, Chris Longoria, as per a board over the front door signed by him and dated May 10, 1913. On May 22, 1927 the *McAllen Daily Press* made an announcement: "Remodeling Home." The article mentioned Mr. Wheelberger was remodeling his home by adding several sleeping rooms to the upper story and described the homes as "one of the many beautiful suburban homes adjoining McAllen." The residence remained in the Wheelberger family since it was built in 1913 until it was gifted to St. John Episcopal on July 9, 2013 and was left vacant up until the current owners, Mari Liza and Omar Van Wagoner, purchased it on April 25, 2017.

REHABILITATION WITH ADDITION:

The new owners were able to meticulously remove, clean, refinish, and reuse almost all the original walls, flooring, doors, hardware, windows, staircase, and mouldings/casings. The home has a pier and beam foundation and the skirting that was originally on it was a type of metal siding. However, the Wagoners, decided to replace the metal siding with brick and were able to find a company out of North Carolina. Old Carolina brick is created by hand and used on historical restorations. The brick was used to skirt the home and bases for the column supports on the front porch.

The home's windows were original single pane wood windows with weights; however, some of the glass was damaged or missing. The Van Wagoner's were able to find a company, Architectural Glass, out of Houston, Texas that manufactures "old" glass. The glass line called Circa 1900 matched the window's glass perfectly because it has a slight distortion or imperfection when looking at the glass from angles. The roof of the home was a basic composition shingle; however, when removing it, the original cedar shakes were found underneath. They were able to replace the roof with GAF Glenwood Lifetime Wood Shake-Look Shingle, bringing back the look of the original cedar shake.

The Van Wagoner's added a concrete foundation addition to the rear of the home, which consists of a kitchen/dining space, butler's pantry, laundry room, ½ bath, office and part of the master bath and closet, as well as the breezeway and detached garage on the south side. The Old Carolina brick was also used to skirt the new addition, the flooring for the back porch and breezeway, and used the thin brick on the wall in the kitchen and butler's pantry. The vinyl siding around the home was covering the original wood siding, which was cleaned and painted, and the Van Wagoner's were able to match the wood siding perfectly and use it on all the additions. After locating a company out of San Antonio, who had a contact that was removing the long-leaf pine floors from the courthouse in Yorktown, Texas, the flooring of the addition was able to match the original home's long-leaf pine flooring.

All beadboard was reused where possible for the ceilings in the master bath, kitchen, and exterior porches. Removing the old ceiling tiles exposed tongue and groove wood planks, which were cleaned and stained. The ceiling wood planks were left exposed in the master bedroom on the first floor and both bedrooms on the second floor. Every original door was reused and any new door was a replica the old. The hinges and doorknobs were removed, cleaned, and reinstalled. The original kitchen cabinets were reused for the laundry room and the old back door was converted into a swinging door for the butler's pantry.

The original garage near the back of the property was rehabilitated with original leftover materials from the home.

The house features hallmarks of the craftsman ranch style such as low-pitched roof, gabled roof with wide, unenclosed eave overhang, exposed roof rafter, decorative beams/braces added under roof gable, and porch with roof supported by tapered square columns. The Wheelberger-Koelle house is in excellent condition and retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

ANALYSIS:

The Wheelberger-Koelle House is an outstanding example of a custom-designed Craftsman farmhouse built during a period of phenomenal growth in South Texas in the mid-1910s. The house is also significant in the area of agricultural development for the pivotal role G.K. Wheelberger played as McAllen's pioneer fruit-grower and C.K. Koelle's outstanding service to agriculture in Hidalgo County.

The building meets the requirements established under Section 38-413 Sub-section (b) (1) (a) of the Historic Preservation Ordinance for a City of McAllen Landmark Designation by way of the following:

1. Possesses significance in history, architecture, archeology, and culture;
2. Is more than 50 years old and embodies the distinctive characteristics of a type, period, or method of historical construction or architecture;
3. Is associated with the lives of persons significant to our past;
4. Is associated with events that have made a significant contribution to the broad patterns of the city's history.
5. Embodies the distinctive characteristics of a type, period, or method of construction;
6. Represents the work of a renowned master designer, builder or craftsman;
7. Represents an established and familiar visual feature of the neighborhood

HPC RECOMMENDATION:

The Historic Preservation Council recommended approval of the city landmark designation during their November 30, 2022.

STAFF RECOMMENDATION:

Staff recommends approval of the city landmark designation.

HIS2022-0002

NOMINATION FOR A McALLEN LANDMARK, HERITAGE PROPERTY, OR DISTRICT

11/4/2022
Date

City of McAllen Planning Department
(956) 681-1250 Fax (956) 681-1279

Application fee: \$65.00

1. PROPERTY NOMINATION

APPLICANT:

Name: Mari Liza Van WagonerCompany: + Omar Van WagonerAddress: 1206 N. Main St.City, State, Zip: McAllen, Texas 78501Bus & Home Phone: 956-458-8025

Fax: _____

E-Mail: aaaomari@yahoo.com

OWNER: (if different than applicant)

Name: _____

Company: _____

Address: _____

City, State, Zip: _____

Bus & Home Phone: _____

Fax: _____

E-Mail: _____

Status of applicant (Check one)

☒ Owner☐ Representative☐ Prospective Buyer

2. PROPERTY CLASSIFICATION

Address: 1206 N. Main St, McAllen, TX 78501Legal description (lot and block number): HIDALGO CANAL CO - MC LOT W. 13 AC OF S 3.15 AC 7 BLK SW 1/4 9Current Zoning: R-1

Use of Property (Check what applies)

☒ residence☐ businessType of business

Ownership of Property (Check what applies)

☒ private☐ public/local☐ public-State☐ public-Federal

Category of Property (Check only one)

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources on Property

2 building(s)

_____ sites

_____ structures

_____ objects

_____ other

Proposed Use of Property

Circle as many of the following categories as appropriate:

Commercial Government Health Care Religious Funerary

Industrial Education Culture Recreation Transportation

Residence Agriculture Museum Scientific Vacant

3. ARCHITECTURAL SIGNIFICANCE

Architectural Classification

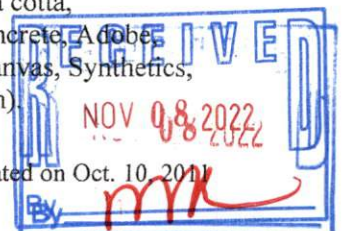
FARMHOUSE

Select as many of the following categories as appropriate. Indicate both the main category and the subcategory, if applicable. **Late 19th and early 20th century revivals:** Beaux Arts, Colonial Revival, Classical Revival, Tudor Revival, Late Gothic Revival, Mission or Spanish Colonial Revival, Italian Renaissance, French Renaissance, Pueblo. **Late 19th and early 20th century American movements:** Prairie School, Chicago, Skyscraper, Bungalow, Craftsman. **Modern movement:** Moderne, International Style, Art Deco.

Exterior Materials

Foundation PIER & BEAM ADDITIONAL CONCRETEWalls WOOD SIDINGRoof COMPOSITE SHAKE SHINGLESOther BRICK - SKIRTING, BASES & PORCH FLOORS

For materials, select as many categories as appropriate. Wood, Brick, Stone, Metal, Stucco, Earth, Terra cotta, Asphalt, Asbestos, Concrete, Adobe, Ceramic tile, Cloth, Canvas, Synthetics, or other (please explain).



Last updated on Oct. 10, 2011

4. ORIGINAL CONSTRUCTION

Provide documentation that can verify the original date of construction and approximate dates and description of any additions or alterations.

Date of Construction 5/10/1913

Attach a paper with additions/alterations information

5. ARCHITECT & CONTRACTOR

Provide documentation that can verify the original architect and builder.

Architect _____

Builder Chris Longoria - Carpenter

6. ADDITIONAL DOCUMENTATION

PHOTOGRAPHIC - Provide at least one copy of the oldest known photograph of the property. Provide recent, current, simple 4"x 6" color photo copies of close exterior elevations (the front, rear and both sides), the front curb, trees, close ups of significant exterior details, if any, and noteworthy interiors or details. In ballpoint pen on the back of each photo, lightly label photographs indicating subject of the photograph and direction of view.

SITE PLAN - Provide a copy of the current site plan that illustrates footprints of all buildings, resources, objects and major vegetation within the property nomination boundaries. (You may start with a copy of a current survey and add to it.) Provide reduced copy (on 8.5"x11" paper) of the original architectural exterior plan or site plan.

INTERIOR - Provide a simple, neatly sketched rendering of current interior floor plan of all floors, showing interior walls, doors, window placements, and significant details, i.e., fireplace, staircase, etc., one floor per page. If possible, provide reduced copies (on 8.5"x11" paper) of original architectural interior plans or floor plan.

HISTORIC DISTRICT (if applicable) - Provide reduced copy (on 8.5"x11" paper) of your Landmark or Heritage District boundaries and show your specific property position within the district.

7. HISTORIC OWNERSHIP

Provide documentation that can verify the original owner and all significant later owner(s).

Original Owner Esta Wheelburger / G.F. Wheelburger

Later Owner(s) Coylie Elizabeth Wheelburger Koele -> St. John's Episcopal

8. STATEMENT OF SIGNIFICANCE

On a separate piece of paper, give brief history of past owners listings of their significance to the community. List any of the other significant people or events ever associated with the property, if any, that have made an important contribution to the broad pattern of our city history. Be sure to include dates and any documentation needed to verify your claim. Attach any support documentation.

I certify that I am the legal owner of record, or I have secured the property owner's permission and have full authority to make this application and/ or appeal. I certify that the above information is correct and complete to the best of my knowledge and ability. I agree to provide any additional information for determining eligibility.

MARI LIZA VAN WAGNER - [Signature]

11/4/2022

Printed Name and Signature of Applicant

Date

MARI LIZA VAN WAGNER - [Signature]

11/4/2022

Date

Printed Name and Signature of Property Owner

APPLICATION ACCEPTED BY:

(For official use only)

DATE



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes.



PEÑA ENGINEERING

FIRM #10087200 · 1001 WHITEWING · P.O. BOX 4320
(956) 682-8812 · McALLEN, TEXAS 78502 · FAX (956) 631-PENA

N
O
R
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H
R
U
D
Y

N.W.C.
LOT 6
BLK. 2
V. 4
P. 29
MAP REC.

MAPLE AVE. V. 4 P. 29 M.R.

BASIS OF BEARING IS THE NORTH LINE
OF LOTS 11 THRU 13 BLK. 9 MILMOR
SUB. V. 4 P. 37 M.R. HIDALGO COUNTY
TEXAS.

CAD: HIDALGOCANAL-9
SCALE: 1" = 40'
JOB No. 72618

LEGEND

F1 - FOUND 1/2" DIAMETER IRON ROD
F2 - FOUND 1/2" DIAMETER IRON PIPE
F3 - FOUND 3/4" DIAMETER IRON PIPE
F4 - FOUND 5/8" DIAMETER IRON ROD
F5 - FOUND 2" DIAMETER IRON PIPE
R.O.W. - RIGHT-OF-WAY
B/C - BACK OF CONCRETE CURB & GUTTER
X - 6' CEDAR FENCE
XX - 6' CHAINLINK FENCE
XXX - 8' METAL FENCE
S/P - IRRIGATION STANDPIPE
H - 5' CEDAR FENCE
CP - COVERED PATIO ON CONC SLAB
CW - CONCRETE WALK

NOTES:

- 1). STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No.3
- 2). BLANKET IRRIGATION EASEMENT IN FAVOR OF HIDALGO CANAL CO. V. 6 P. 113 M.R.
- 3). STATUTORY EASEMENTS, RULES, REGULATIONS, LIENS CLAIMS AND RIGHTS IN FAVOR OF HIDALGO CO. DRAINAGE DISTRICT NO. 1.

GARDEN VILLAS SUB V.4 P.29 M.R.

PEDRO NAVARRO
DOC. 1343582 O.R.

PEDRO NAVARRO
V. 2592 P. 892 O.R.

S.W.C.
LOT 6
BLK. 2
V. 4
P. 29
MAP REC.

MAIN ST. V. 4 P. 29 M.R.

N.W.C.
LOT 13
BLK. 9

BUYER'S NAME: Omar Van Wagoner

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel No. 480343 0005 C Map Rev: 11/02/1982

- ☐ Zone "A" - This is to certify that this property is in a flood prone area.
- ☒ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2021 PEÑA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied copy this Survey. Survey valid only if print has original seal and signature.

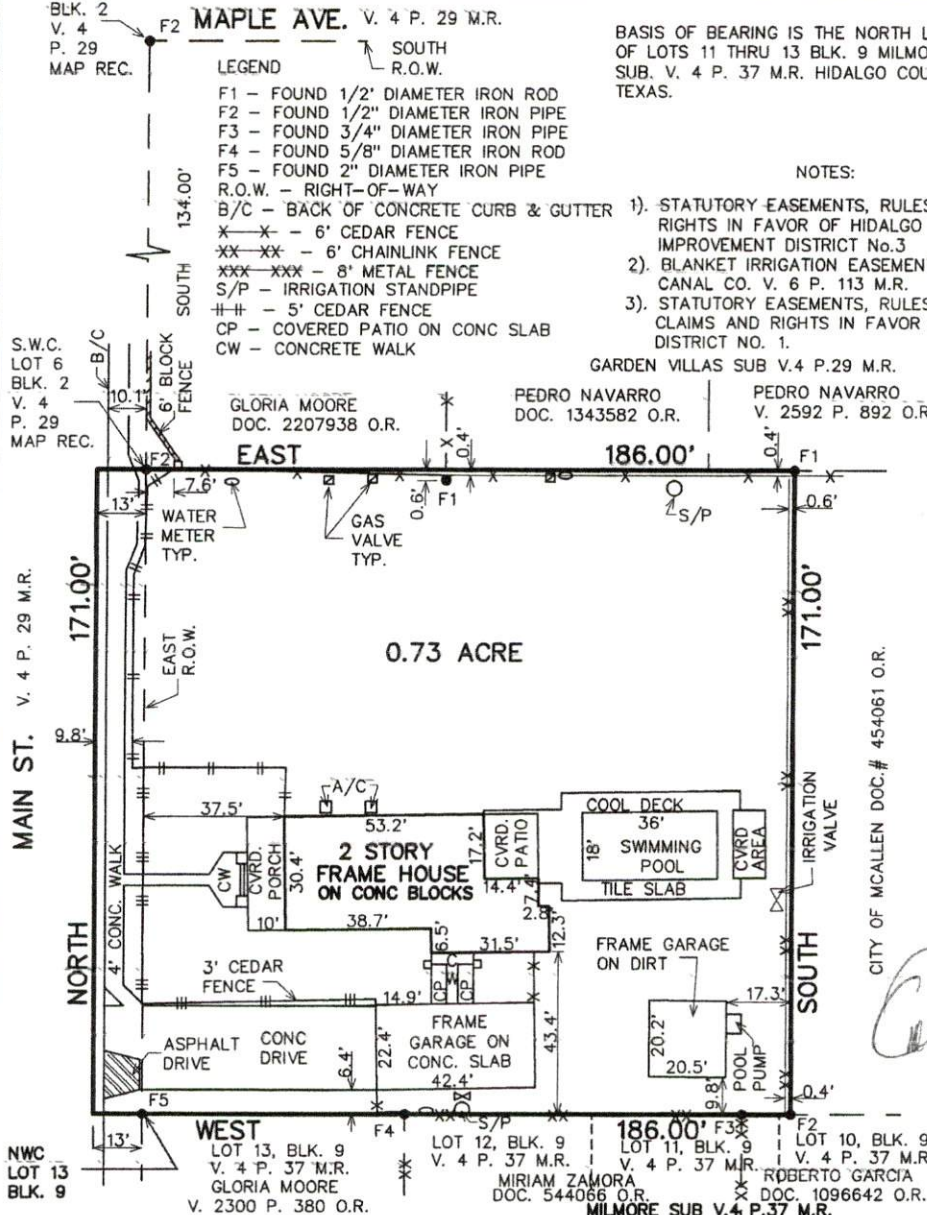
ADDRESS: 1206 N. Main St. McAllen, TX

LEGAL DESCRIPTION: The West 0.73 acre of the South 3.15 acres out of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section 9, HIDALGO CANAL COMPANY'S SUBDIVISION, Hidalgo County, Texas,

ACCORDING TO THE MAP RECORDED IN VOLUME "Q" PAGE 177
OF THE Deed RECORDS OF Hidalgo COUNTY, TEXAS.

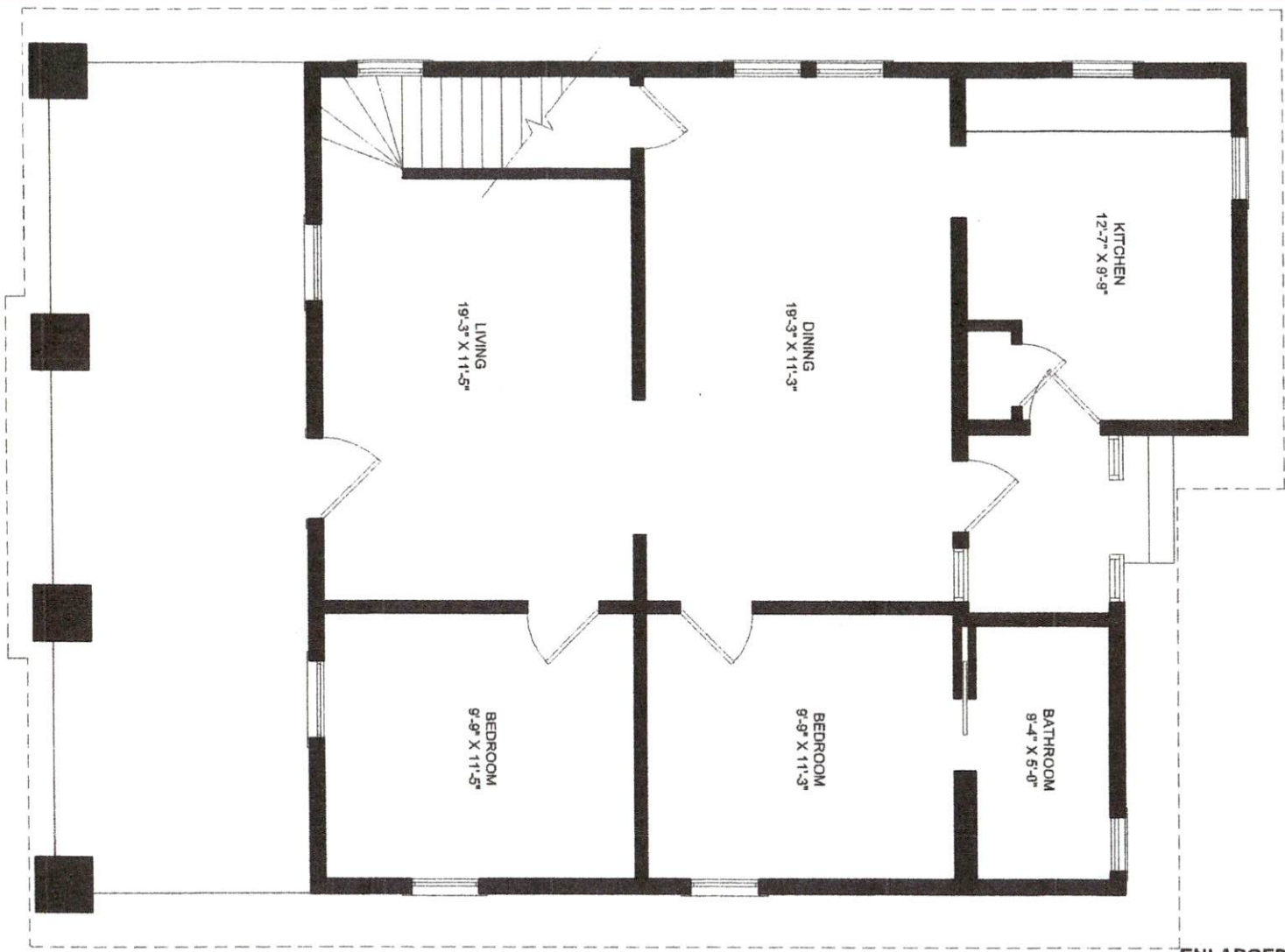
03/11/2021
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242



AS BUILT

1st LEVEL



ENLARGED FLOOR PLAN: L01
SCALE 1/4"=1'-0"

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of ELEVATE ARCHITECTURE LLC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of ELEVATE ARCHITECTURE LLC. © 2017 ELEVATE ARCHITECTURE LLC

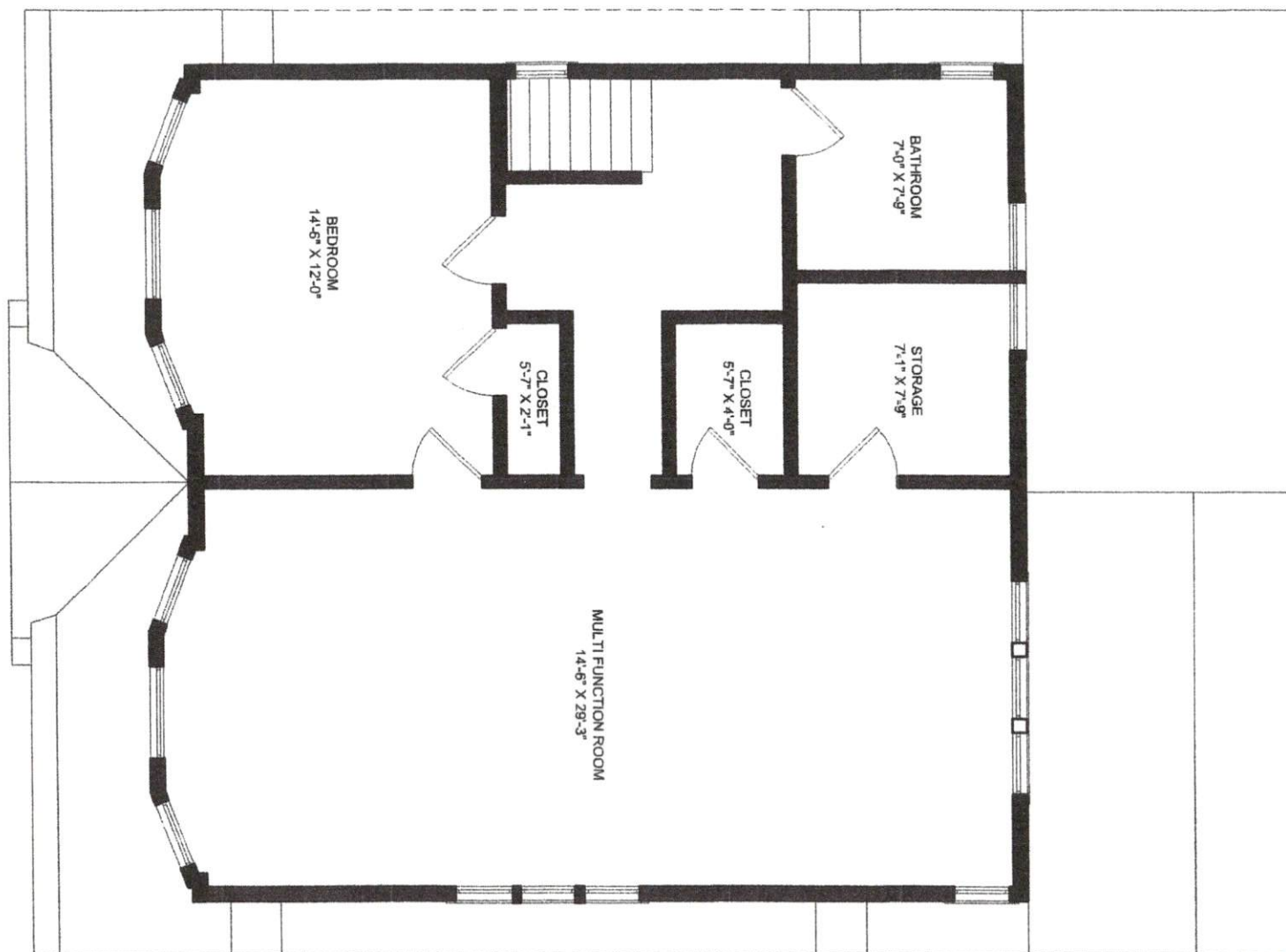


AS BUILT



ELEVATE ARCHITECTURE LLC
RESIDENTIAL • COMMERCIAL • INTERIOR DESIGN
WWW.ELEVATEARCHITECTURE.COM

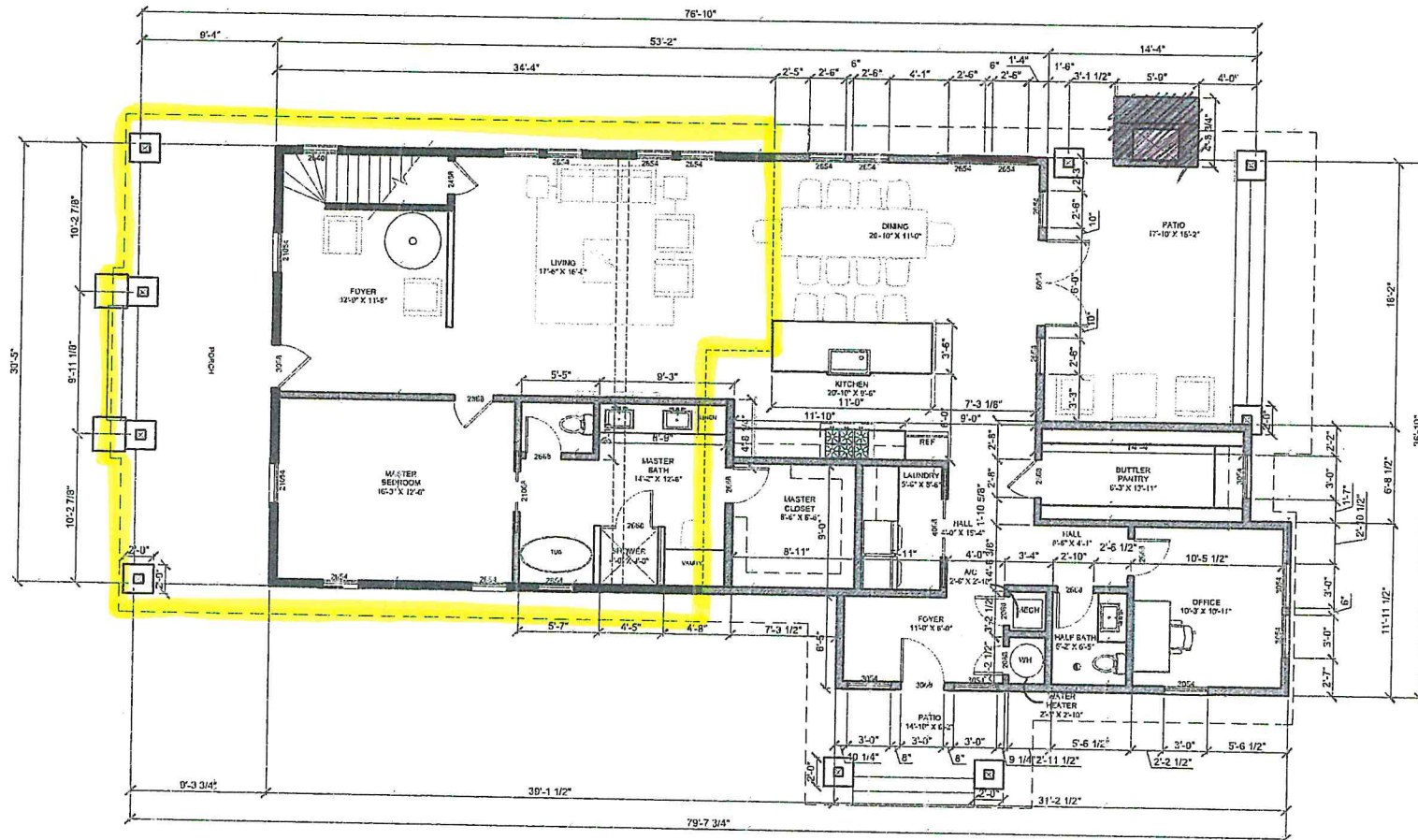
ENLARGED FLOOR PLAN: L02
SCALE 1/4"=1'-0"



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2ND LEVEL

1ST LEVEL



1ST FLOOR
ADDITION SF: 1,040
PATIO SF: 236
REMODELED: 969

2ND FLOOR
REMODELED: 950

ENLARGED FLOOR PLAN: L01

SCALE 3/16"=1'-0"

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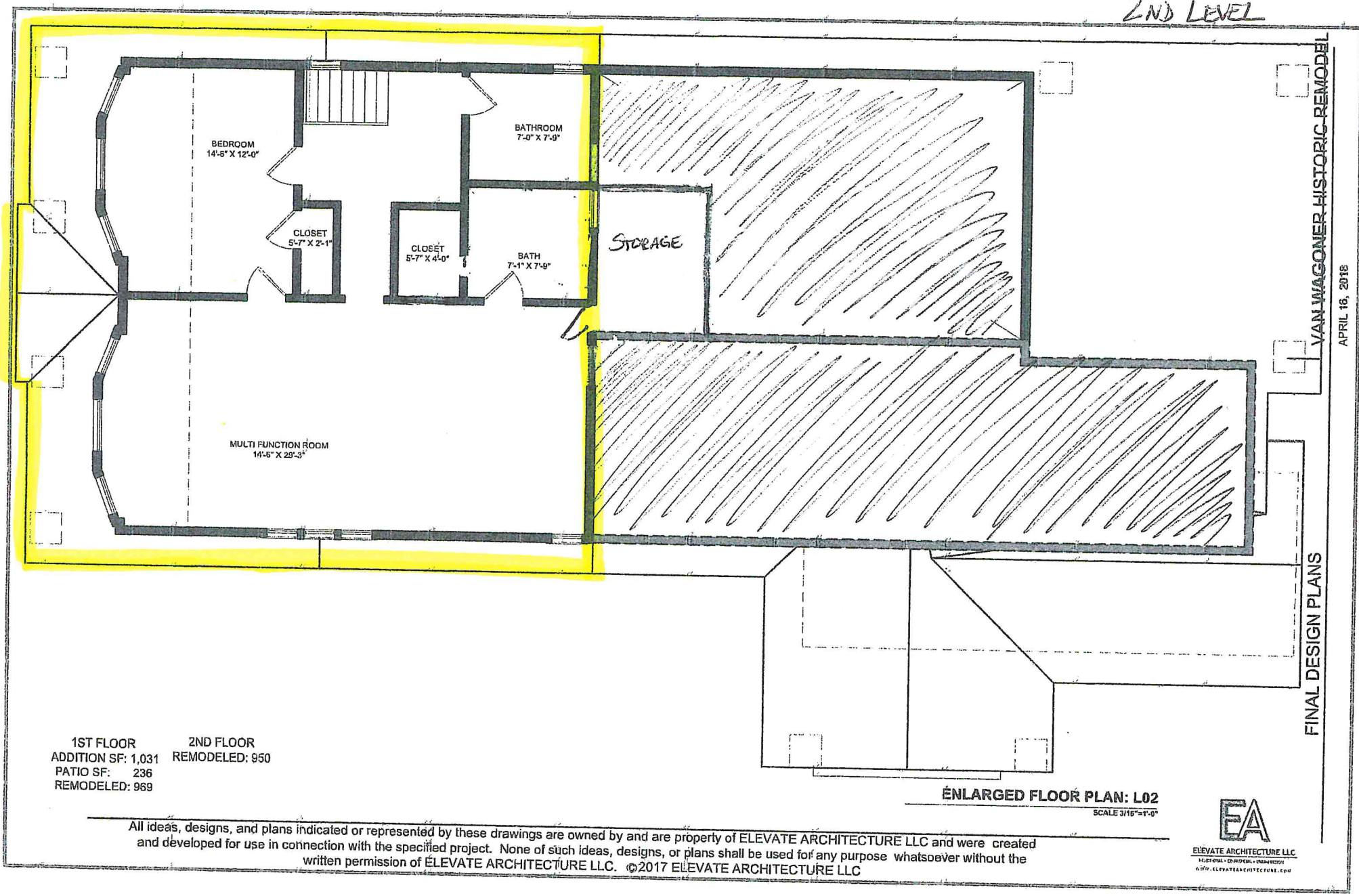
ELEVATE ARCHITECTURE LLC
RESIDENTIAL • COMMERCIAL • LANDSCAPE
WWW.ELEVATEARCHITECTURE.COM

FINAL DESIGN PLANS

VAN WAGONER HISTORIC REMODEL

APRIL 16, 2018

2ND LEVEL



VAN WAGONER HISTORIC REMODEL
APRIL 18, 2018
FINAL DESIGN PLANS

1ST FLOOR
ADDITION SF: 1,031
PATIO SF: 236
REMODELED: 969

2ND FLOOR
REMODELED: 950

ENLARGED FLOOR PLAN: L02
SCALE 3/16"=1'-0"

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1206 N Main St

McAllen, Texas

Builder: Carpenter Chris Longoria

Date of Construction: May 10, 1913

Signature was found on the back of a board over the front door

McAllen Daily Press Sunday May 22, 1927

OKLAHOMA CITY., May 21.—Oklahoma officers have renewed their search for the bank bandits, believed officered by Mathew Kimes and Ray Terrell, who Wednesday robbed the Beggs, Okla., Bank, spurred on by the biggest reward ever offered by the state. Governor Henry Johnston posted a thousand dollar reward for the capture of the bandits dead or alive.

—)o(—

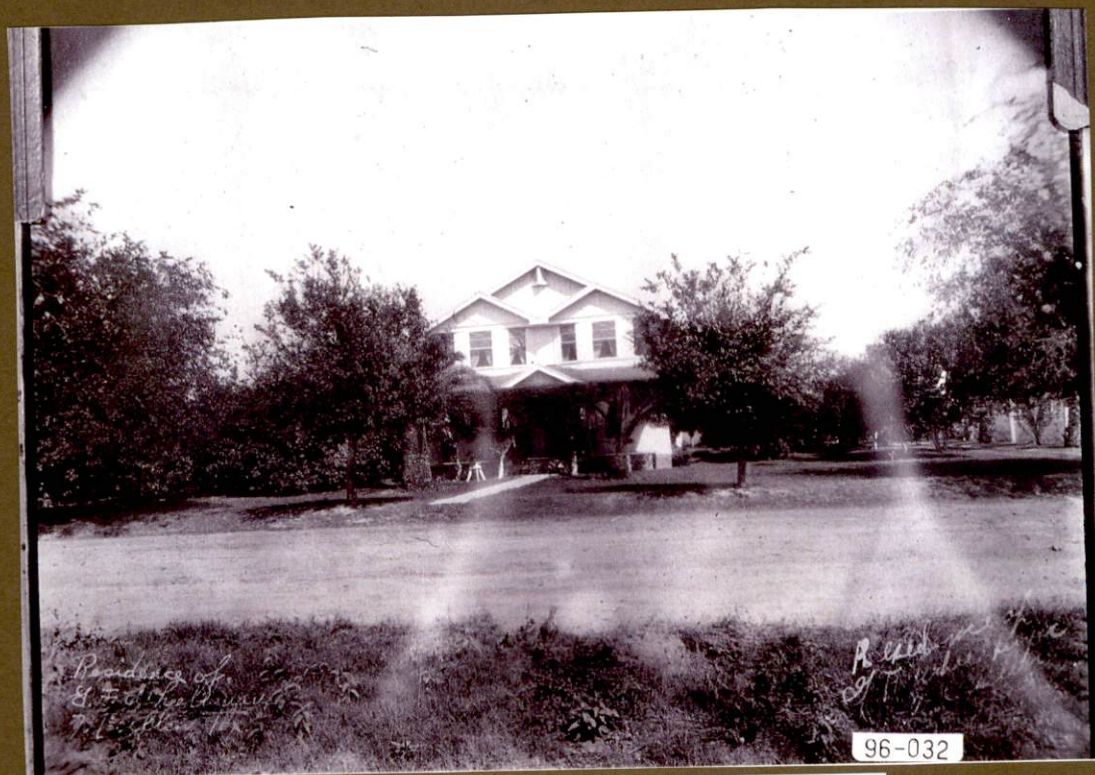
REMODELING HOME

G. F. **Wheelberger** is remodeling his home just north of town, adding several sleeping rooms to the upper story. This is one of the many beautiful suburban homes adjoining McAllen.

2ND Story Addition 1926-1927



George Franklin & Clara Wheelberger
1920



House built in 1913, 2nd story added about 1926.
Main St. was unpaved.

Main St. was unpaved. Sugarcane field was on right.
Cotton field was in front.



C.K. & COYLIE KOELLE



Sharyland Pioneer High School



Sign found in upstairs closet being used as the shelf.

WEST ELEVATION



Before



After

SOUTH ELEVATION



Before

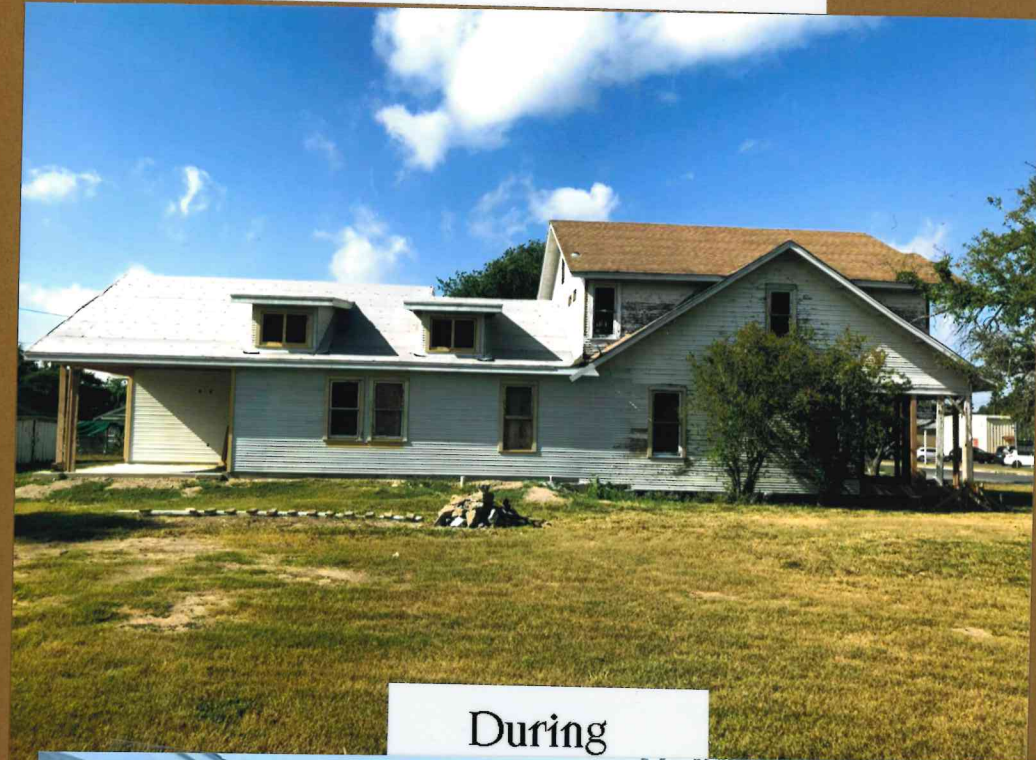


After

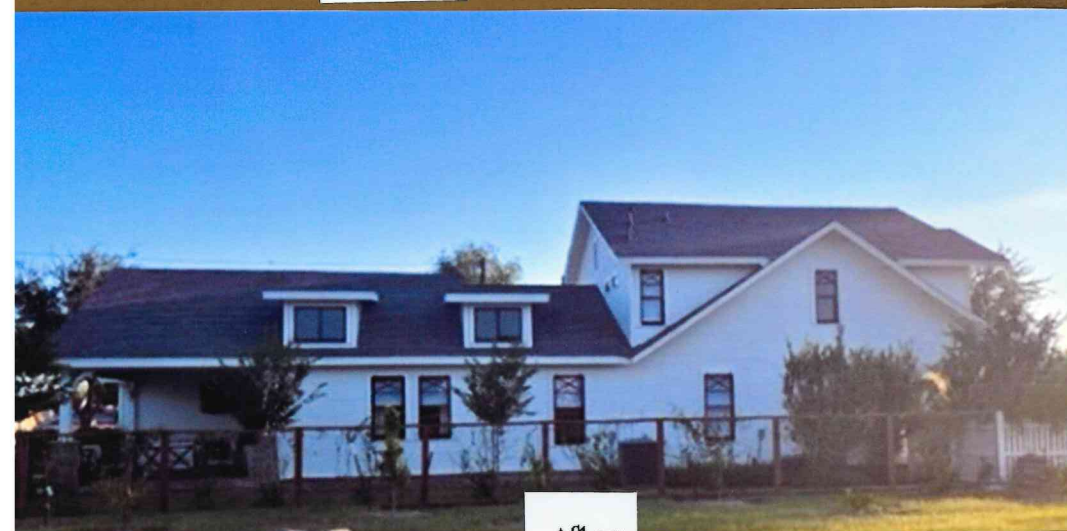
NORTH ELEVATION



Before



During



After

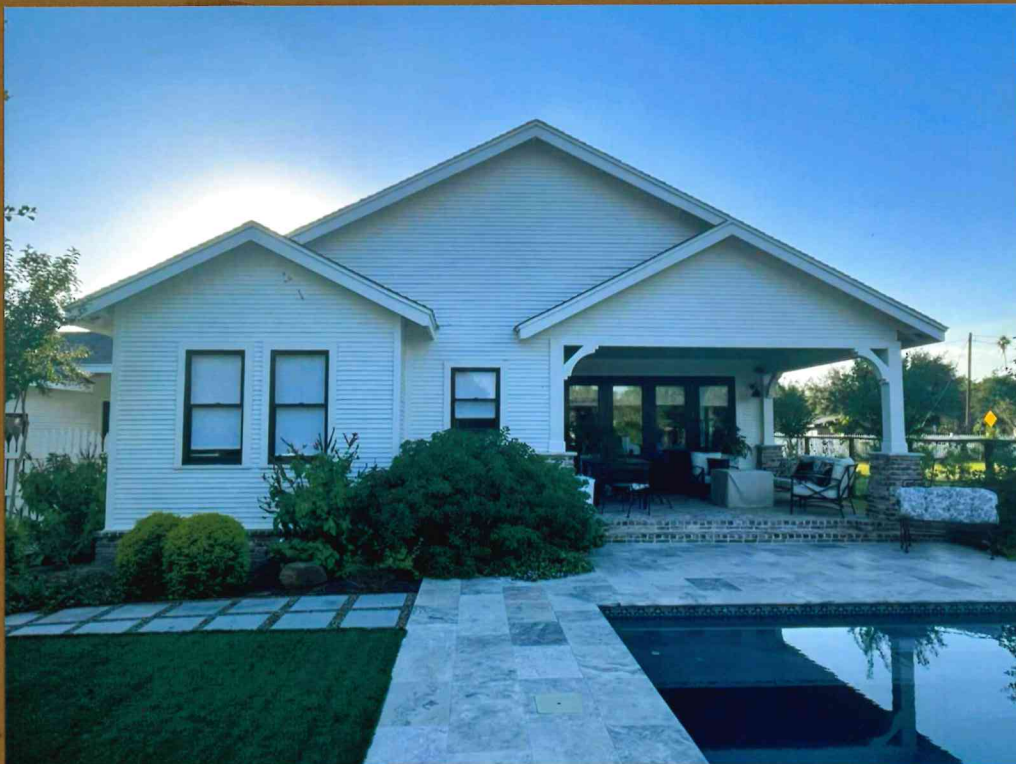


After

EAST ELEVATION



Before



After

PARLOR



Before



After

View looking North



Before Upstairs Landing



After Original 1st Story Roofline Exposed



Kitchen Cabinet Before



After in Laundry Rm

MASTER BEDROOM 1ST FLOOR



Before

View Looking South



After



2ND STORY SOUTH BEDROOM



Before



After

Original Wood Plank

Under Ceiling Tiles

View looking West





MCALLEN
LANDMARK
FOR
THIS PROPERTY
HIS2022-0002

1206

Memo

TO: Planning and Zoning Commission

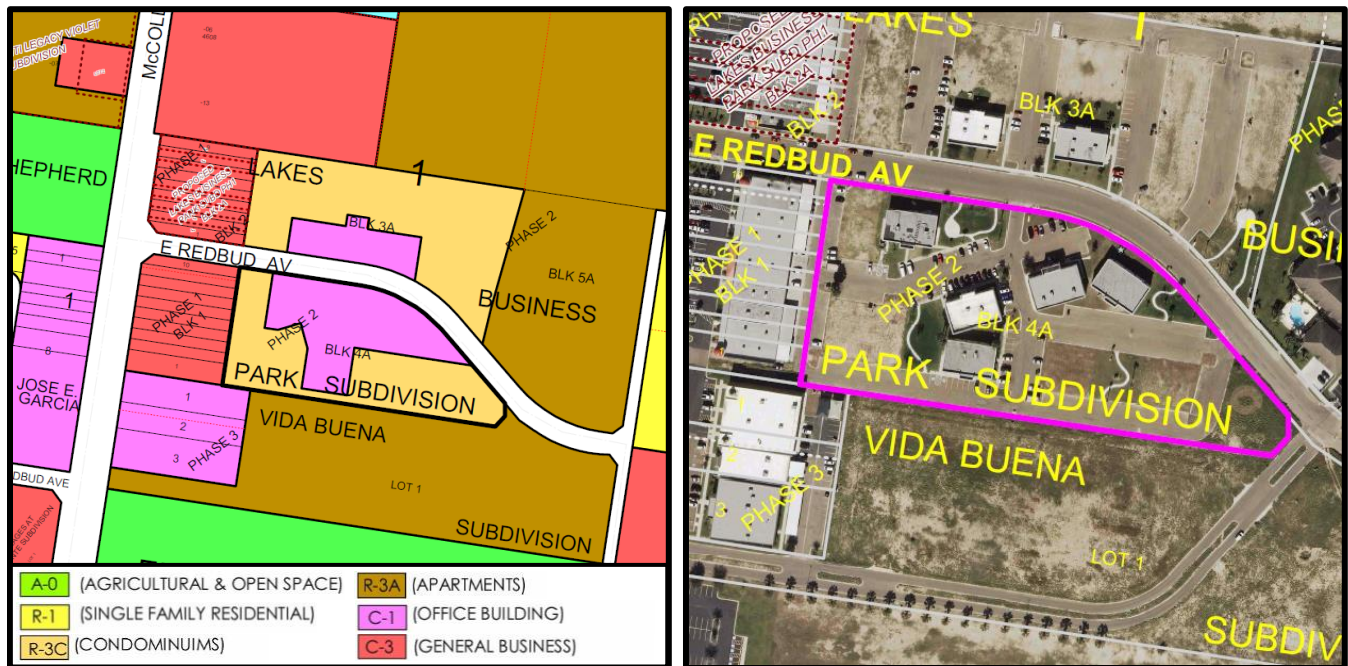
FROM: Planning Staff

DATE: December 15, 2022

SUBJECT: REVISED SITE PLAN APPROVAL FOR BLOCK - 4A , BLOCKS 3A, 4A AND 5A LAKES BUSINESS PARK PHASE 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 900 EAST REDBUD AVENUE. (SPR2022-0048)

LOCATION: The property is located on the south side of East Redbud Avenue, 271 ft. east of North McColl Road. The irregularly shaped tract consist of 215,618.65 sq. ft. as per the submitted site plan. The property is zoned C-1 (office building) and R-3C (multifamily residential condominium) Districts and the adjacent zoning is C-3 (general business) District to the west, C-1 District to north and southwest, R-3C District to the north, and R-3A (multifamily residential apartment) District to the east and south.

PROPOSAL: There are currently 5 office buildings on the subject property. The parking lot is built and paved as well. The applicant is proposing to construct five new 7,865.01 sq. ft. eight-plex buildings in two stories for a total of 40 condominium units.



ANALYSIS: Based on 20 two-bedroom and 20 one-bedroom units, and 20,600 sq. ft. of existing office use, 176 parking spaces are required; 226 parking spaces are provided. Five of the proposed parking spaces must be accessible, one of which must also be van accessible with an 8 ft. wide aisle. Access to the site is from East Redbud Avenue via the existing curb cuts. Required

landscaping for the lot is 21,562 sq. ft., 78,039 sq. ft. is provided (58,909 sq. ft. existing and 19,130 sq. ft. new landscape area). The tree requirement is as follows: 41 – 2 ½” caliper trees, or 21 – 4” caliper trees, or 11 – 6” caliper trees, or 16 palm trees and 33 – 2 ½” caliper trees. Credit will be given to existing trees that remain onsite. The existing landscape areas must be maintained. Any dead grass, trees, or plants must be replaced as well as any non-working irrigation system. Fifty percent of the required landscaping must be visible from the street, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on January 6, 2003, with front setback of 30 ft. along Redbud Avenue or greater for approved site plan or easements. Although a portion of the subject property has been given to Vida Buena Subdivision on the south side, a replat process is not required, as per management.

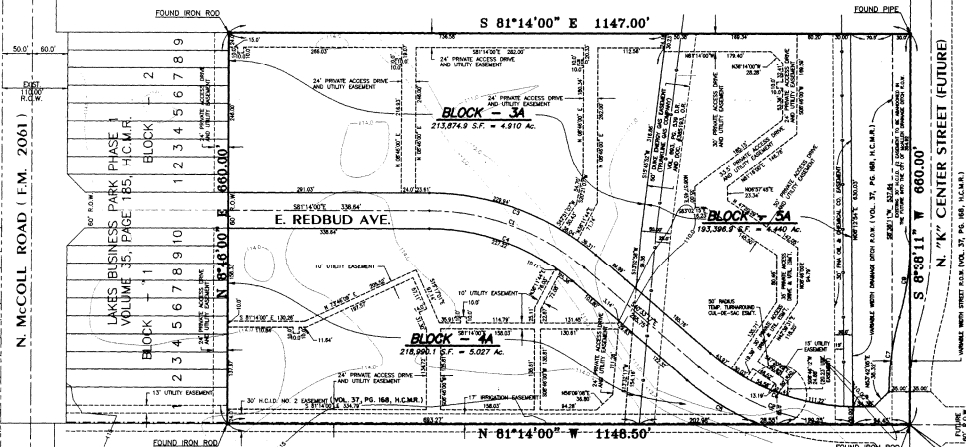
The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet including Public Works and Utilities Departments requirements. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

RECOMMENDATION:

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

LOT 1, BLOCK 7, STEELE & PERSHING SUBDIVISION
VOL. 8, PG. 115 H.C.D.R.

S 81°14'00" E 1147.00'



LOT 6, BLOCK 7, STEELE & PERSHING SUBDIVISION
VOL. 8, PG. 115 H.C.D.R.

BLOCKS 3A, 4A AND 5A LAKES BUSINESS PARK PHASE 2 SUBDIVISION

17.390 AC. BEING A RESUBDIVISION OF
BLOCKS 3, 4 AND 5

LAKES BUSINESS PARK PHASE 2
AS RECORDED IN VOLUME 35, PAGE 168
HIDALGO COUNTY MAP RECORDS
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES:

- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: 30' ALONG REDBUD AVENUE AND 30' ALONG N. K. CENTER STREET, OR GREATER FOR DRIVEWAYS OR SIDE PLANS. ALL OTHERS AS PER CITY ORDINANCE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE AS SHOWN FOR BLOCKS 3 AND 4 ON THE APPROVED PLAT. 17.390 AC. BEING A RESUBDIVISION OF BLOCKS 3, 4 AND 5 OF THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS, AND PUBLIC UTILITIES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.
- LOT 1, BLOCK 7, STEELE & PERSHING SUBDIVISION, VOL. 8, PG. 115 H.C.D.R., IS A PART OF THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS, AND PUBLIC UTILITIES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.
- THIS SUBDIVISION IS LOCATED IN ZONE "B" ON TEXAS'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48044, AND IS NOT IN A FLOOD HAZARD.
- THIS SUBDIVISION WILL BE REQUIRED TO OBTAIN LTRB APPROVAL OF STORM SEWER RUNOFF DETENTION AS PER DRAINAGE REPORT.
- IF IMPROVEMENTS FROM EXISTING RESIDENTIAL ZONE/USE AND BETWEEN COMMERCIAL AND RESIDENTIAL ZONE/USE.
- SITE PLANS MUST BE APPROVED BY PLANNING & ZONING PRIOR TO BUILDING PERMIT ISSUANCE.
- A 4 FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF E. REDBUD AVENUE AND ALONG THE WEST SIDE OF N. K. CENTER STREET.
- AN ENGINEERING RETENTION PLAN APPROVED BY THE CITY OF McALLEN, TEXAS, ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE CITY COMMISSION OF McALLEN, BY ORDINANCE NO. 2002-50 ABANDONED A PRIVATE ACCESS DRIVE AND UTILITY EASEMENT IN BLOCK 5A WHICH IS REPLACED BY THE EASEMENTS SHOWN ABOVE.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 17.390 ACRES, SITUATED IN THE CITY OF McALLEN, TEXAS, BEING ALL OF LAKES BUSINESS PARK PHASE 2 AS RECORDED IN VOLUME 35, PAGE 168, HIDALGO COUNTY MAP RECORDS, ALSO BEING A PART OR PORTION OF LOT 1, BLOCK 7, STEELE & PERSHING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, HIDALGO COUNTY DEED RECORDS, SAID 17.390 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, STEEL AND PERSHING SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81°14'00" W ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 7, A DISTANCE OF 1148.50 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08°46'00" E ALONG THE E LINE OF LAKES BUSINESS PARK PH I, AS PER VOLUME 35, PAGE 185, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81°14'00" E A DISTANCE OF 1147.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08°38'11" W ALONG THE EAST LINE OF SAID LOT 1, BLOCK 7, AND THE WEST LINE OF LOT 1, SECTION 3, A.J. MCCOLL SUBDIVISION, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 17.390 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD IN:
HIDALGO COUNTY
OFFICE OF THE COUNTY CLERK
ON: 06-03 AT 3:00 PM
BY: J. J. SALINAS III
COUNTY CLERK

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 DESIGNATED HEREIN AS "BLOCKS 3A, 4A, AND 5A, LAKES BUSINESS PARK PHASE 2" OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

PAUL MCKLEY, PRESIDENT
TEXAS STATE BANK

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL MCKLEY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF

OFFICE, THIS THE 17th DAY OF Sept, 2022

Robert A. Stewart
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: 8-26-05



THIS PLAT HAS BEEN EXCLUDED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 2 RIGHTS-OF-WAY OR EASEMENTS, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 2.

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 49.01(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

BY: [Signature]

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "BLOCKS 3A, 4A AND 5A, LAKES BUSINESS PARK PHASE 2" TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS, AND PUBLIC UTILITIES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Robert Rodriguez

EVENING SHADE LTD.
ROBERT RODRIGUEZ
4419 N. MCCOLL
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT RODRIGUEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF

OFFICE, THIS THE 17th DAY OF Sept, 2022

Robert A. Stewart
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: 8-26-05



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

Fred L. Kurth
FRED L. KURTH, RPE # 54151, RPLS # 4730
DATE SURVEYED: 03-31-99
DATE PREPARED: 07/12/02 (updated)
T-320, PG. 22-29 JOB NO. 02074.00



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

ATTESTED BY:



J. J. Salinas III
MAYOR, CITY OF McALLEN

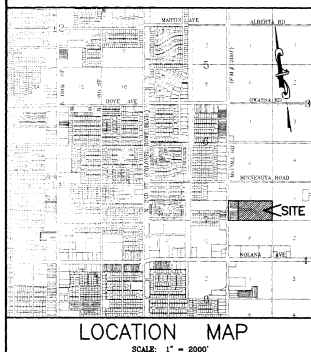
CITY SECRETARY

DATE

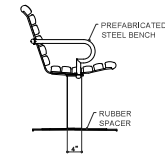
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

Chairman, Planning Commission

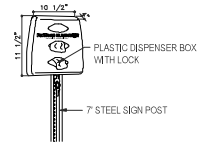
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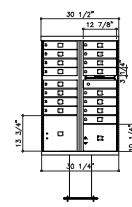
MELDEN & HUNT INC.
CONSULTANTS - ENGINEERS - SURVEYORS
115 N. WATKINS
McALLEN, TX 78501
TEL: (956) 381-1881
FAX: (956) 381-1829
E-MAIL: mhelden@mhinc.com
ESTABLISHED 1947



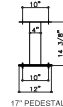
BENCH DETAIL



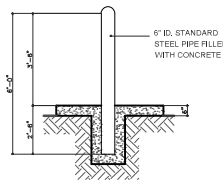
DOG BIN STATION



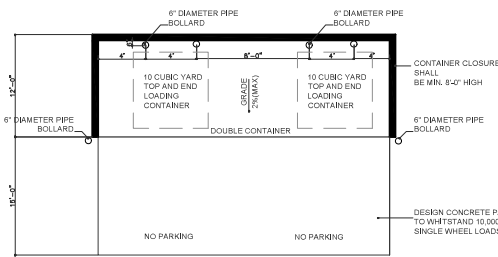
ELEVATION
MAILBOX



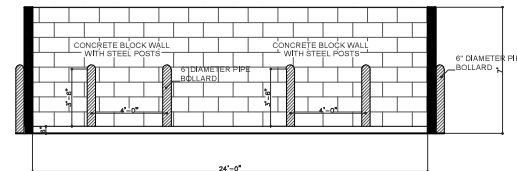
SIDE ELEVATION
MAILBOX



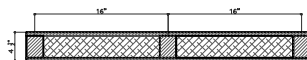
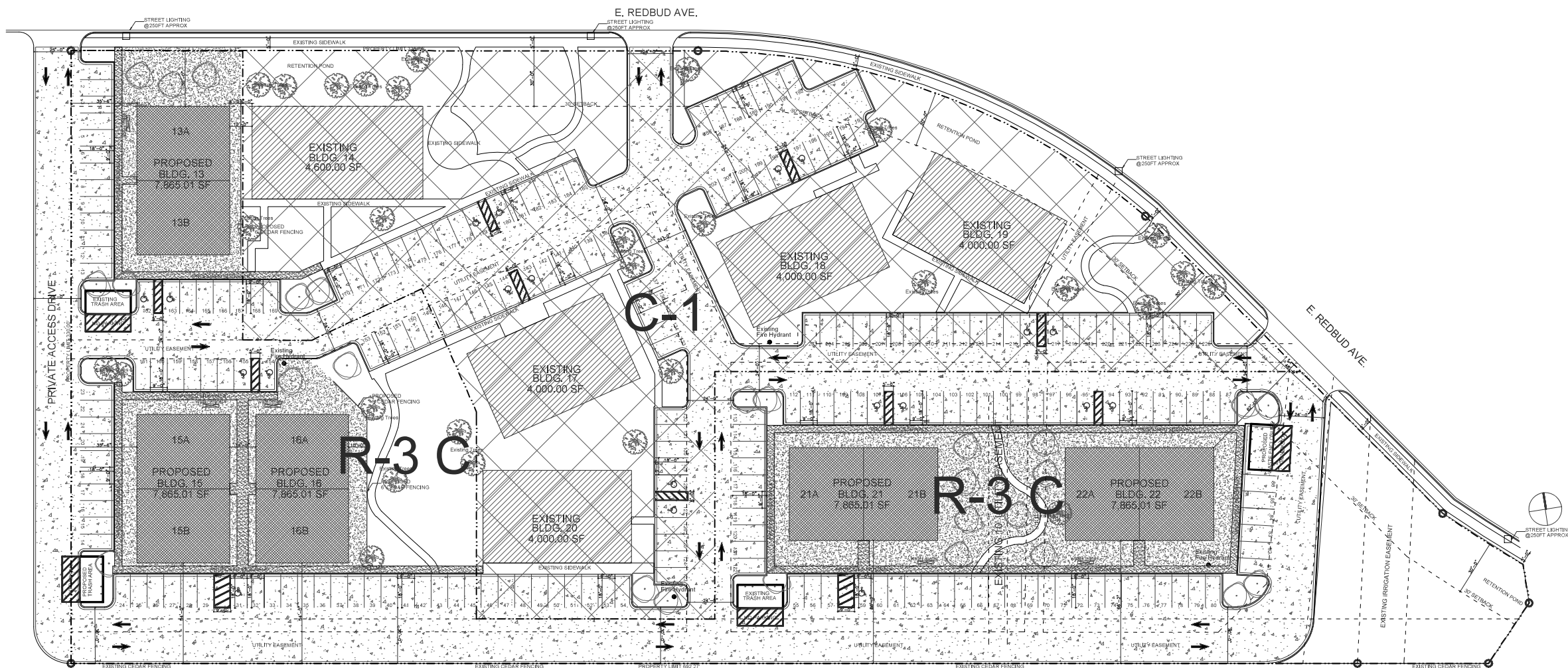
BOLLARD



PLAN
SINGLEWASTE CONTAINER ENCLOSURE



SECTION
SINGLEWASTE CONTAINER ENCLOSURE



INTERIOR PARTITIONS: WOOD STUDD
FIRE RATING: 1 HR.
STC: 32
SOUND TEST: RAL-TL11-129/RAL-TL15-018
SYSTEM THICKNESS: 4 1/2"
ASSEMBLY OPTIONS:
GYP BOARD
WOOD STUDD
GYP BOARD
N.T.S.
UL U-305 1 HOUR PARTITION

FIREWALL DETAIL

LEGAL DESCRIPTION:
LOT AREA: 215,618.65 S.F.
XXX- PARKING SPACES REQ.
226- PARKING SPACES PROVIDED

NOTE:

WATER METER TO BE
INSTALLED CLOSE TO
SIDEWALK.

UNIT TYPE	DESCRIPTION	NO. OF UNITS
1,1	2BD/28TH	10
1,2	2BD/28TH	10
2,1	1BD/18TH	10
2,2	1BD/18TH	10
TOTALS		40

SITE PLAN

40 - APTS. UNITS
900 E. REDBUD AVE.
LAKES CONDOMINIUM ASSOCIATION
OF OWNERS, INC.
OUT OF BLOCK 4, LAKES BUSINESS
PARK PHASE 2 SUBDIVISION
MCALLEN, TX

RECEIVED
By K.F. at 1:45 pm, Dec 15, 2022

PROJECT: STONEBROOK
OWNER: BUILDER TERRICA LLC
ADDRESS: 1900 Brandi Ln, Edinburg, TX 78539 (956-605-0836)
210 NOLANA SUITE "D" McALLEN, TEXAS 78504 (956) 687-1406

APEX
South Texas Designs
Corporate Office

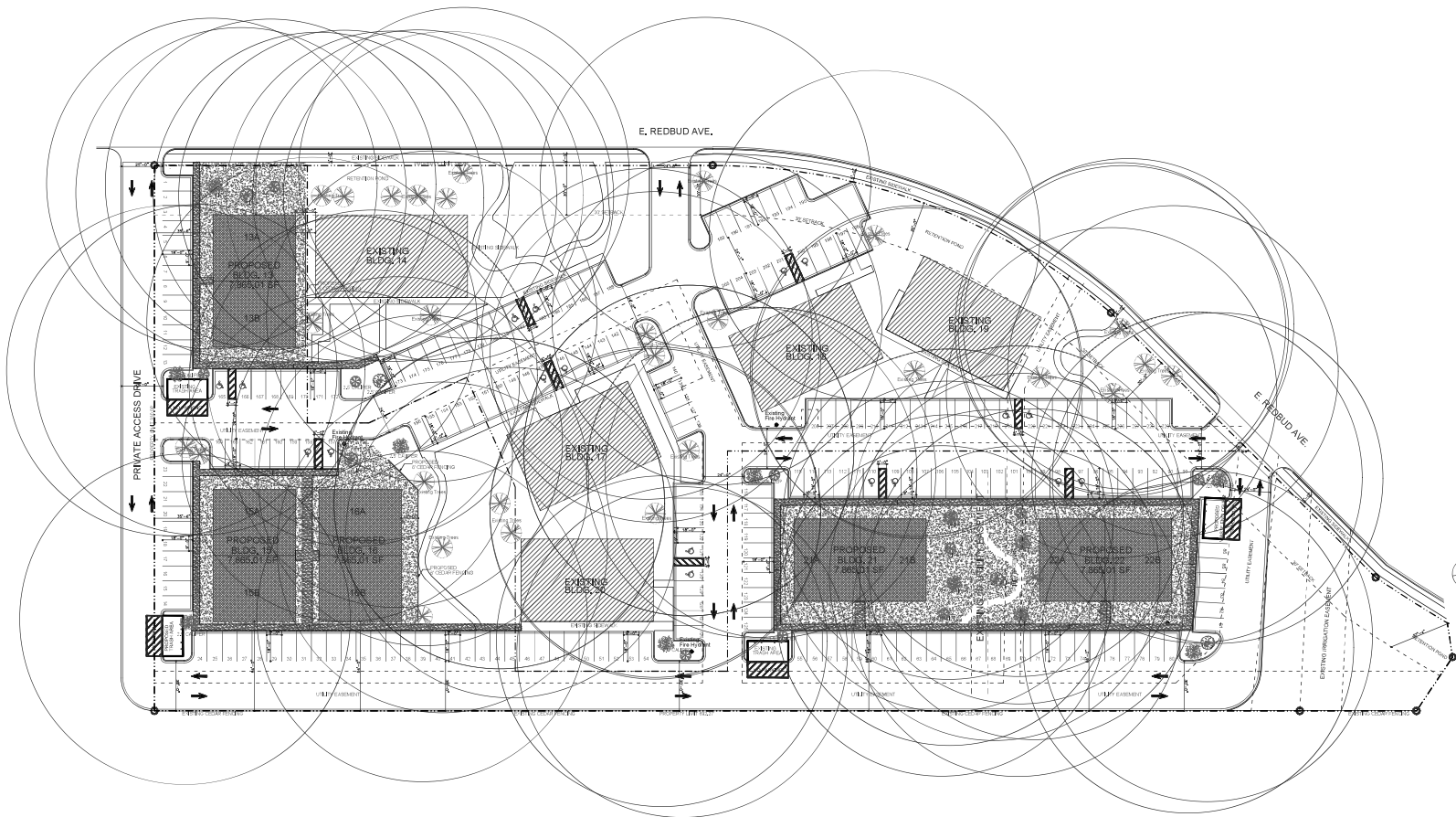
JOB No. SHT. OF
MP.001

SCALE: 1/20"=1'-0"

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES. ANY WORK NOT FABRICATING ANY WORK DO NOT SCALE THESE DRAWINGS.

REVISIONS

BY



TREES			
SYMBOL	NAME	QUANTITY	
	12" DBH TREE	10	
	10" DBH TREE	10	
	8" DBH TREE	10	
	6" DBH TREE	10	
	4" DBH TREE	10	
	2" DBH TREE	10	
	1" DBH TREE	10	
	0.5" DBH TREE	10	
	0.25" DBH TREE	10	
	0.125" DBH TREE	10	
	0.0625" DBH TREE	10	
	0.03125" DBH TREE	10	
	0.015625" DBH TREE	10	
	0.0078125" DBH TREE	10	
	0.00390625" DBH TREE	10	
	0.001953125" DBH TREE	10	
	0.0009765625" DBH TREE	10	
	0.00048828125" DBH TREE	10	
	0.000244140625" DBH TREE	10	
	0.0001220703125" DBH TREE	10	
	0.00006103515625" DBH TREE	10	
	0.000030517578125" DBH TREE	10	
	0.0000152587890625" DBH TREE	10	
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REVISIONS	BY

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

PROJECT: REDBUD

SCALE: 1900 Brandt Ln, Edinburg
TX 78539 (956-605-0836)

APEX
Designer Homes

 South Texas Designs

JOB No.	SHT. OF
---------	------------

Sub 2022-0081



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>Sharybak 1</u></p> <p>Location <u>Expressway 83 and S Taylor Rd, McAllen</u></p> <p>City Address or Block Number <u>5001 EXPWY 83</u></p> <p>Number of lots <u>1</u> Gross acres <u>2</u> Net acres <u>2</u></p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Null</u> Proposed Land Use <u>Commercial</u> Irrigation District # _____</p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>NO</u></p> <p>Parcel No. <u>117 280919</u> Tax Dept. Review <u>ALB P.</u></p> <p>Legal Description <u>John H Shary 2.0 ac. -12.76 ac. Lot 177</u></p>
Owner	<p>Name <u>Martha Ramirez</u> Phone <u>956-402-1229</u></p> <p>Address <u>1106 Union CT.</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78574</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>Bakke Development</u> Phone <u>210-835-5188</u></p> <p>Address <u>207 Roosevelt Ave.</u></p> <p>City <u>San Antonio</u> State <u>TX</u> Zip <u>78210</u></p> <p>Contact Person <u>Phil Bakke</u> Brandt Bakke</p> <p>E-mail <u>pbakke@bakkedc.com</u> <u>bbakke@bakkedc.com</u></p>
Engineer	<p>Name <u>Raul Garcia Jr</u> <u>half Associate</u> Phone <u>956-445-5235</u></p> <p>Address <u>5000 W Military Highway</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u></p> <p>Contact Person <u>Angelica Neira</u></p> <p>E-mail <u>aneira@half.com</u></p>
Surveyor	<p>Name <u>Juan Castillo</u> Phone <u>956-445-5253</u></p> <p>Address <u>5000 W Military Highway</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u></p>

ENTERED

JUL 11 2022

LG.

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

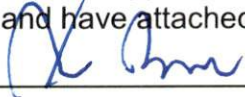
PLAT TO SHOW:

- ✓ 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 07-08-22

Print Name Phil Bakke

Owner ☐

Authorized Agent ☒

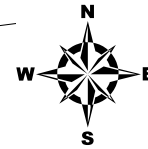
LOCATION

TAYLOR RD

U.S. 83 EXPRESSWAY
177

GINTHER
ESTATES

PROPOSED SHARYBAK 1
SUBDIVISION



LOT 1

LOT 2

LOT 3

LOT 4

SHARY GATEWAY
SUBDIVISION

COLBATH RD
COLBATH
PLAZA

-35

SKY SPORTS
SUBDIVISION
LOT 1

1 LAS 5 10 15

SONORA AVE

VILLAS

S 50TH ST

DEL

RIO

S 48TH LN

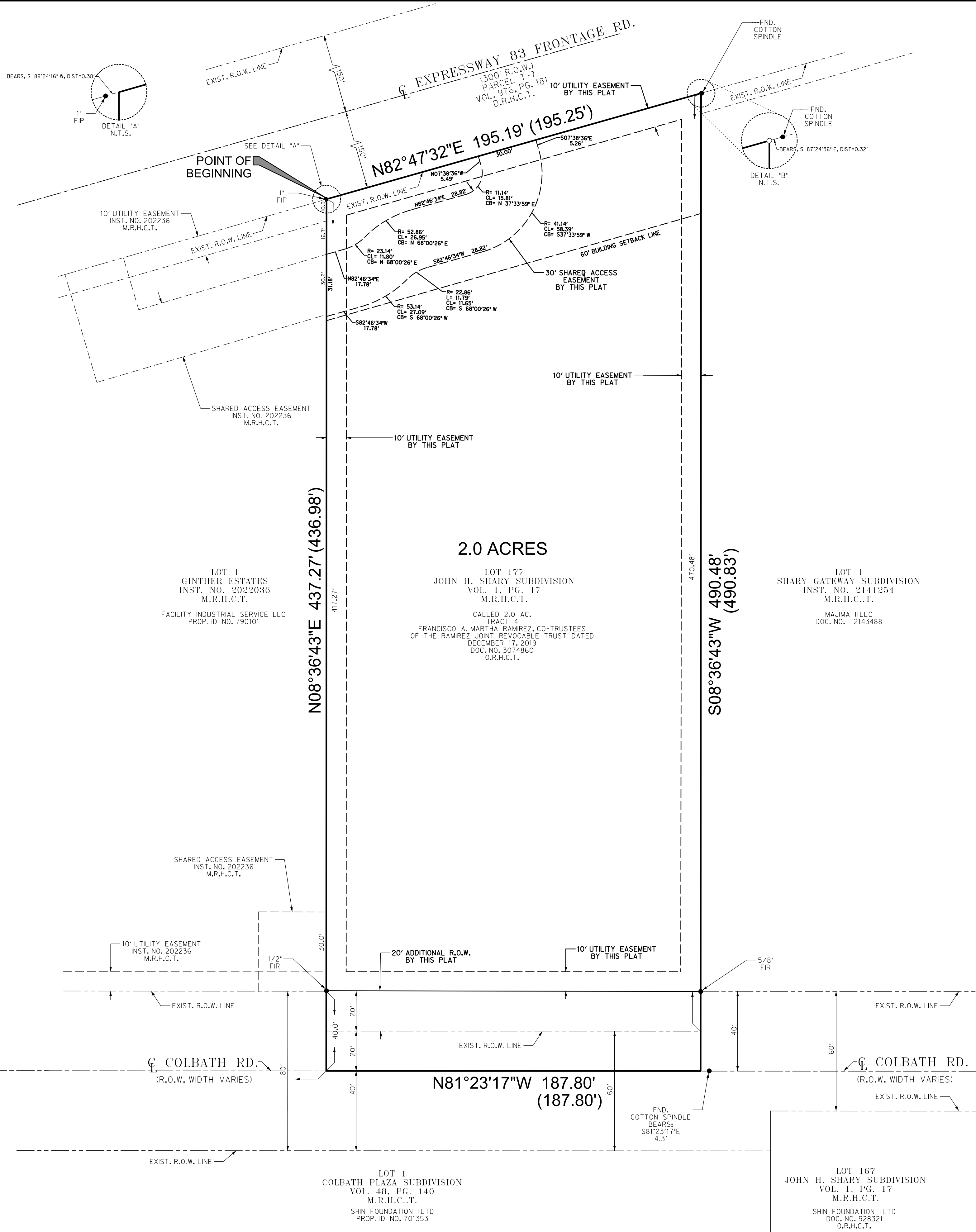
SWEETWATER AVE

SUBDIVISION

PROPOSED

TAYLOR

ST



LEGEND

- o - Set 1/2" Iron Rod with cap stamped "HALFF" (unless otherwise noted)
- FIR - Found Iron Rod
- 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
- () - Record
- CL - Centerline

METES AND BOUNDS

BEING a 2.000 acre (87,116 sq. ft.) tract of land situated in the City of McAllen, Hidalgo County, Texas, out of Lot 177 of the **John H. Shary Subdivision**, as recorded in Volume 1, Page 17, as recorded in Map Records of Hidalgo County, Texas (M.R.H.C.T.), same being out of that called 2.0 acres (Tract 4) conveyed to Francisco A. and Martha Ramirez, Co-trustees, as described in Documents No. 3074860 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 2.0 acre tract and being more particularly described as follows:

BEGINNING at a common corner of said 2.0 acre tract and Lot 1 of the **Ginther Estates Subdivision** as recorded in Instrument No. 2022036 M.R.H.C.T., same being in the south right of way line of Expressway 83 (300' right of way width), from where a 1-inch iron pipe found bears South 89° 24' 16" West, a distance of 0.38 feet, for the northerly corner of the herein described tract;

THENCE North 82° 47' 32" East, along said south right of way line, a distance of 195.19 feet to common corner of said 2.0 acre tract and Lot 1 of the **Shary Gateway Subdivision** as recorded in Instrument No. 2141254 M.R.H.C.T., from where a cotton spindle found bears South 87° 24' 36" East, a distance of 0.32 feet, for the northeasterly corner of the herein described tract;

THENCE South 08° 36' 43" West, leaving said south right of way line and along the common line of said 2.0 acre tract and said Lot 1, at a distance of 450.48 feet pass a 5/2-inch iron rod found in the existing north right of way line of Colbath Avenue (right of way varies), continuing along said common line for a total distance of 450.48 feet to the south line of aforementioned Lot 177, for the southeast corner of the herein described tract;

THENCE North 81° 23' 17" West, along said south line of Lot 177, same being the centerline of said Colbath Avenue, a distance of 187.80 feet to the southeast corner of said Lot 1 of **Ginther Estates Subdivision**, for the southwest corner of the herein described tract;

THENCE North 08° 36' 43" East, leaving said south line of Lot 177 and along the common line of said 2.0 acre tract and said Lot 1 of **Ginther Estates Subdivision**, at a distance of 40.00 feet pass 1/2-inch iron found in the existing north right of way line of Colbath Avenue, continuing along said common line for a total distance of 437.27 feet to the **POINT OF BEGINNING** and containing an area of 2.000 acre (87,116 sq. ft.) 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 grid.
 - By graphical plotting, the parcel described hereon lies within designation Zone "B" which is defined as "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (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)", according to the current Federal Emergency Management Agency Maps which make up part of the National Flood Insurance Administration Report; Community-Panel No. 4803340400C dated November 16, 1982.
 - Benchmark Information:
 - MC80- Located 16 feet north of a canal, 30 feet south of Expressway 83 Frontage Road, and approximately 500 feet east of Taylor Road. Elevation=107.36 feet (NAVD88)
 - Temporary Bench Mark (TBM) Information:
 - X Cut on sidewalk on the south side of Colbath Rd. adjacent to the southeast corner of subdivision boundary. Elevation=117.52 feet (NAVD88)
 - Minimum Building Setback Lines shall be:
 - Front: Expressway 83 (Frontage Rd.) = 60 ft. or in line with existing structure, or approved site plan, or greater for easements, which ever is greater applies.
 - Rear: In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies.
 - Sides: In accordance with the zoning ordinance or greater for easements or site plan, which ever is greater applies.
 - All setbacks are subject to increase for easements or approved site plan.
 - Minimum finish floor elevation: 18" above top of curb whichever is greater.
 - Storm water detention required for this development is 0.28 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.
 - 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.
 - 6 feet opaque buffer is required from adjacent/between multi-family residential and commercial, or industrial, zones/uses. An 8 foot masonry wall is required between single family residential and commercial, industrial, or multi-family residential zones/uses.
 - A 4 ft. wide minimum sidewalk required on US Expressway 83 and Colbath Road.
 - 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 and service drives must be maintained by the lot owners and not the City of McAllen.
 - Minimum 24 ft. wide private service drive easement for city services will be provided as part of the site plan review for this property.

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 drainage or delivery of water to any lot in this subdivision. Also there will not be any permanent structures on the district right-of-ways and/or easements.

No improvements of any kind shall be placed upon the HCID#1 rights of ways or easements without the expressed written permission of HCID#1

President _____ Secretary _____



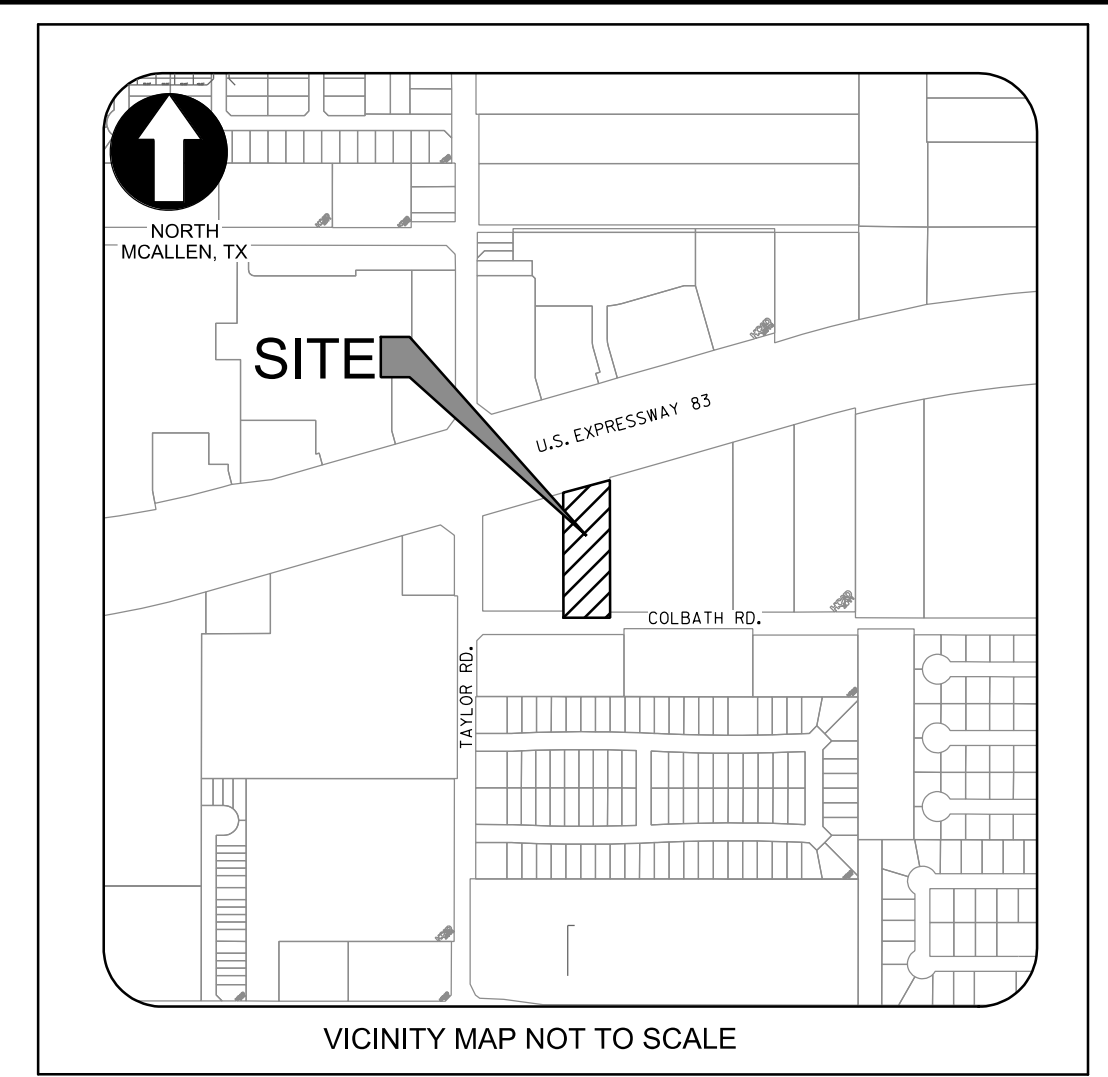
FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



STATE OF TEXAS:
COUNTY OF HIDALGO:

I, the undersigned owner of the land shown on this plat and designated herein as SHARYBAK 1 LOT 1 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 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.

Phil Bakke
General Partner
Sharybak LTD
207 Roosevelt Ave.
San Antonio, Texas 78210

STATE OF TEXAS:
COUNTY OF HIDALGO:

Before me, the undersigned authority on this day personally appeared <NAME> 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. 2022.

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 _____, 2022.

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 _____, 2022.

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.
General Manager
Hidalgo County Drainage District No. 1

DATE

SHARYBAK 1 LOT 1 SUBDIVISION

A SUBDIVISION OF 2.0 ACRES
SITUATED IN THE CITY OF MCALLEN
HIDALGO COUNTY, TEXAS
OUT OF LOT 177
JOHN H. SHARY SUBDIVISION

AVO: 052235.001
DATE OF PREPARATION: 12/15/2022
BY



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

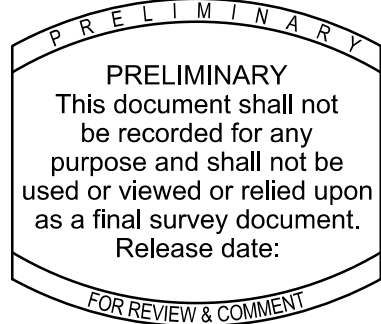
PRINCIPAL CONTACTS	900 E. LAKEVIEW DR.	MCALLEN, TX 78501	PH: (210) 541-2005
OWNER: BAKKE DEVELOPMENT	5000 W. MILITARY STE. 100	MCALLEN, TX 78503	PH: (956) 664-0286
ENGINEER: HALFF ASSOCIATES	5000 W. MILITARY STE. 100	MCALLEN, TX 78503	PH: (956) 664-0286
SURVEYOR: HALFF ASSOCIATES			

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

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

Date

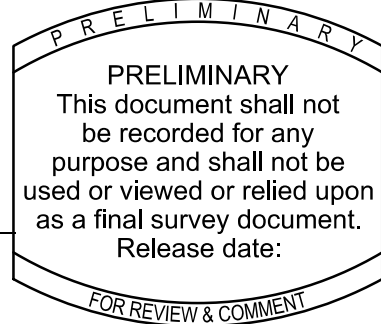


STATE OF TEXAS:
COUNTY OF HIDALGO:

I, 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. 94855

Date





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/15/2022

SUBDIVISION NAME: SHARYBAK 1

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

U.S. Expressway 83 (Frontage Rd.): 300 ft. ROW existing
Paving: By the State Curb & gutter: By the State
***Staff reviewed existing adjacent subdivision to the east and west, and there is no need for additional ROW dedication.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are not built prior to recording.
**COM Thoroughfare Plan

Colbath Road: 20ft. additional dedication for 40 ft. from centerline for 80 ft. ROW
Paving: 52 ft. Curb & gutter: both sides
Revisions Needed:
-Please include total, existing, by this plat etc., labeling/annotation, prior to recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are not built prior to recording.
**COM Thoroughfare Plan

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

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

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

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

Applied

Required

Applied

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties.
**As per plat submitted December 6th,2022, a plat note in lieu of Alley/service drive easement requirement.
***Per plat submitted proposing note: Minimum 24 ft. wide private service drive easement for city services will be provided as part of the site plan review for this property.
****Note wording must be finalized prior to recording.
**Subdivision Ordinance: Section 134-106

Required

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

SETBACKS	
<p>* Front/U.S. Expressway 83 (Frontage Rd.): 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>Revisions needed:</p> <ul style="list-style-type: none"> - Remove setback line annotation from plat, prior to recording. -Note wording must be finalized, prior to recording. <p>*Proposing: Front: Proposing: 60 ft. or in line with existing structure, or approved site plan, or greater for easements, which ever is greater applies.</p> <p>**Zoning Ordinance: Section 138-356</p>	Required
<p>* Rear: In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<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>* 4 ft. wide minimum sidewalk required on U.S. Expressway 83 (Frontage Rd.) and Colbath Road.</p> <p>Revisions needed:</p> <ul style="list-style-type: none"> - Please revise plat note #10 as shown above and once finalized prior to recording. <p>**5 ft. sidewalk may be required on U.S. Expressway 83 (Frontage Rd.) and Colbath Road as per Engineering Department prior to recording.</p> <p>***Subdivision Ordinance: Section 134-120</p>	Applied
<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> <ul style="list-style-type: none"> -Revise note as shown above prior to recording. <p>* Additional buffers may be required at time of site plan review.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Required
<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
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>*Must comply with City Access Management Policy.</p>	Required
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Required

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

<p>* * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions needed: -Note wording must be finalized, prior to recording. **Proposing: Common Areas, and service drives must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **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
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing: C-3(General Business) District Proposed: C-3(General Business) District ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V</p>	Compliance
	NA
PARKS	
<p>* Land dedication in lieu of fee. Proposed land use for this subdivision is commercial. Commercial developments do not apply to Parks</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Proposed land use for this subdivision is commercial. Commercial developments do not apply to Parks</p> <p>* Pending review by the City Manager's Office. Proposed land use for this subdivision is commercial. Commercial developments do not apply to Parks.</p>	NA
	NA
	NA
TRAFFIC	
<p>**As per Traffic Department, Trip Generation approved and no TIA is required.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation approved and no TIA is required.</p>	Compliance
	NA

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

TAYLOR RD

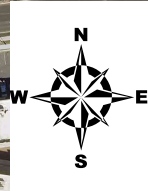
D PLAZA

SUBD

M&T MOTOR
NO. 1
LOT 1

U.S. 83 EXPRESSWAY
177

LOCATION



GINTHER
ESTATES

PROPOSED SHARYBAK 1
SUBDIVISION

SHARY GATEWAY
SUBDIVISION

COLBATH RD

COLBATH
PLAZA

LAS

SKY SPORTS
SUBDIVISION
LOT 1

SONORA AVE

VILLAS

S 50TH ST

DEL

RIO

S 48TH LN

SWEETWATER AVE

SUBDIVISION

PROPOSED



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>North Via Cantera Subdivision</u>	
	Location <u>Northside of State Highway 107 between North Stewart Road and North Glasscock Road</u>	
	City Address or Block Number <u>7321 MILE 7 1/2 RD</u>	
	Number of Lots <u>51</u> Gross Acres <u>33.58 +/-</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>U.I.D.</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 _____	
	Parcel # <u>282795</u> Tax Dept. Review _____	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>Being 33.58 acres tract of land, consisting of 5.82 acres out of Lot 491 and 27.76 acres out of Lot 501, John H Shary Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 05, Page 31, Map Records of Hidalgo County Texas.</u>		
Owner	Name <u>North Via Cantera, LLC</u> Phone <u>(210) 237-2200</u>	
	Address <u>3805 Plantation Grove Boulevard, Suite D</u> E-mail <u>antun777@yahoo.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
Developer	Name <u>Domit Internation Construction & Development LL</u> Phone <u>(210) 237-2200</u>	
	Address <u>3805 Plantation Grove Boulevard, Suite D</u> E-mail <u>antun777@yahoo.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Tony Domit</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>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A Reyna and/or Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

ENTERED

NOV 07 2022

Initial: _____

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.

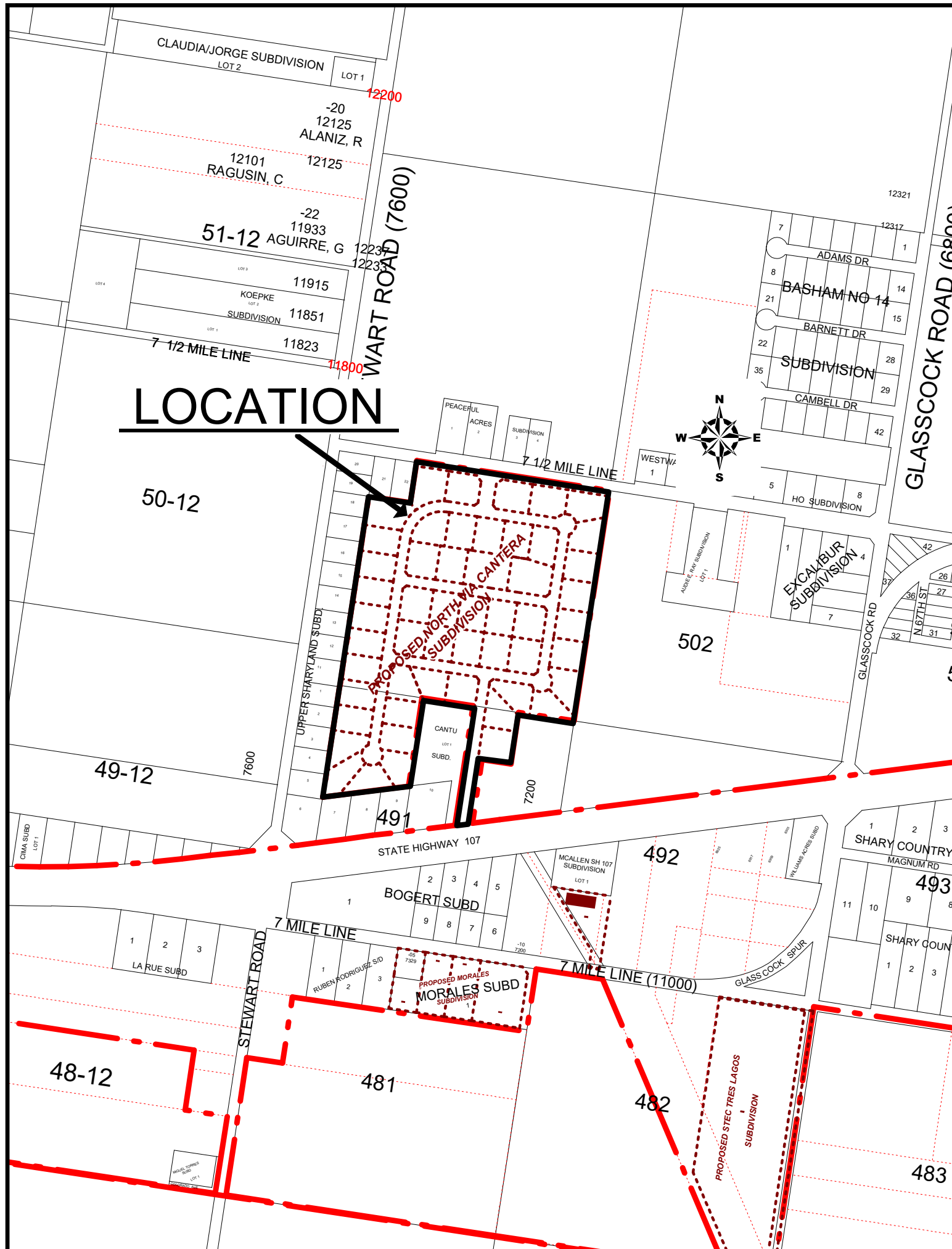
Signature  Date 11.04.2022

Print Name Mario A. Reyna, P.E

Owner ☐

Authorized Agent ☒

LOCATION



SUBDIVISION MAP OF
NORTH VIA CANTERA
SUBDIVISION

A 33.58 ACRE TRACT OF LAND BEING 5.82 ACRES OUT OF LOT 491, AND 27.76 ACRES OUT OF LOT 501,
JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, MAP
RECORDS OF HIDALGO COUNTY, TEXAS

(PRIVATE SUBDIVISION)

A TRACT OF LAND CONTAINING 33.58 ACRES SITUATED IN THE COUNTY OF HIDALGO TEXAS, BEING 5.82 ACRES OUT OF LOT 491, AND 27.76 ACRES OUT OF LOT 501, JOHN SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, WHICH SAID 33.58 ACRES BEING ALL OF A CERTAIN TRACT CONVEYED TO NORTH VIA CANTERA LLC, BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3119957, HIDALGO COUNTY OFFICIAL RECORDS, SAID 33.58 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF LOT 501, POINT ALSO BEING THE NORTHWEST CORNER OF LOT 502, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 37' 40" W, A DISTANCE OF 110.62 FEET ALONG THE EAST LINE SAID LOT 501 AND WEST LINE OF LOT 502, TO A NO. 4 REBAR SET, ON THE SOUTHEAST CORNER OF SAID LOT 501, FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 81° 23' 50" W, A DISTANCE OF 264.85 FEET, ALONG THE SOUTH LINE OF SAID LOT 501 AND NORTH LINE OF SAID LOT 491 TO A NO. 4 REBAR SET, ON AN INSIDE CORNER OF A CERTAIN TRACT CONVEYED TO ARTURO NAVA, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 3338, PAGE 504, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, S 08° 42' 23" W, A DISTANCE OF 228.19 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

4. THENCE, N 82° 56' 26" W, A DISTANCE OF 156.68 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, S 08° 28' 20" W, A DISTANCE OF 315.07 FEET TO A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF S.H. 107, FOR THE SOUTHEAST CORNER OF THIS TRACT;

6. THENCE, S 82° 56' 44" W, A DISTANCE OF 53.42 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 AND SOUTHEAST CORNER OF LOT 1, CANTU SUBDIVISION, AS RECORDED IN VOLUME 28, PAGE 648, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

7. THENCE, N 08° 35' 24" E, 561.78 FEET ALONG THE EAST LINE OF SAID CANTU SUBDIVISION, TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

8. THENCE, N 81° 25' 14" W, A DISTANCE OF 245.56 FEET ALONG THE NORTH LINE OF SAID CANTU SUBDIVISION AND SOUTH LINE OF SAID LOT 501, TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

9. THENCE, S 08° 41' 04" W, A DISTANCE OF 410.49 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF UPPER SHARYLAND SUBDIVISION, AS RECORDED IN VOLUME 23, PAGE 808, HIDALGO COUNTY MAP RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;

10. THENCE, S 82° 53' 39" W, A DISTANCE OF 419.00 FEET, ALONG THE NORTH LINE OF SAID UPPER SHARYLAND SUBDIVISION TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

11. THENCE, N 08° 36' 44" E, AT A DISTANCE OF 523.01 FEET PASS THE NORTH LINE OF SAID LOT 491 AND SOUTH LINE OF SAID LOT 501, ALONG THE EAST LINE OF SAID UPPER SHARYLAND SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 1,441.22 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

12. THENCE, S 81° 26' 26" E, A DISTANCE OF 200.41 FEET ALONG THE SOUTH LINE OF SAID UPPER SHARYLAND SUBDIVISION, TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

13. THENCE, N 08° 37' 17" E, AT A DISTANCE OF 196.49 FEET PASS A NO. 4 REBAR FOUND ON LINE A TOTAL DISTANCE OF 197.70 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 501 AND SOUTH RIGHT-OF-WAY LINE OF MILE 7 1/2 ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;

14. THENCE, S 81° 07' 36" E, A DISTANCE OF 922.16 FEET ALONG THE NORTH LINE OF SAID LOT 501, AND SOUTH RIGHT-OF-WAY LINE OF MILE 7 1/2 ROAD, TO THE POINT OF BEGINNING AND CONTAINING 33.58 ACRES OF LAND, MORE OR LESS.

Lot Line Table		
Line #	Length	Direction
L1	35.43'	N36°11'28"W
L2	35.28'	S53°48'32"W
L3	21.21'	S36°18'50"E
L4	21.21'	N53°41'10"E
L5	42.13'	S38°09'25"E
L6	21.21'	N36°18'50"W
L7	18.33'	N81°18'50"W
L8	18.32'	N81°18'50"W
L9	12.85'	S08°41'10"W
L10	21.21'	S36°18'50"E
L11	21.21'	N53°41'10"E
L12	79.48'	S08°41'10"W
L13	21.21'	S53°41'10"W
L14	21.21'	N53°41'10"E
L15	72.78'	S36°18'50"E
L16	21.21'	S53°41'10"W
L17	21.23'	N36°18'50"W
L18	21.20'	S53°38'54"W
L19	13.07'	S08°38'54"W
L20	11.60'	N08°44'34"E
L21	36.82'	N08°41'10"E
L22	13.39'	N81°18'50"W
L23	29.23'	S08°41'10"W

Curve Table		
Curve #	Length	Radius
C1	18.25'	200.0'
C2	145.26'	200.0'
C3	120.14'	200.0'
C4	30.50'	200.0'
C5	235.62'	150.0'
C6	34.39'	50.0'
C7	70.00'	50.0'
C8	70.00'	50.0'
C9	70.00'	50.0'
C10	17.41'	50.0'
C11	18.64'	50.0'
C12	79.48'	50.0'
C13	85.24'	50.0'
C14	69.00'	50.0'
C15	72.78'	50.0'
C16	41.48'	50.0'
C17	274.89'	175.0'

LEGEND

- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR
- FOUND PIPE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

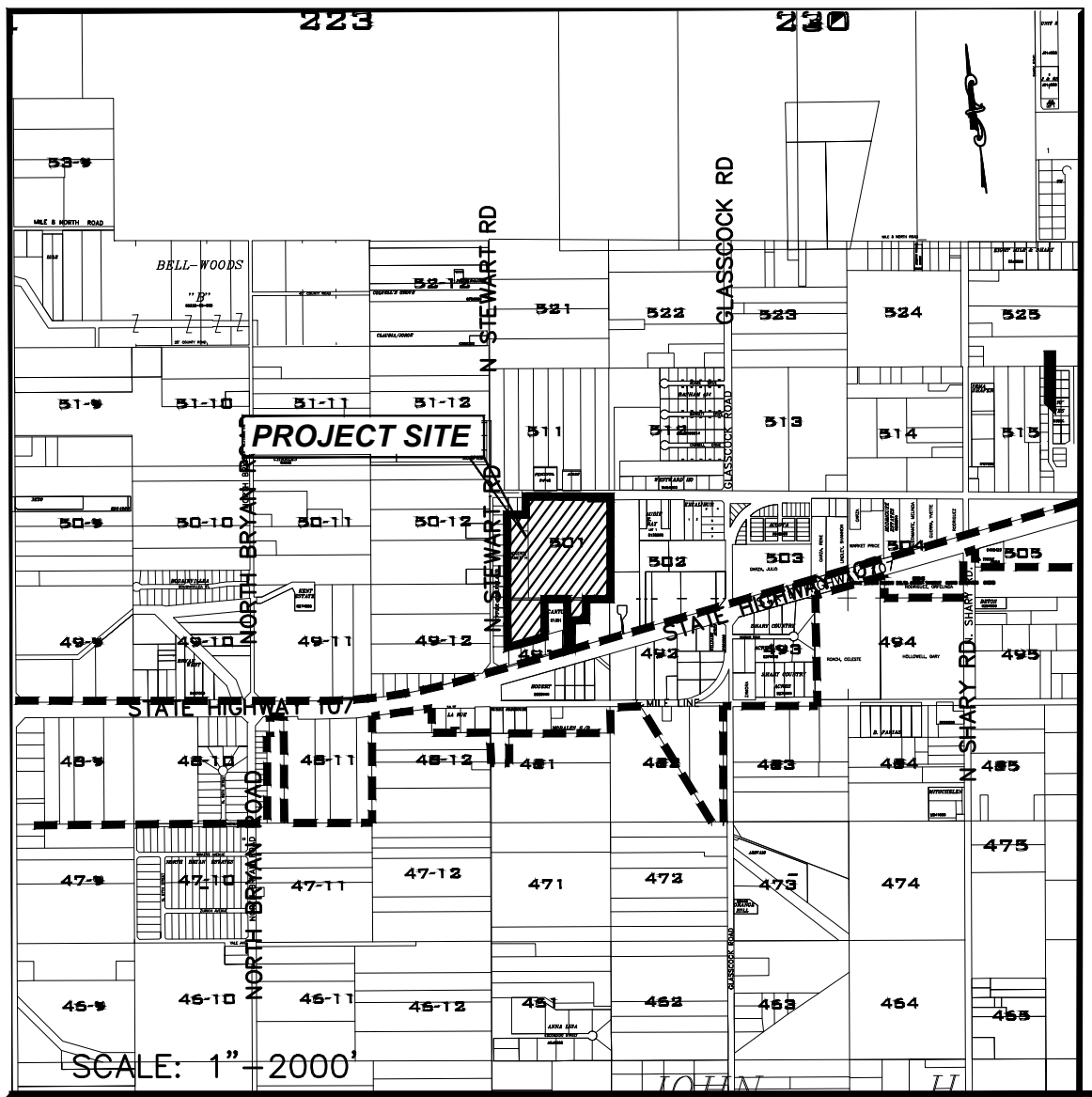
R.O.W. - RIGHT OF WAY
R.O.W.E. - RIGHT OF WAY EASEMENT
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
N.E. COR. - NORTHEAST CORNER
N.W. COR. - NORTHWEST CORNER
P.O.B. - POINT OF BEGINNING
W.D. - WARRANTY DEED
Ac. - OF ONE ACRE

DRAWN BY: OR DATE: 09-29-21.
SURVEYED, CHECKED DATE: _____
FINAL CHECK DATE: _____

M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ANTUN DOMIT	3805 PLANTATION GROVE BLVD., STE. D,	MISSION, TEXAS 78573	(956) 722-5688	(956) 722-6306
ENGINEER:	MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



1. FLOOD ZONE STATEMENT: 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.
2. SETBACKS: FRONT:.....25.00 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. REAR:.....10.00 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. SIDE:.....6.00 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. CORNER SIDE:.....10.00 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. GARAGE:.....18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. MINIMUM FINISH FLOOR ELEVATIONS: MINIMUM FINISH FLOOR ELEVATIONS SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS, AND ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. ALL PUBLIC UTILITIES DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER VERIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH OCCUPYING EASEMENT.
6. BENCHMARK: TOP OF FOUND 1/2 INCH ROD AT THE INTERSECTION OF STEWART ROAD AND 7 1/2 MILE ROAD. BENCHMARK ELEV. = 189.19 N.G.V.D. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP MONUMENT NAME: MC 36 LOCATED AT THE SOUTH WEST CORNER OF THE INTERSECTION OF 7 MILE LINE AND GLASSCOCK RD. IT IS 38 FEET WEST FROM THE CENTER LINE OF GLASSCOCK AND 170 FEET SOUTH FROM THE CENTER LINE OF 7 MILE LINE.
7. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF XXXX CUBIC-FEET OF XXX ACRE-FEET OF STORM WATER RUNOFF.
8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDED AND OSSF ON ALL LOTS. A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT AND MULTI-FAMILY. SEE ENGINEER WATER REPORT ON 2ND. SHEET FOR SANITARY SEWER COLLECTION SYSTEM THAT WILL BE USE IN THE FUTURE.
9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THE SUBDIVISION.
10. ANTUN DOMIT, THE OWNERS & SUBDIVIDERS OF NORTH VIA CANTERA, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT.
11. NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG MILE 7 1/2 NORTH ROAD.
13. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
14. 5 FT WIDE MINIMUM SIDEWALK REQUIRED ON S.H. 107. 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON MILE 7 1/2 ROAD AND BOTH SIDES OF ALL INTERNAL STREETS.
15. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
16. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
17. NO PERMANENT STRUCTURE, (EXAMPLE FENCES, OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON A DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY UNITED IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
18. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
19. THE ENTRANCE GATES AND STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES.
20. NO ACCESS TO 7 1/2 MILE SHALL BE ALLOW FOR LOTS 29-33 (THE DEVELOPER WILL NOTIFY LOT PURCHASER OF THIS RESTRICTION UPON SALE OF LOT)
21. STREET LIGHTS AND SIGNS ARE TO BE INSTALLED BY DEVELOPER.
22. THE DRAINAGE INLET WITH THE 8" BLEEDER LINE THAT CONNECTS TO THE RCP CULVERT AT THE NORTHSIDE OF H.H. 107 ROADSIDE DITCH WILL BE MAINTAIN BY THE HOMEOWNER'S ASSOCIATION.
23. THE FENCE AT EACH REAR LOT WILL BE CONSTRUCT AT THE TIME OF BUILDING PERMIT STAGE. WITH THE EXCEPTION OF THE PERIMETER OF THE SUBDIVISION BOUNDARY, THE FENCE FOR EACH LOT WILL BE CONSTRUCT DURING THE TIME OF BUILDING PERMIT STAGE.
24. THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, TEXAS HARMLESS AND INDEMNIFY SAID COUNTY FROM ANY AND CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREET, PRIVATE SIDEWALK, AND PRIVATE STREET LIGHTS.
25. A 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG MILE 7 1/2 NORTH ROAD.
26. A 8' FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
27. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE, NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
28. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NORTH VIA CANTERA, RECORDED AS PER DOCUMENT NUMBER _____ (HIDALGO COUNTY, DEED RECORDS, DEVELOPER/OPTION/OOWNER, 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. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.
29. 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, NORTH VIA CANTERA HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME. THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS, AFTER COMMON LOT A'S TRANSFER OF TITLE TO NORTH VIA CANTERA HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY NORTH VIA CANTERA 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(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE 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.
30. LOTS 33 & 34 MUST BE SOLD TOGETHER.



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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS
THE DAY OF 20

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#2 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#2.

SECRETARY

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL 15' EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY OF 20.

SALON DEL VALLE, (GRANTOR'S SIGNATURE)

LUIS MIGUEL ARECHIGA, OWNER
4631 S. VETERANS ROAD
EDINBURG, TEXAS 78542

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANTUN DOMIT KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE NORTH VIA CANTERA 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.

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

SUBDIVISION MAP OF NORTH VIA CANTERA SUBDIVISION

A 33.58 ACRE TRACT OF LAND BEING 5.82 ACRES OUT OF LOT 491, AND 27.76 ACRES OUT OF LOT 501,
JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, MAP
RECORDS OF HIDALGO COUNTY, TEXAS

(PRIVATE SUBDIVISION)

Lot Area Table		
Lot #	SQ. FT.	Area
1	27324.88	0.627
2	21780.02	0.500
3	21780.76	0.500
4	21780.18	0.500
5	21780.48	0.500
6	21780.78	0.500
7	21780.19	0.500
8	21780.49	0.500
9	21780.78	0.500
10	21780.12	0.500
11	21780.56	0.500
12	21780.74	0.500
13	21780.89	0.500
14	21780.40	0.500
15	21781.68	0.500
16	21782.94	0.500
17	21754.18	0.499
18	23753.39	0.545
19	21856.27	0.502
20	21966.09	0.504

Lot Area Table		
Lot #	SQ. FT.	Area
21	21838.91	0.501
22	21953.42	0.504
23	21780.22	0.500
24	21780.22	0.500
25	21780.22	0.500
26	21780.22	0.500
27	21780.95	0.500
28	23648.52	0.543
29	23648.78	0.543
30	23648.00	0.543
31	22130.60	0.508
32	27001.71	0.620
33	21780.20	0.500
34	21780.19	0.500
35	21780.19	0.500
36	21780.19	0.500
37	21780.34	0.500
38	31657.14	0.727
39	34162.44	0.784
40	21780.19	0.500

Lot Area Table		
Lot #	SQ. FT.	Area
41	23511.92	0.540
42	23511.92	0.540
43	21780.19	0.500
44	21780.19	0.500
45	21780.19	0.500
46	23511.92	0.540
47	23511.92	0.540
48	21780.19	0.500
49	21780.19	0.500
50	21780.19	0.500
51	23511.92	0.540

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NORTH VIA CANTERA SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

SALON DEL VALLE, LLC,
LUIS MIGUEL ARECHIGA, OWNER
4631 S. VETERANS ROAD
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ANTUN DOMIT, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE # 117368
DATE PREPARED: 09-29-21
JOB No. 21156.00

DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE DAY OF 20.

ROBERTO N. TAMEZ, R.P.L.S. No.6238
STATE OF TEXAS

DATE SURVEYED: 6-2-2021
T-1127, PG. 8
SURVEY JOB # 21996.00



I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG

DATE

CITY SECRETARY

DATE

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE MINOR SUBDIVISION PLAT KNOWN AS NORTH VIA CANTERA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE DAY OF 2022.

CHAIRPERSON PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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 §40.211 (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/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

DRAWN BY: OR DATE: 09-29-21.
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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ANTUN DOMIT	3805 PLANTATION			
ENGINEER:	MARIO A. REYNA, P.E.	ORIO BLVD., STE. D,	MISSION, TEXAS 78573	(956) 722-5688	(956) 722-6306
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
			EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/15/2022

SUBDIVISION NAME: NORTH VIA CANTERA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. H. 107: 150 ft. ROW

Paving: by the state Curb & gutter: both sides

Revisions needed:

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

Mile 7 1/2 Road: Proposed 20 ft. dedication for 40 ft. from centerline for 80 ft. ROW

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

Revisions needed:

- Clarify existing ROW on north sides of CL. Based on adjacent subdivision to the north, Peaceful Acres, a 15 ft. additional ROW dedication was dedicated for 40 ft. from centerline on the north of Mile 7 1/2 Road, revise accordingly prior to recording.

- Clarify "Prop. 80 ft. ROW" on plat since dimension does not go to new property line, revise accordingly prior to recording.

- Label total ROW after accounting for additional ROW dedication on the west, middle, and east side prior to recording.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Required

Entrance Street along south subdivision boundary (N. 73rd ST.): 50-60 ft. ROW

Paving: 32-46 ft. Curb & gutter: both sides

Revisions needed:

- As per survey submitted, there are islands on the entrance. Please submit paving layout to verify that islands are meeting the 20 ft. of paving face-face requirement on both sides of islands prior to recording.

- ROW might have to be expanded at entrances. Paving requirements subject to increase accordingly with ROW.

- Clarify if any gates will be proposed. Gate details must be approved prior to recording. ROW might be increased depending on gate designs.

- Revise street name from "73rd ST" to "N. 73rd ST." prior to recording.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Required

<p>Entrance Street along north subdivision boundary (N. 73rd LN.): 73 ft. proposed ROW Paving: 46 ft. Curb & gutter: both sides Revisions needed: - As per survey submitted, there are islands on the entrance. Please submit paving layout to verify that islands are meeting the 20 ft. of paving face-face requirement on both sides of islands prior to recording. - Paving requirements subject to increase accordingly with ROW prior to record. - Clarify if any gates will be proposed. Gate details must be approved prior to recording. ROW might be increased depending on gate designs. - Revise street name from "74th ST" to "N. 73rd LN." prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p> <p>Internal Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Revisions needed: - Revise street name from "N. 72nd LN." to "N. 72nd ST." prior to recording. - Revise street name from "N. 75th ST." to N. 74th LN." prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p> <p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	Required
	Required
	Compliance
	NA
	Compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 25 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356</p> <p>* Rear: 10 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356</p> <p>* Sides: 6 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements, whichever is greater **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Applied
	Applied
	Applied
	Applied

SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide minimum sidewalk required on S.H. 107 * 4 ft. wide minimum sidewalk required on Mile 7 1/2 Road and both sides of all internal streets. ** 5 ft. wide minimum sidewalk required on S.H. 107 per Engineering Department ** Sidewalk requirement may be increased to 5 ft. along Mile 7 1/2 Road and all internal streets per Engineering Department prior to recording. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Mile 7 1/2 North Road. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Mile 7 1/2 North 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 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
	NA
	Applied
	NA
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **All lots must have a minimum 50 ft. lot frontage, 54 ft. minimum on corner lots. **Zoning Ordinance: Section 138-356 	Compliance
	Compliance

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

ZONING/CUP	
* Existing: R-1(Single-Family Residential) Proposed: R-1(Single-Family Residential) ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$35,700 (based on 51 lots/dwelling units x \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording. ***Developer paid \$35,700 based on \$700 X 51 lots/dwelling units on 12/13/22. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation will be honored from previous submittal, and no TIA will be required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments/Revisions needed: - Gate Details submitted are for a different city, please revise accordingly. Provide gate details for both entrances prior to final. - ROW might have to be expanded at entrance and paving requirements subject to increase accordingly with ROW, prior to final. Please submit existing paving layout to determine if paving width face to face on both sides of islands/gates meets requirement, which may increase ROW requirements. - Clarify plat note #30 prior to recording. ** Please provide square footage and setbacks for site plan layout submitted for lots 23, 24, 32, 33-35, 38,39, and 46 to determine they are buildable lots. Engineer submitted site plan on 12/9/22 showing buildable area of lots. **Subdivision previously was approved in final form at the P&Z meeting of July 6, 2022; however, case was withdrawn and developer submitted new application with different engineer on file. **The subdivision was approved in Preliminary form at December 21, 2021 Planning and Zoning Commission meeting, under the previous name "Mission Valley Estates Subdivision". *Must comply with City's Access Management Policy.	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





City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

Project Description	<p>Subdivision Name <u>Hilda's Ropa Usada Subdivision</u></p> <p>Location <u>N. side of Beaumont Ave., approximately 300 feet W. of S. 25th Street</u></p> <p>City Address or Block Number <u>2512 Beaumont Avenue</u></p> <p>Number of lots <u>3</u> Gross acres <u>0.53</u> Net acres <u>0.53</u></p> <p>Existing Zoning <u>R2</u> Proposed <u>R2</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>4PLEX</u> Proposed Land Use <u>4PLEX</u> Irrigation District # _____</p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0.00</u></p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description _____</p>
Owner	<p>Name <u>Hilda D. Suarez</u> Phone <u>(956) 827-8325</u></p> <p>Address <u>10 S. 25th Street</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78503</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>Hilda D. Suarez</u> Phone <u>(956) 827-8325</u></p> <p>Address <u>10 S. 25th Street</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78503</u></p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>Lucas Castillo, PE</u> Phone <u>(956) 379-3857</u></p> <p>Address <u>2820 Gull Avenue</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>7850</u></p> <p>Contact Person _____</p> <p>E-mail <u>lcastillo.atlas@gmail.com</u></p>
Surveyor	<p>Name <u>Homero Gutierrez</u> Phone <u>(956) 369-0988</u></p> <p>Address <u>P.O. Box 548</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u></p>



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 *Hilda O. Suarez* Date 01/14/2021
 Print Name Hilda O Suarez

Owner ☒

Authorized Agent ☐



To: City of McAllen
Planning Department
311 North 15th Street
McAllen, Texas

From: Mr. Lucas Castillo, Jr.

RE: Hilda's Ropa Usada Subdivision – Letter of Extension
2512 Beaumont Avenue
McAllen, Texas 78501

Date: November 18, 2022

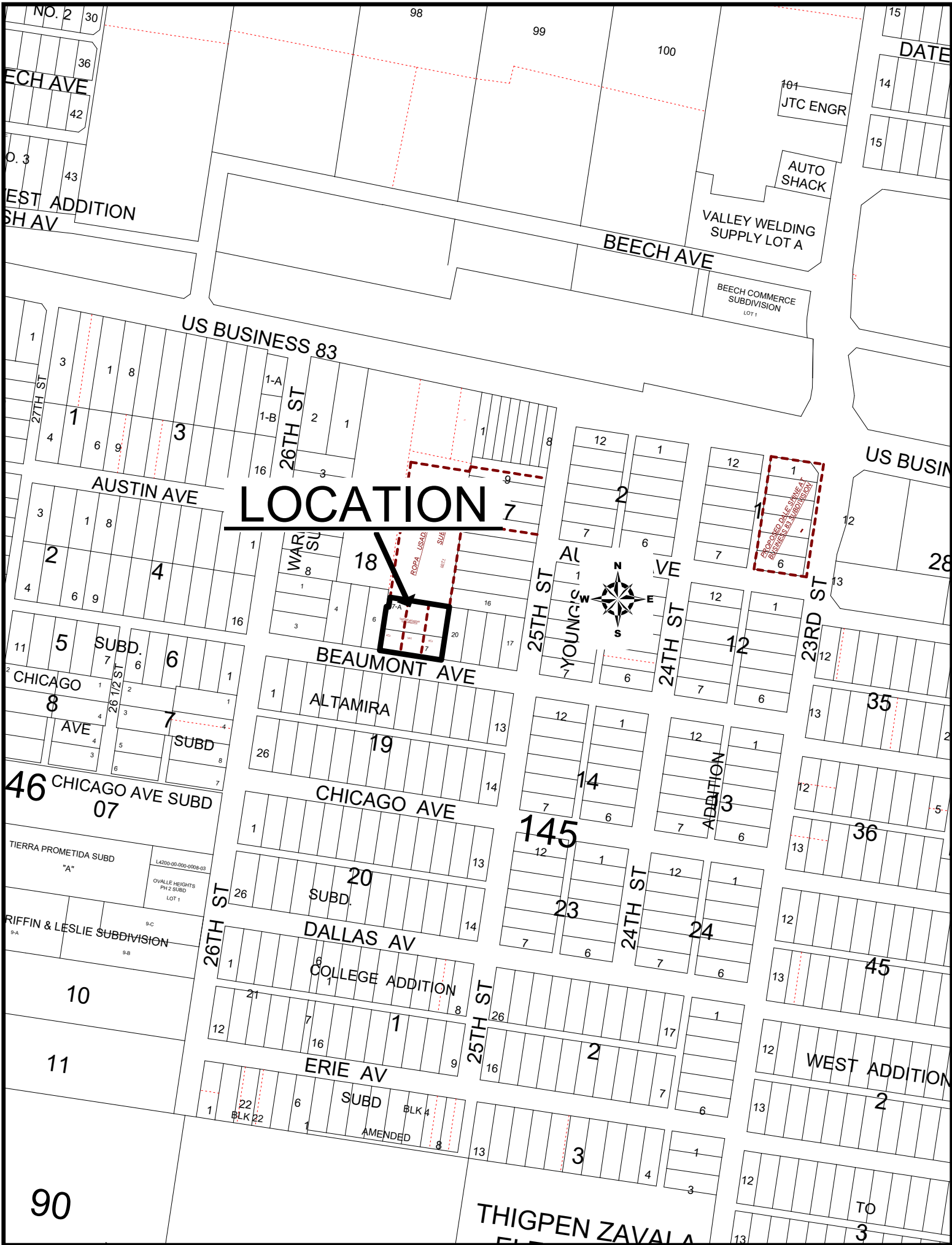
ATLAS Engineering Consultants, LLC would like to request an extension for the plat review of Hilda's Ropa Usada Subdivision. We appreciate your time. Please contact us with any questions you may have.

Respectfully,

Lucas Castillo Jr., PE
ATLAS Engineering Consultants, LLC
956-379-3857

Attachments:

Subdivision Plat 11x17 (2 copies)



LOCATION



THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE McALLEN TOWNSITE, LOT 8-A, BLOCK 47 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 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.

HILDA O. JUAREZ
OWNER
10 SOUTH 25TH STREET
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, LUCAS CASTILLO JR., TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS _____ DAY OF _____

NOTARY PUBLIC
HIDALGO, TEXAS
MY COMMISSION EXPIRES _____

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING & 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 & ZONING
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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS FOR 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 DETERMINATION.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

METES AND BOUNDS DESCRIPTION

A 0.441 OF AN ACRE TRACT OF LAND, CONSISTING LOTS 7 AND 7A, BLOCK 18, ALTAMIRA SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED ON THE NORTH SIDE OF BEAUMONT AVENUE APPROXIMATELY 230 FEET WEST OF SOUTH 25TH STREET, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A FOUND NO.4 REBAR (N: 1659754.32, E: 1066788.86) FOR THE APPARENT SOUTHWEST CORNER OF LOT 20, OUT OF ALTAMIRA SUBDIVISION (RECORDED IN VOLUME 5, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND FOR THE SOUTHEAST CORNER OF SAID 0.441 OF AN ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.441 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

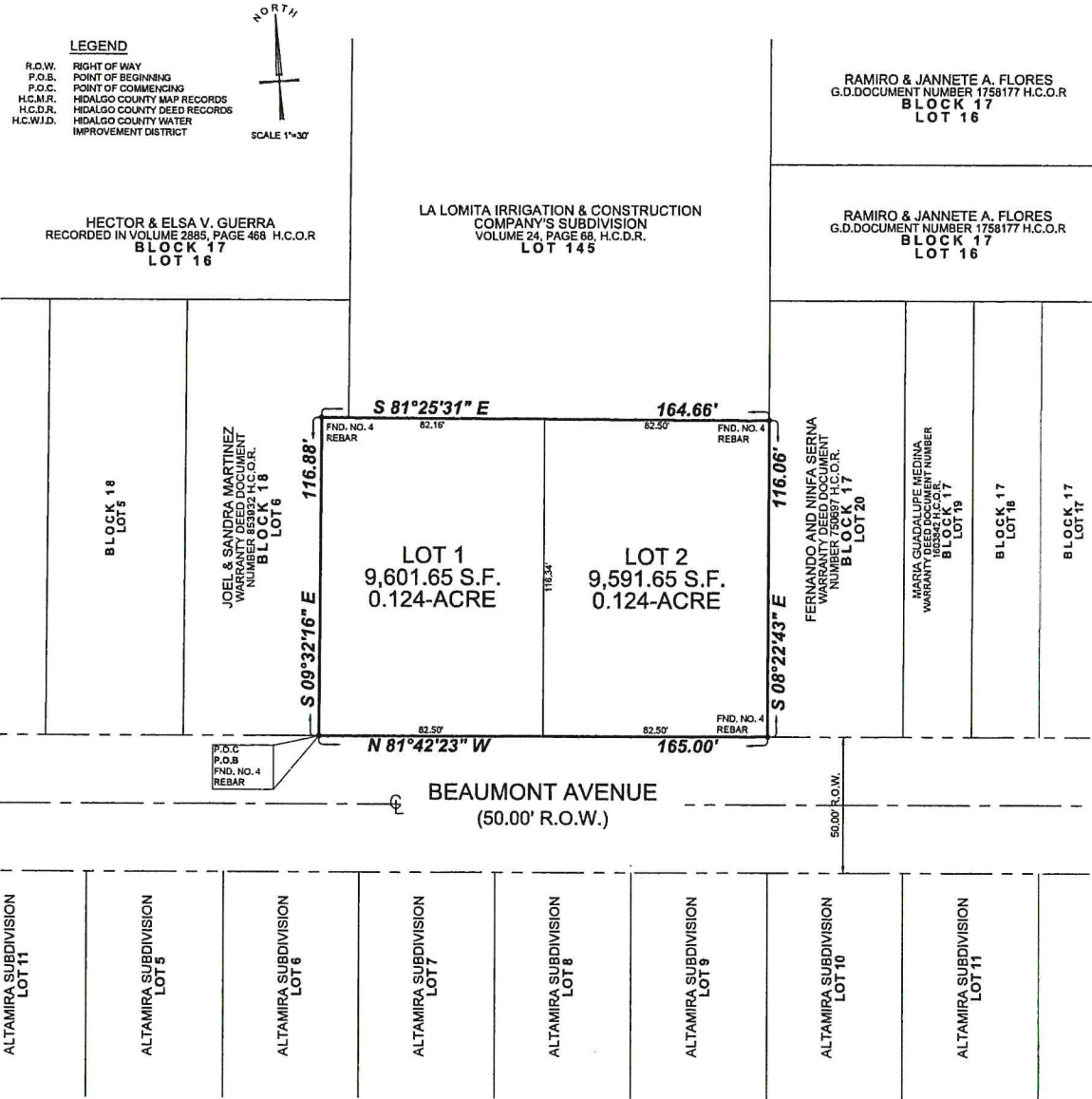
- THENCE, N 81° 42' 23" W, WITH SAID BEAUMONT AVENUE EXISTING NORTH RIGHT-OF-WAY LINE, AND THE APPARENT SOUTH LOT LINE OF SAID LOT 7 AND OF SAID 0.441 OF AN ACRE TRACT, A DISTANCE OF 165.00 FEET TO A FOUND NO. 4 REBAR FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 7 AND OF SAID 0.441 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;
- THENCE, N 09° 32' 16" E, WITH THE APPARENT WEST LOT LINE OF SAID LOT 7 AND OF SAID 0.441 OF AN ACRE TRACT, A DISTANCE OF 116.88 FEET TO A FOUND NO. 4 REBAR FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 7A AND FOR THE NORTHWEST CORNER OF SAID 0.441 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;
- THENCE, S 08° 22' 43" W, WITH THE APPARENT ADJOINING WEST LOT LINE OF SAID LOT 20, AND THE EAST LOT LINE OF SAID LOT 7A AND OF SAID 0.441 OF AN ACRE TRACT, A DISTANCE OF 60.01 FEET PASSED THE APPARENT SOUTHEAST CORNER OF SAID LOT 7A AND THE NORTHEAST CORNER OF SAID LOT 7, CONTINUING FOR A TOTAL DISTANCE OF 116.06 FEET TO A FOUND NO. 4 REBAR ON THE APPARENT SAID BEAUMONT AVENUE EXISTING NORTH RIGHT-OF-WAY LINE FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 20 AND SOUTHEAST CORNER OF SAID 0.441 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.441 OF AN ACRE OF LAND, MORE OR LESS.

GENERAL NOTES

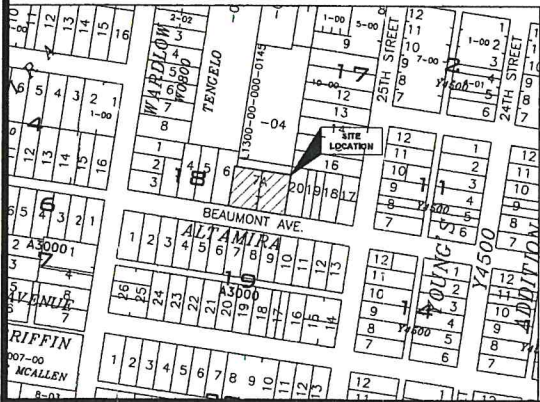
- FLOOD ZONE DESIGNATION ZONE "B"
ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY PANEL NUMBER 4460343 0005C
MAP REVISED NOVEMBER 02, 1982
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
- SETBACKS:
FRONT: 25.00 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
REAR: 10.00 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
SIDE: AS PER ZONING ORDINANCE OR GREATER FOR EASEMENT.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- BENCH MARK: SET NAIL IN POWER POLE LOCATED AT THE NORTHEAST CORNER OF THIS SUBDIVISION.
ELEVATION: 119.34 (NAVD 88) (MC-71)
LOCATION OF MONUMENT MC-71 IS 20 FEET EAST OF THE B.C. OF 23RD STREET AND 26 FEET NORTH OF B.C. OF FM 495, 5 FEET WEST WEST OF THE MONUMENT THERE IS A TRAFFIC CONTROL PANEL.
BENCH MARK: AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM 495 AND 23RD STREET.
ELEVATION: 118.72 (30" DIA. PIPE w/ 3-1/4" BRASS CAP)
- NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
- DRAINAGE DETENTION IS 555.00 CUBIC FEET
- 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 ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.
- 4 FEET WIDE MINIMUM SIDEWALK REQUIRED ON SOUTH 11th STREET AND ERIE AVENUE.
- 6 FT. OPAQUE BUFFER REQUIRED FOR 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, PRIVATE DRIVES/STREETS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN

HILDA'S ROPA USADA SUBDIVISION

A 0.533 OF AN ACRE TRACT OF LAND, CONSISTING OF 0.091 OF AN ACRE OF LAND OUT OF THE SOUTHERN PORTION OF LOT 145, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION AS PER MAP THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND 0.442 OF AN ACRE OF LAND BEING ALL OF LOTS 7 AND 7A, BLOCK 18, ALTAMIRA SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE: 1"=250'



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

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



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER 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.

LUCAS CASTILLO JR.
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 119990



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.

HOMERO L. GUTIERREZ
REGISTERED PUBLIC SURVEYOR
RPLS NO. 2791
DATE SURVEYED 10/24/2018





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/14/2022

SUBDIVISION NAME: HILDA'S ROPA USUADA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Beaumont Avenue: 25 ft. from centerline for 50 ft. ROW
 Paving: 40 ft. Curb & gutter: Both sides
 **Monies must be escrowed if improvements are not built prior to recording.
 ***City Commission approved a variance at the meeting of June 25, 2018 for the subdivision to not provide the 5 ft. dedication and pavement widening on Beaumont Avenue. Variance will be applied to this subdivision.
 *****Subdivision Ordinance: Section 134-105

Paving _____ Curb & gutter _____

Paving _____ Curb & gutter _____

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

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

Applied

Applied

Applied

NA

Compliance

ALLEYS

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

NA

SETBACKS

* Front: 20 ft. or greater for easements or in line with average setback, whichever is greater applies.
 Revisions Needed:
 -Revise note as shown above and or clarify proposed setback, prior to final.
 ** Proposing: 25 ft. or greater for approved site plan or easements.
 **Zoning Ordinance: Section 138-356

* Rear: 10 ft. or greater for easements.
 Revisions Needed:
 -Revise note as shown above prior to final.
 ** Proposing Rear: 10 ft. or greater for approved site plan or easements.
 **Zoning Ordinance: Section 138-356

* Interior Sides: 6 ft. or greater for easements.
 Revisions Needed:
 -Revise note as shown above prior to final.
 ** Proposing Side: As per Zoning Ordinance or greater for easement.
 **Zoning Ordinance: Section 138-356

* Corner: Interior lot
 **Zoning Ordinance: Section 138-356

Non-compliance

Non-compliance

Non-compliance

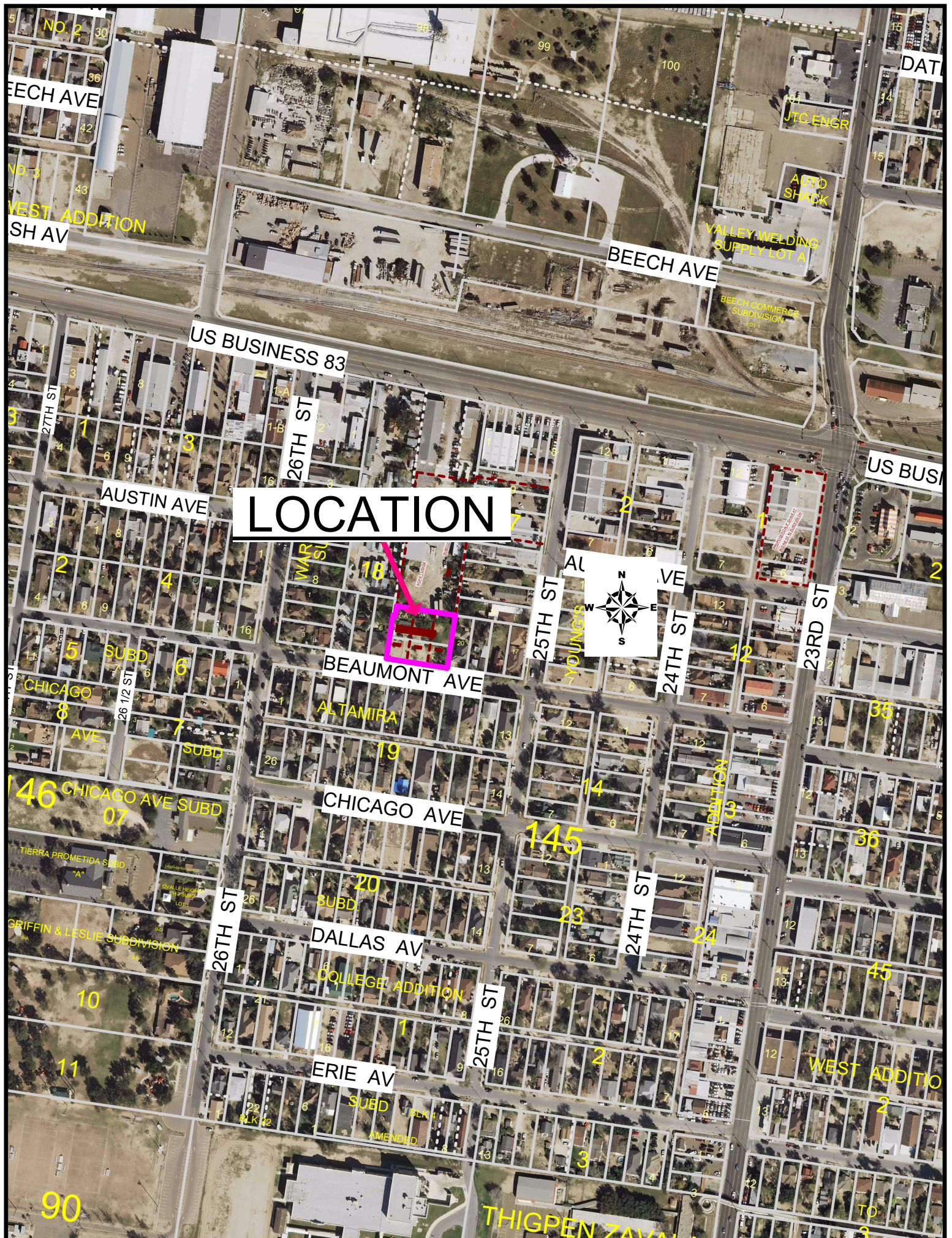
NA

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

* Garage: 18 ft. except where greater setback is required; greater setback applies. Revisions Needed: -Add note as shown above prior to final. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Non-compliance
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Beaumont Avenue. Revisions Needed: -Revise note as shown above prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Applied
	Required
NOTES	
*Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **As per conversation and exhibit presented by engineer on December 13th,2022, there will be a total of 4 units per lot. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, private drives/streets must be maintained by the lot owners and not the City of McAllen * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Applied
	Applied
	NA
	Applied
	NA
	NA

LOT REQUIREMENTS	
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
ZONING/CUP	
* Existing: R-2 (Duplex-Fourplex) Residential District Proposed: R-2 (Duplex-Fourplex) Residential District **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Engineer a total of 8 units (4 units per lot) proposed park fees total to \$5,600 (\$700 X8 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for multifamily use.	Compliance
* As per Traffic Department, Trip Generation required to determine if TIA is required prior to final plat. *** As per Traffic Department, Trip Generation waived for multifamily use.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Please submit ownership map to verify if any landlocked properties exist, prior to final. ***Engineer must clarify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ****Subdivision approved in Preliminary form at the P&Z meeting of March 2, 2021. *****Subdivision must comply with Public Works Department requirements.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM WITH 6 MONTH EXTENSION SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied

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



LOCATION



SuB2022-0109



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>Turin Estates Phase I</u>	
	Location <u>460 South of Dove Avenue</u>	
	City Address or Block Number <u>5200 N. WARE RD</u>	
	Number of Lots <u>32</u> Gross Acres <u>4.43</u> Net Acres <u>4.43</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R3T</u> Proposed Zoning <u>Same</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Open</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # _____ Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPMU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A 4.769 Acre Tract of Land out of Lot 93, La Lomita Irrigation and Construction Company Subdivision</u>		
Owner	Name <u>Turin Ventures, LLC</u>	Phone _____
	Address <u>4900 N 10th St Ste. B8</u>	E-mail _____
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Troyo Construction, LLC</u>	Phone _____
	Address <u>4900 N 10th St. Ste B6</u>	E-mail <u>agamba@troyocg.net</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Eduardo Gamba</u>	
Engineer	Name <u>Quintanilla, Headley & Associates, Inc.</u>	Phone <u>(956) 381-6480</u>
	Address <u>124 E. Stubbs</u>	E-mail <u>alfonsoq@qha-eng.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>Alfonso Quintanilla, P.E.</u>	
Surveyor	Name <u>Quintanilla, Headley & Associates, Inc.</u>	Phone <u>(956) 381-6480</u>
	Address <u>124 E. Stubbs</u>	E-mail <u>alfonsoq@qha-eng.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	



ENTERED

SEP 09 2022

Initial: pm

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature _____

Date _____

Print Name _____

Owner ☐

Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. #95534 R.P.L.S. #4856 Eulalio Ramirez, P.E. #77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

December 1, 2022

Edgar I. Garcia, AICP, CNU-A
Director of Planning
City of McAllen
311 N. 15th Street
McAllen, TX 78501

Re: Proposed Turin Estates Phase I

Dear Mr. Garcia:

On behalf of the developer, this letter is to request the following variances from the City's requirements:

1. Street right of way: We are proposing a 55.00 foot right of way plus a 5.00 foot utility easement adjacent to the north side of the street.
2. Block length: Proposed length is 1,091.36 feet. To the north is Hunter's Cove Subdivision Unit II and to the south is Ware Heights Subdivision.
3. Zinnia Ave. street offset: Proposed 46.50 feet. There is a median on Ware Road which will not cause any traffic issues.
4. Subdivision Ordinance Section 134-106 (c) : Alleys shall be required in all non-residential zoning districts. The planning director, or his designee, may require alleys or service drives in multi-family residential zoning districts. The developer is requesting not to provide a service drive for his multi-family development.

Should you have any questions or require additional information, please feel free to call me at (956) 381-6480.

Respectfully,

Alfonso Quintanilla, P.E., R.P.L.S.
President

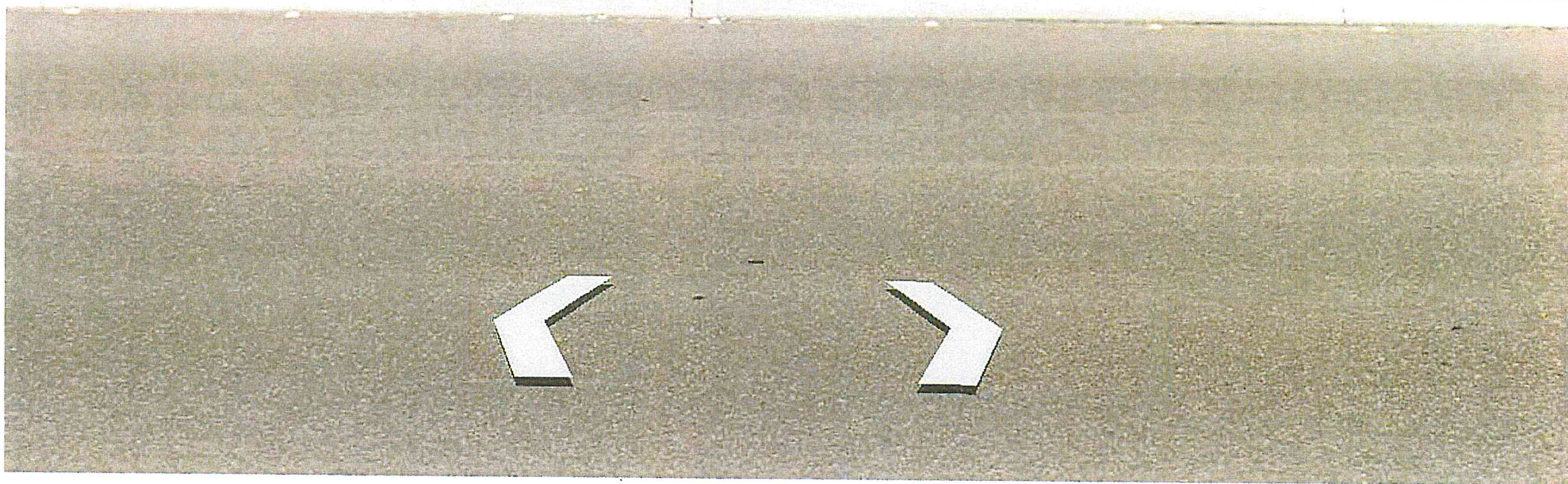
Click and drag to rotate, or click "N" to reset to north

WEST VIEW





EAST VIEW

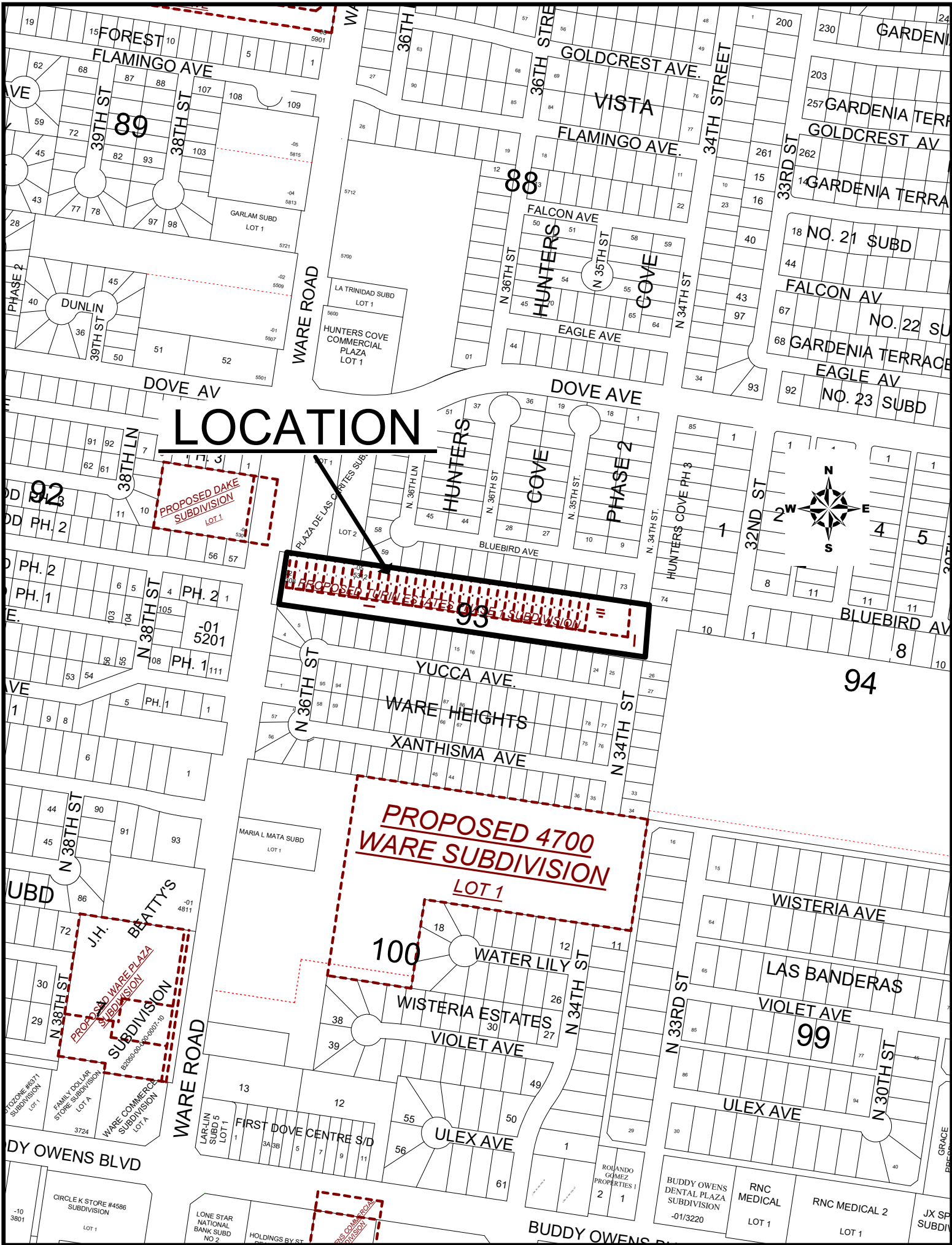


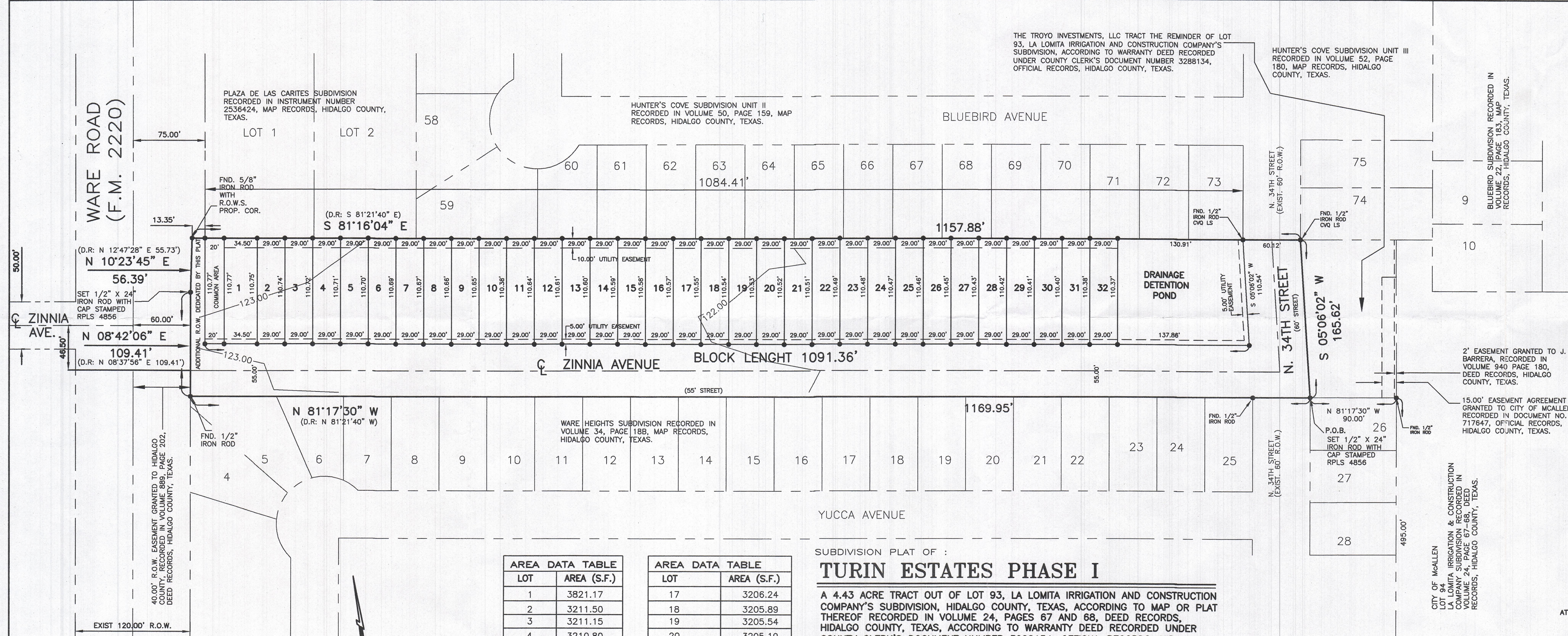
LOCATION

PROPOSED 4700 WARE SUBDIVISION
LOT 1

PROPOSED 4700 WARE SUBDIVISION
LOT 1

PROPOSED WARE PLAZA SUBDIVISION
LOT 1





AREA DATA TABLE	
LOT	AREA (S.F.)
1	3821.17
2	3211.50
3	3211.15
4	3210.80
5	3210.45
6	3210.10
7	3209.75
8	3209.40
9	3209.04
10	3208.69
11	3208.34
12	3207.99
13	3207.64
14	3207.29
15	3206.94
16	3206.59

AREA DATA TABLE	
LOT	AREA (S.F.)
17	3206.24
18	3205.89
19	3205.54
20	3205.19
21	3204.84
22	3204.49
23	3204.14
24	3203.79
25	3203.44
26	3203.08
27	3202.73
28	3202.38
29	3202.03
30	3201.68
31	3201.33
32	3200.98
COMMON AREA	2215.32
POND	14828.50

GENERAL NOTES:

- FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING. (NO SHADING.)
COMMUNITY-PANEL NUMBER 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB
OF THE STREET AT MID POINT OF EACH LOT.
- LEGEND: * DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC CAP
STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:
FRONT 10.00 FT. OR GREATER FOR EASEMENTS
REAR IN ACCORDANCE WITH THE ZONING ORDINANCE,
OR GREATER FOR EASEMENTS.
INTERIOR SIDES IN ACCORDANCE WITH THE ZONING ORDINANCE,
OR GREATER FOR EASEMENTS.
GARAGE 18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- REQUIRED DRAINAGE DETENTION IS: 38,925.13 C.F. (0.89 AC./FT.) TOTAL
DETENTION IS BEING PROVIDED IN THE "20.0' COMMON AND DRAINAGE DETENTION AREA". "20.0' COMMON
AND DRAINAGE DETENTION AREA" WILL BE MAINTAINED BY DEVELOPER'S/HOMEOWNERS'S
ASSOCIATION/OWNERS AND NOT THE CITY OF MCALLEN.
- BENCHMARK No. _____
CITY OF MCALLEN BENCHMARK MC-53 (SOUTHEAST CORNER OF THE INTERSECTION
OF WARE ROAD AND MILE 4 LINE ROAD) ELEVATION = 126.10 LOCATED ± 330
FEET NORTH OF THE SOUTH LINE OF LOT 88, LA LOMITA IRRIGATION &
CONSTRUCTION COMPANY SUBDIVISION ON THE WEST R.O.W. LINE OF N. WARE ROAD
ON A 90-D NAIL IN POWER POLE. N.A.V.D. 88 DATUM.
- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS
REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 4.0 FT WIDE MINIMUM SIDEWALK REQUIRED ON ALL INTERIOR STREETS.
- LOTS 1 THROUGH 32 SHALL BE FOR RESIDENTIAL USE.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WARE ROAD.
- A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

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



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

AUGUST 29, 2022
DATE

LIENHOLDERS'S ACKNOWLEDGMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

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

SECURITY INTEREST HOLDER
TEXAS NATIONAL BANK
RAFAEL MEDRANO

SIGNATURE

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

Notary Public

**STATE OF TEXAS
COUNTY OF HIDALGO**

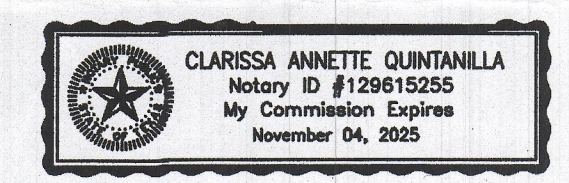
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED
HEREIN AS THE TURIN ESTATES PHASE I TO THE CITY OF MCALLEN, TEXAS, AND WHOSE
NAME IS SUBSCRIBED HERETO, HEREBY DELEGATE TO THE USE OF THE PUBLIC ALL STREETS,
ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER 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.

EDUARDO GAMBA
MEMBER OF TROYO INVESTMENTS, LLC
4900 N. 10TH STREET STE B6
MCALLEN, TEXAS 78504

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared
EDUARDO GAMBA, MEMBER OF TROYO INVESTMENTS, LLC
proved to me through her Texas Department of Public Safety Driver License to be the person whose
name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that
the statements therein are true and correct and acknowledged that she executed the same for the
purposed and consideration thereby expressed.

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



CLARISSA ANNETTE QUINTANILLA- NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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

MAYOR _____ DATE _____

ATTEST: _____
CITY SECRETARY _____ DATE _____

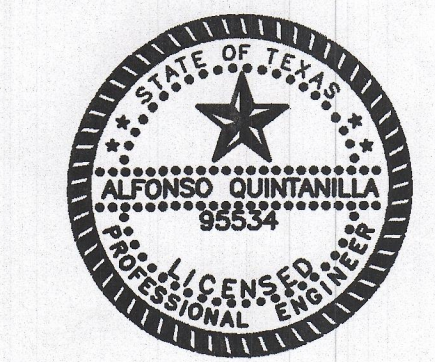
THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE _____
DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY
OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

SECRETARY _____ PRESIDENT _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

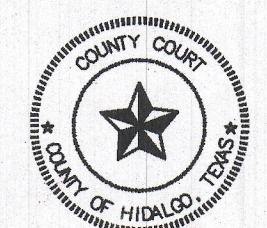


ALFONSO QUINTANILLA
P.E. No. 95534
DATE 10-12-22

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

F:\DATA\SUBD\MCALLEN\TURIN ESTATES\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
8-29-2022	110		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

DATE OF PREPARATION: AUGUST 29, 2022



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/16/2022

SUBDIVISION NAME: TURIN ESTATES PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Road: Dedication as needed for 75 ft. from centerline for 150 total ROW.
Paving: By the State Curb & gutter: By the State.

Revisions Needed:

- Label centerline to determine ROW dedication requirements prior to final.
- Label existing ROW dedications, from centerline, total, etc.
- Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for North Ware Road.
- 40.00' ROW Easement and 60.00 ft. ROW measurement do not match ,clarify prior to final.
- Provide document for existing 40.00 ft. ROW Easement granted to Hidalgo County.
- Add "North" to all Ware Road references, prior to final.

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

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

*****COM Thoroughfare Plan

Zinnia Avenue: 60 ft. of total ROW dedication.

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

Revisions Needed:

- Current subdivision layout proposes 55 ft. of ROW dedication for Zinnia Avenue.
- *Current subdivision layout does not comply with required ROW dedication requirements, please revise accordingly prior to final. If no changes please submit variance request for ROW dedication for Zinnia Avenue. Engineer submitted a variance application on December 1, 2022 requesting to dedicate 55 ft. of ROW with a 5 ft. Utility Easement instead of the required 60 ft.

-Provide centerline for proposed Zinnia Avenue and existing across North Ware Road to verify street alignment.

Engineer submitted a variance application on December 1, 2022 requesting a offset of 46.50 ft. instead of the required 125 ft. from centerline to centerline for street jogs.(134-105(d))

***ROW requirements must finalized, prior to final.

***Subdivision Ordinance: Section 134-105

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

***COM Thoroughfare Plan

North 34th Street: 60 ft. of total ROW dedication.

Paving: 40 ft. Curb & gutter: Both Sides

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

Non-compliance

Non-compliance

Applied

Applied

NA

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

<p>* 900 ft. Block Length for R-3 Zone Districts. Revisions Needed: -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. *Engineer submitted a variance application on December 1,2022,requesting a variance to the 900ft. 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> <p>* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105</p>	<p>Non-compliance</p> <p>Applied</p>
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. Revisions Needed: -As per Public Works Department service drive required, provide for alley/service drive easement on plat prior to final. *Engineer submitted a variance application on December 1, 2022 requesting to not provide a service drive for this development. **Alley/service drive easement required for commercial and multi-family properties. ***Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
SETBACKS	
<p>* Front: In accordance with the Zoning Ordinance or greater for easements. Revisions Needed: -Revise note as shown above prior to final. ***Proposing 10.00 ft. or greater for easements. ****Zoning Ordinance: Section 138-356</p> <p>* Rear: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356</p> <p>* Sides: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356</p> <p>* Corner: Not Applicable **Current subdivision layout does not propose any buildable lots abutting a street, if layout changes and buildable lot abuts a street intersection, the corner setback note will be required. **Zoning Ordinance: Section 138-356</p> <p>* Garage:18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Required</p>
	<p>Applied</p>
	<p>Applied</p>
	<p>Applied</p>
	<p>Applied</p>
	<p>Applied</p>
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required along North Ware Road and 4 ft. wide minimum sidewalk required on Zinnia Avenue and North 34th Street. Revisions Needed: -Revise note#9 as shown above prior to final. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. ****Please finalize plat note prior to final. ****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p>
	<p>Required</p>

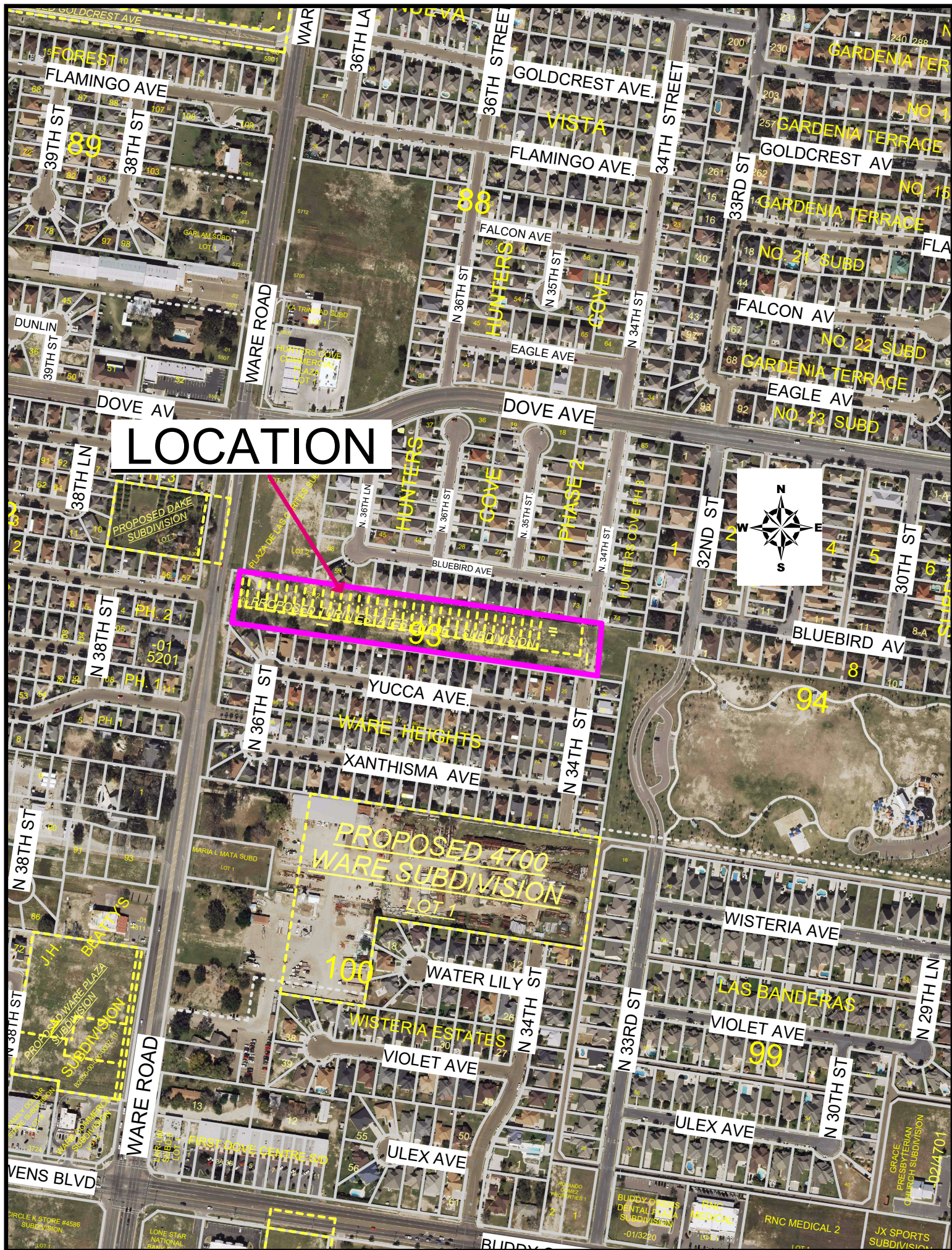
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road. Revisions Needed: -Add note as shown above prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Add note as shown above prior to final. ***Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Ware Road. Revisions Needed: -Revise Note #11 as shown above prior to final. ***Must comply with City Access Management Policy</p>	Non-compliance
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210.</p>	Required
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
<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
LOT REQUIREMENTS	
<p>* Lots fronting public streets. Pending Items: -Property on the East side of N.34th Street along plat boundary not included as part of subdivision layout, clarify development status prior to final. ***Subdivision Ordinance: Section 134-1</p>	Required

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

* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing : R3-T(townhouse residential) District Proposed : R3-T(townhouse residential) District **Rezoning to R3-T approved by Planning and Zoning Board at their P&Z meeting of November 16, 2021 and by City commission on December 13, 2021. ***Zoning Ordinance: Article V	Complete
* Rezoning Needed Before Final Approval **Rezoning to R3-T approved by Planning and Zoning Board at their P&Z meeting of November 16, 2021 and by City commission on December 13, 2021. ***Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee. As per application submitted on September 09,2022 a total of 32 lots proposed park fees total to \$22,400 (\$700 X32 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application submitted on September 09,2022 a total of 32 lots proposed park fees total to \$22,400 (\$700 X32 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
* Pending review by the City Manager's Office. As per application submitted on September 09,2022 a total of 32 lots proposed park fees total to \$22,400 (\$700 X32 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Property on the East side of N.34th Street along plat boundary not included as part of subdivision layout, clarify development status prior to final. ***Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ****All setbacks are subject to increase for easements or approved site plan, once site plan has been submitted for staff review. *****Subdivision approved for a in Preliminary form subject to conditions noted in Planning review, drainage and utilities approvals at the Planning and Zoning Commission meeting of September 20,2022.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS AND CLARIFICATION ON THE REQUESTED VARIANCES.	Applied

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



LOCATION

Sub 2022-0146



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>AFG PLAZA SUBD.</u> Location <u>SEC McCOLL & DOVE AVE.</u> City Address or Block Number <u>5520 N. McCOLL RD</u> Number of lots <u>1</u> Gross acres <u>1.996</u> Net acres <u>1.38</u> Existing Zoning <u>C-4</u> Proposed <u>C-4</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>OFFICE/RESTAURANT</u> Proposed Land Use <u>RETAIL/RESTAURANT</u> Irrigation District # <u>2</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500</u> Parcel No. <u>290032</u> Tax Dept. Review <u>55950-00-006-0001</u> Legal Description <u>1.38 NET AC. o/o LOT 1, BIK. 6,</u> <u>STERLE & PERSHING SUBD., H.C.T.</u>
Owner	Name <u>SUZIE ANI</u> Phone _____ Address <u>114 RIO GRANDE DRIVE</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> E-mail _____
Developer	Name _____ Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>DAVID OMAR SALINAS</u> Phone <u>682-9081</u> Address <u>2221 DAFFODIL AVE.</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>DAVID</u> E-mail <u>dsalinas@salinasengineering.com</u>
Surveyor	Name <u>SAME AS ENGINEER</u> Phone _____ Address _____ City _____ State _____ Zip _____

ENTERED

NOV 29 2022

Initial: WMA

L.G. 11/29/22

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 [Signature] Date 11-16-22

Print Name JIMMY AN

Owner X

Authorized Agent [Signature]

10/19

LOCATION



DOVE AVE

McCOLL RD

N "G" ST

DOVE POINT

16

11

55

34

33

12

UNIT 2

1

7

10

15

1A

1B

5A

10A

17A

17B

UNIT 1

BLOCK 2

PROPOSED AFG PLAZA
SUBDIVISION

LOT 1

02

03

DEL
PEDREGAL

04

DEL PEDREGAL

05

LOT 1

VITRUVIAN PLAZA
SUBD

LOT 2

LOT 2C

CHIA, CADEN,

01

SUBDIVISION

PH 2

06

PHASE 3 SUBD

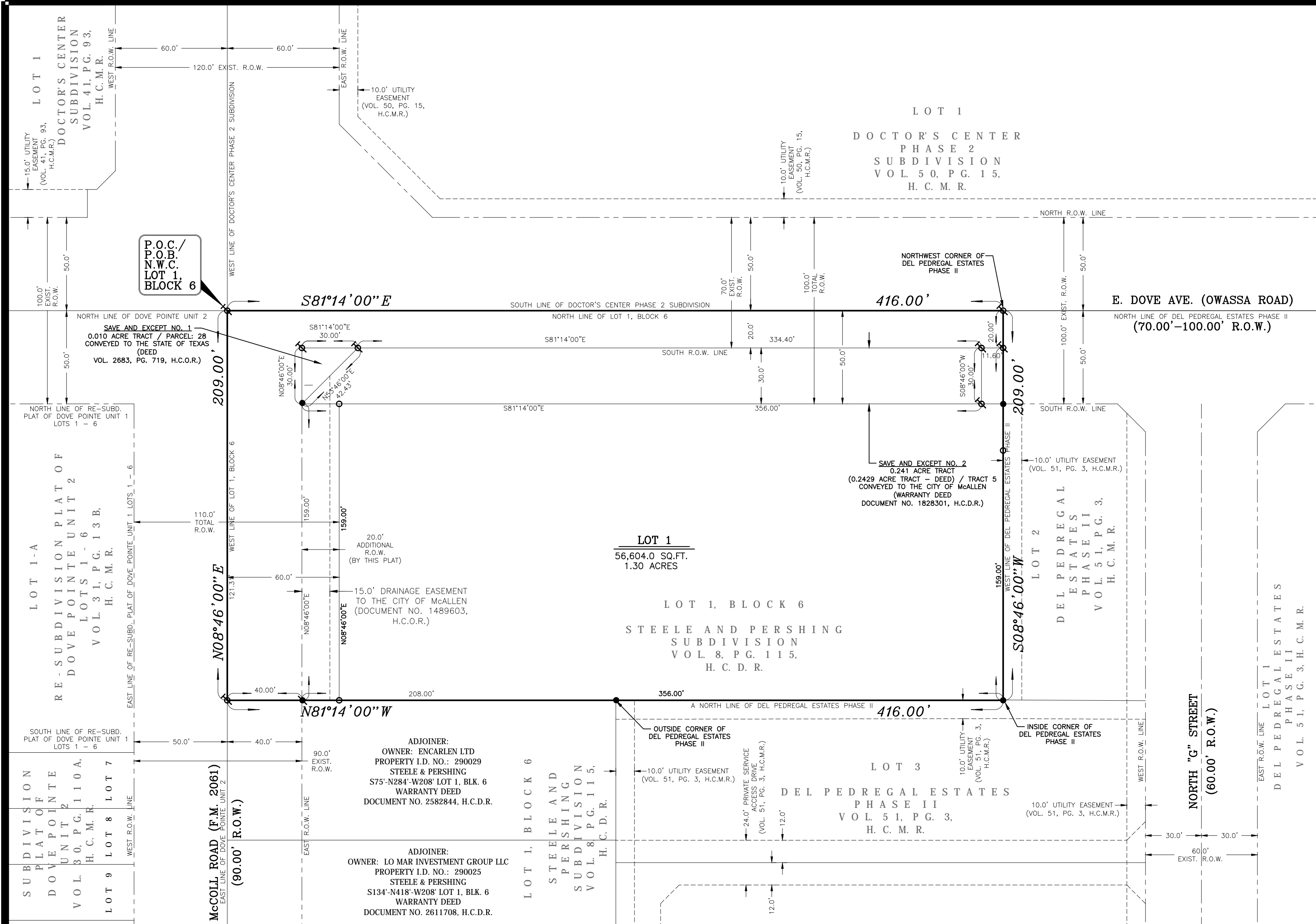
SUBD

1

2

RE

1



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AFG PLAZA 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, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: SUZIE AN
114 RIO GRANDE DRIVE
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: <u>SUZIE AN</u>	<u>114 RIO GRANDE DRIVE</u>	<u>MISSION, TEXAS 78572</u>	<u>(956) 222-2779</u>	<u>NONE</u>
ENGINEER: <u>DAVID O. SALINAS</u>	<u>2221 DAFFODIL AVE.</u>	<u>McALLEN, TEXAS 78501</u>	<u>(956) 682-9081</u>	<u>(956) 686-1489</u>
SURVEYOR: <u>DAVID O. SALINAS</u>	<u>2221 DAFFODIL AVE.</u>	<u>McALLEN, TEXAS 78501</u>	<u>(956) 682-9081</u>	<u>(956) 686-1489</u>

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE _____

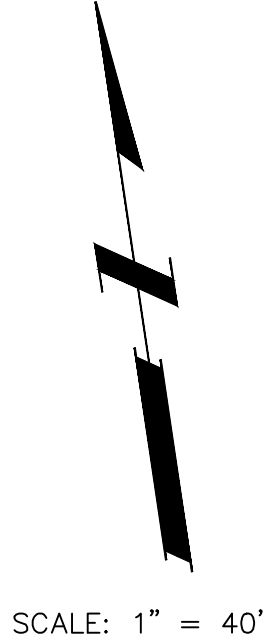
STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT #2

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

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

PRESIDENT

ATTEST:
SECRETARY



LEGEND

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

SCALE: 1" = 40'

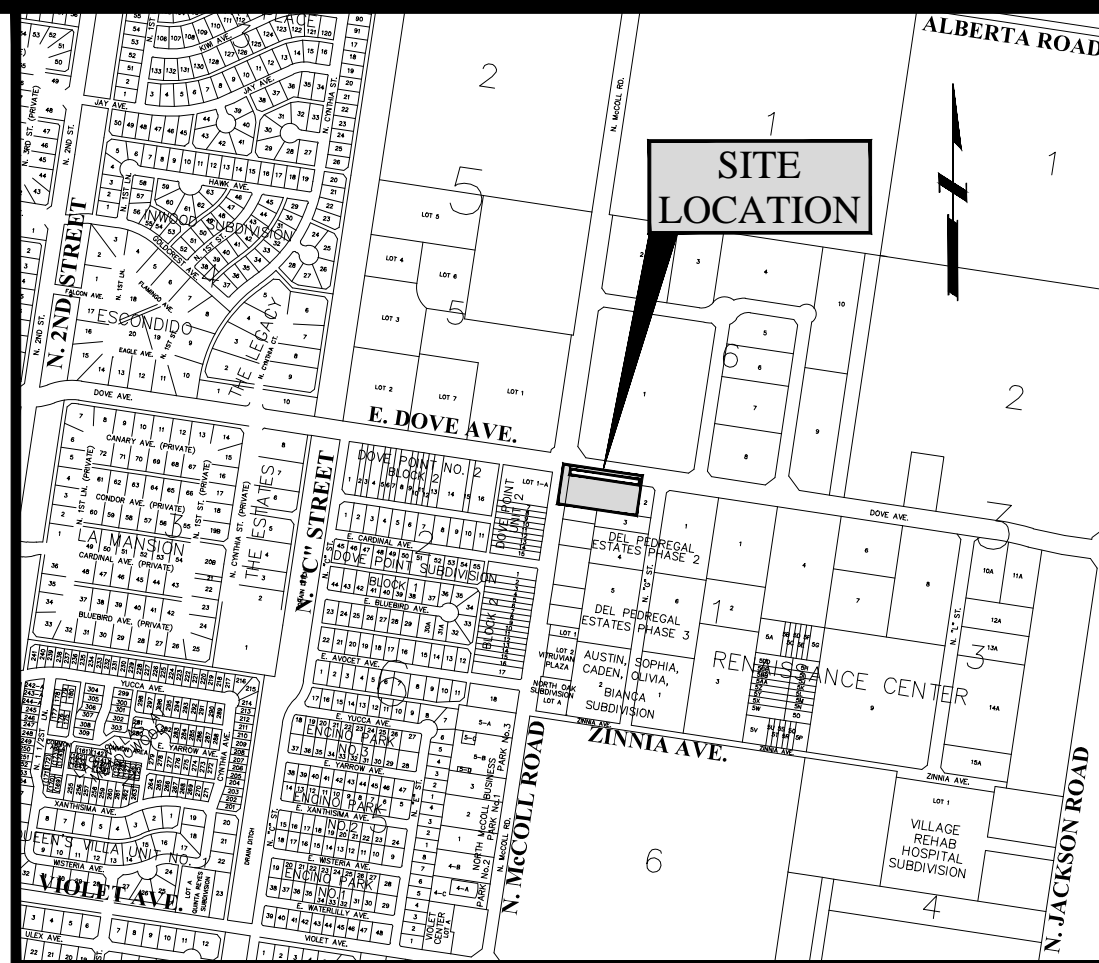
AFG PLAZA SUBDIVISION

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

BEING A 1.996 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 1, BLOCK 6, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0425 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 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)
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG E. DOVE AVE.
- MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON McCOLL ROAD AND E. DOVE AVE.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 17,358.27 CUBIC FEET, OR, 0.40 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 52, LOCATED ALONG THE EAST BOUND OF NORTH TAYLOR ROAD, 106.8 FEET NORTH OF THE CENTERLINE OF MILE 4 NORTH ROAD AND 17 FEET EAST FROM THE EDGE OF PAVEMENT OF TAYLOR ROAD. EAST OF THE MONUMENT, THERE IS A 2 STORE HOUSE. ELEV.= 132.94.
- 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.



LOCATION MAP

SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 1.996 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 1, BLOCK 6, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.996 GROSS ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 LOCATED AT THE INTERSECTION OF E. DOVE AVE. AND McCOLL ROAD (AKA F.M. 2061) FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HERE DESCRIBED TRACT;

- THENCE, SOUTH 81 DEGREES 14 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 416.0 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 46 MINUTES WEST, A DISTANCE OF 20.0 FEET PASS THE EXISTING SOUTH RIGHT-OF-WAY OF SAID E. DOVE AVE., AT A DISTANCE OF 209.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND AN ON INSIDE CORNER OF PEDREGAL ESTATES, PHASE II (VOL. 51, PAGE 03, H.C.M.R.) FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 14 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID PEDREGAL ESTATES, PHASE II SUBDIVISION, A DISTANCE OF 376.0 FEET PASS A ½ INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID McCOLL ROAD, AT A DISTANCE OF 416.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 1 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 46 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 209.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.996 GROSS ACRES OF LAND, MORE OR LESS,

SAVING AND EXCEPTING (LANDS PREVIOUSLY CONVEYED) ALL OF THE SOUTH 30.0 FEET OF THE EAST 364.40 FEET OF THE WEST 376.0 FEET OF SAID 1.996 ACRE TRACT OF LAND COMPRISING LANDS DEDICATED TO THE STATE OF TEXAS FOR ADDITIONAL ROAD RIGHT-OF-WAYS AT THE SOUTHEAST CORNER OF McCOLL ROAD AND E. DOVE AVE., AND, A 30.0 FEET STRIP OF LAND PARALLEL TO AND ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF SAID E. DOVE AVE. CONVEYED TO THE CITY OF McALLEN, RESPECTIVELY, WHEN COMBINED TOTAL 0.251 ACRES, MORE OR LESS, THE ACREAGE OF WHICH IS NOT A PART OF THE SAID 1.996 ACRES HEREIN DESCRIBED,

AND FURTHER, OF WHICH 0.192 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID McCOLL ROAD, AND, OF WHICH 0.173 ACRES, MORE OR LESS, ARE LOCATED WITH THE RIGHT-OF-WAY OF SAID E. DOVE AVE., LEAVING 1.380 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS: SPECIAL WARRANTY DEED CONVEYANCE FROM SUZANE C. AN UNTO SUZIE AN, DATED OCTOBER 01, 2021, AND, RECORDED IN DOCUMENT NO. 3295951, H.C.D.R.
N:\SUBDIVISION\PLATS\AFG\PLAZA.SUB\1.996.100722

AFG PLAZA SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: NOVEMBER 16, 2022
JOB NUMBER: SP-22-25861
OWNER: SUZIE AN
114 RIO GRANDE DRIVE
MISSION, TEXAS 78572



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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/13/2022

SUBDIVISION NAME: AFG PLAZA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

McColl Road (F.M. 2061): 20 ft. of additional dedication for 60 ft. from centerline for 120 ft. total ROW.

Paving 65 ft.-85 ft. Curb & gutter: Both Sides

Revisions needed:

-Label centerline, prior to final.

-Include any document numbers regarding existing dedication of N. McColl Road, as applicable and provide copies for staff review, prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

E. Dove Avenue: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW.

Paving: 65 ft. to 105 ft. Curb & gutter: Both Sides

Revisions needed:

-Label centerline, prior to final.

-Label ROW being dedicated by this plat along Dove Avenue please see requirements above, prior to final.

-Clarify NE corner of plat not included in conveyance to the City of McAllen, prior to final.

-Clarify area conveyed to the City Of McAllen, submit copy of referenced documents for staff review prior to final.

-Include any document numbers regarding existing dedication of Dove Avenue, as applicable and provide copies for staff review, prior to final.

-A new corner clip will be required after dedication, review and revise as applicable, finalize prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Applied

Compliance

NA

NA

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties Revisions Needed: -Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: McColl Road (F.M. 2061)/ E. Dove Avenue: 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: Front: In accordance with zoning ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above, prior to final. *Proposing: In accordance with the zoning ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above, prior to final. *Proposing: In accordance with the zoning ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner :See front setback note. **Zoning Ordinance: Section 138-356	Applied
* Garage: Commercial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along N. McColl Road and 4 ft. wide minimum sidewalk required along E. Dove Avenue. Revisions needed: -Revise note as shown above prior to final. **Proposing 4 ft. wide sidewalk is required on McColl Road and E. Dove Ave. **Sidewalk requirements as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Revise note as shown above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance

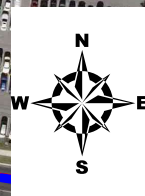
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Required
NOTES	
<ul style="list-style-type: none"> *Must comply with City Access Management Policy. **As per McAllen's Access Management Policy, spacing requirement along both McColl Road at 55 MPH and Dove Avenue is 425 ft. between any entrances/streets * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. **Note requirements will be established prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if 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. **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
	Required
	Non-compliance
	Applied
	Applied
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing : A-O(Agricultural and Open-Space) District and C-4 (Commercial Industrial) District Proposed: C-4 (Commercial Industrial) District **At the City Commission meeting of December 12th,2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval. **At the City Commission meeting of December 12th,2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. ***Zoning Ordinance: Article V 	Compliance
	Completed
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per application dated November 29,2022 proposed land use is Retail/Restaurant, commercial developments do not apply to Parks. 	NA

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

* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated November 29,2022 proposed land use is Retail/Restaurant, commercial developments do not apply to Parks. * Pending review by the Parkland Dedication Advisory Board and CC. As per application dated November 29,2022 proposed land use is Retail/Restaurant, commercial developments do not apply to Parks.	NA
	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat.	Non-compliance
	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

LOCATION



Sub 2022-0144

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>Clearwater Express Car wash 10th St.</u> Location _____ City Address or Block Number <u>1100 S. 10th ST.</u> Number of Lots <u>1</u> Gross Acres <u>.9789</u> Net Acres <u>.9789</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing Zoning <u>C-3</u> Proposed Zoning _____ Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Empty</u> Proposed Land Use <u>CARWASH</u> Irrigation District # <u>3</u> Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____ Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>0</u> Parcel # <u>212760</u> Tax Dept. Review <u>MC 11/25/2022</u> Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____ Legal Description <u>0.9789 of one acre being out of Lot B, La Quinta Subdivision, Volume 19, Page 67, H.C.M.R., Hidalgo County, Texas</u>
Owner	Name <u>Tri-Vest Inc.,</u> Phone <u>956-381-0981</u> Address <u>1120 S. 10th St</u> E-mail <u>Mario@meldenandhunt.com</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>
Developer	Name <u>Cross Development</u> Phone <u>214-205-2715</u> Address <u>4336 Marsh Ridge Rd</u> E-mail <u>heather@crossdevelopment.com</u> City <u>Carrollton</u> State <u>TX</u> Zip <u>75010</u> Contact Person <u>Heather Rimmer</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>ruben@meldenandhunt.com</u> City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

NOV 25 2022

BY: _____

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 11/18/2022

Print Name Martin Garza III

Owner ☒ Authorized Agent ☐

12TH ST

3

JACKSON HEIGHTS
LOCATION

SUBD.

2

3

12TH ST

LA QUINTA SUBD.

LOT "C"

LOT "B"

LOT "A"

PROPOSED CLEARWATER EXPRESS
CAR WASH 10TH ST SUBDIVISION
LOT 1

10TH ST

A3

FAIRFIELD
UNIT NO

A1

A2

JACKSON AV

TIFFANY PLAZA
S
VISION



KENNEDY A

14 1101 COM

909 SF

905 SF

901825 VAGSF

821817 VAGSF

15 920 COM

20 904 SF

7

900 SF

820 SF

LINDBERG AVE

1201 G2600-00-000-0004-01

915
-01
911 907 903
CM CM CM

1201 0004-02

1201 0004-03

1215 0004-04

1217 0004-05

1301 0004-07

1303 0004-06

1309 "A"

1313 "B"

-03 50FT PR DRIVE
"D"

AHORA QUE
1411 "E"
REST

GATEWAY PLAZA
SHOPPING CIT
5

-01
1401
BEST INN
5

9TH ST

-00
1505
RAMAD
LIMITED

6

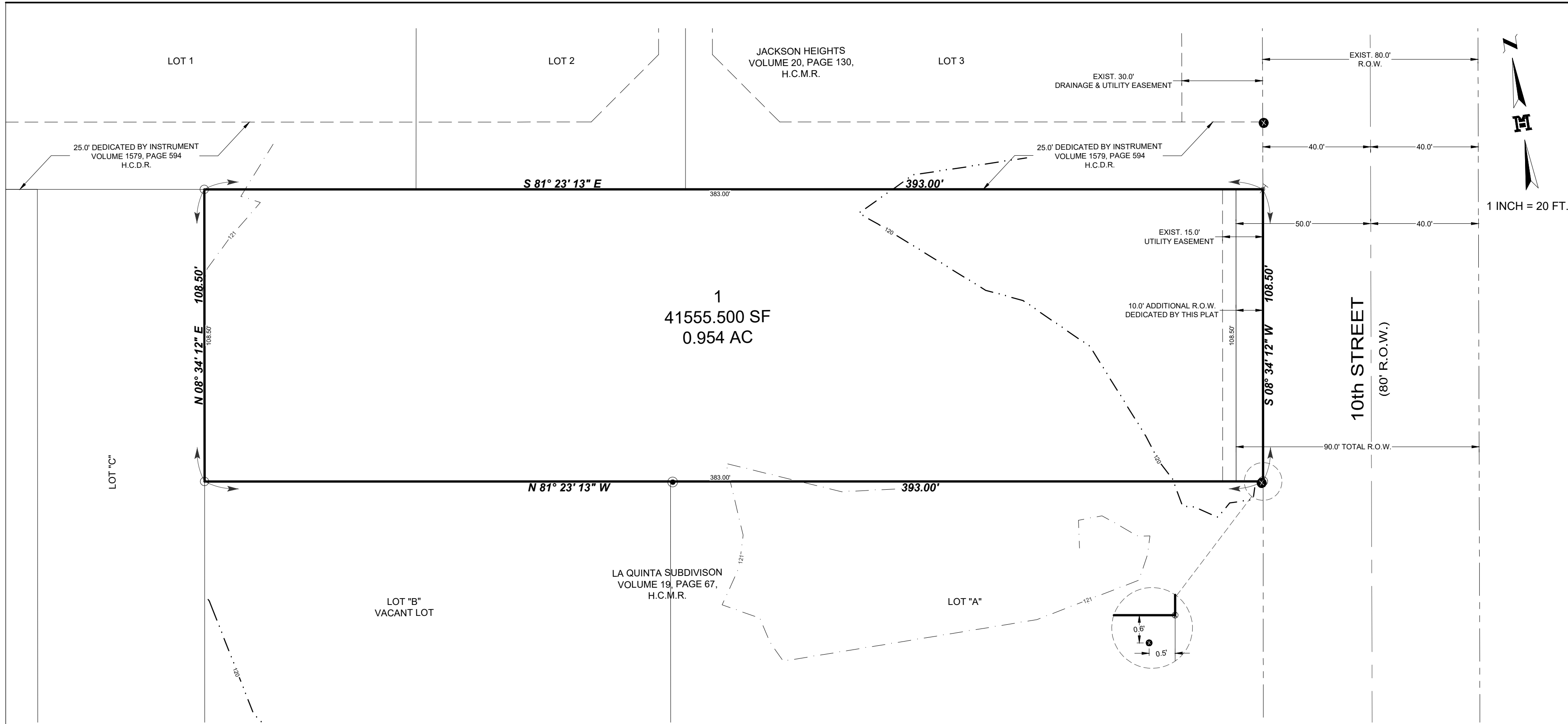
12TH ST

**PROPOSED
THE SHOPS AT SOLANA
SUBDIVISION**

PUD

LOT 1

ST



SUBDIVISION MAP OF CLEARWATER ON 10th SUBDIVISION

BEING A SUBDIVISION OF 2.013 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT B, LA QUINTA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 67, HIDALGO COUNTY MAP RECORDS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 2.013 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT B, LA QUINTA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 67, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.013 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO TRIVEST, INC., A TEXAS CORPORATION, BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1489, PAGE 435, HIDALGO COUNTY DEED RECORDS, SAID 2.013 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT B AND THE EXISTING WEST RIGHT-OF-WAY LINE OF 10th STREET, FOR THE POINT OF BEGINNING, AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 34' 12" W, ALONG THE EAST LINE OF SAID LOT B AND THE EXISTING WEST RIGHT-OF-WAY LINE OF 10th STREET, A DISTANCE OF 108.50 FEET TO AN "X" CUT IN CONCRETE SET AT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10th STREET AND NORTHEAST CORNER OF LOT A, SAID LA QUINTA SUBDIVISION FROM WHICH AN "X" CUT IN CONCRETE FOUND BEARS S 52° 17' 53" W, A DISTANCE OF 0.77 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 23' 13" W, ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 220.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT A, FROM WHICH AN IRON PIPE FOUND BEARS S 65° 51' 16" E, A DISTANCE OF 0.85 FEET, FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 34' 12" W, ALONG THE WEST LINE OF SAID LOT A, A DISTANCE OF 163.00 FEET TO AN "X" CUT IN CONCRETE SET AT THE SOUTHEAST CORNER OF SAID LOT A AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF LINDBERG AVENUE, FROM WHICH AN "X" CUT IN CONCRETE FOUND BEARS S 02° 52' 36" W, A DISTANCE OF 0.48 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 23' 13" W, ALONG THE SOUTH LINE OF SAID LOT B AND EXISTING NORTH RIGHT-OF-WAY LINE OF LINDBERG AVENUE, A DISTANCE OF 235.00 FEET, TO A NO. 4 REBAR SET AT THE SOUTHEAST CORNER OF LOT C, OF SAID LA QUINTA SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 34' 12" E, ALONG THE EAST LINE OF SAID LOT C, A DISTANCE OF 271.50 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT C AND THE SOUTH LINE OF JACKSON HEIGHTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20, PAGE 130, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 23' 13" E, ALONG THE SOUTH LINE OF SAID JACKSON HEIGHTS, A DISTANCE OF 455.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.013 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
10th STREET: 50 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
- CITY OF McALLEN BENCHMARK: NUMBER MC 81, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF JACKSON ROAD & BROADWAY STREET. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=166596351.3392, E=1071202.75224, ELEV.=125.01
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: _____ C.F.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON 10th STREET.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISIONS IMPROVEMENTS.
- 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.
- 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- COMMON AREAS, PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.
- A SERVICE DRIVE EASEMENT TO THE CITY OF McALLEN, TEXAS IS GRANTED HEREIN FOR THE COLLECTION OF GARBAGE AND FOR THE PROVISION OF OTHER MUNICIPAL TRASH SERVICES OVER, UPON, AND ACROSS THE DRIVE AISLES AS THE SAME NOW EXIST OR ARE HEREINAFTER CONSTRUCTED ON THE LAND SHOWN ON THIS PLAT BUT EXCLUDING ANY DRIVE-THRU LANE AND DRIVE-THRU STACKING LANES, MOTOR FUELS FACILITY AND THE CANOPY AREA HEREINAFTER CONSTRUCTED ON THE LAND SHOWN ON THIS PLAT.

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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

MAYOR, CITY OF McALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

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

THE _____ DAY OF _____ 20 ____.

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

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

PRESIDENT _____ SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CLEARWATER ON 10th SUBDIVISION SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

MARTIN P. GARZA III, PRESIDENT _____ DATE _____
TRI-VEST, INC.
1120 S. 10th STREET
McALLEN TEXAS, 78501

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

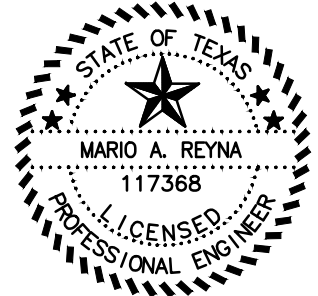
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 20 ____.

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

DATE PREPARED: 01/18/2022
ENGINEERING JOB # 22169.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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 CLEARWATER ON 10th SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-02-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238 _____ DATE _____
DATE SURVEYED: 11-02-2022
SURVEY JOB No. 22664.08

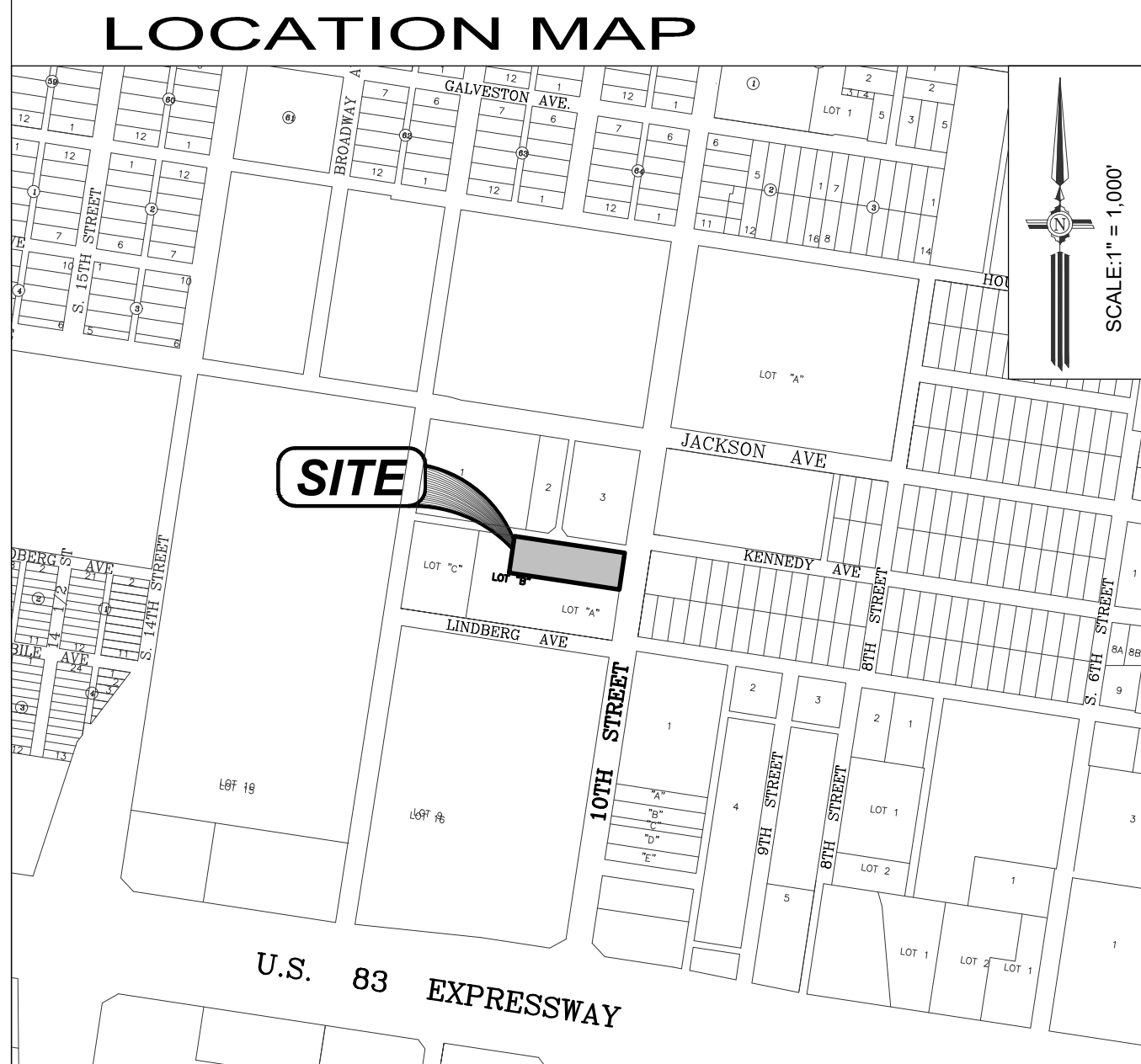


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY



DRAWN BY: C.P. _____ DATE 11-18-2022
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/13/2022

SUBDIVISION NAME: CLEARWATER EXPRESS CAR WASH 10TH ST.

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. 10th Street: Dedication for 50 ft. from centerline for 100 ft. Total ROW

Paving: 65 ft. Curb & gutter: both sides

Revisions needed:

- Label the centerline to determine if any additional dedication is required prior to final.

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

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

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Applied

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

Revisions needed:

- Provide alley/service drive easement on plat prior to final.

- Clarify plat note #16 prior to final.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

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

Revisions needed:

- Revise plat note #3 as shown above prior to final.

- Proposing: 50 ft. or greater for approved site plan or easements. Please clarify proposed setback prior to final.

**Zoning Ordinance: Section 138-356

Non-compliance

* Rear: In accordance with the zoning ordinance, or greater for easements, whichever is greater applies.

Revisions needed:

- Revise plat note #3 as shown above prior to final.

**Zoning Ordinance: Section 138-356

Non-compliance

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

<p>* Sides: In accordance with the zoning ordinance, or greater for easements, whichever is greater applies. Revisions needed: - Revise plat note #3 as shown above prior to final. **Zoning Ordinance: Section 138-356</p> <p>* Corner: In accordance with the zoning ordinance, or greater for easements, whichever is greater applies. Revision needed: - Revise plat note #3 as shown above prior to final. **Zoning Ordinance: Section 138-356</p> <p>* Garage **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on S.10th Street Revisions needed: - Revise plat note #8 as shown above prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **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. Revisions needed: - Please remove plat note #11 prior to final; it is required but not needed as a plat.</p>	Applied
	Applied
	Non-compliance
NOTES	
<p>* No curb cut, access, or lot frontage permitted along **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 drives, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Revise plat note #14 as shown above prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions Needed: -Remove plat note #15, as it is a requirement not a required plat note, prior to final.</p>	TBD
	Applied
	Non-compliance
	Non-compliance

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets Revisions needed: <ul style="list-style-type: none"> - Remaining portion of Lot B of La Quinta Subdivision not included in the replat appears to front a nondedicated street, which could create a landlock parcel. **Subdivision Ordinance: Section 134-1 	Non-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 **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording 	NA
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. 	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/Revisions needed:</p> <ul style="list-style-type: none">- Revise name of subdivision on plat and all corresponding documents as applicable to "La Quinta Lot 1B Subdivision" since plat is a resubvision prior to final.- Revise Metes and Bound and Legal Description prior to final, since survey shows it is a resubdivision of a portion of Lot B of La Quinta Subdivision.- Clarify status of remaining portion of Lot B of La Quinta Subdivision.- It appears that the remaining portion of Lot B of La Quinta Subdivision is fronting a nondedicated street. Please clarify since landlock parcels are not allowed and provide any documentation accordingly prior to final.- Lot area and west lot line does not match plat on Location Map, please revise accordingly prior to final. <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINANGE, AND UTILITY APPROVALS.</p>	Applied

LOCATION



THE PROPOSED SHOPS AT SOLANA SUBDIVISION

PROPOSED CLEARWATER EXPRESS CAR WASH 10TH ST SUBDIVISION

JACKSON HEIGHTS

FAIRFIELD UNIT NO

JACKSON AV
TIFFANY PLAZA
DIVISION

LINDBERG AVE

GATEWAY PLAZA
SHOPPING CITY

LA QUINTA SUBD.

LOT "C"

LOT "B"

LOT "A"

LOT 1

14 COM

15 COM

920 COM

909 SF

905 SF

901825 SF

821817 SF

821817 SF

821817 SF

821817 SF

821817 SF

821817 SF

904 SF

900 SF

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City of McAllen

Planning Department

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

Sub 2021-0136

Project Information	Subdivision Name	QQ 10th & JAY SUBDIVISION		
	Location	SW Corner of North 10th Street and Jay Avenue		
	City Address or Block Number	6101 N 10th ST		
	Number of Lots	2	Gross Acres	0.970
	Net Acres		ETJ	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Existing Zoning	R1 & C3	Proposed Zoning	C-3
	Rezoning Applied for	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date	10.05.2021
	Existing Land Use	Vacant	Proposed Land Use	Residential
	Irrigation District #	1		
	Replat	<input type="checkbox"/> Yes <input type="checkbox"/> No	Commercial	<input checked="" type="checkbox"/> Residential
Agricultural Exemption	<input type="checkbox"/> Yes <input type="checkbox"/> No	Estimated Rollback Tax Due	n/a	
Parcel #	189795	Tax Dept. Review		
Water CCN	<input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC	Other		
Legal Description	3.388 acres out of Lot 11, Section 12, Hidalgo Canal Company, Volume "Q", Page 177, H.C.D.R., City of McAllen, Hidalgo County, Texas.			
Owner	Name	QQRGV Investments, LLC	Phone	(801) 718-5993
	Address	2208 West 700 South	E-mail	larvin@elevateng.com
	City	Springville	State	Utah
	Zip	84663		
Developer	Name	QQRGV Investments, LLC	Phone	(801) 718-5993
	Address	2208 West 700 South	E-mail	larvin@elevateng.com
	City	Springville	State	Utah
	Zip	84663		
Contact Person	Larvin Pollock, P.E.			
Engineer	Name	Melden & Hunt, Inc.	Phone	(956) 381-0981
	Address	115 West McIntyre Street	E-mail	mario@meldenandhunt.com / drobles@meldenandhunt.com
	City	Edinburg	State	Texas
	Zip	78541		
Contact Person	Mario A. Reyna, P.E.			
Surveyor	Name	Melden & Hunt, Inc.	Phone	(956) 381-0981
	Address	115 West McIntyre Street	E-mail	fkurth@meldenandhunt.com
	City	Edinburg	State	Texas
	Zip	78541		

ENTERED

NOV 12 2021

Initial: LM

LG.

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.

Minimum Developer's Requirements Submitted with Application

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 11.12.2021

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

December 05, 2022

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

Re: QQ 10th & JAY SUBDIVISION – REQUEST FOR EXTENSION

Dear Mr. Garcia:

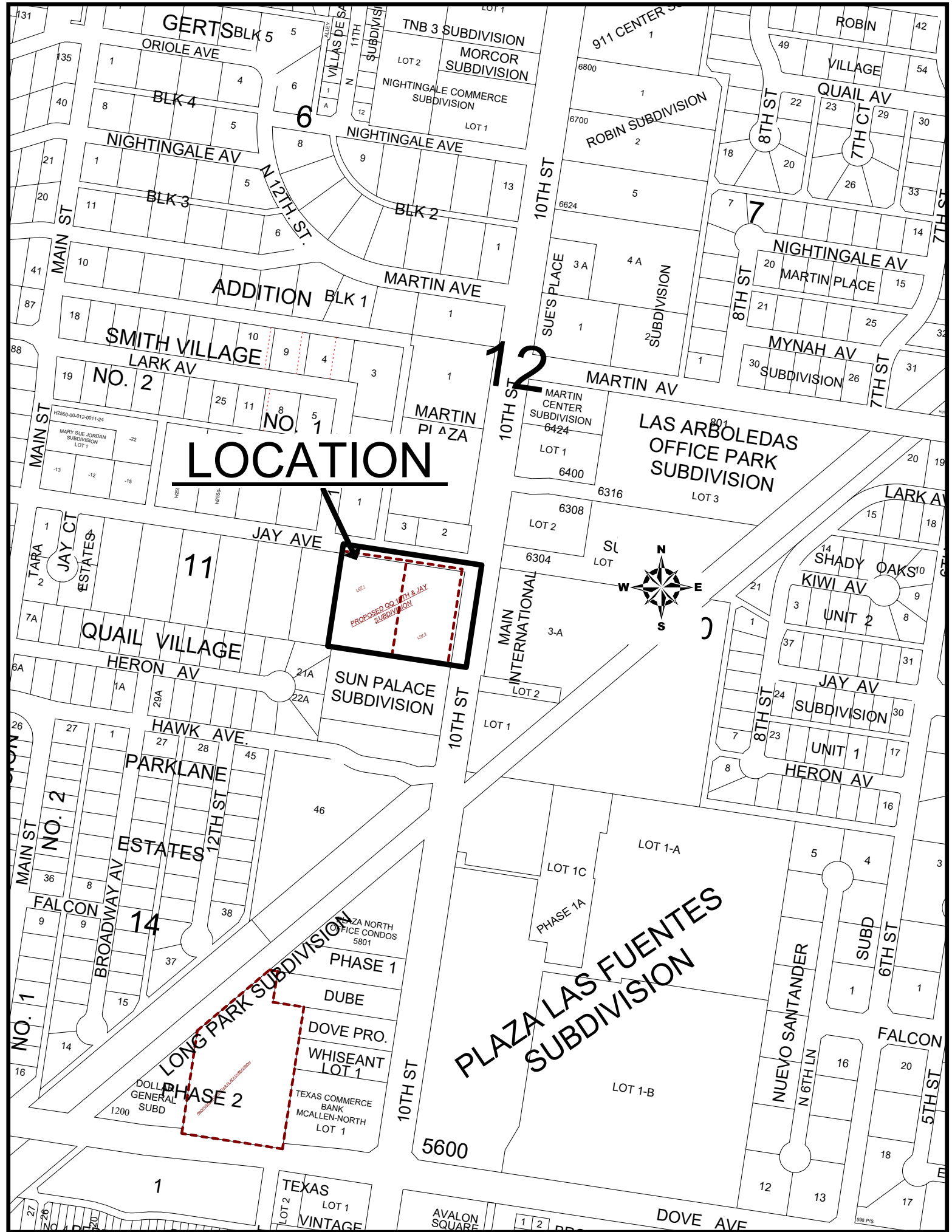
On behalf of the owners, QQRGV Investments, LLC, a Utah limited liability company, Melden & Hunt, Inc. is requesting a six-month extension on the above referenced subdivision plat. According to our records, the Planning and Zoning Commission gave the plat preliminary approval on December 07, 2021. The owners are requesting an additional six-month time frame.

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

Respectfully,

Mario A. Reyna, P.E.
President

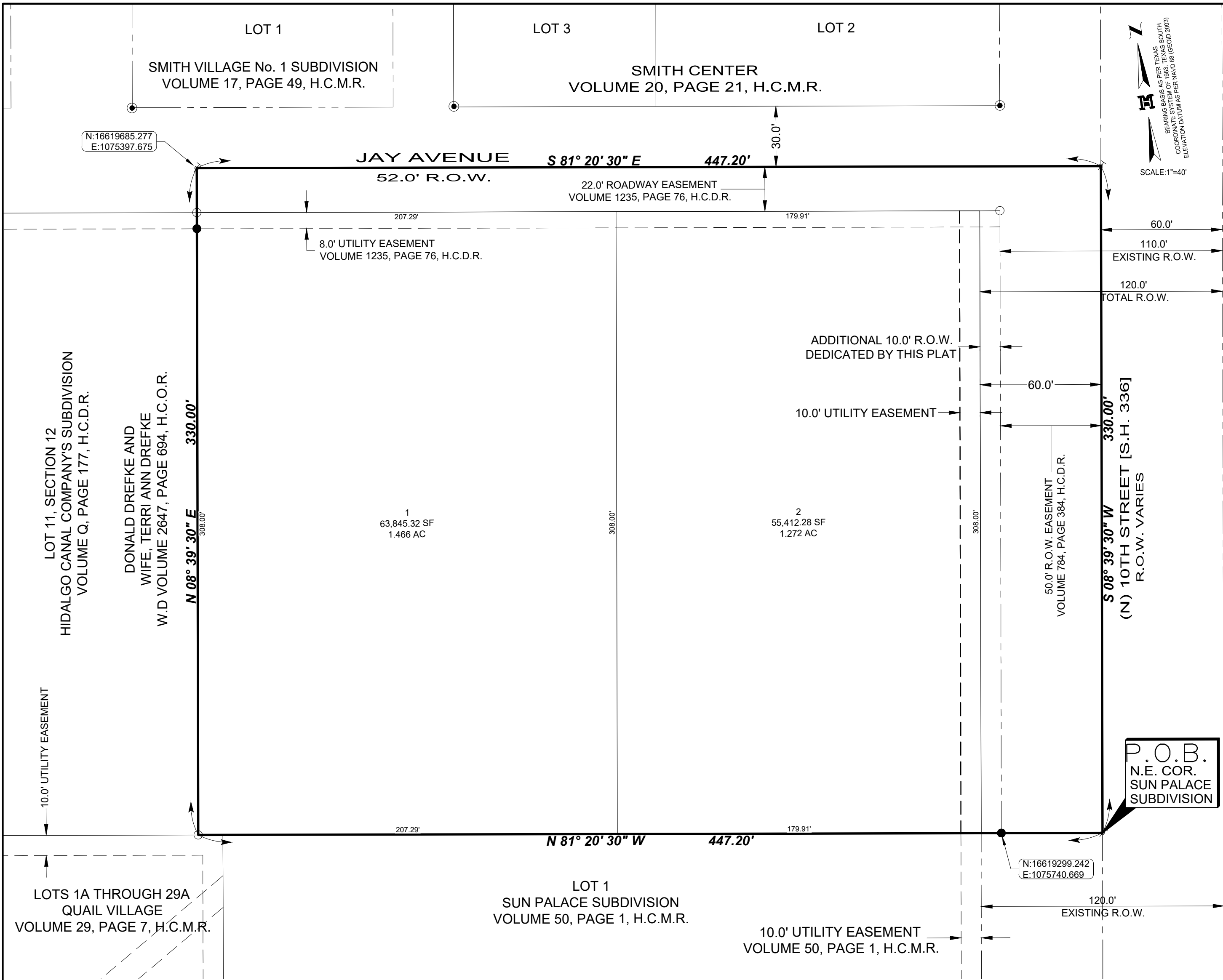
Cc: QQRGV Investments, LLC



LOCATION

PROPOSED QO 10TH & JAY
SUBDIVISION

**PLAZA LAS FUENTES
SUBDIVISION**



LEGEND

- FOUND No. 4 REBAR
- FOUND PIPE
- ⊙ SET NAIL
- SET No. 4 REBAR WITH PLASTIC

GENERAL NOTES :

- THE SITE LIES IN ZONE "B". ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD. 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.
COMMUNITY-PANEL NUMBER: 480343 0005 C, MAP REVISED: NOVEMBER 2, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT - 10th STREET: 60 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
INTERIOR SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
CORNER: 75 FOOT OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 32,603 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE BY EACH LOT AS APPROVED BY CITY OF McALLEN. LOT 1 WILL REQUIRE TO ACCOMMODATE 17,375 CUBIC FEET. LOT 2 15,228 CUBIC FEET.
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.
- 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.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
- A 4 FOOT WIDE SIDEWALK IS REQUIRED ALONG N. 10TH STREET - SIDEWALK WIDTH MAY INCREASE TO 5 FEET AS PER ENGINEERING DEPARTMENT. SIDEWALK SHALL BE BUILT OR ESCROW FUNDS IF SITE IS NOT BUILT AT THIS TIME.
- A 6' OPAQUE BUFFER WILL BE REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AT SUBDIVISION IMPROVEMENTS.
- AN 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES AT SUBDIVISION IMPROVEMENTS.
- THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
—CITY OF McALLEN BENCHMARK: "MC 55" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE ON OCTOBER 06, 1999, LOCATED 481 FEET WEST OF 10th STREET AND 135 FEET NORTH OF ROBIN AVENUE. 30" ALUM. PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 108.89 (NAVD83); N: 16619299.242; E: 1075740.669.
BENCH MARK #2: SQUARE CUT SET ON INLET LOCATED ALONG THE WEST RIGHT-OF-WAY OF 10th STREET APPROXIMATELY 486.0 FEET NORTH OF JAY AVENUE. N: 10620108.6370, E: 1075869.7570, ELEV. 109.42.

MAP OF
QQ 10th & JAY
SUBDIVISION

BEING 3.388 ACRES
OUT OF LOT 11, SECTION 12
HIDALGO CANAL COMPANY'S SUBDIVISION
VOLUME Q, PAGE 177 H.C.D.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 3.388 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 12, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, HIDALGO COUNTY DEED RECORDS, WHICH SAID 3.388-ACRE TRACT WAS CONVEYED TO QORGV INVESTMENTS, LLC A UTAH LIMITED LIABILITY COMPANY, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3235776, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.388 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTHEAST CORNER OF SUN PALACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50, PAGE 1, HIDALGO COUNTY MAP RECORDS AND WITHIN THE RIGHT-OF-WAY OF 10TH STREET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 81° 20' 30" W ALONG THE NORTH LINE OF SAID SUN PALACE SUBDIVISION AND THE NORTH LINE OF LOTS 1A THROUGH 29A QUAIL VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 7, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR FOUND [NORTHING: 16619299.242; EASTING: 1075740.669] ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, AT A DISTANCE OF 435.00 FEET PASS THE NORTHWEST CORNER OF SAID SUN PALACE SUBDIVISION AND THE NORTHEAST CORNER OF SAID LOTS 1A THROUGH 29A QUAIL VILLAGE, CONTINUING A TOTAL DISTANCE OF 447.20 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 39' 30" E AT A DISTANCE OF 300.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 308.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF JAY AVENUE, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NAIL SET [NORTHING: 16619685.277; EASTING: 1075397.675] WITHIN THE RIGHT-OF-WAY OF JAY AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 20' 30" E WITHIN THE RIGHT-OF-WAY OF JAY AVENUE, A DISTANCE OF 447.20 FEET TO A NAIL SET WITHIN THE RIGHT-OF-WAY OF 10TH STREET, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 39' 30" W WITHIN THE RIGHT-OF-WAY OF 10TH STREET, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.388 ACRES, OF WHICH 0.379 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET AND 0.201 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF JAY AVENUE, LEAVING A NET OF 2.808 ACRES OF LAND, MORE OR LESS.

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

MAYOR, CITY OF McALLEN

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

THE STATE OF UTAH
COUNTY OF UTAH

I (WE) , THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE QQ 10th & JAY 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.

DALLAS HAKES
QORGV INVESTMENTS, LLC,
A UTAH LIMITED LIABILITY COMPANY
2208 WEST 700 SOUTH
SPRINGVILLE, UTAH 84663

DATE

THE STATE OF UTAH
COUNTY OF UTAH

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

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

NOTARY PUBLIC, FOR THE STATE OF
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 10-08-2021
ENGINEERING JOB NO. 21132.00



STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, 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 COUNTY OF HIDALGO, TEXAS.

DATED THIS THE ____ DAY OF _____, 20 ____.

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

DATE SURVEYED: 10-01-18
T-1067, T-1065, PG. 2
SURVEYING JOB NO. 18953.08



THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

ON THIS THE ____ DAY OF _____, 2021.

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

OTHAL BRAND JR. PRESIDENT

DATE

MARK FREELAND, SECRETARY

DATE



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

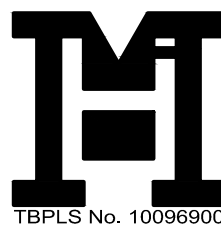
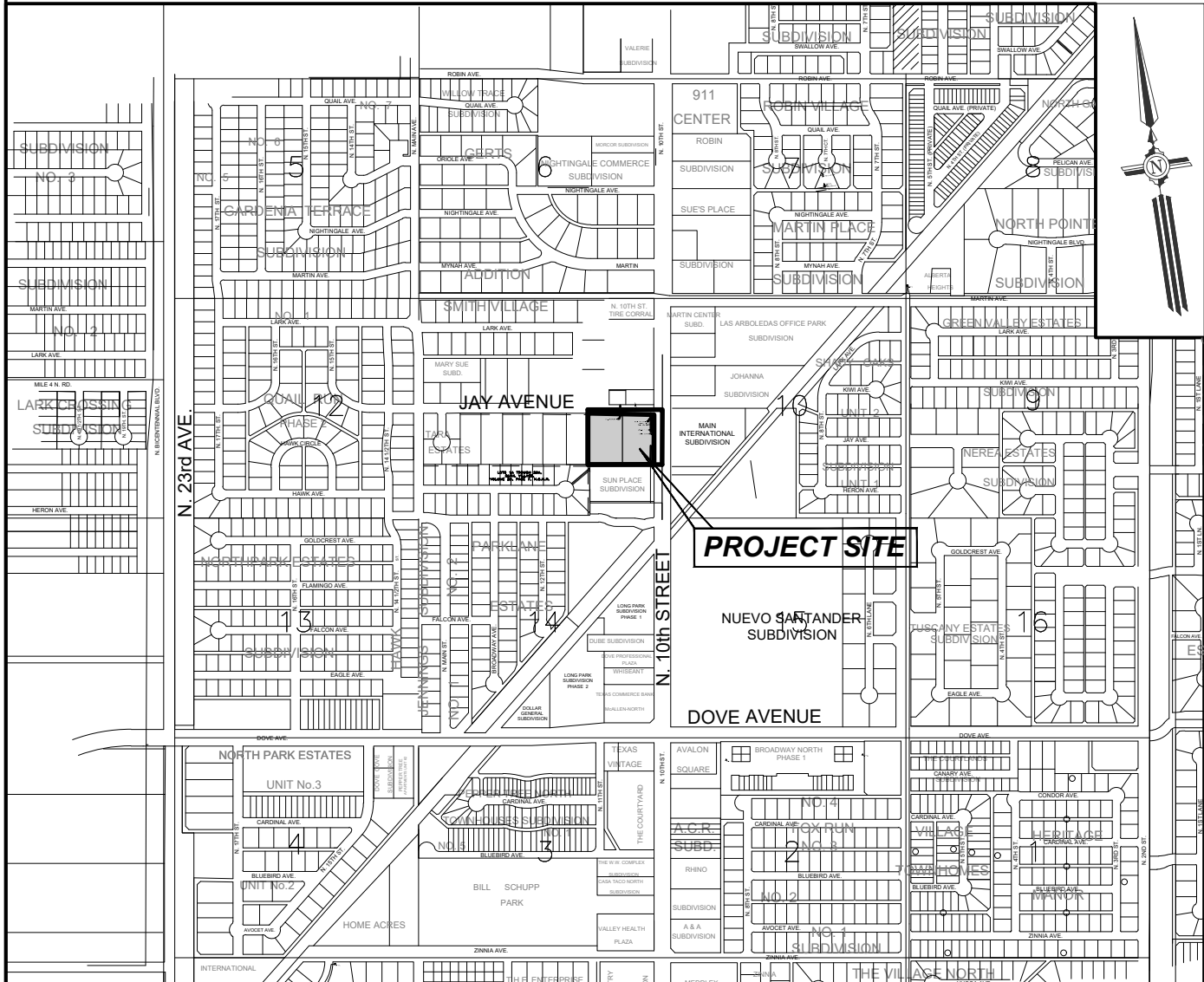
ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DRAWN BY: Cesar DATE 10-08-21
SURVEYED, CHECKED DATE
FINAL CHECK DATE

LOCATION MAP
SCALE: 1" = 1,000'



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1639
ESTABLISHED 1947 - www.meldenandhunt.com



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/13/2022

SUBDIVISION NAME: QQ 10TH & JAY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 10th Street: 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW
 Paving: by the state Curb & gutter: by state
 Revisions needed:
 - Label centerline to determine if any additional dedication is required prior to final.
 **Subdivision Ordinance: Section 134-118
 **COM Thoroughfare Plan

Non-compliance

Jay Avenue: min. 8 ft. dedication for 30 ft. from centerline for 60 ft. ROW
 Paving: 40 ft.. Curb & gutter: both sides
 Revisions needed:
 - Label centerline to determine if any additional dedication is required prior to final.
 **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
 **Monies must be escrowed if improvements are required prior to recording.

Non-compliance

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length.
 **Subdivision Ordinance: Section 134-118
 * 600 ft. Maximum Cul-de-Sac.
 **Subdivision Ordinance: Section 134-105

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
 Revisions needed:
 - Alley/service drive easement is not shown on plat, revise plat accordingly prior to final. Alley requirement must be resolved prior to final.
 *Alley/service drive easement required for commercial properties
 **Subdivision Ordinance: Section 134-105

Non-compliance

SETBACKS

* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies.
 Revisions needed:
 - Revise plat note as shown above prior to final
 - Proposing: Front - 10th Street: 60 ft. or greater for approved site plan or easement. Clarify proposed setback prior to final.
 **Setback required for North 10th Street and Jay Avenue will be reviewed prior to final
 **Zoning Ordinance: Section 138-356

Non-compliance

* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, greater setback applies.
 Revisions needed:
 - Revise plat note as shown above.
 **Zoning Ordinance: Section 138-356

Non-compliance

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

<p>* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, greater setback applies. Revisions needed: - Revise plat note as shown above. **Zoning Ordinance: Section 138-356</p> <p>* Corner: In accordance with the Zoning Ordinance or greater for approved site plan or easements, greater setback applies. Revisions needed: - Revise plat note as shown above prior to final - Proposing: Corner - 75 ft. or greater for easements or approved site. Clarify proposed setback prior to final. **Setback required for North 10th Street and Jay Avenue will be reviewed prior to final **Zoning Ordinance: Section 138-356</p> <p>* Garage. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on N. 10th Street and Jay Avenue Revisions needed: - Revise plat note #8 as shown above prior to final **5 ft. sidewalk might be required prior to final as per Engineering Department **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time. Revisions needed: - Required but not needed as a plat note, please remove wording from plat note #8 prior to final.</p>	Non-compliance
	Non-compliance
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions needed: - Remove reference of subdivision improvement on plat note #9 prior to final. **Landscaping Ordinance: Section 134-120</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions needed: - Remove reference of subdivision improvement on plat note #10 prior to final. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements. Revisions needed: - Required but not needed as a plat note, please remove wording from plat note #9 and #10 prior to final.</p>	Non-compliance
	Non-compliance
	Non-compliance
NOTES	
<p>* No curb cut, access, or lot frontage permitted along. **Verify compliance with Access Management Policy prior to final</p> <p>* Site plan must be approved by the Planning and Development Department prior to building permit issuance. Revisions needed: - Remove plat note #7 prior to final since site plan will be reviewed internally by staff prior to building permit issuance and plat note is not needed on plat.</p>	TBD
	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"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen. Revisions needed: <ul style="list-style-type: none"> - Provide plat note as shown above and once finalized prior to final. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 applies for public subdivisions * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	Applied
	Non-compliance
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Zoning Ordinance: Section. 138-1 * Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356 	Compliance
	Compliance
ZONING/CUP	
<p>Lot 1:</p> <ul style="list-style-type: none"> * Existing: R-1 Proposed: C-3 **Rezoning Case was tabled at the PZ meeting of 12/06/22 and will be presented again on 12/20/22. Will also require City Commission action. <p>Lot 2:</p> <ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 **Zoning Ordinance: Article V <p>Lot 1:</p> <ul style="list-style-type: none"> * Existing: R-1 Proposed: C-3 - Rezoning Needed Before Final Approval **Rezoning Case was tabled at the PZ meeting of 12/06/22 and will be presented again on 12/20/22. Will also require City Commission action. <p>Lot 2:</p> <ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 **Zoning Ordinance: Article V 	Non-compliance
	Non-compliance
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee _____ * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD

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 **Site plan will be reviewed internally by staff prior to building permit issuance.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE PRELIMINARY 6-MONTH EXTENSION SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied

LOCATION



SUB2021-0002

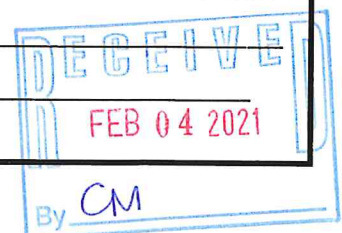


City of McAllen
Planning Department

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>Fullerton Place</u></p> <p>Location <u>Fullerton Avenue at 28th Lane</u></p> <p>City Address or Block Number <u>2717 FULLERTON AVE</u></p> <p>Number of lots <u>1</u> Gross acres <u>0.24</u> Net acres <u>0.24</u></p> <p>Existing Zoning <u>R1</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>n/a</u></p> <p>Parcel No. <u>210538</u> Tax Dept. Review _____</p> <p>Legal Description <u>0.24 acre out of Lot 50, La Lomita Irrigation & Construction Co.</u> <u>Subdivision</u></p>
Owner	<p>Name <u>Jose & Glendy Esquivel</u> Phone <u>956-460-7035</u></p> <p>Address <u>2007 E. 25 1/2 Street</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78574</u></p> <p>E-mail <u>albertesquivel@gmail.com</u></p>
Developer	<p>Name <u>same as owner</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u></p> <p>Address <u>202 So. 4th Street</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Steve Spoor, P.E.</u></p> <p>E-mail <u>SEC@SpoorEng.com</u></p>
Surveyor	<p>Name <u>Pena Engineering</u> Phone <u>956-682-8812</u></p> <p>Address <u>1001 Whitewing</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u></p>



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 01/28/21

Print Name Steve Spoor

Owner ☐

Authorized Agent ☒

November 21, 2022

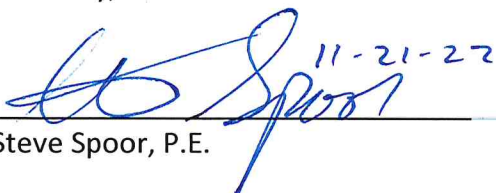
Edgar Garcia, AICP
Director – Planning & Zoning Dept.
City of McAllen
311 N. 15th Street
McAllen, Texas 78501

Re: Fullerton Place Subdivision

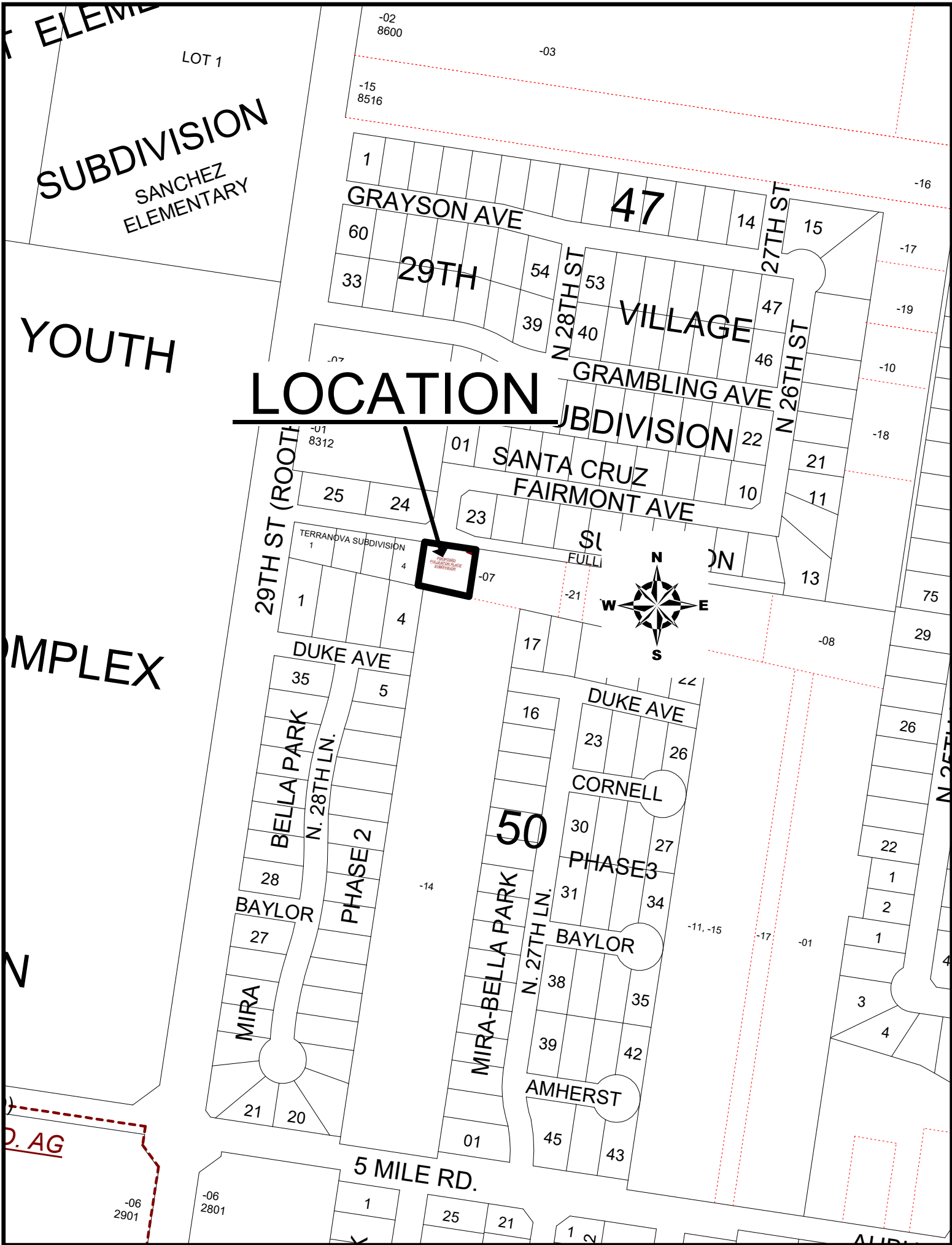
Dear Mr. Garcia:

Fullerton Place subdivision was granted final approval by the Planning and Zoning Commission on November 16, 2021. The subdivision plat process has been dormant for about a year while the Owner was negotiating. We were recently contacted by the Owner and he is ready to resume the process. We hereby request a six-month extension for final plat approval for Fullerton Place Subdivision.

Sincerely,

 11-21-22

Steve Spoor, P.E.

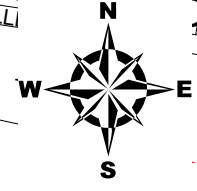


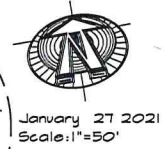
ELEMENTARY
LOT 1
SUBDIVISION
SANCHEZ
ELEMENTARY

YOUTH
COMPLEX

D. AG
-06
2901

LOCATION





McAllen, Texas.

LOCATION MAP

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N. 29TH ST.

6 MILE RD.

SITE

PROPOSED 100 UNIT APARTMENT BUILDING

PREPARED BY:

Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning

FRM # F-6003

202 South 4th, Street McAllen, Texas 78501

SEC@spoooreng.com (956) 683 1000

N

SEC INC.

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

By: Glendy J. Esquivel
2007 E. 25 1/2 St.
Mission, Texas 78574

JOSE A. ESQUIVEL AND
GLENDY J. ESQUIVEL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GLENDY J. ESQUIVEL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF , 2022.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

DATE _____

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 5242 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 DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOW THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

PABLO (PAUL) PENA III
REGISTERED PROFESSIONAL LAND SURVEYOR
1001 WHITEWING AVE.
MCALLEN, TEXAS 78501
TBP&S FIRM ■ 1008720

DATE _____

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

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN

DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.201(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

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

DATE _____

1) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A.- FRONT: -25 FT. OR GREATER FOR EASEMENT
B.- REAR: -10 FT. OR GREATER FOR EASEMENT
C.- CORNER: -10 FT. OR GREATER FOR EASEMENT
D.- INTERIOR SIDES: -6 FT. OR GREATER FOR EASEMENT
E.- GARAGE: - 18 FT. EXCEPT WHERE GREATER SETBACK IS
REQUIRED. GREATER SETBACK APPLIES.

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

3. THIS PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 334 0325 D, REVISED JUNE 6, 2000.

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

5.) 4.0' SIDEWALK REQUIRED ALONG FULLERTON AVE.

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

7.) STORM WATER DETENTION OF 690 CUBIC FEET OR 0.02 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION.

8.) BENCHMARK.- STATION NAME: MC- 52 SET BY ARANDA & ASSOC.
LOCATED AT NORTHEAST CORNER OF TAYLOR RD. AND MILE 4 RD.
ELEV.- 132.94 FT (NAVD88)

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

A 0.24 ACRE TRACT OF LAND OUT OF LOT 50, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS; ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northeast corner of Lot 4, Terranova Subdivision, City of McAllen, recorded in Instrument No. 2632738, Map Records, for the northwest corner of the following described tract of land, said point being on the South line of Fullerton Avenue, said point located South 81 Deg. 17 Min. 30 Sec. East, 310.0 feet and South 08 Deg. 42 Min. 30 Sec. West, 15.0 feet from the northwest corner of Lot 50;

THENCE, with the South line of Fullerton Avenue, as described, in Document a 15 foot by 110 foot tract deeded to the City of McAllen in Instrument No. 1616417, Official Records, South 81 Deg. 17 Min. 30 Sec. East, 110.0 feet to the southeast corner of said 15 foot by 110 foot tract for the northeast corner hereof;

THENCE, parallel to the West line of Lot 50, South 08 Deg. 42 Min. 30 Sec. West, 99.78 feet to a point for the southeast corner hereof;

THENCE, North 77 Deg. 24 Min. 21 Sec. West, 110.25 feet to the southeast corner of said Lot 4, for the southwest corner hereof;

THENCE, with the East line of said Lot 4, North 08 Deg. 42 Min. 30 Sec. East, 92.31 feet to the POINT OF BEGINNING, containing 0.24 acre of land, more or less.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
ON THIS _____ DAY OF _____ A.D. 2022

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 HCD #1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HCD #1

PRESIDENT

SECRETARY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/13/2022

SUBDIVISION NAME: FULLERTON PLACE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Fullerton Avenue: ROW dedication as shown on plat for 50 ft. total ROW
 Paving: 32 ft. Curb & gutter: both sides
 **Money must be escrowed if improvements are not built prior to recording
 **City of McAllen Thoroughfare

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length
 Subdivision Ordinance: Section 134-118

NA

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

NA

ALLEYS

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

NA

SETBACKS

* Front: 25 ft. or greater for easements
 Zoning Ordinance: Section 138-356
 * Rear: 10 ft. or greater for easements
 **Proposing 10 ft. or greater for easements, setback requirement will be finalized prior to recording.
 **Zoning Ordinance: Section 138-356
 * Sides: 6 ft. or greater for easements.
 **Zoning Ordinance: Section 138-356
 * Corner: 10 ft. or greater for easements
 **Setback requirement only applies to corner lots
 Zoning Ordinance: Section 138-356
 * Garage: 18 ft. except where greater setback is required, greater setback applies.
 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

Applied

Applied

Applied

Applied

Required

SIDEWALKS

* 4 ft. wide minimum sidewalk required on Fullerton Avenue.
 **Subdivision Ordinance: Section 134-120
 * Perimeter sidewalks must be built or money escrowed if not built at this time.

Applied

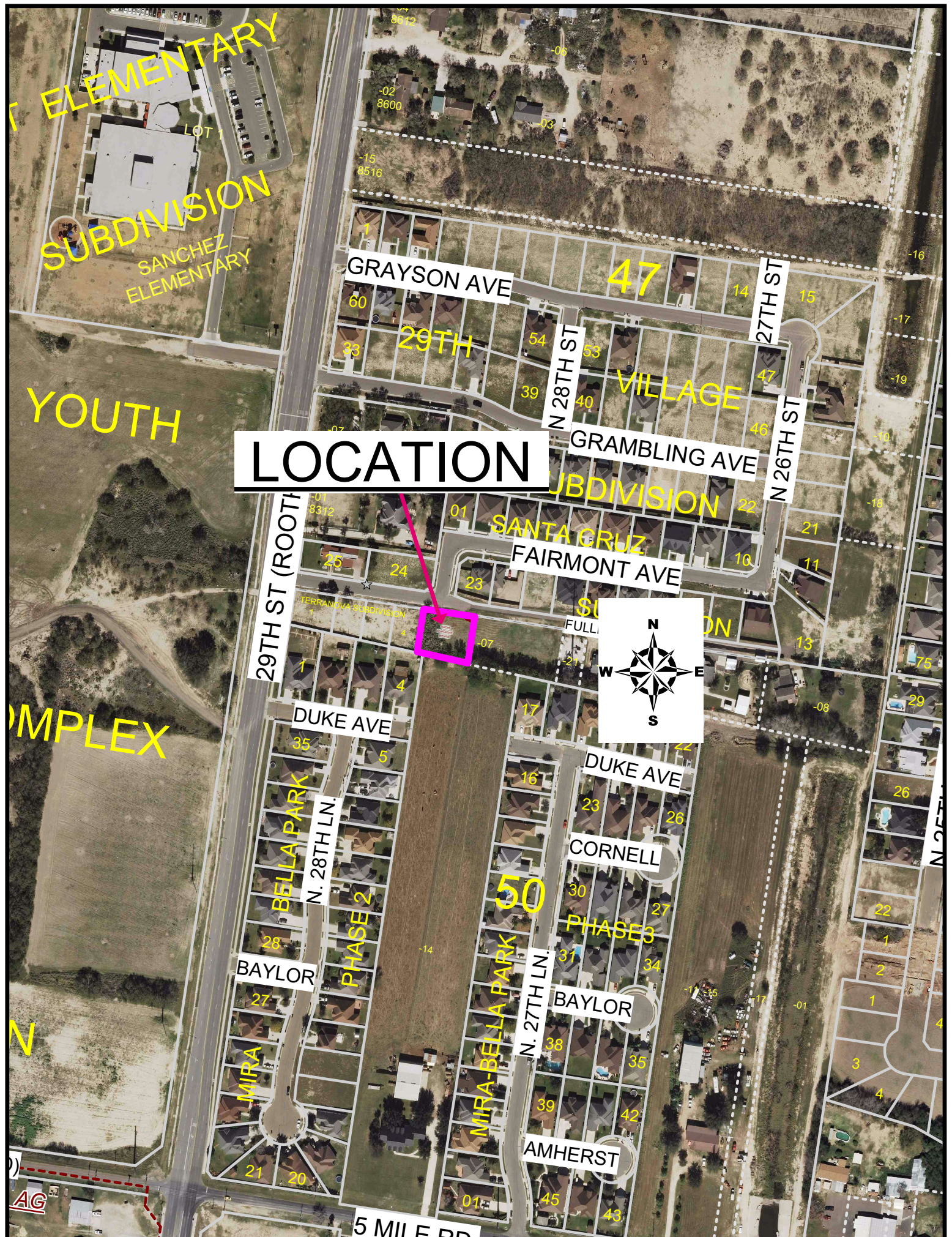
Required

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

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **City's Access Management Policy	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common Areas, private drives must be maintained by the lot owners and not the City of McAllen	Applied
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 **Zoning Ordinance: Section 138-176	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Section 138-176	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 (\$700 X 1 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to recording and can go up; they are dependent on the amount of units/lots, Must comply with Parkland dedication ordinance requirement prior to recording.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* Trip Generation for one single family house has been waived, per Traffic Department no TIA required.	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.	NA
COMMENTS	
Comments: **As per engineer, the canal ROW abandonment is not being pursued and the plat will recognize the existing canal ROW. **Must comply with City's Access Management Policy **Money must be escrowed if improvements are not built prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM WITH THE 6-MONTH EXTENSION SUBJECT TO CONDITIONS NOTED.	Applied



ELEMENTARY
SUBDIVISION
SANCHEZ
ELEMENTARY

YOUTH
COMPLEX

LOCATION



Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A, CPM
DATE: December 16, 2022
SUBJECT: City Commission Actions on December 12, 2022

REZONINGS

1. Rezone from R-1 to C-1 at Lot 33 Palm Estates Subdivision; 1104 Freddy Gonzalez
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
2. Rezone from A-O to C-4 at 0.394 acres out of Lot 1, Block 6, Steele & Pershing Subdivision; 5520 N McColl
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
3. Rezone from R-2 to R-3A at 12.51 acres out of Lot 167, John H. Shary Subdivision; 2021 S Taylor Rd
 - Planning and Zoning Commission recommended disapproval
 - Applicant withdrew in favor of PUD
4. Rezone from R-1 to R-3A at 4.681 acres out of Lot 241, save and except 0.184 acres, Pride O' Texas Subdivision; 5000 N Bentsen Rd
 - Planning and Zoning Commission recommended disapproval
 - City Commission disapproved as recommended

VARIANCE

5. Variance to ROW requirement for Dove Avenue (No dedication instead of 25 ft.)
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

2022 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS																								
	01/04/22	01/18/22	02/01/22	02/16/22	03/02/22	03/22/22	04/05/22	04/19/22	05/03/22	05/17/22	06/07/22	06/21/22	07/06/22	07/19/22	08/02/22	08/16/22	09/07/22	09/20/22	10/04/22	10/18/22	11/01/22	11/16/22	12/06/22	12/20/22
Daniel Santos	A																							
Michael Fallek	P	P	P	A	P	P	P	P	A	P	P	P	P	LQ	P	P	P	A	P	P	P	A	P	
Gabriel Kamel	P	A	P	P	P	P	P	P	P	P	P	P	P	LQ	P	P	P	P	A	P	P	P	P	
Michael Hovar	P	P	P																					
Jose B. Saldana	A	A	P	P	A	A	P	A	A	P	A	P	P	LQ	P	P	A	P	P	A	A	P	A	
Marco Suarez	P	P	A	P	A	P	P	P	P	A	P	P	A	LQ	P	P	A	P	A	P	P	A	P	
Emilio Santos Jr.	P	P	P	A	P	P	P	P	P	A	A	P	P	LQ	P	A	P	P	P	A	A	P	P	
Rudy Elizondo				P	P	P	A	P	P	P	P	A	P	LQ	A	A	A	A	A	A	A			
Erica de la Garza-Lopez				P	A	P	P	P	A	P	P	P	P	LQ	A	P	P	P	P	P	P	P	A	
Aaron D. Rivera																						P		

[illegible]



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	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-3/15 & 3/16	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
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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
-  HPC - Historic Pres Council
-  Planning & Zoning Board
-  Zoning Board of Adjustment











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 	11 	12  N-7/26 & 7/27 D-8/8 & 8/9	13 	14	15
16	17	18	19	20	21	22
23	24 	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 	8  A- 8/22 & 8/23	9  N- 8/22 & 8/23 D-9/6 & 9/7	10	11	12
13	14 	15 	16	17	18	19
20	21 	22  A- 9/6 & 9/7	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 	19  A-10/3 & 10/4	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  A-10/17 & 10/18	4  N-10/17 & 10/18 D-11/1 - 11/7	5	6	7
8	9 	10 	11	12	13	14
15	16 	17  A-11/1 ZBA	18  N- 11/1 ZBA D-11/15 & 11/21	19	20	21
22	23 	24  A- 11/7 PZ	25  N- 11/7 PZ	26 HPC	27	28
29	30 	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 	7  A-11/21 PZ	8  N- 11/21 PZ	9	10	11
12	13 	14 	15  D-12/19 & 12/20	16	17	18
19	20 	21  A-12/5&12/6	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  A-12/19 & 12/20	6  HPC D-TBA N-12/19 & 12/20	7	8	9
10	11 	12 	13	14	15	16
17	18 	19  A- TBA	20  D- TBA N- TBA	21	22	23
24	25 HOLIDAY	26 HOLIDAY	27	28	29	30