

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 1, 2022 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Minutes from the meeting held on January 4, 2022
- b) Minutes from the meeting held on January 18, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

- 1. Request of Alberto Martinez Chontal, for a Conditional Use Permit, for one year, for an Institutional Use at the North 120 ft. of Lot 16, Alaniz Subdivision, Hidalgo County, Texas; 316 North 29th Street, Suite 60. **(CUP2021-0186)**
- 2. Request of Roberto Garza on behalf of Garman Investments, LP, for a Conditional Use Permit, for life of the use, for a Planned Unit Development, at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision, Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2021-0174) (TABLED: 12/21/2021) (REMAINED TABLED: 01/04/2022 and 1/18/2022) WITHDRAWN**

3) CONSENT:

- a) Onyx Plaza Subdivision, 221 North Ware Road, Valhe Real Estate Holdings Family, LTD. Partnership **(SUB2022-0008)(FINAL)SEC**
- b) Premier Storage Subdivision, 301 East Trenton Road, El Norte Holdings, LLC.**(SUB2022-0014)(FINAL)M&H**
- c) Go Car Wash Subdivision, 2913 Nolana Avenue, Said A. Shuaib/Hason H. Mohammed **(SUB2021-0145)(FINAL)M&H**

4) SUBDIVISIONS:

- a) CAP Nolana Storage, LLC., 4013 North 29th Street, Said A Shaib **(SUB2022-0006)(PRELIMINARY)BCD**
- b) Rosewood Estates Subdivision, 7729 North Ware Road, J. Oscar Barrera Jr. **(SUB2022-0002)(PRELIMINARY)JHE**
- c) The Grove at Ware Road Subdivision, 2401 North Ware Road, Bell Family Management Trust, **(SUB2022-0013)(PRELIMINARY)M&H**
- d) Oak Valley Subdivision, 9600 North Bryan Road, Raymundo P. Platas/Oak Valley LLP. **(SUB2021-0087)(REVISED PRELIMINARY)RB**
- e) Proposed Brier Village Subdivision, 4501 Nolana Avenue and 4701 Nolana Avenue, Loretta Williams and Daniel E. Prukop **(SUB2022-0007)(PRELIMINARY)M&H**
- f) Los Girasoles Subdivision, 4601 South Old 10th Street, Lazaro Beas Mireles **(SUB2022-0001)(PRELIMINARY)M2E**

5) DISCUSSION:

- a) Election of Officers

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, January 4, 2022 at 3:31p.m. at the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3rd Floor.

Present:	Michael Fallek Michael Hovar Gabriel Kamel Marco Suarez Emilio Santos Jr.	Vice-Chairperson Member Member Member Member
Absent:	Daniel Santos Jose Saldana	Chairperson Member
Staff Present:	Edgar Garcia Luis Mora Omar Sotelo Rod Sanchez Liliana Garza Kaveh Forghanparast II Porfirio Hernandez Jacob Salazar Magda Ramirez	Planning Director Deputy Director Senior Planner Senior Planner Planner III Planner II Planning Technician II Planning Technician I Administrative Assistant

CALL TO ORDER- Vice-Chairperson Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

1) MINUTES:

- a)** Minutes for Regular Meeting held on December 21, 2021

The minutes for the regular meeting held on December 21, 2021 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Mr. Michael Hovar, which carried unanimously with 5 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

- 1) Request of Enrique Martinez for a Conditional Use Permit, for one year, for a night club at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas; 6000 North 10th Street **(CUP2021-0176)**

Mr. Kaveh Forghanparast stated that the property was located on the east side of North 10th Street, across Hawk Avenue and was zoned C-3 (general business) District. The adjacent zoning was C-3 District to the north and west, and A-O (agricultural and open space) District to the east and south. Surrounding land uses included offices, retail, restaurants, cell tower, single family residential, and apartment. A nightclub was allowed in a C-3 zone with a Conditional Use Permit and was in compliance with requirements.

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on January of 1991 and had been renewed annually. At the January 6, 2004 Planning and Zoning Commission meeting, a condition was placed on the approval that there be no parking permitted on the west side of North 10th Street, and has been maintained as a condition of the permit approvals. The last permit was approved by the Planning and Zoning Commission on October 20, 2020.

The applicant was proposing to continue operating a nightclub, known as Hillbilly's, from the existing 7,200 sq. ft. building. The hours of operation would continue to be from 8:00 p.m. to 2:00 a.m. Wednesday thru Saturday.

The Fire and Health Departments had inspected the bar and allowed the CUP process to continue. The police activity report was still pending. The Planning Department had received no complaints regarding this use. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment was not within 400 ft. of the above mentioned land uses;

The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment had direct access to North 10th Street and does not generate traffic into residential areas;

The abovementioned business must have provided parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on a building capacity of 332 persons, 83 parking spaces were required which were provided as per site plan;

The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

Staff recommended approval of the request, for one year, subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements, and maintaining the condition of no parking on the west side of North 10th Street.

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

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

- 2) Request of Roberto Garza on behalf of Garman Investments, LP, for a Conditional Use Permit, for life of the use, for a Planned Unit Development, at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision, Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2021-0174)(TABLED SINCE 12/21/2021)**

Mr. Kaveh Forghanparast requested for item to remain tabled.

2) CONSENT:

- a) Vacate and Resubdivision of Paseo del Lago Patio Homes(Private) to Paseo del Lago Townhomes(Private), 3900 South Jackson Road, Alonzo Cantu **(SUB2021-0121)(FINAL)CLH**
- b) Cedar Apartments Subdivision, 816 East Cedar Avenue, GGC Group, LLC. **(SUB2021-0108)(FINAL)M2E**

Being no discussion, Mr. Gabriel Kamel moved to approve final. Mr. Michael Hovar seconded the motion, which items a and b were approved with five members present and voting.

4) SUBDIVISIONS:

- a) Replat of Willow Ridge Subdivision Lot 15A to Lots 16A & 17A, 1000 East Daffodil Avenue, James Hughes and the Grand on Daffodil Condominiums, LLC. **(SUB2021-0146)(PRELIMINARY)DSE**

Ms. Liliana Garza stated that East Daffodil Avenue: 60 ft. ROW existing Paving: 40 ft. Curb & gutter: both sides Compliance Paving, curb and gutter. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: E.

Daffodil Avenue: 20 ft. or greater for easements, or in line with existing structures. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Please revise plat note #1 as shown above. As per Doc. #2872174, a correction to the interior side setback requirement was made, as gas easement setback is for the west side of lot 14A. Zoning Ordinance: Section 135-356. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Setbacks for the existing structure remain as now exist; should additions and/or construction be proposed, then new setbacks apply. Please revise plat note #1 to include both references as shown above. 4 ft. wide minimum sidewalk required on E. Daffodil. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. 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. Existing condominium regime under Doc. 3156455. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Zoning Ordinance: Section 138-356. Minimum lot width and lot area. Zoning Ordinance: Section 138-1. Existing: R-3A Proposed: R-3A as per application. Rezoning to R-3C may be required prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning to R-3C may be required prior to final Zoning Ordinance: Article V. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Trip Generation to be waived per Traffic Department, no TIA is required. Must comply with City's Access Management Policy Plat notes to also comply with City's Standards prior to final. Subdivision name will be reviewed prior to final. Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat. Existing condominium regime under Doc. 3156455. Rezoning to R-3C may be required prior to final.

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

Being no discussion, Mr. Michael Hovar moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

- b) World of 4 Subdivision, 615 Dallas Avenue, Aguirre Family Limited Partnership LP. **(SUB2021-0061)(REVISED FINAL)(TABLED SINCE 12/21/2021)CLH**

Ms. Liliana Garza stated that Dallas Avenue: 30 ft. from centerline for total of 52.70 existing ROW Paving: 40 ft. Curb & gutter: both sides. Existing 40 ft. of pavement will remain as now exists as per Engineering Department City of McAllen Thoroughfare Plan. Paving, curb and gutter. 800 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 24 ft. Paving: 24 ft. Alley/service

drive easement required for commercial properties. Plat note provided indicating the required 24 ft. service drive will be provided and reviewed during site plan approval. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for approved site plan or easements or in line with the average setback of existing buildings or zoning ordinance, whichever is greater. Engineer is requesting variance for a 22 ft. front setback in lieu of the 32 ft. setback required as per proposed height of building. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for approved site plan or easements. Zoning ordinance: Section 138-356. Garage: 18 ft. or greater for easements or approved site plan. Pending clarification on whether garages are proposed, if yes - please include garage reference in setback note prior to recording. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site. PLAN. 4 ft. wide minimum sidewalk required on Dallas Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives 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 for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Zoning Ordinance: Section 138-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Rezoning request from C-1 to R-3A approved by Planning and Zoning Commission on February 4, 2020 and City Commission on February 24, 2020. Rezoning Needed Before Final Approval. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Pending clarification on number of units proposed. Trip Generation approved per Traffic Department, no TIA is required. Must comply with City's Access Management Policy Money must be escrowed if improvements are not built prior to recording.

Staff recommends approval of the subdivision in revised final form, and clarification on the requested variance.

Mr. Gabriel Kamel moved to remove item from being tabled. Mr. Hovar seconded the motion, which carried unanimously with five members present and voting.

Being no discussion, Mr. Michael Hovar moved to approve on Variance #1. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Emilio Santos Jr. adjourned the meeting at 3:41p.m.and Mr. Gabriel Kamel seconded the motion, which carried unanimously with five members present and voting.

ATTEST: _____
Magda Ramirez, Administrative Assistant

Vice Chairperson, Michael Fallek

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, January 18, 2022 at 3:30p.m. at the Las Palmas Community Center, 1921 North 25th Street-Gymnasium, McAllen, Texas.

Present:	Michael Fallek Michael Hovar Marco Suarez Emilio Santos Jr.	Vice-Chairperson Member Member Member
Absent:	Gabriel Kamel Jose Saldana	Member Member
Staff Present:	Edgar Garcia Omar Sotelo Rod Sanchez Beto De La Garza Liliana Garza Kaveh Forghanparast II Marco Rivera Porfirio Hernandez Julian Hernandez Magda Ramirez	Planning Director Senior Planner Senior Planner Planner III Planner III Planner II Planner I Planning Technician II Planning Technician I Administrative Assistant

CALL TO ORDER- Vice-Chairperson Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

1) MINUTES:

- a) Minutes for Regular Meeting held on January 4, 2022 will be available in the next Planning & Zoning Meeting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

- 1) Request of Joaquin E. Zamudio, for a Conditional Use Permit, for one year, for a home occupation (hair salon) at Lot 15 & the north 12 ½ ft. of Lot 16, BLK 3, Louise Addition Subdivision, Hidalgo County, Texas; 313 North 8th Street. **(CUP2021-0183)**

Mr. Marco Rivera stated that the property is located on the west side of North 8th Street, approximately 125 ft. north of Cedar Avenue and is zoned R-1 (single family residential) District.

The adjacent zoning is R-1 district in all directions. Surrounding land uses include single-family residences. A home occupation is permitted in the R-1 district with a Conditional Use Permit and in compliance with requirements.

The initial permit for property was approved August 4th, 2020. The permit was approved for one year Conditional Use Permit for the use of a hair salon. The permit expired July 21st, 2021.

The applicant is proposing to operate a hair salon from approximately 417 sq. ft. of the existing 2044 sq. ft. residence. The proposed hours of operation will continue with accordance of previously approved, daily within the hours of 8:00 a.m. to 4:00 p.m. The applicant stated that he will have two employees, an unrelated employee and himself. The applicant is requesting to work from home by appointment due to the Covid-19 pandemic.

The staff verified the ownership of the property. According to the Hidalgo County Appraisal District, the applicant and Mrs. Rebecca Hayley are the owners of the property, and live on the subject property.

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 the issuance of the certificate. The Fire Department has inspected the building, and approved. The business must comply with requirements set forth in Section 138-118(1) of the Zoning Ordinance and the specific requirements are as follows:

- 1) The home occupation must be clearly secondary to the residential use;
- 2) No signs are permitted. No sign is proposed or installed;
- 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;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. There will be one unrelated employee that will live elsewhere;
- 5) There shall be no outside storage of materials or products. The applicant does not propose any outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that customers would visit by appointment only within the hours of 8 a.m. and 4 p.m.;
- 7) No retail sales (items can be delivered). The applicant did not propose any retail sales from home;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate

the business;

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

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

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

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

- 2) Request of Gabriel E. Ibarra, for a Conditional Use Permit, for one year, for a Portable Building greater than 10 ft. by 12 ft. at Lots 2 & 3, BLK 55, McAllen Addition Subdivision, Hidalgo County, Texas; 616 South 16th Street. **(CUP2021-0182)**

Mr. Marco Rivera stated that the property is located on the west side of South 16th Street, approximately 70 ft. north of Galveston Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the east, west, and south, and R-3A (apartments) District to the north. Surrounding land uses include commercial businesses, single and multi-family residences. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit for a portable building was approved for one year on November 18, 2014 by the Planning and Zoning Commission. There was a conditional use permit for a portable building was disapproved on April 11, 2016 by the City Commission for a Conditional Use Permit for One Year for a Portable Building Greater than 10ft. X 12ft. for an office for a tow truck business. The last conditional use permit for a portable building was approved for one year on August 3, 2021 for the use of an office for air conditioning repair.

The applicant is proposing to operate an existing portable building on site, which will be used as an office for a car lot. The applicant is proposing to utilize the 24.33 ft. by 14.25 ft. portable building on the property as the office for the proposed a car lot. The Fire Department is still pending an inspection'. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The building will be used for office purposes;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts South 16th Street;

- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the square footage, 5 parking spaces are required for the proposed portable building. The site plan provides 6 parking spaces. Access to the site is from South 16th Street and the paved alley at the rear of the lot;
- 4) Must provide for garbage and trash collection and disposal;
- 5) Must be connected to an approved water distribution and sewage disposal system;
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and no outside storage of equipment or material.
- 7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

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

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

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

- 3) Request of Miguel A. Rivera on behalf of Casa De Oracion Rey de Reyes, for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lots 1-8 and Lots 9-16, Block 6, Bonnie-View Subdivision, Hidalgo County, Texas; 2100 Fir Avenue. **(CUP2021-0180)**

Mr. Marco Rivera stated that the property is located between North 21st Street and North 22nd Street, south of Gumwood Avenue. It is zoned R-2 (duplex-fourplex residential) District. The adjacent zoning is R-2 District in all directions. Surrounding land uses include single-family residences, duplex, multifamily apartments, Iglesia Presbiteriana Betania, Navarro Elementary and vacant land. An institutional use is permitted in an R-2 District zone with a conditional use permit and in compliance with requirements.

The applicant is proposing to operate a church from existing buildings that previously served as offices for the Hidalgo County Head Start Program.

The first building is approximately 3,212 sq. ft. and consists of the altar, two restrooms, a sound booth, mechanical room, media room and the main sanctuary. The main sanctuary has 27 rows of chairs for a proposed seating capacity of 238. It is scheduled to operate on Wednesdays from 7:00 p.m. to 9:00 p.m., Sundays from 11:00 a.m. to 1:00 p.m. and on Thursday for Youth Service from 7:00 p.m. to 9:00 p.m.

The second building is approximately 16,145 sq. ft. in size. It consists of 3 classrooms, 6 offices, 4 restrooms, a lobby, 7 rooms that are going to be initially vacant and used as needed, 6 storage rooms, a library, a janitorial room, mail room, mechanical room and a waiting area. The second building hours of operation are as follows: church office is scheduled to operate Monday through Thursday from 9:00 a.m. to 1:00 p.m., along with the hours of operation for Wednesday and Sunday Service, and Youth Service.

Based on the number of seats in the main sanctuary, 60 parking spaces are required, of which 3 parking spaces must be accessible with an 8 ft. aisle. There is an existing parking lot with 63 parking spaces, 3 of which is reserved for disabled persons, as shown on the submitted site plan meeting the parking lot requirement.

The Fire Department is pending to conduct the necessary inspection. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts North 21st, 22nd Street, Gumwood and Fir Avenue
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of parking along street, especially in residential areas. Based on the seating area of 238 seats in the main sanctuary, 60 parking spaces are required; 63 parking spaces are provided. The parking must be clear of potholes and be properly striped per city requirements.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence. A chain link fence is provided on the west and north side of the property.

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118 and Section 138-400 of the Zoning Ordinance, and Building Permits and Fire

Department requirements.

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

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

- 4) Request of Agapito Torres, for a Conditional Use Permit, for one year, for automotive service and repair (mechanic shop) at the East 25 ft. of Lot 19 and Lots 20 & 21, Block 7, West Addition to McAllen Subdivision, Hidalgo County, Texas, 2224 Houston Avenue. **(CUP2021-0185)**

Mr. Marco Rivera stated that the property is located on the north side of Houston Avenue, approximately 320 ft. east of South 23rd Street. The property has 125 ft. of frontage on Houston Avenue and a depth 136 ft. for a lot area of 17,000 square feet. It is zoned C-3 (general business) District. The adjacent zoning is R-2 (duplex-fourplex residential) District to the north and C-3 District to the east, south, and west. Surrounding land uses include single-family residences, duplex residences, a variety of Auto Sales and vacant land. An automotive service and repair business is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

Currently, there is a 637 sq. ft. commercial building with 2 enclosed garages to be used as the work area. This building has been used for automotive sales.

The new applicant is proposing to use the building as an automotive service & repair business. The proposed hours of operation are from 9:00 A.M. to 5:00 P.M. Monday through Friday and 9:00 A.M. to 3:00 P.M. on Saturday. Based on the total 637 sq. ft. for the automotive service and repair, 7 parking spaces are required; 8 parking spaces are provided on site.

Fire Department has found some violations, further inspections are needed. 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 business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 17,000 sq. ft;
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the two existing garages
- 3) Outside storage of materials is prohibited. The applicant indicated that there would be no outside storage.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The building is located just west of a residential use and approximately 47 ft. from the nearest building.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially

zoned area is required. There is an existing 6 ft. opaque fence east of the property.

- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

Staff recommends disapproval of the request based on non-compliance with requirement #4 (distance) of Section 138-281 of the Zoning Ordinance.

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation and Mr. Michael Hovar seconded the motion, which was disapproved with four members present and voting.

- 5) Request of Esaul Padilla, for a Conditional Use Permit, for one year, for automotive service and repair (truck accessories) at Lots 11 & 12, Block 2, West Addition to McAllen Subdivision, Hidalgo County, Texas, 2241 Dallas Avenue, Suite A. **(CUP2021-0179)**

Mr. Marco Rivera stated that the property is located at the southeast corner of Dallas Avenue and South 23rd Street. The property has 100 ft. of frontage along Dallas Avenue and a depth of 140 ft. for a lot area of 14,000 square feet. It is zoned C-3 (general business) District. The adjacent zoning is R-2 (duplex-fourplex residential) District to the east and C-3 District to the north, south, and west. Surrounding land uses include single-family residences, vacant land, a body shop, various auto sales car lots, a yerberia and a plumbing company. An automotive service and repair business is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

There was a conditional use permit approved in 2020 in the same building on the adjacent suite (STE. B), for a body shop repair. The request was disapproved but with a favorable recommendation to grant a variance to the distance requirement by the Planning and Zoning Committee. City Commission approved the request on July 13, 2020. Applicant never fully executed the CUP and has not renewed the CUP.

The initial conditional use permit for suite A was approved for the first time in 2015, for Truck Accessories part installations. The last time the CUP was renewed was in 2020.

On the initial application, the case was presented to the Board of Commissioners; the applicant appealed the decision of the P&Z Board. Part of the discussion was the parking requirement. Applicant stated that the owner of the plaza bought a property across the street (2226 Dallas Ave) to comply with parking requirements; however, the property is zoned R-2 and would require a CUP for a parking facility. A CUP has not been submitted for this address. Furthermore, the address mentioned, is not paved as required by the ordinance. However, the initial permit was approved as to maintain existing parking since it was an older building.

There is an existing 9,600 sq. ft. commercial building with two suites. This building has been used for auto repair services.

The applicant is proposing to use Suite A of the building as a truck accessory business. The proposed hours of operation are from 8:00 A.M. to 6:00 P.M. Monday through Friday and 8:30 A.M. to 3:00 P.M. on Saturday. Based on the total 4,800 sq. ft. for the truck accessory business, 15 parking spaces are required; 9 parking spaces are provided on site. One of the provided spaces must be van accessible; one van accessible parking space is provided.

For both business to run simultaneously, 30 parking spaces are required as per their square footage. Suite B as per approved Permit, business will not be open to the public, but will still use 1 or 2 parking spaces. Leaving an 8 parking spaces deficiency. If both business open to the public 30 parking spaces will be required.

Staff has not received any phone calls in regards to this request.

The Fire Department has inspected the establishment and found the place to be in compliance. 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 business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 14,000 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the main structure.
- 3) Outside storage of materials is prohibited.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The Building is adjacent to single-family residential use to the east, south and north.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. There is an existing block wall, 6'-3" in height
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

Staff recommends disapproval of the request based on non-compliance with requirements #4 (distance) of Section 138-281 and Section 138-395 (off-street parking requirement) of the Zoning Ordinance.

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation and Mr. Michael Hovar seconded the motion, which was disapproved with four members present and

voting.

- 6) Request of Roberto Garza on behalf of Garman Investments, LP, for a Conditional Use Permit, for life of the use, for a Planned Unit Development, at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision, Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2021-0174) (TABLED: 12/21/2021) (REMAINED TABLED: 01/04/2022)**

Staff recommended item to remain tabled. Item remained tabled.

b) REZONING:

- 1) Rezone from R-3A (multifamily residential apartment) District to C-3 (general business) District: Lot 4, Block 57, South McAllen Addition, Hidalgo County, Texas; 708 South 17th Street. **(REZ2021-0083)**

Mr. Kaveh Forghanparast stated that the property is located on the west side of South 17th Street, 100 ft. south of Galveston Avenue. The property has 50 ft. of frontage along South 17th Street and a depth of 140 ft. for a lot size of 7000 sq. ft.

The applicant is requesting to rezone the property to C-3 (general business) District for a new restaurant-bar. A feasibility plan has not been submitted.

The adjacent zoning is C-3 (general business) District on all directions.

The subject property is currently vacant. Surrounding land uses include Mexican Christian Church, McAllen ISD vacant office buildings, and vacant land.

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

The development trend for this area along South 17th Street is commercial.

The property was initially zoned C-3 (general business) District during the comprehensive zoning in 1979. A rezoning request to R-3A (multifamily residential apartment) District for the subject property was approved by the City Commission on April 25, 2016. There has been no other rezoning request for the subject property since then.

The requested zoning conforms to the Urban Center land use designation as indicated on the Foresight McAllen Comprehensive Plan. It is also compatible with the adjacent zoning and development trend in this area.

If the rezoning is approved, an application for a special use permit for entertainment and cultural establishment will be required before the building permit issuance.

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.

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

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

- 2) Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 9.985 acres out of Lots 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road. **(REZ2021-0082)**

Mr. Kaveh Forghanparast stated that the property is located along the east side of North Taylor Road. The property is an irregular tract and has 100 feet of frontage along North Taylor Road with a depth of 1,506 ft. for a lot size of 9.985 acres.

The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District for detached duplexes. The Planning Department has not received any subdivision plat or feasibility plan for the subject property at this time.

The adjacent zoning is A-O (agricultural-open space) District to the west, R-1 (single family residential) District to the north and east, and R-4 (mobile and modular home) District to the south. The properties on the west side of North Taylor Road are outside the City limits.

There is a house on the subject property proposed to be demolished. Surrounding land uses include Adobe Wells Mobile Home Park, Valley Memorial Gardens Cemetery, single family residences, and vacant land.

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

The development trend for this area along North Taylor Road is single and multifamily residences.

The property was zoned A-O (agricultural-open space) District upon annexation in 1986. A city initiated rezoning request to R-1 District for the subject property was approved on August 24, 2015.

The City Commission approved a rezoning request to R-3C (multifamily residential condominiums) for 2620 North Taylor Road on August 24, 2009. A rezoning request to R-3T (multifamily residential townhouse) District was approved by the City Commission on January 14, 2015. The requested zoning does not conform to the Auto Urban Single Family land use designations as indicated on the Foresight McAllen Comprehensive Plan, however it follows the rezoning trend to multifamily in this area.

The proposed development is approximately 10 acres and is proposed as detached duplexes development. The request provides opportunity for residential development of the vacant land.

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

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

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

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

Citizen Ms. Virginia Hittner (4901 Daffodil Avenue McAllen, TX), opposes due to the area not appropriate for children.

Being no discussion from the board, Mr. Marco Suarez moved to approve and Mr. Michael Hovar seconded the motion, which was approved with four members present and voting.

- 3) Rezone from R-3T (multifamily residential townhouse) District to C-3 (general business) District: 13 acres out of Lot 7, Section 13, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 8220 North 10th Street. **(REZ2021-0086)**

Mr. Kaveh Forghanparast stated that the property is located approximately 460 ft. east of North 10th Street, 631.13 ft. south of Frontera Road. The property is an interior tract and consists of 13.00 acres.

The applicant is requesting to rezone the property to C-3 (general business) District for commercial use. A feasibility plan has not been submitted.

The adjacent zoning is C-3 (general business) District to the west, A-O (agricultural-open space) District to the south, and R-1 (single-family residences) District to the north and east.

The subject property is currently used for agricultural purposes. Surrounding land uses include Best Buy, Wallbangers Burger Bar, and First Community Bank

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

The development trend for this area along North 10th Road is commercial and residential.

The property was initially zoned A-O (agricultural and open space) District upon annexation in 1989. A City-initiated rezoning request to C-3 (general business) District for the subject property

was approved by the City Commission on November 23, 2015. A rezoning request to R-3T (multifamily residential townhouse) District for the subject property was approved by the City Commission on November 8, 2021. Since the proposed townhome development did not proceed, the property owner submitted a rezoning request back to C-3 (general business) District on December 16, 2021.

The requested zoning does conform to the Suburban Residential and Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it is compatible with the adjacent zoning and development trend in this area.

The 10th Street commercial corridor along the east side of 10th Street in McAllen ends at Hobbs Drive that is the city limit line for the City of Edinburg. North 10th Street is designated as a principal arterial with 120 feet of right-of-way and is currently constructed with 4 travel lanes, and left turn lane and shoulders.

A recorded subdivision plat and an approved site plan will be required prior to building permit issuance.

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.

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

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

- 4) Rezone from A-O (agricultural-open space) District to R-3A (multifamily residential apartment) District: 39.785 acres out of Lots 138 and 137, La Lomita Irrigation and Construction Co. Subdivision, Hidalgo County, Texas; 2501 North Ware Road. **(REZ2021-0084)**

Mr. Kaveh Forghanparast stated that the property was located on the north side of Vine Avenue, west of North Ware Road. The tract has approximately 696.6 feet of frontage along North Ware Road with a depth of 2,557.17 at its deepest point for a lot size of 39.785 acres.

The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District in order to construct apartments. The planning department has not received any subdivision plat or feasibility plan on the property at this time. A recorded subdivision plat and approved site plan are required prior to issuing building permits.

The adjacent zoning is A-O (agricultural-open space) District to the north, east, south, and west. It is R-1 (single family residential) District to the east, R-3T (multifamily residential townhouse) District, and R-4 (mobile and modular home) District to the south.

The subject property is currently vacant. Surrounding land uses include Nikki Rowe High School, McAllen Independent School District Transportation, single-family residences, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family which is comparable to R-1 (single family residential) to R-4 (mobile and modular home) Districts.

The development trend for this area along North Ware Road is single family residential and Institutional use (Nikki Rowe High School).

The property was zoned A-O (agricultural-open space) District upon annexation in 1999.

The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The subject property is a portion of a larger tract for future residential and multifamily development.

The request provides opportunity for residential development of the vacant land.

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 received two phone calls in opposition to the rezoning request as they would like for the natural state of the subject property to remain as it is home to wildlife (birds).

Staff recommends approval of the rezoning request to R-3A (multifamily residential apartment) District as the requested zoning is similar in character to the residential land use designations for this area and is part of a larger proposed future development.

Vice Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed Rezone request. The following opposed:

Citizens Charles Hvass (4304 Carnation Avenue), William Groepper (2904 North 42nd Street), Nedra Kenerk (4121 Camelia Court), stated their concerns were drainage, privacy, agriculture, and variance concerns. They have requested that the Engineer and Developers keep contact with them on the future developments.

Vice Chairman Mr. Michael Fallek requested that the Engineer Mr. Mario Reyna and Developer Jeffery Erickson keep all open communication with the citizens and their concerns through out the process of development. Mario Reyna assured they would keep all lines of communication open.

After a lengthy discussion, Mr. Marco Suarez moved to approve on Items 2b4 and 2b5 and Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

- 5) Rezone from A-O (agricultural-open space) District to R1 (single-family residential) District: 37.571 acres out of Lots 138 and 137, La Lomita Irrigation and Construction Co. Subdivision, Hidalgo County, Texas; 2601 North Ware Road. **(RE2021-0085)**

Board Members voted on both 2b4 and 2b5 at the same time.

c) SUBDIVISION:

- 1) Replat of Willow Ridge Lot 15A to Lots 16A & 17A, 1000 East Daffodil Avenue; James Hughes and the Grand Daffodil Condominiums, LLC.
(SUB2022-0003) (FINAL) DSE

Ms. Liliana Garza stated that East Daffodil Avenue: 60 ft. ROW existing 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 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 Subdivision Ordinance: Section 134-106 Front: E. Daffodil Avenue: 20 ft. or greater for easements, or in line with existing structures. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. As per Doc. #2872174, a correction to the interior side setback requirement was made, as gas easement setback is for the west side of lot 14A. 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. Setbacks for the existing structure remain as now exist; should additions and/or construction be proposed, then new setbacks apply. Please revise plat note #1 to include both references as shown above 4 ft. wide minimum sidewalk required on E. Daffodil. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, 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. Existing condominium regime under Doc. 3156455. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A as per application. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation to be waived, no TIA is required. *Must comply with City's Access Management Policy. Subdivision name will be reviewed prior to recording. Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat. Existing condominium regime under Doc. 3156455. Rezoning to R-3C may be required prior to final

Staff recommends approval of the subdivision in final form.

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

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

3) SITE PLAN:

- a) Revised Site Plan Approval for Lot 1, Nolana Crossing Subdivision; 2709 Nolana Avenue **(SPR2021-0040)**

Mr. Omar Sotello stated that the property is located on the southeast corner of Nolana Ave and N 27th ½ St. and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, west and east, R-3T (townhouses) District adjacent to the south.

PROPOSAL: The applicant is proposing to modify the existing Chick-fil-A site to accommodate for more car stacking along the north and west property lines; they will be adding a car lane along with canopies.

The applicant is proposing to reduce the existing landscaping but still provided 17,872sqft, removing 11 trees that are mainly crepe myrtles and will be leaving 11 trees with caliper size range between 4 inches – 11 inches. They did apply for a Special Exception for the Canopies that will be encroaching into the north front setback and west side setback and were approved by Zoning Board of Adjustments on December 15, 2021.

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

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

Vice Chairperson Mr. Michael Fallek asked if there was anyone on the board who had questions of concerns. There were none.

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

4) CONSENT:

- a) G.A. Beauty & Barber Plaza Subdivision, 4401 Buddy Owens Boulevard; Guadalupe Crecencia Rayon **(SUB2021-0144) (FINAL) RDE**
- b) Bell's Farm Plaza Subdivision, 132 South Ware Road; Robert L. Bell, Jr. **(SUB2022-0005) (FINAL) SDI**

Being no discussion, Mr. Michael Hovar moved to approve final. Mr. Marco Suarez seconded the motion, which items a and b were approved with four members present and voting.

5) SUBDIVISIONS:

- a) Sharyland Business Park No. 10 Subdivision, 6901 South Shary Road; Cascade Real Estate Operating, L.P. **(SUB2021-0149)**
(PRELIMINARY) HA

Ms. Liliana Garza stated that South Sharyland Road (FM 494): 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides. Include ROW on both sides of centerline and label total ROW, indicate ROW dedication by this plat. Include ROW dedication ranges prior to final. Revise all "Shary Rd." wording on plat as shown above. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Honduras Ave: 80 ft. ROW dedication by this plat Paving: 52 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 138-105. Must escrow monies if improvements are not done prior to recording. N/S 1/4 Mile Collector Road: 60 ft. to 70 ft. ROW Paving: 40 ft. to 44 ft. Curb & gutter: Both Sides. Road might be required along east side of Lot 29. Staff will determine prior to final Subdivision Ordinance: Section 134-105. Must escrow monies if improvements are not done prior to recording.. Paving, curb and gutter. 1,200 ft. Block Length. Plat layout to be revised prior to final to comply with requirements. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front (Honduras Ave.): In accordance with the zoning ordinance or in line with existing structure, or greater for easements or site plan, whichever is greater. Please revise plat note as shown above. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, or greater for easements or site plan. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements or site plan. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance, or greater for easements or site plan. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S. Shary Road (FM 494) and 4 ft. wide minimum sidewalk required on Honduras Avenue and any applicable roads prior to final. 5 ft. sidewalk along Honduras Ave. and any other internal streets might be required prior to final as per Engineering Department Plat note #10 will need to be revised once sidewalk requirements are determined prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Verify compliance with Access Management Policy prior to final. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1 Proposed: I-1. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation is required to determine if TIA is required, prior to final plat. Traffic Impact Analysis

(TIA) required prior to final plat. Must comply with City's Access Management Policy Plat notes to also comply with City's Standards prior to final. Clarify prior to final if "St. Louis Brownsville & Mexico Railway ROW" will remain or proposed to be abandoned. Any abandonments must be finalized prior to final plat review.

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

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

b) Victory Landing Subdivision, 7000 Mile 6 Road; Montemayor Enterprises LTD **(SUB2021-0150) (PRELIMINARY) SE**

Mr. Beto De la Garza stated that Mile 6 Road: 30 ft. dedication required for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not constructed prior to recording. Label ROW on both sides of centerline and total ROW after accounting for ROW dedication to verify ROW dedication requirements prior to final. COM Thoroughfare Plan Internal Street (proposed Versailles Avenue): 60 ft. Paving: 40 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Street name will be established prior to final plat. Detention Pond lot boundary line must be modified to be in line with the south property line of Lots 11-14. 25 ft. Access Road is not permitted. Subdivision Ordinance: Section 134-105. E/W 1/4 Collector Road along North Property Line: 60-70 ft. total ROW Paving: 40-44 ft. Curb & gutter: Both sides monies must be escrowed if improvements are not built prior to recording. Plat layout must be revised to comply with ROW dedication requirements prior to final. Please show total dimensions for drain ditch along north property line. Please clarify if drain ditch is included within the subdivision boundaries since it appears to be a separate lot. If that is the case, lot is landlocked and subdivision layout must be modified prior to final to give frontage to this lot. Road will align with properties to the west, and will be extended east when adjacent properties develop. Barricades to be provided as required prior to recording on east end. Subdivision Ordinance: Section 134-105. Paving, curb and gutter. 800 ft. Block Length: Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements. Revise plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Revise plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements. Revise plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. Add to plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks is required; greater setback applies. Add to plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on 6 Mile Line and both side of interior streets. 5 ft. sidewalk might be required as per Engineering Department prior to final. Plat note to be revised 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 6 Mile 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 6 Mile Road. Plat note to be added prior to final. City's Access Management Policy Non-compliance Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA will be recorded simultaneously with plat. Subdivision Ordinance: Section 110-72. Lots fronting public streets. Detention Pond lot boundary line must be modified to be in line with the south property line of Lots 11-14. 25 ft. Access Road is not permitted. 150 ft. Drain Area along north boundary line might be landlocked. Please clarify prior to final. Zoning Ordinance: 138-1. Minimum lot width and lot area. Clarify number of unit proposed per lot to verify compliance with area requirements prior to final. Zoning Ordinance: Section. 138 356. Existing: ETJ Proposed: R-2 (Duplex-Fourplex Residential). Annexation and initial zoning approved by Planning and Zoning Board at their December 21, 2021 meeting. Item will be presented before City Commission at their January 10, 2022 meeting. Processes must be finalized prior to final plat review, Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Annexation and initial zoning approved by Planning and Zoning Board at their December 21, 2021 meeting. Item will be presented before City Commission at their January 10, 2022 meeting. Processes must be finalized prior to final plat review, Zoning Ordinance: Article V Land dedication in lieu of fee. As per Parks Department, requirements might be triggered once annexation is completed. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, requirements might be triggered once annexation is completed. Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, requirements might be triggered once annexation is completed. As per Traffic Department, Trip Generation is required to determine if a TIA will be required prior to final. As per Traffic Department, Trip Generation is required to determine if a TIA will be required prior to final. Comments: Must comply with City's Access Management Policy Lots designated for detention must be labeled as detention/common areas with a lot # or letter on plat prior to final to establish final requirements. Please clarify if drain ditch is included within the subdivision boundaries since it appears to be a separate lot. If that is the case, lot is landlocked and subdivision layout must be modified prior to final to give frontage to this lot. Road will align with properties to the west, and will be extended east when adjacent properties develop. Barricades to be provided as required prior to recording on east end. Clarify use for Lot A prior to final.

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

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

- c) Up North on Ware Road Apartments & Business Center Subdivision, 9500 North Ware Road; Ware Road Holding, LLC
(SUB2021-0096) (FINAL) HE

North Ware Road: Proposing 35 ft. dedication for 75 ft. from centerline for 150 ft. of ROW Paving: By the state Curb & gutter: By the state Please indicate on plat document number of the existing 40 ft. of ROW. Monies must be escrowed if improvements are not built prior to recording.

6 Mile Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. ROW Paving 65 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Please indicate document number for existing 20 ft. ROW. Show ROW on south side of CL. Show total ROW after accounting for any ROW dedication including both sides of centerline. N/S 1/4 Mile Street: Clarify 40 ft. County Road on east boundary for 60 ROW dedication prior to final. Paving: 40 ft. Curb & gutter: Both sides Road to be abandoned prior to recording and document number will be shown on plat accordingly. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Private access easement will be provided at time of site plan. Plat notes might be required prior to recording. Front: North Ware Road: 75 ft. or greater for easements or approved site plan. 6 Mile Road: 50 or greater for easements or approved site plan. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. Corner: Garage: 18 ft. or wherever greater setback is required, greater setback applies. Plat note as shown above must be added prior to recording. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on 6 Mile Road and N/S 1/4 Mile Street, and 5 ft. wide minimum sidewalk required along North Ware Road. 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. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Ware Road. Please add plat note as shown above prior to recording. Site plan must be approved by the Planning and Development Departments prior to building permit issuance if property is annexed. Please remove plat note #12 since only internal review is required and it is not needed as a plat note. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/service drives must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Minimum lot width and lot area. Lots fronting public streets. Existing: C-3 and R-3A Proposed: C-3 and R-3A Annexation and initial zoning approved at City Commission at their January 10, 2022 meeting. Rezoning Needed Before Final Approval. Annexation and initial zoning approved at City Commission at their January 10, 2022 meeting. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fees might be required to be paid prior to recording. As per Traffic Department, Trip Generation and TIA is approved. As per Traffic Department, Trip Generation and TIA is approved. Must comply with City's Access Management Policy As per Fire and Public Works Departments, please submit site plan to review location of dumpsters and access drives prior to final. 40 ft. road along east boundary line to be abandoned prior to recording and document number will be shown on plat accordingly.

Staff recommends approval of the subdivision in final form subject to conditions noted, and subject to abandonment being recorded prior to recording of plat.

Being no discussion, Mr. Michael Hovar moved to approve subject to conditions noted. Mr. Marco Suarez seconded the motion, which was approved with four members present and voting.

d) Silver Valley Subdivision, 1920 North Taylor Road; Delicias Catering, LLC **(SUB2022-0004) (FINAL) M2E**

Mr. Beto de la Garza stated that North Taylor Road: 10 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. City of McAllen Thoroughfare Plan. Tamarack Avenue: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Tamarack Avenue to be extended west to connect with North Taylor Road. Engineer submitted a letter on April 23, 2021 requesting a variance to not extend Tamarack Avenue west to connect with North Taylor Road. Variance approved at P&Z meeting of May 4, 2021. Sidewalk to be provided along west side of Tamarack Avenue to closed up street design. Subdivision Ordinance: Section 134-105. Paving, Curb & gutter. Front: 45 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 15 ft. or greater for easements. Plat note to be revised prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Taylor Road Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tamarack Avenue. Please clarify prior to final if Lot 2 is proposed to have rear access through Tamarack Avenue and west end of Tamarack Avenue. Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. 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. Subdivision Ordinance: Section 110-72. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: R-1 Proposed: R-1 (single family residential) Zoning Ordinance: Section 138-176. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, two single-family residences are proposed; \$1,400 must be paid prior to recording. If the amount of proposed lots changes, Park fees will be adjusted accordingly. As per Traffic Department, TG waived for two single-family residences. As per Traffic Department, TG waived for two single-family residences. Must comply with City's Access Management Policy Utility easement abandonment must be recorded prior to recording of plat and document number must be shown on plat accordingly. Please verify signature blocks wording complies with City of McAllen's requirements prior to final.

Staff recommends approval of the subdivision in final form subject to conditions noted, and subject to abandonment being recorded prior to recording of plat.

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

6) DISCUSSION:

- a) Election of Officers

Vice Chairman Mr. Michael Fallek and board members present chose to wait on voting for officers since there are two board members absent. All were in agreeance.

7) INFORMATION ONLY:

- a) City Commission Actions: January 10, 2022 information was presented by Edgar Garcia, Planning Director.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 4:20p.m. and Mr. Michael Hovar seconded the motion, which carried unanimously with four members present and voting.

Vice Chairperson, Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

Planning Department

Memo

TO: Planning and Zoning Commission

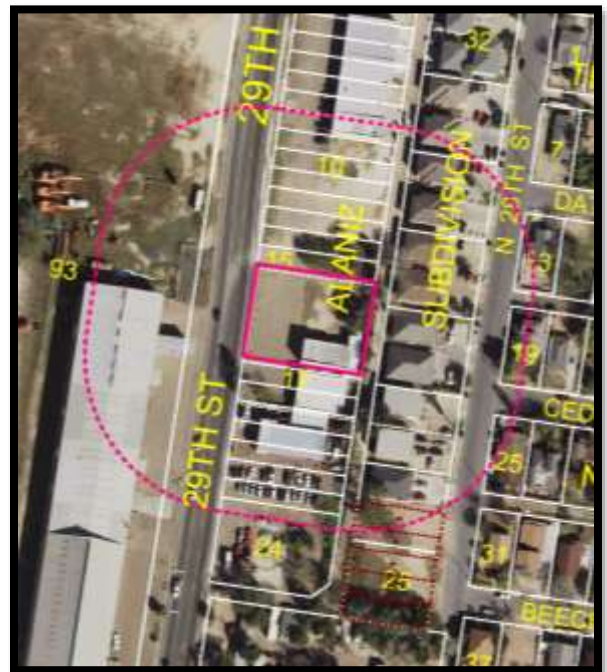
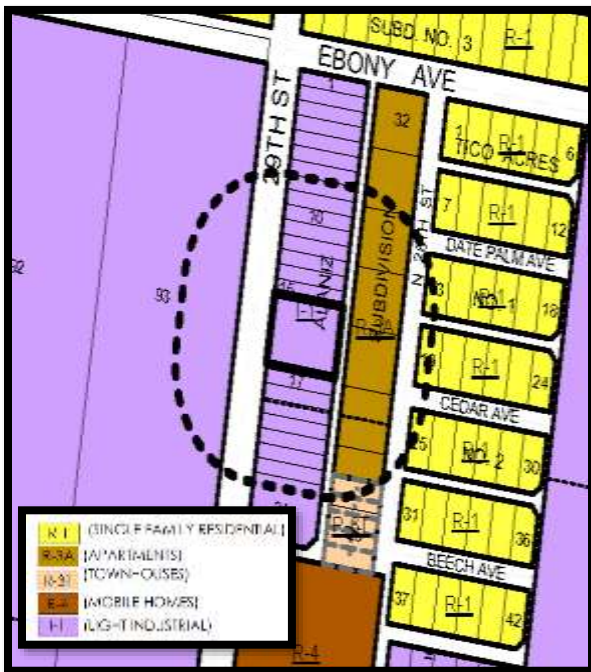
FROM: Planning Staff

DATE: January 24, 2022

SUBJECT: REQUEST OF ALBERTO MARTINEZ CHONTAL, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE AT THE NORTH 120FT. OF LOT 16, ALANIZ SUBDIVISION, HIDALGO COUNTY, TEXAS; 316 NORTH. 29TH STREET, SUITE 60. (CUP2021-0186)

BRIEF DESCRIPTION:

The property is located on the east side of North 29th Street, approximately 750 ft. north of U.S. Business Highway 83. The subject property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 to the north, south and west and R-3A (multifamily residential apartments) District to the east. Surrounding land uses include apartments, warehouse, a commercial plaza (with a variety of restaurants, an insurance office and beauty salon), vacant land and Church Bethesda. An institutional use is permitted in the I-1 zone with a conditional use permit and in compliance with requirements.



REQUEST/ANALYSIS:

There is an existing suite with approximately 499 sq. ft., that was approved for a church at the P&Z Meeting of May 5, 2020. The permit was approved for one year, applicant failed to renew on time, hence a new application is presented to the Board.

The church is proposing seating of 24 in the main auditorium. The suite consists of an open area, and

one restroom. The applicant proposes to operate a church (Porque la pequeña Belén?) on Tuesdays and Thursdays from 7:00 pm to 9:00 pm and on Sundays from 5:00 am to 7:00 am and 1:00 pm to 3:00pm. The Building Permits & Inspections Department permit is still pending clearance.

Based on a seating capacity of 24 in the main auditorium, 6 parking spaces are required; 23 parking spaces are provided as part of the common parking area for the retail plaza. One of the provided parking spaces must be van accessible with an 8 ft. wide aisle. One van accessible parking is provided.

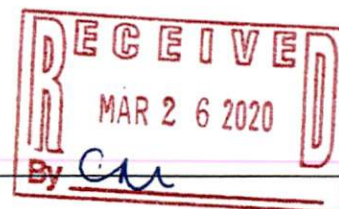
A site inspection revealed that the parking does not comply with Section 138-400 (a) & (b) of the Zoning Ordinance, parking lot must be clear of potholes and grass and parking lanes must be properly restriped. If approved, a follow up inspection will be needed to ensure compliance with the parking requirement.

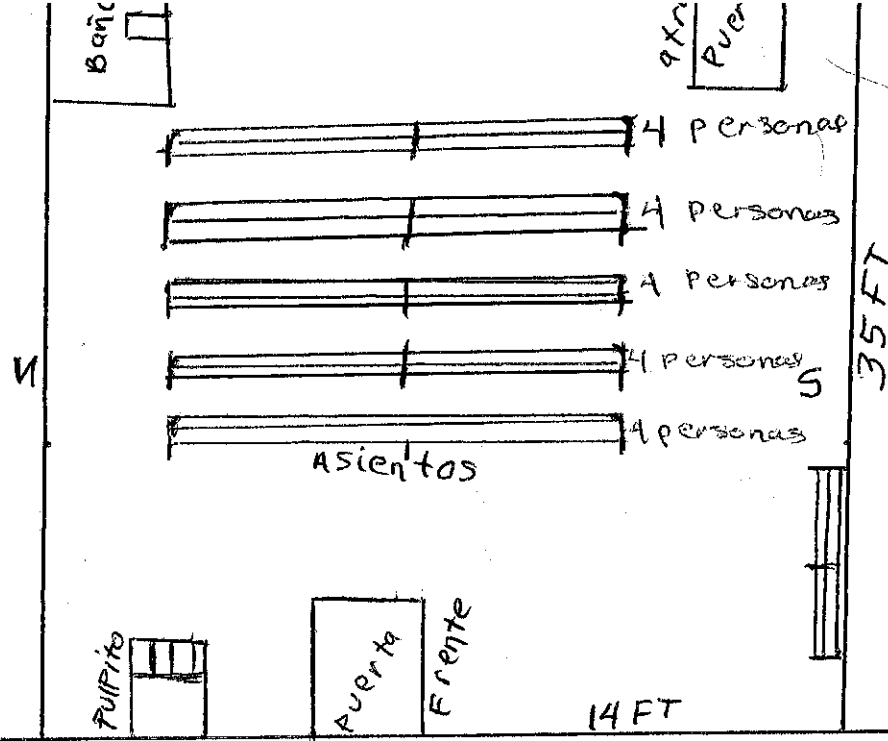
The Fire Department has conducted the necessary inspections for this property and failed initial inspections; a follow up inspection is needed. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts North 29th Street.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 24 seats, six parking spaces are required; 23 parking spaces are provided on site. One of the provided parking spaces is required to be van accessible with an 8 ft. wide aisle. The parking must be clear of potholes and properly striped per city requirements.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to the existing seating capacity for the building; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by an 6 ft. opaque fence.

RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118 and Section 138-400 of the Zoning Ordinance, and Building Permits and Fire Department requirements.





ESTACIONAMIENTO

BANQUETA

N

Calle 29

ENTERE

DEC 27 2021

Initials: ELK



GLAM GIRL
NAILS & HAIR

PORQUE LA
PEQUEÑA
BELEN?
Via de RESTAURACIÓN

Southern Superior
INSURANCE

FLASH INCOME TAX

CASA DEL PAN DE DIOS
(956) 569 1403

NOTICE
INSTITUTIONAL USE
FOR
THIS PROPERTY
CUP2021-0186

 CITY OF MCALLEN PLANNING DEPT.
356-6811 / 1250
WWW.MCALLEN.NET

ITEM

CUP2021-0174

WITHDRAWN

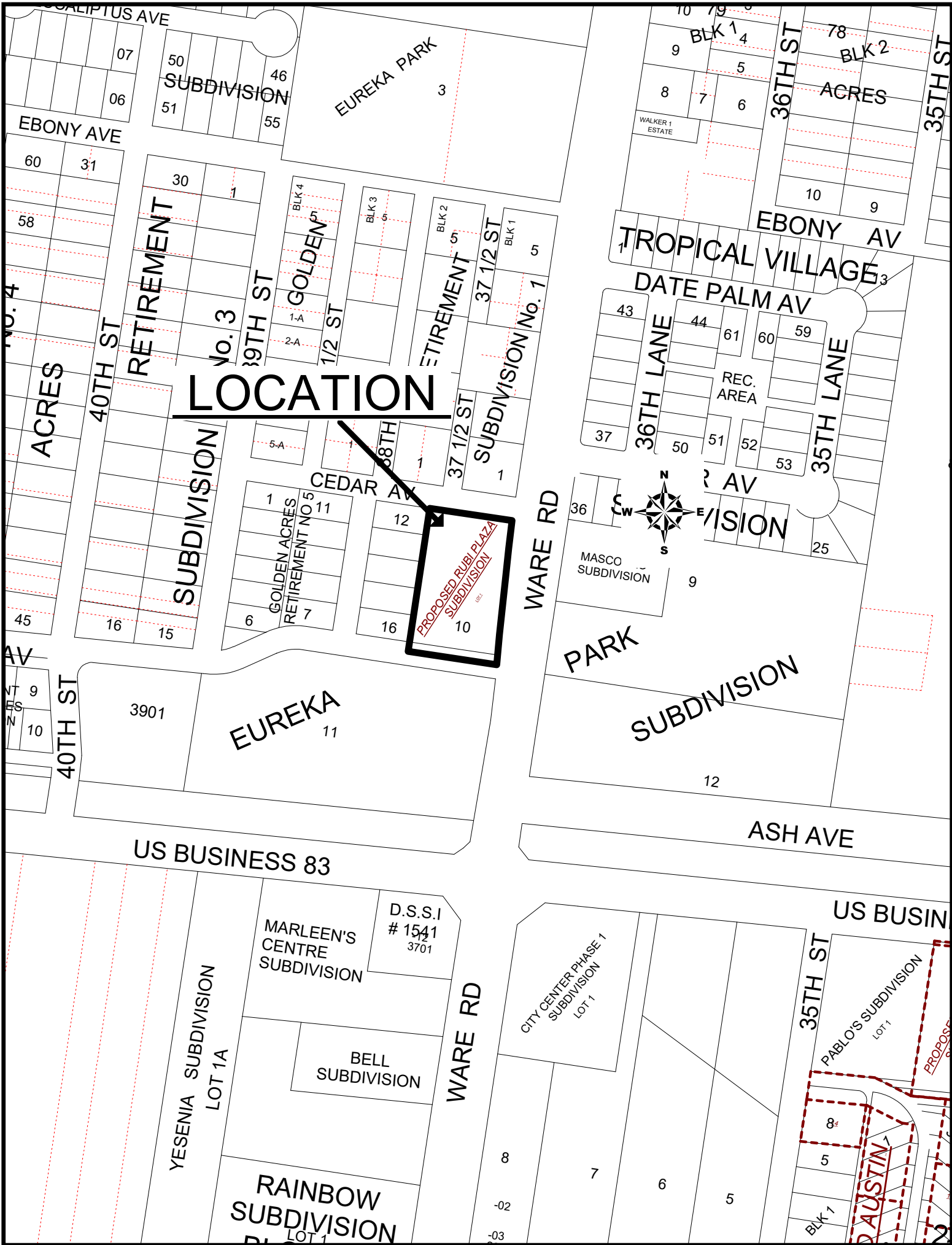


City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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>Onyx Plaza</u> Location <u>Beech Avenue and N. Ware Road</u> City Address or Block Number <u>221 N. Ware Road</u> Number of lots <u>1</u> Gross acres <u>1.27</u> Net acres <u>1.16</u> Existing Zoning <u>C3L & R1</u> Proposed <u>C3L</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>vacant</u> Proposed Land Use <u>commercial</u> Irrigation District # <u>1</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____ Parcel No. <u>171554</u> Tax Dept. Review <u>N/A</u> Legal Description <u>Eureka Park Subdivision Lot 10</u>
Owner	Name <u>Valhe Real Est. Holdings Family Ltd. Partnership</u> Phone _____ Address <u>1801 E. Highway 281</u> City <u>Hidalgo</u> State <u>TX</u> Zip <u>78577</u> E-mail <u>valdes@exportodoservices.com</u>
Developer	Name <u>same as owner</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u> Address <u>202 So. 4th Street</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Steve Spoor, P.E.</u> E-mail <u>SEC@SpoorEng.com</u>
Surveyor	Name <u>CVQ Land Surveyors</u> Phone <u>956-618-1551</u> Address <u>517 Beaumont Avenue</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>

LOCATION



LOT 1, BLOCK 2,
GOLDEN ACRES RETIREMENT
SUBDIVISION NO. 1
VOL. 13, PG. 49 M/R

LOT 1, BLOCK 1,
GOLDEN ACRES RETIREMENT
SUBDIVISION NO. 1
VOL. 13, PG. 49 M/R

N. 37
1/2
STREET

CEDAR AVENUE

25' STREET R.O.W.
(Vol. 1327, Pg. 936, M/R)

S81°24'18"E 175.31'

5.0' STREET
DEDICATION
(BY THIS PLAT)

LOT 12
LOT 13
GOLDEN ACRES RETIREMENT
SUBDIVISION NO. 5
VOL. 20, PG. 184 M/R
LOT 14

305.14'

26' PRIVATE SERVICE
DRIVE (BY THIS PLAT)

15' UTIL. EASEMENT
(BY THIS PLAT)

LOT
1

10' UTIL. EASEMENT
(BY THIS PLAT)

10' UTIL. EASEMENT
(VOL. 20, PG. 184 M/R)

LOT 15

LOT 16

N08°41'18"E

BEECH AVENUE

N81°24'18"W

187.21'

188.60'

CURVE
B

CURVE
C

CURVE
A

N. WARE ROAD
(F.M. # 2220)

EXIST. 120' R.O.W.

60'

60'

N81°24'18"W
51.56'

SE Corner
Lot 10

ONYX PLAZA

McAllen, Texas

BEING A SUBDIVISION OF 1.27 ACRES OF LAND
OUT OF LOT 10, EUREKA PARK, COUNTY OF
HIDALGO, TEXAS, ACCORDING TO PLAT RECORDED
IN VOLUME 3, PAGE 16, MAP RECORDS, HIDALGO
COUNTY, TEXAS



January 26, 2021
1"=50'



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/25/2022

SUBDIVISION NAME: ONYX PLAZA

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road (FM 2220): 60 ft. from center-line for 120 ft. ROW

Paving: 65 ft. Curb & gutter: by the state

**City of McAllen Thoroughfare Plan

Applied

Beech Avenue: 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both sides

**City of McAllen Thoroughfare Plan

***Escrows are needed if improvements are not built prior to recording

Applied

Cedar Avenue: 5 ft. dedication required for 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

***Escrows are needed if improvements are not built prior to recording

****City of McAllen Thoroughfare Plan

Applied

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

NA

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

**Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/private service drive easement required for commercial properties

**Please clarify 6 ft. gap between "26 ft. Service Drive" and west property line prior to recording.

**Subdivision Ordinance: Section 134-106

Required

SETBACKS

* Front: In Accordance with the Zoning Ordinance or greater for easements, approved site plan, or in line with existing buildings.

**Please revise plat note #1 as shown above prior to final.

**Zoning Ordinance: Section 138-356

Required

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

**Zoning Ordinance: Section 138-356

Applied

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

**Zoning Ordinance: Section 138-356

Required

* Corner: 10 ft. or greater for easements or approved site plan.

**Zoning Ordinance: Section 138-356

Applied

* Garage

**Zoning Ordinance: Section 138-356

NA

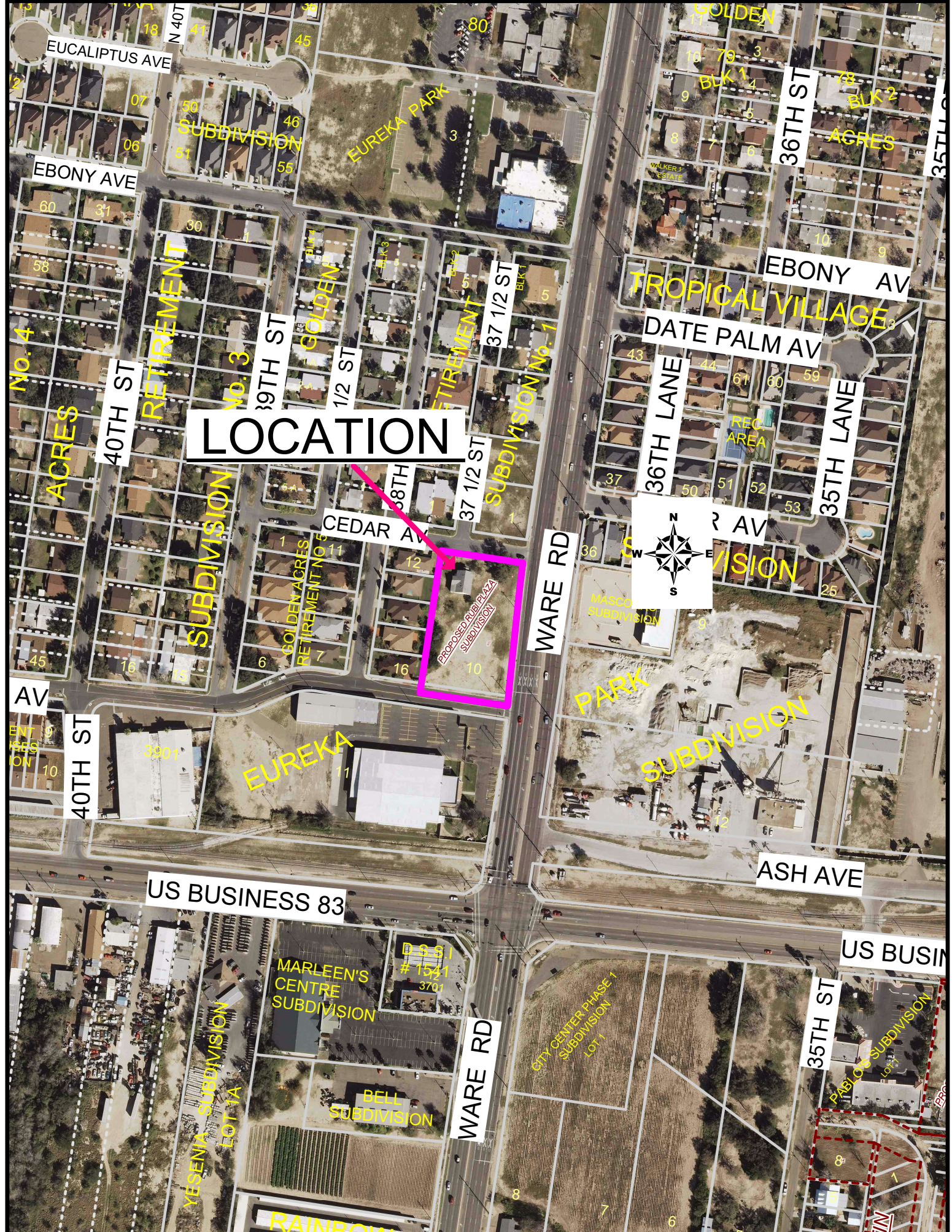
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on N. Ware Road and a 4 ft. wide sidewalk is required on Beech Avenue and Cedar Avenue. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North Ware Road **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* 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
* 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	
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
ZONING/CUP	
* Existing: C-3L Proposed: C-3L **Rezoning approved to C-3L at the March 2, 2021 P&Z meeting and by City Commission on March 22, 2022.	Completed

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

* **Rezoning approved to C-3L at the March 2, 2021 P&Z meeting and by City Commission on March 22, 2022. ***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	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved; TIA approved.	Completed
* As per Traffic Department, Trip Generation approved; TIA approved.	Completed
COMMENTS	
Comments: *Must comply with City's Access Management Policy. ****Subdivision name was revised from Rubi Plaza to now Onyx Plaza	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

LOCATION



SUB2021-0095



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>Premier Storage Subdivision</u>	
	Location <u>North side of Trenton - Approx 825' East of N. 2nd St</u>	
	City Address or Block Number <u>301 E. TRENTON RD.</u>	
	Number of Lots <u>1</u> Gross Acres <u>2.82</u> Net Acres <u>2.82</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C31</u> Proposed Zoning <u>C31</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>vacant</u> Proposed Land Use <u>Storage</u> Irrigation District # <u>2</u>	
	Replat <input checked="" 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 _____	
	Parcel # <u>289980</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>2.82 ac of lot 4 Blk 3, Steele & Pershing</u>		
Owner	Name <u>El Norte Holdings, LLC</u>	Phone <u>(956) 381-0981</u>
	Address <u>26565 FM 1017</u>	E-mail <u>f.kurth@meldenandhunt.com</u>
	City <u>Linn</u> State <u>Tx</u> Zip <u>78563</u>	
Developer	Name <u>Baile Development</u>	Phone <u>(214) 835-5188</u>
	Address <u>207 Roosevelt</u>	E-mail <u>bbakke@baile.de.com</u>
	City <u>San Antonio</u> State <u>Tx</u> Zip <u>78210</u>	
	Contact Person <u>Brandt Baile</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 W. McIntyre St.</u>	E-mail <u>f.kurth@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u>	
	Contact Person <u>Fred Kurth</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 W. McIntyre St.</u>	E-mail <u>f.kurth@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u>	

ENTERED

SEP 08 2021

Initial: _____

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for 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 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owners Signature

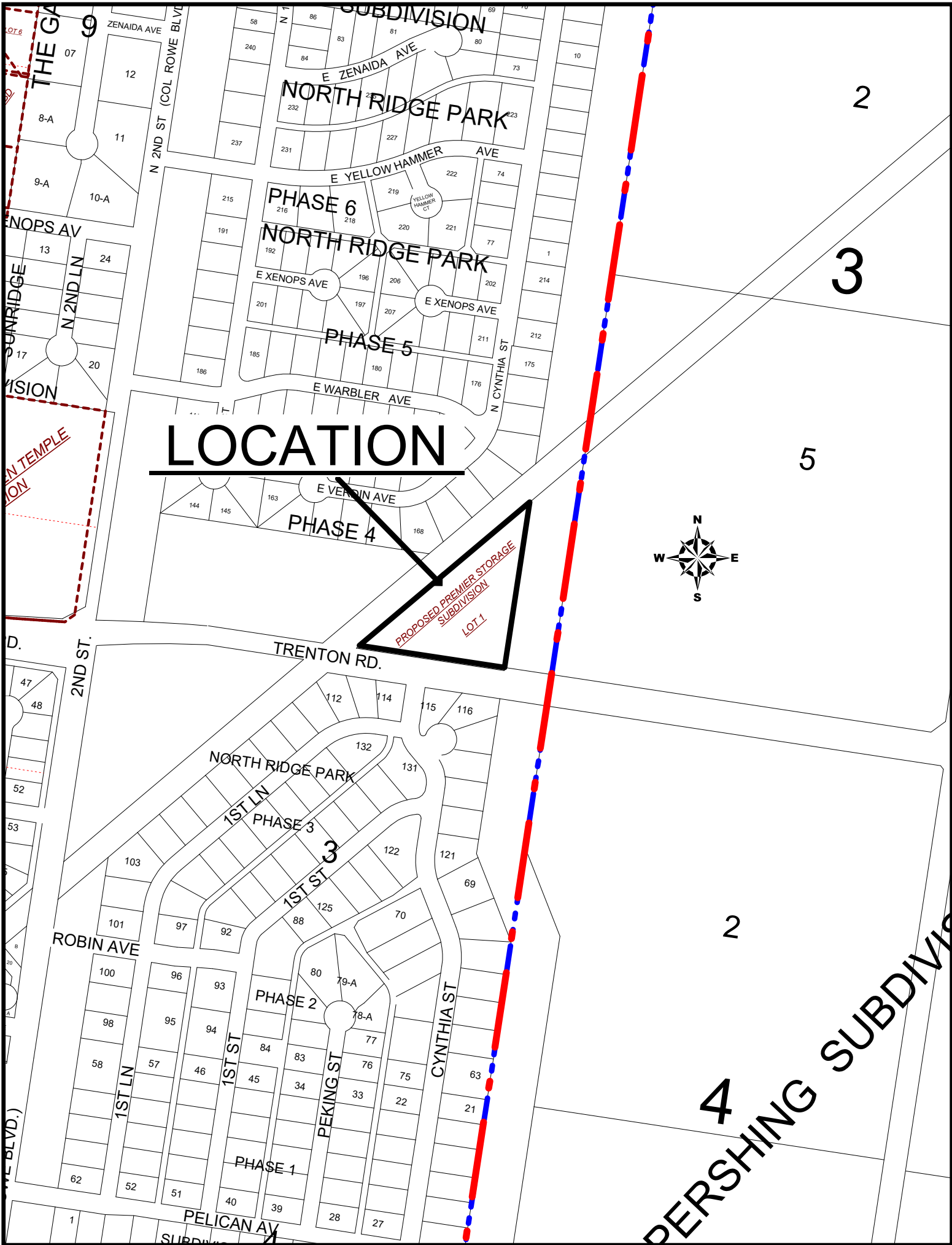
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Fred L. Kuhn Date 9-2-21

Print Name Fred L. Kuhn, P.E., R.P.L.S.

Owner ☐

Authorized Agent ☒

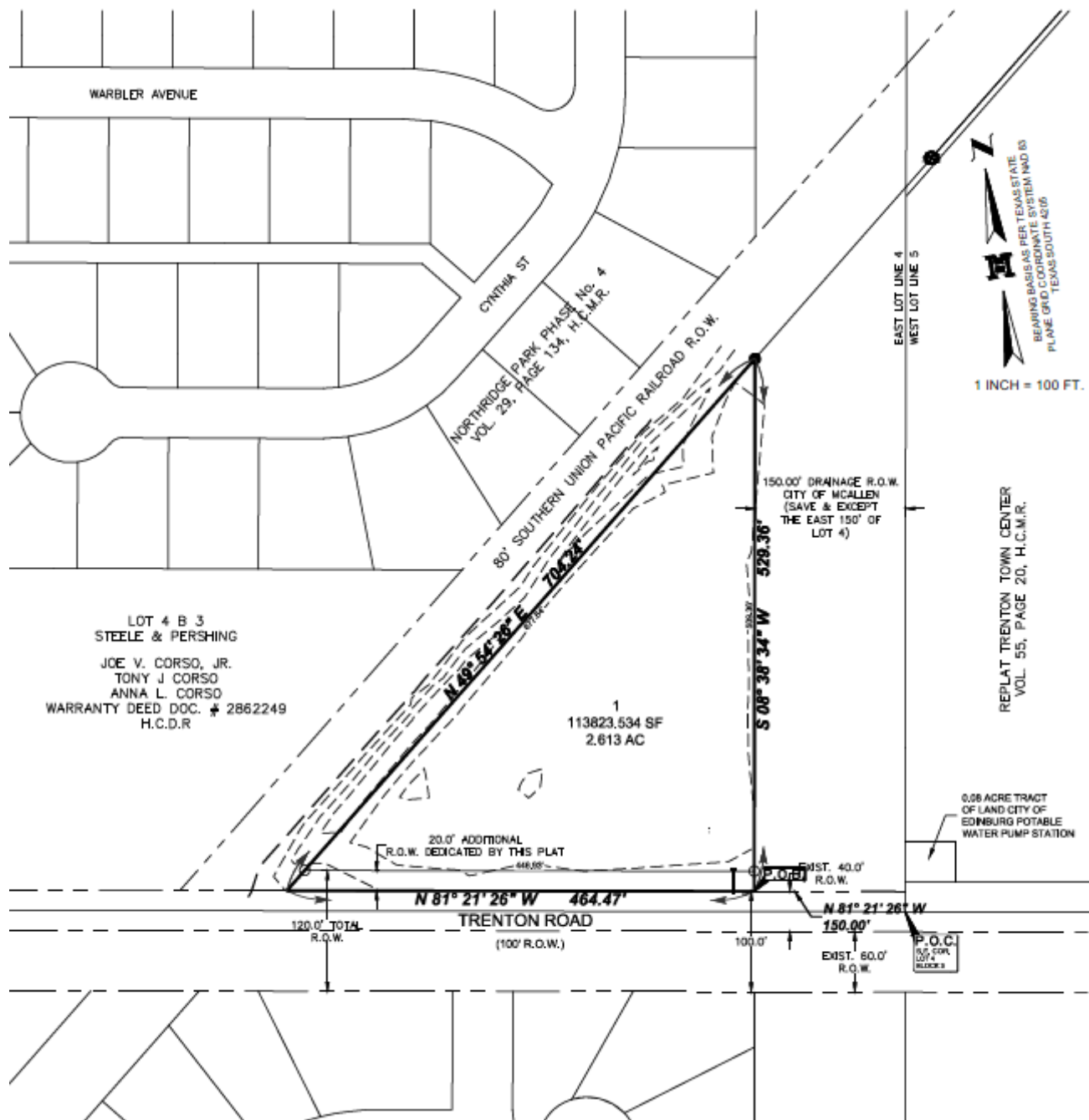


LOCATION

PROPOSED PREMIER STORAGE
SUBDIVISION
LOT 1



4
PERSHING SUBDIVISION



SUBDIVISION MAP OF

PREMIER STORAGE SUBDIVISION

BEING A SUBDIVISION OF 2.822 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 4, BLOCK 3, STEELE AND PERSHING'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 114, HIDALGO COUNTY DEED RECORDS



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/26/2022

SUBDIVISION NAME: PREMIER STORAGE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Trenton Road: 20 ft. dedication for 60 ft. from centerline for 120 ft. total ROW
Paving: 65 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to recording.
***COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

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

Applied

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

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties.
**Service drive to be provided as part of site plan and a plat note might be required to be added prior to recording.
**Subdivision Ordinance: Section 134-106

Required

SETBACKS

* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements; or in line with the existing structures.
**Plat note to be revised prior to recording.
**Zoning Ordinance: Section 138-356
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan.
**Zoning Ordinance: Section 138-356
* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.
**Zoning Ordinance: Section 138-356
* Corner .
**Remove "Corner" reference on plat note #3 since it does not apply to this property.
**Zoning Ordinance: Section 138-356
* Garage.
**Zoning Ordinance: Section 138-356
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Required

Applied

Applied

Required

NA

Applied

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

SIDEWALKS	
* 5 ft. wide minimum sidewalk required on Trenton Road as per Engineering Department. ***Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* 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
* 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	
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
ZONING/CUP	
* Existing: C-3L Proposed: C-3L **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **If any rezoning are required, they must be finalized and approved prior to final plat approval. **Zoning Ordinance: Article V	NA

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

PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved; no TIA required.	Completed
* As per Traffic Department, Trip Generation approved; no TIA required.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Gate details must be approved prior to final if applicable. ***As per Fire Department, auto-turn study might be required prior to final to verify compliance with maneuverability requirements. ****Additional requirements might be required at time of site plan review.	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

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

Project Information	Subdivision Name <u>Go Car Wash Subdivision</u>	
	Location <u>North side of Nolana - 371 ft (1/4) West of N 29th St.</u>	
	City Address or Block Number <u>2913 NOLANA AVE</u>	
	Number of Lots <u>1</u> Gross Acres <u>1.54</u> Net Acres <u>1.276</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Carwash</u> Irrigation District # <u>1</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/>	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>210823</u> Tax Dept. Review _____	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>1.514 acres out of Lot III, La Lomita Irrigation & Constr. Company</u>		
Owner	Name <u>Said A. Shuaib / Hasan H. Mohammed c/o (956) 381-0981</u>	Phone
	Address <u>32-11 71st Street</u>	E-mail <u>cmario@meldenandhunt.com</u>
	City <u>JACKSON HEIGHTS</u> State <u>NY</u> Zip <u>78505</u>	
Developer	Name <u>Via Real Estate, LLC</u>	Phone <u>(806) 368-7843</u>
	Address <u>13105 Diner Ave.</u>	E-mail <u>jt@7bdev.com</u>
	City <u>Lubbock</u> State <u>Tx</u> Zip <u>79424</u>	
	Contact Person <u>JT Shelton - jt@7bdev.com</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 W. Mc Intyre St.</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</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 W. Mc Intyre St.</u>	E-mail <u>fkurth@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u>	

ENTERED

SEP 27 2021

Initial: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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


PLAT TO SHOW:

- ✓ — Metes and bounds
- ✓ — Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for 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 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owners Signature

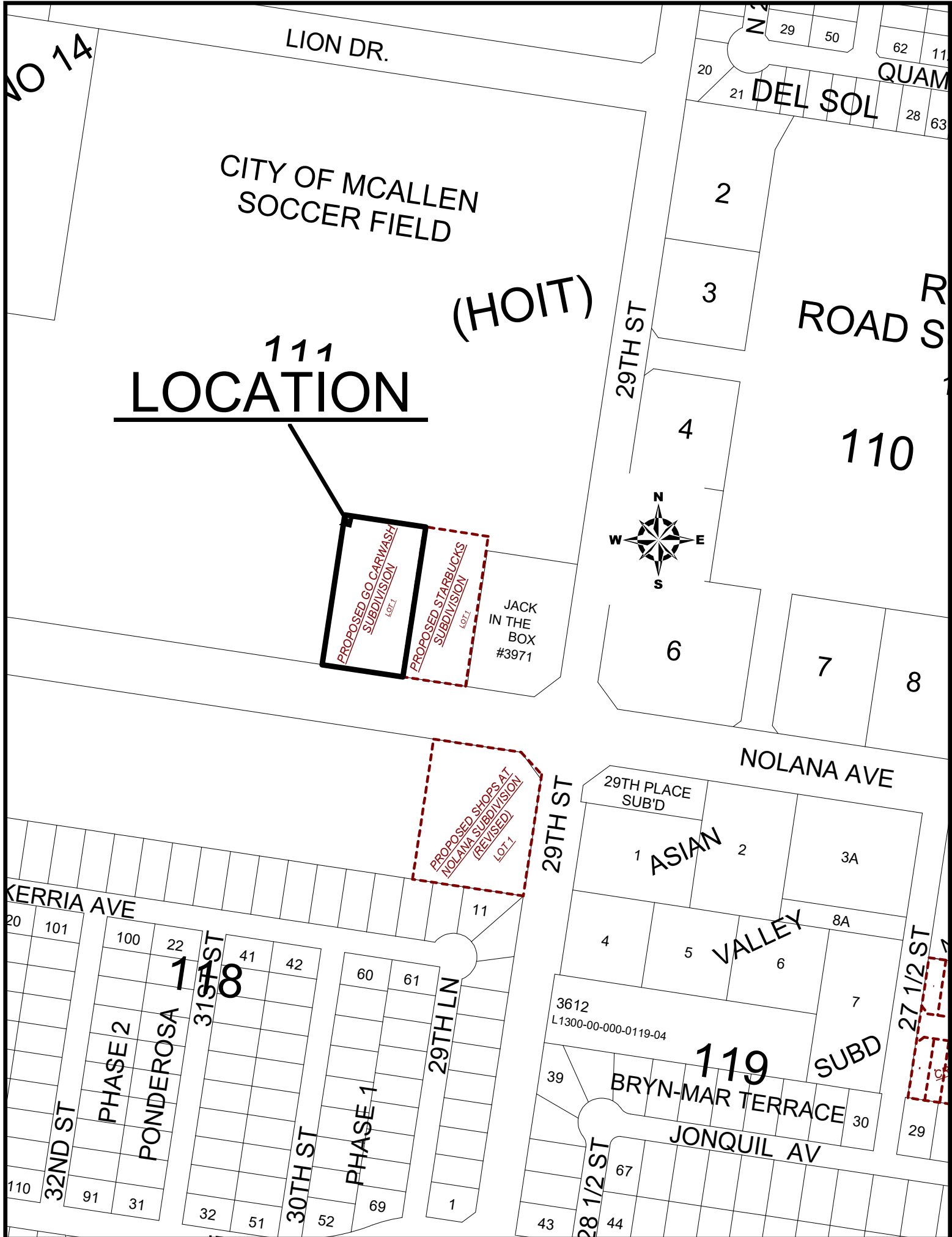
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 9-10-2021

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/25/2022

SUBDIVISION NAME: GO CAR WASH SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Nolana Avenue: 60 ft. dedication from centerline for 120 ft. of total ROW
Paving: 65 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are required prior to final.
***COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length:

Applied

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac:

Applied

**A paved temporary turnaround will be required on the west end of both E/W Access Easements proposed.

**Subdivision Ordinance: Section 134-105

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Provide site plan indicating how "access easements" will connect to adjacent properties prior to recording.

**A paved temporary turnaround will be required on the west end of both E/W Access Easements proposed.

Required

SETBACKS

* Front/Nolana Avenue: Proposing 60 ft. or greater for easements, approved site plan, or in line with existing structures.

**Plat note #3 will have to be revised as shown above prior to recording.

**Zoning Ordinance: Section 138-356

Required

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

** 5 ft. setback required from any proposed service drives.

**Zoning Ordinance: Section 138-356

Applied

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

**Zoning Ordinance: Section 138-356

Applied

* Corner:

*Remove corner setback reference under plat note #3 as it does not apply to this subdivision prior to recording.

**Zoning Ordinance: Section 138-356

Required

* Garage:

**Zoning Ordinance: Section 138-356

NA

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

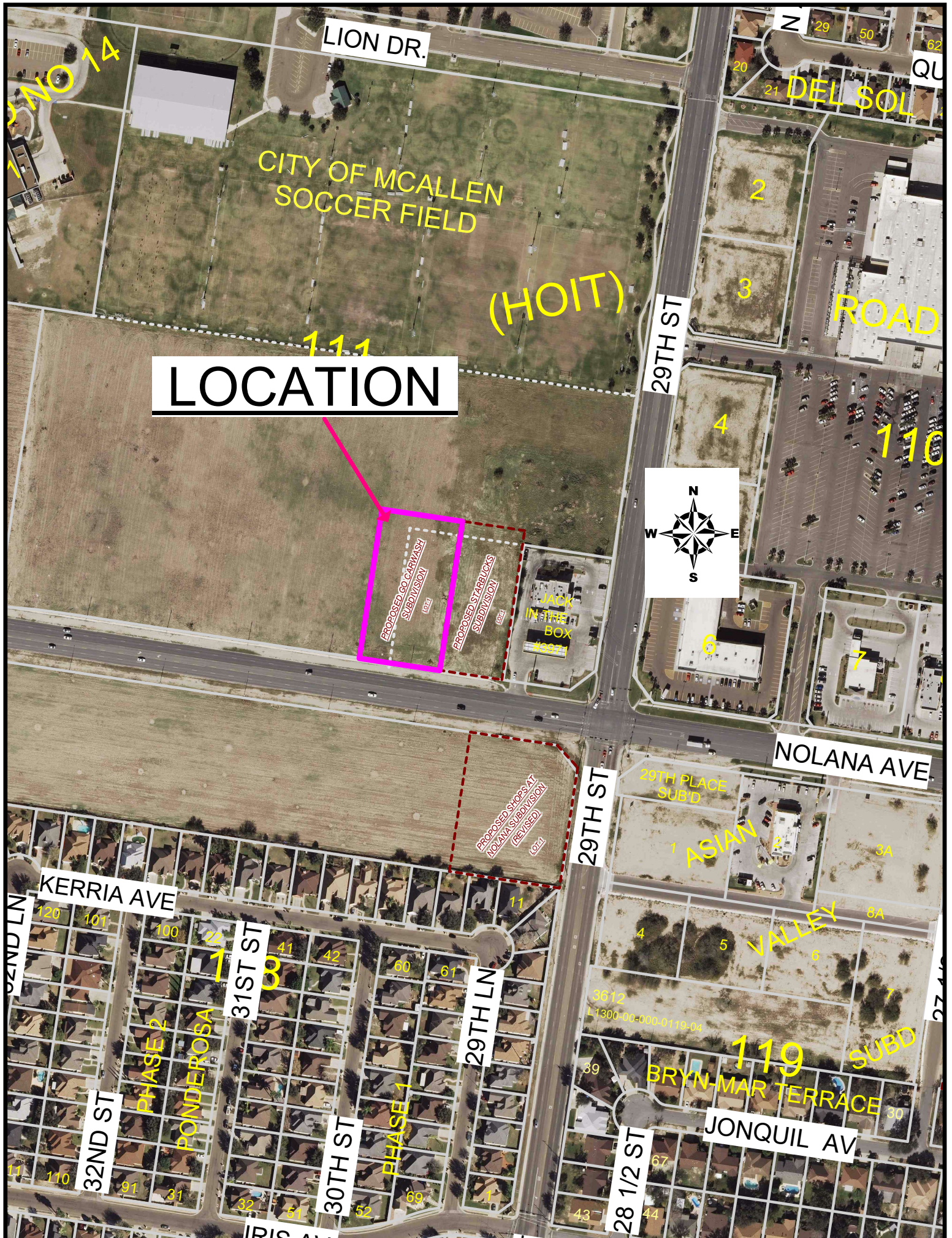
Applied

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

SIDEWALKS	
* 5 ft. wide minimum sidewalk required on Nolana Avenue. **5 ft. sidewalk requirements as per Engineering Department. ***Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Nolana Avenue. **Plat note must be added prior to recording. ***Must comply with City's Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Remove plat note "Site Plan must be approved by Planning and Zoning Commission prior to Building Permit Issuance" since requirements is not needed as a plat note.	Required
* Common Areas, any private streets/drives, temporary turnarounds, must be maintained by the lot owners and not the City of McAllen	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance

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

* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
PARKS	
* Land dedication in lieu of fee. As per Parks Department, Parks requirements do not apply to commercial developments.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is approved and no TIA is required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy **Provide site plan indicating how "access easements" will connect to adjacent properties prior to recording. A paved temporary turnaround will be required on the west end of both E/W Access Easements proposed.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM.	Applied



LION DR.

CITY OF MCALLEN
SOCCER FIELD

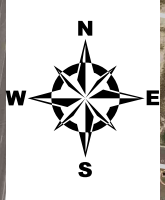
(HOIT)

LOCATION

29TH ST

DEL SOL

ROAD



NOLANA AVE

KERRIA AVE

29TH ST

29TH PLACE
SUB'D

ASIAN
VALLEY

119 SUBD

BRYN-MAR TERRACE

JONQUIL AV

29TH LN

31ST ST

32ND ST

30TH ST

28 1/2 ST

PHASE 2
PONDEROSA

PHASE 1



City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Sub 2022-0006

Project Information	Subdivision Name <u>CAP NOLANA STORAGE, LLC</u> ^{SUBD.}	
	Location <u>1/2 350' NORTH OF NOLANA ALONG WEST SIDE OF ST.</u> ^{N. 29TH}	
	City Address or Block Number <u>NOT ASSIGNED</u>	
	Number of Lots <u>1</u> Gross Acres <u>2.21</u> Net Acres <u>1.92</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>OPEN</u> Proposed Land Use <u>COMMERCIAL STORAGE</u> Irrigation District # <u>3</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>2500⁰⁰</u>	
	Parcel # <u>210823</u> Tax Dept. Review <u>L1300-00-000-0111-01</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>2.21 AC. O/O LOT 111, LA LONITA IRRIGATION CO. CONSTRUCTION COMPANY'S SUBD., H.C.T.</u>		
Owner	Name <u>SAID A. SHAIB</u> Phone <u>646-5355</u>	
	Address <u>409 E. SHARITA</u> E-mail _____	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>CAP Storage Nolana LLC</u> Phone <u>864-271-3894</u>	
	Address <u>PO Box 10588</u> E-mail <u>jasont@capllc.com</u>	
	City <u>Greenville</u> State <u>SC</u> Zip <u>29603</u>	
	Contact Person <u>Jason Tankersley</u>	
Engineer	Name <u>Bluewater Civil Design</u> Phone <u>864-326-4202</u>	
	Address <u>718 Lowndes Hill Road</u> E-mail <u>daniel@bluewatercivil.com</u>	
	City <u>Greenville</u> State <u>SC</u> Zip <u>29607</u>	
	Contact Person <u>Daniel J. McCullough, PE</u>	
Surveyor	Name <u>DAVID OMAR SALINAS</u> Phone <u>682-9081</u> ^{ENGINEERING}	
	Address <u>2221 DAFFODIL AVE.</u> E-mail <u>dsalinas@salinas.com</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	

ENTERED

JAN 14 2022

Initial: CM

L.G.

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ~~N/A~~ Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3
blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- ~~PDX~~ 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- ~~EMAIL~~ 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

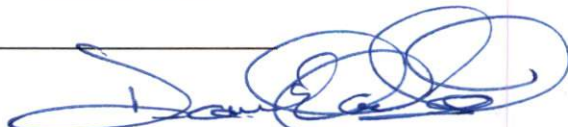
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 12/12/22

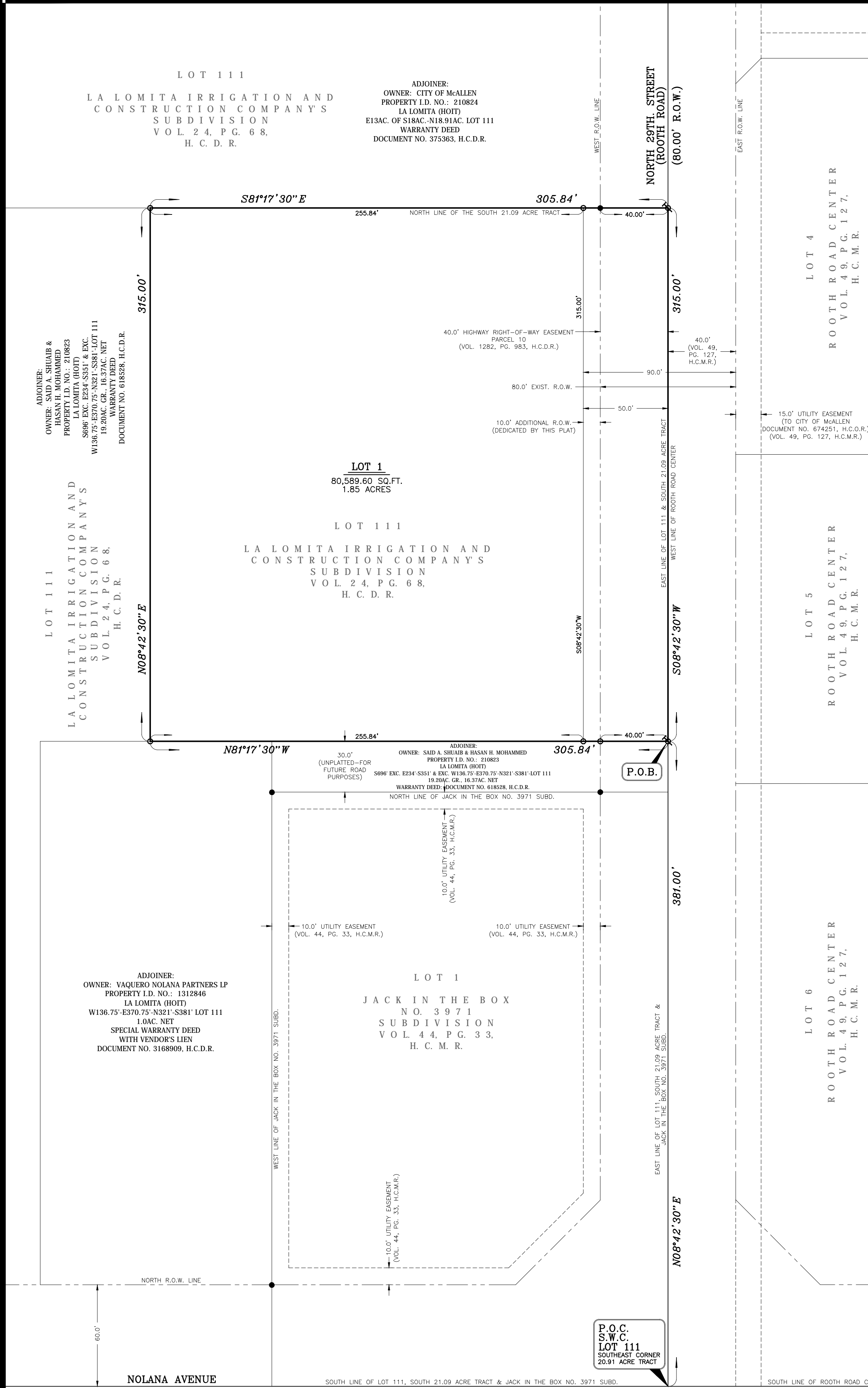
Print Name C. Brody Glenn

Owner ☐

Authorized Agent ☒



SUBDIVISION



STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: SAID A. SHUAIB
409 E. SHASTA AVE.
McALLEN, TEXAS 78504

OWNER: HASAN H. MOHAMMED
409 E. SHASTA AVE.
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAID A. SHUAIB AND HASAN H. MOHAMMED, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR

DATE

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

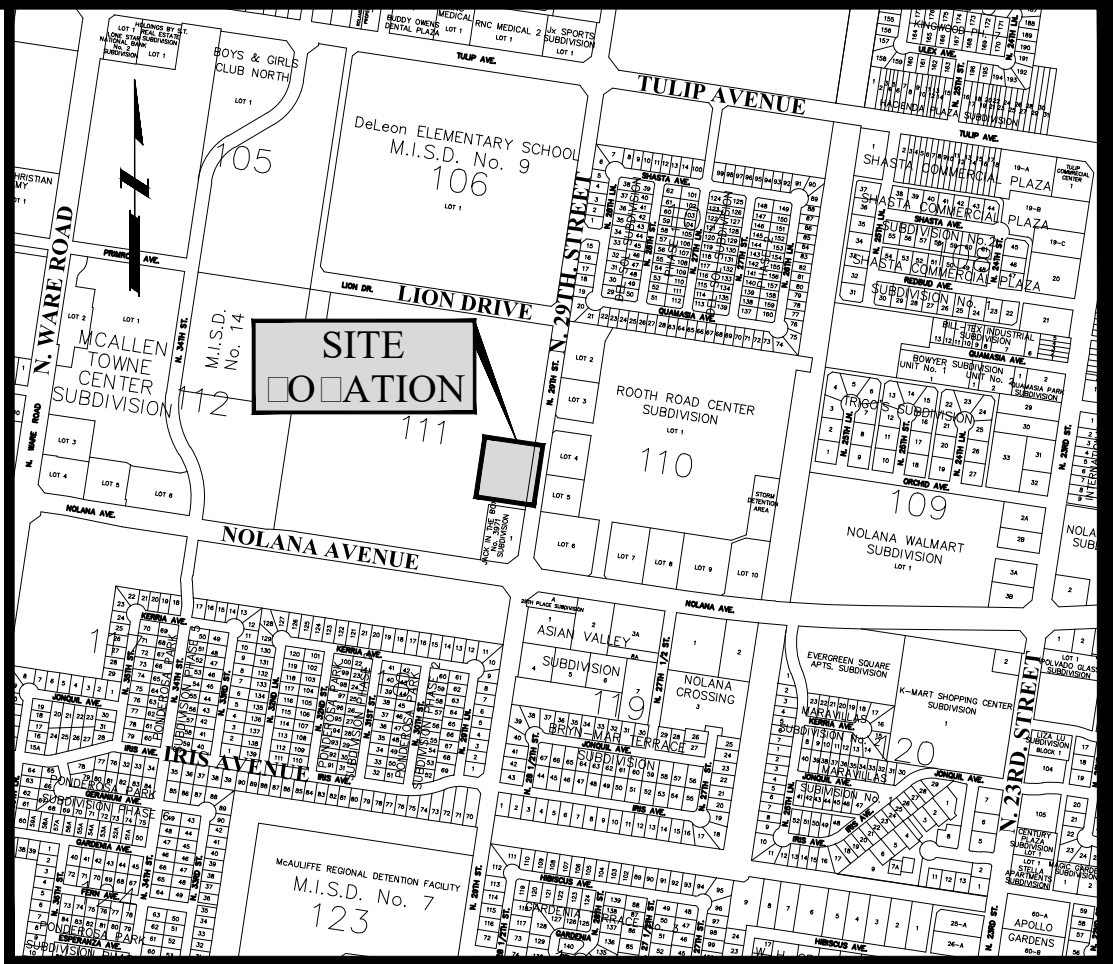
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



LOCATION MAP

SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 2.21 GROSS ACRE TRACT OF LAND MORE OR LESS OUT OF LOT 111 OF LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.21 GROSS ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENTING AT A POINT ON THE SOUTHEAST CORNER OF SAID LOT 111 LOCATED IN THE CENTERLINE INTERSECTION OF NOLANA AVENUE AND N. 29TH STREET, THEN AS FOLLOWS:

NORTH 08 DEGREES 42 MINUTES 10 SECONDS EAST TO POINT WITH THE EAST LINE OF SAID LOT 111, A DISTANCE OF 18.0 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS DESCRIBED TRACT.

1. THEN NORTHEAST 81 DEGREES 17 MINUTES 10 SECONDS WEST TO A POINT ON THE PARALLEL TO THE SOUTH LINE OF SAID LOT 111, A DISTANCE OF 40.0 FEET PASS A 12 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID N. 29TH STREET, AT A DISTANCE OF 105.84 FEET IN ADD TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA" SET FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT.

2. THEN NORTHEAST 08 DEGREES 42 MINUTES 10 SECONDS EAST TO A POINT ON THE PARALLEL TO THE EAST LINE OF SAID LOT 111, A DISTANCE OF 15.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT.

3. THEN SOUTHEAST 81 DEGREES 17 MINUTES 10 SECONDS EAST TO A POINT ON THE PARALLEL TO THE SOUTH LINE OF SAID LOT 111, A DISTANCE OF 265.84 FEET PASS A 12 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID N. 29TH STREET, AT A DISTANCE OF 105.84 FEET IN ADD TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 111 LOCATED IN THE CENTER OF SAID N. 29TH STREET FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT.

4. THEN SOUTHEAST 08 DEGREES 42 MINUTES 10 SECONDS WEST TO POINT WITH THE EAST LINE OF SAID LOT 111, A DISTANCE OF 15.0 FEET TO THE POINT OF BEGINNING CONTAINING 2.21 GROSS ACRES OF LAND MORE OR LESS OF WHICH THE EAST 40.0 FEET OR 0.29 ACRES MORE OR LESS ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID N. 29TH STREET, BEARING 1.92 NET ACRES OF LAND MORE OR LESS.

BASIS OF BEARING, EAST LINE LOT 111, LA LOMITA IRRIG. AND CONSTRUCTION COMPANY'S SUBDIVISION, T.2612146, H.C.D.R. NUMBER 2021.221.100821

AP NO ANA STORAGE
SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: JANUARY 13, 2022
JOB NUMBER: SP-21-25418

OWNER: SAID A. SHUAIB
409 E. SHASTA AVE.
McALLEN, TEXAS 78504

OWNER: HASAN H. MOHAMMED
409 E. SHASTA AVE.
McALLEN, TEXAS 78504

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/25/2022

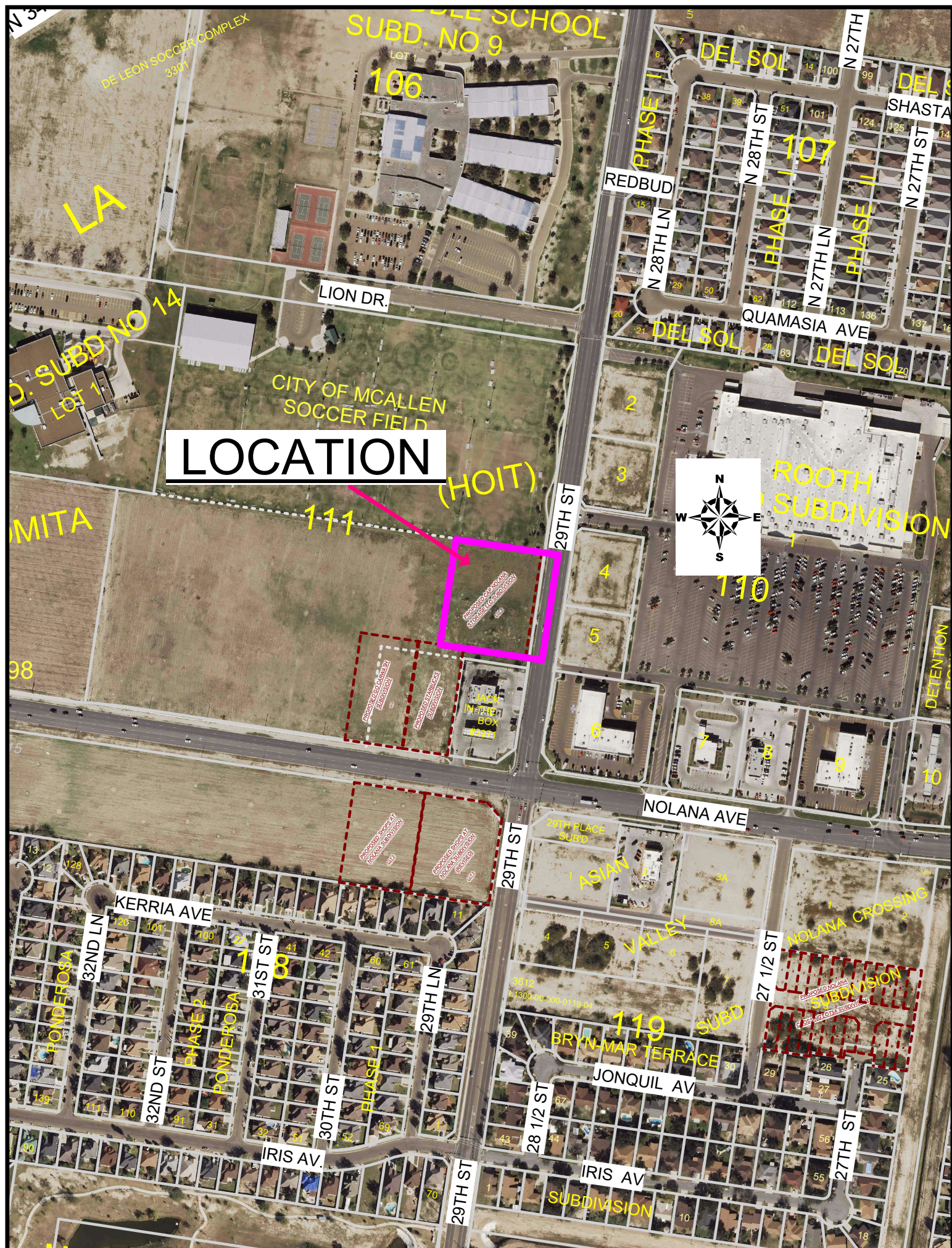
SUBDIVISION NAME: CAP NOLANA STORAGE LLC SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North 29th Street: dedication as required for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides **Clarify document (VOL. 1282, PG. 983) to determine easement width being referenced and to establish what the total ROW dedication will be prior to final. **Label Total ROW dedication after accounting for ROW dedication prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback. **Revise plat #1 as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with zoning ordinance, or greater for easements or approved site plan. **Revise plat # 1 as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with zoning ordinance, or greater for easements or approved site plan. **Revise plat #1 as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner **Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies **Clarify if any garages are being proposed since property use is commercial **Zoning Ordinance: Section 138-356</p>	Applied

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

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 29th Street **5 ft. sidewalk as per Engineering Department may be required prior to final. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Applied

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Please provide ownership map to verify that no landlocked properties exist or will be created **Please clarify if existing drive on the south is an access easement or if it will be dedicated for a road. Street requirements may be required, if drive is dedicated as a road.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITIES.	Applied



Sub2022.0002



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>Rosewood Estates</u>	
	Location <u>Southwest corner of Auburn Avenue and N. Ware Road.</u>	
	City Address or Block Number <u>7729 N. WARE RD</u>	
	Number of Lots <u>75</u> Gross Acres <u>17.50</u> Net Acres <u>17.50</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>Single</u>	
	Existing Land Use <u>Ag Use</u> Proposed Land Use <u>Family</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> X	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>23,770.97</u>	
	Parcel # <u>1300-00-000-0055-00</u> Tax Dept. Review <u> </u>	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other <u>McAllen</u>	
Legal Description <u>17.50 acres out of Lots 55 and 56 La Lomita Irrigation and Construction Company's Subdivision as recorded in Volume 24 Page 68 Deed Records, Hidalgo County.</u>		
Owner	Name <u>J. Oscar Barrera, Jr.</u> Phone <u> </u>	
	Address <u>3601 N. 10th Street</u> E-mail <u> </u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Rosewood Development, LLC</u> Phone <u>(956) 451-6390</u>	
	Address <u>P O Box 6105</u> E-mail <u>jason@wtcementers.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u>	
	Contact Person <u>Jason E. Garza, President</u>	
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u>	
	Address <u>416 E. Dove Avenue</u> E-mail <u>javier@javierhinojosaeng.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Javier Hinojosa, P.E.</u>	
Surveyor	Name <u>CVQ Land Surveyors, LLC</u> Phone <u>(956) 618-1551</u>	
	Address <u>517 Beaumont Avenue</u> E-mail <u>cvq@cvqlandsurvey.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Carlos Vasquez, R.P.L.S.</u>	

JAN 10 2022

Beta

Accela/h.F. CW

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 1/12/22

Print Name Javier Hinojosa, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

LOCATION

PROPOSED ROSEWOOD ESTATES SUBDIVISION

A TRACT OF AND CONTAINING 17.50 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 55 AND 56, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ROSEWOOD ESTATES, AN ADDITION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL TO THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

DATE:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED JASON E. GARZA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2022 A.D.

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

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

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

DATE _____

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

DATE _____

1. THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "C" WITH AREAS "AREAS OF MINIMAL FLOODING", AS PER F.E.M.A.'S FLOOD INSURANCE RATE MAP PANEL NO.: 480333 0400 C DATED NOVEMBER 16, 1982.

2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.

3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

FRONT: 25 FEET OR GREATER FOR EASEMENTS
REAR: 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDE 6 FEET OR GREATER FOR EASEMENTS
CORNER SIDE 10 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

4. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
5. A TOTAL OF 0.000 ACRE FEET (00.000 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA LOTS "A" AND "B".
6. BENCHMARK: TOP OF SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF N. 34th. STREET AND YELLOWHAMMER AVENUE ELEVATION =118.86. REFERENCE (WC48 ELEVATION = 115.93) TYPE OF MARK: 30" ALUMINUM PIPE WITH A 1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD AND MILE 5 LINE ROAD.
7. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS.
8. SET #2 a IRON ROD WITH A PLASTIC CAP STAMPED "CVQLS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
9. 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
0. 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE ROAD AND AUBURN AVENUE.
12. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #1 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
13. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
14. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
15. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL. AS PER DECLARATIONS COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ROSEWOOD ESTATES, RECORDED AS DOCUMENT No. _____, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

A TRACT OF LAND CONTAINING 17.50 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 55 AND 56, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 17.50 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, FOR REFERENCE AT THE NORTHEAST CORNER OF SAID LOT 56, WITHIN THE INTERSECTION OF WARE ROAD (F.M. 2220) AND MILE 5 ROAD (AUBURN AVE.), THENCE S 08° 35' 02" W, ALONG THE EAST LINE OF SAID LOT 56, WITHIN SAID WARE ROAD (F.M. 2220) A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF WESTWOOD ONE SUBDIVISION MAP REFERENCE: DOCUMENT NUMBER 3022826 MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE POINT OF BEGINNING, AND THE SOUTHEAST CORNER OF THIS TRACT;

A THENCE N 81° 24' 58" W, ALONG THE NORTH LINE OF SAID WESTWOOD ONE SUBDIVISION AT A DISTANCE OF 60.35 PASSES A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L3" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID WARE ROAD (E. M. 2220), RECORDED IN VOLUME 902 PAGE 163 AND DOCUMENT NUMBER 2854634 DEED RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 1,320.00 FEET PASSES THE WEST LINE OF SAID LOT 56, THE EAST LINE OF SAID LOT 55 CONTINUING A TOTAL DISTANCE OF 1379.05 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, 200.0 FOOT CANAL RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 10 05' 32" E, ALONG THE EAST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, CANAL RIGHT-OF-WAY A DISTANCE OF 398.69 FEET, TO A CONCRETE MONUMENT FOUND ON THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO HIDALGO COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2930166 DEED RECORDS; HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER HEREOF;

THENCE S 79 54' 28" E, ALONG THE SOUTH LINE OF SAID HIDALGO COUNTY TRACT, A DISTANCE OF 30.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 10 05' 32" E, ALONG THE EAST LINE OF SAID HIDALGO COUNTY TRACT, A DISTANCE OF 203.91 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 5 ROAD (AUBURN AVE.) RECORDED IN VOLUME 1402 PAGE 969, VOLUME 1402 PAGE 972 AND DOCUMENT NUMBER 1236246 DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

THENCE S 81° 20' 29" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 ROAD (AUBURN AVE.) A DISTANCE OF 1130.90 FEET, TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF A TACT OF LAND DEEDED TO MARTIN PENA RECORDED IN DOCUMENT NUMBER 1612506 DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 08 35' 02" W, ALONG THE WEST LINE OF SAID PENA TRACT AT A DISTANCE OF 90.12 FEET PASS AN IRON PIPE FOUND ON THE SOUTHWEST CORNER OF SAID PENA TRACT, THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO JOSE CERVERA LU RECORDED IN DOCUMENT NUMBER 3208368 DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 272.83 FEET TO AN IRON PIPE FOUND ON THE SOUTHWEST CORNER OF SAID LU TRACT FOR AN INSIDE CORNER HEREOF;

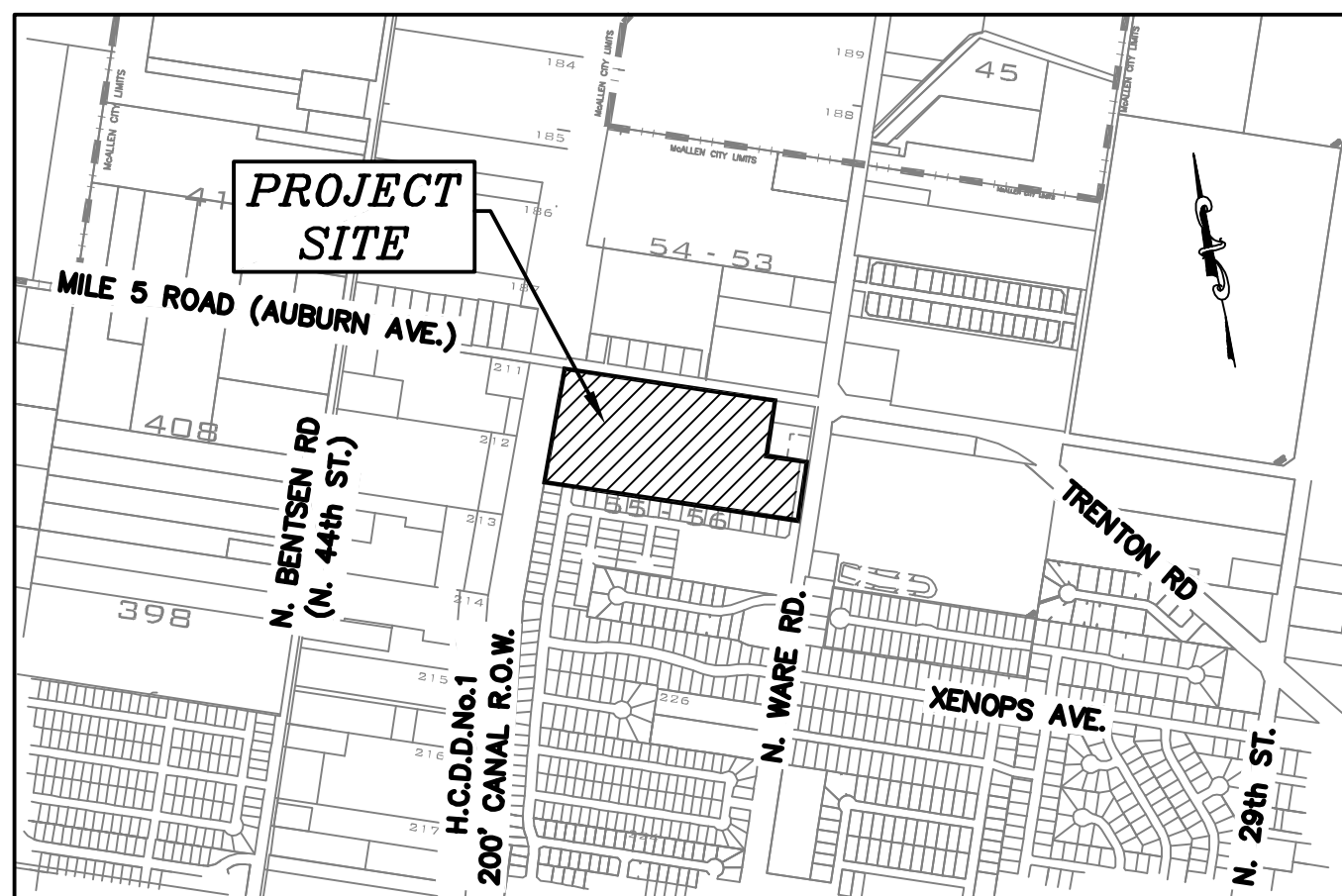
THENCE S 81° 24' 58" E, ALONG THE SOUTH LINE OF SAID LU TRACT, A DISTANCE OF 202.30 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE WEST LINE OF SAID WARE ROAD (F. M. 2220) FOR AN OUTSIDE CORNER HEREOF;

THENCE S 08 35' 02" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WARE ROAD (F. M. 2220) A DISTANCE OF 327.30 FEET TO POINT OF BEGINNING, CONTAINING 17.50 ACRES OF LAND, MORE OR LESS.

IRREGULAR LOTS		
LOT #	SQ. FT.	ACRES
19	8570	0.20
20	6786	0.16
21	7850	0.18
22	6624	0.15
25	8765	0.20
38	7290	0.17
39	12208	0.16
40	7039	0.16
41	6264	0.14
61	12017	0.28
62	9130	0.21

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

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



LOCATION MAP
N.T.S.

DATE OF PREPARATION: JANUARY ,2022

DRAWN BY: P.GONZALEZ

416 E. DOVE AVENUE McALLEN, TEXAS 78504

PHONE (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NUMBER F-1295

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: JASON E. GARZA	P.O. BOX 6105	MCALLEN, TX 78502	(956) 451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 618-1551



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/20/2022

SUBDIVISION NAME: ROSEWOOD ESTATES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Auburn Avenue: 60 ft. from centerline for 120 ft. ROW

Paving: 65 ft. Curb & gutter: Both sides

**Provide ROW dimension from centerlines on both sides and total ROW prior to final

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

North Ware Road: 15 ft. additional dedication required for 75 ft. from centerline for 150 ft. ROW

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

**Provide ROW dimension on both sides of centerline and total ROW prior to final

***Label ROW dedication dimension prior to final

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

N. 40th Street: 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both Sides

**Must match existing improvements to the south.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

Internal Streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both sides

**Street names will be assigned prior to final

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

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

**Subdivision Ordinance: Section 134-118

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

NA

Applied

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

NA

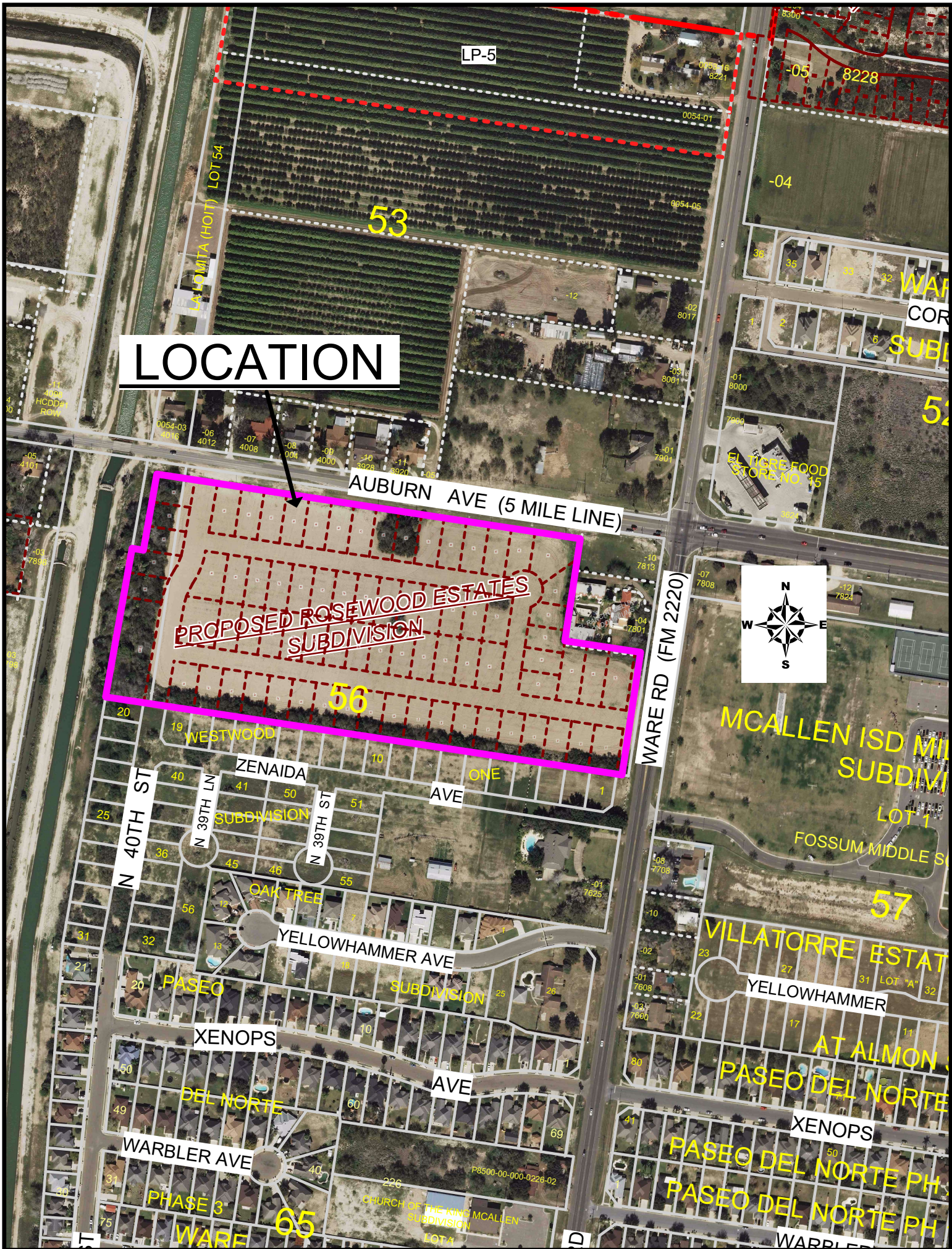
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
<ul style="list-style-type: none"> * Front: 25 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Garage; 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide minimum sidewalk required along N. Ware Rd. and Auburn Ave. * 4 ft. wide minimum sidewalk required on both sides of N. 40th Street and all interior streets ** 5 ft. sidewalk might be required on N. 40th Street and all interior streets by Engineering Department **Plat note #7 will need to be revised as shown above, and once sidewalk requirements are determined for N. 40th Street and all interior streets prior to final **Subdivision Ordinance: Section 134-120 	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Ware Rd. and Auburn Ave. **Must comply with City Access Management Policy 	Applied
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	NA
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 	Applied
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required

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

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V 	Compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Complete
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. 	TBD
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. (75 dwelling units X \$700 = \$52,500) 	TBD
<ul style="list-style-type: none"> * In accordance with McAllen's Park Land Dedication and Parks development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land. 	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is approved and no TIA is required. 	Compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. **Please provide ownership map to assure that parcel located west of lots 22-24 complies with lot requirements. 	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL</p>	Applied

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



LOCATION

AUBURN AVE (5 MILE LINE)

PROPOSED ROSEWOOD ESTATES
SUBDIVISION

56



WARE RD (FM 2220)

N 40TH ST

N 39TH LN

N 39TH ST

WESTWOOD
SUBDIVISION

OAK TREE

YELLOWHAMMER AVE

PASEO

XENOPS

DEL NORTE

WARBLER AVE

PHASE 3

WARE

65

AVE

ONE

MCALLEN ISD MIDDLE
SUBDIVISION

LOT 1

FOSSUM MIDDLE SCHOOL

57

VILLATORRE ESTATES

YELLOWHAMMER

AT ALMON

PASEO DEL NORTE

XENOPS

PASEO DEL NORTE PH

PASEO DEL NORTE PH

WARBLER

LP-5

53

-04

-05

8228

EL TIENE FOOD
STORE NO. 45

MCALLEN ISD MIDDLE
SUBDIVISION

LOT 1

FOSSUM MIDDLE SCHOOL

57

VILLATORRE ESTATES

YELLOWHAMMER

AT ALMON

PASEO DEL NORTE

XENOPS

PASEO DEL NORTE PH

PASEO DEL NORTE PH

WARBLER

LP-5

53

-04

-05

8228

EL TIENE FOOD
STORE NO. 45



City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

SWB2022-0013

Project Information	<p>Subdivision Name <u>LA LOMITA IRRIGATION & CONSTRUCTION COMPANY</u> PROPOSED THE GRADUATE</p> <p>Location <u>NW CORNER OF WARRIOR DRIVE & WARE ROAD</u></p> <p>City Address or Block Number <u>2401 N. KARE RD</u></p> <p>Number of Lots <u>276</u> Gross Acres _____ Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Existing Zoning <u>Ag</u> Proposed Zoning <u>R/23</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>1-18-22</u></p> <p>Existing Land Use <u>VACANT</u> Proposed Land Use <u>SINGLE MULTI</u> Irrigation District # <u>1</u></p> <p>Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <u>X</u></p> <p>Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____</p> <p>Parcel # <u>210951</u> <u>210948</u> Tax Dept. Review _____</p> <p>Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____</p> <p>Legal Description <u>77.536 acres of land, all of lot 138 + out of 137 La Lomita Irrigation Const. Company Subdivision</u></p>
Owner	<p>Name <u>"BELL FAMILY" MGMT TRST</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>2 WAILEEN PHILIPS 3. R.L. BELL</u> E-mail <u>mario@meldenandhunt.com</u></p> <p>City <u>1. McALLEN 2. EL PASO 3. McALLEN</u> State <u>TX</u> Zip <u>1. 78504 2. 32726 3. 78504</u></p>
Developer	<p>Name <u>Enickson Construction</u> Phone <u>(956) 638-6456</u></p> <p>Address <u>3520 Buddy Owens</u> E-mail <u>jeff@enicksonrgu.com</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>Jeff Enickson</u></p>
Engineer	<p>Name <u>Melden & Hunt Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre Rd</u> E-mail <u>mario@meldenandhunt.com</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>Mario Reyna</u></p>
Surveyor	<p>Name <u>Robert Tamez</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre Rd</u> E-mail <u>robert@meldenandhunt.com</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p>

ENTERED

JAN 17 2022

Initials AM

L.G.

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature Robert L. Bell Jr. Date 12-9-21

Print Name Robert L. Bell Jr.

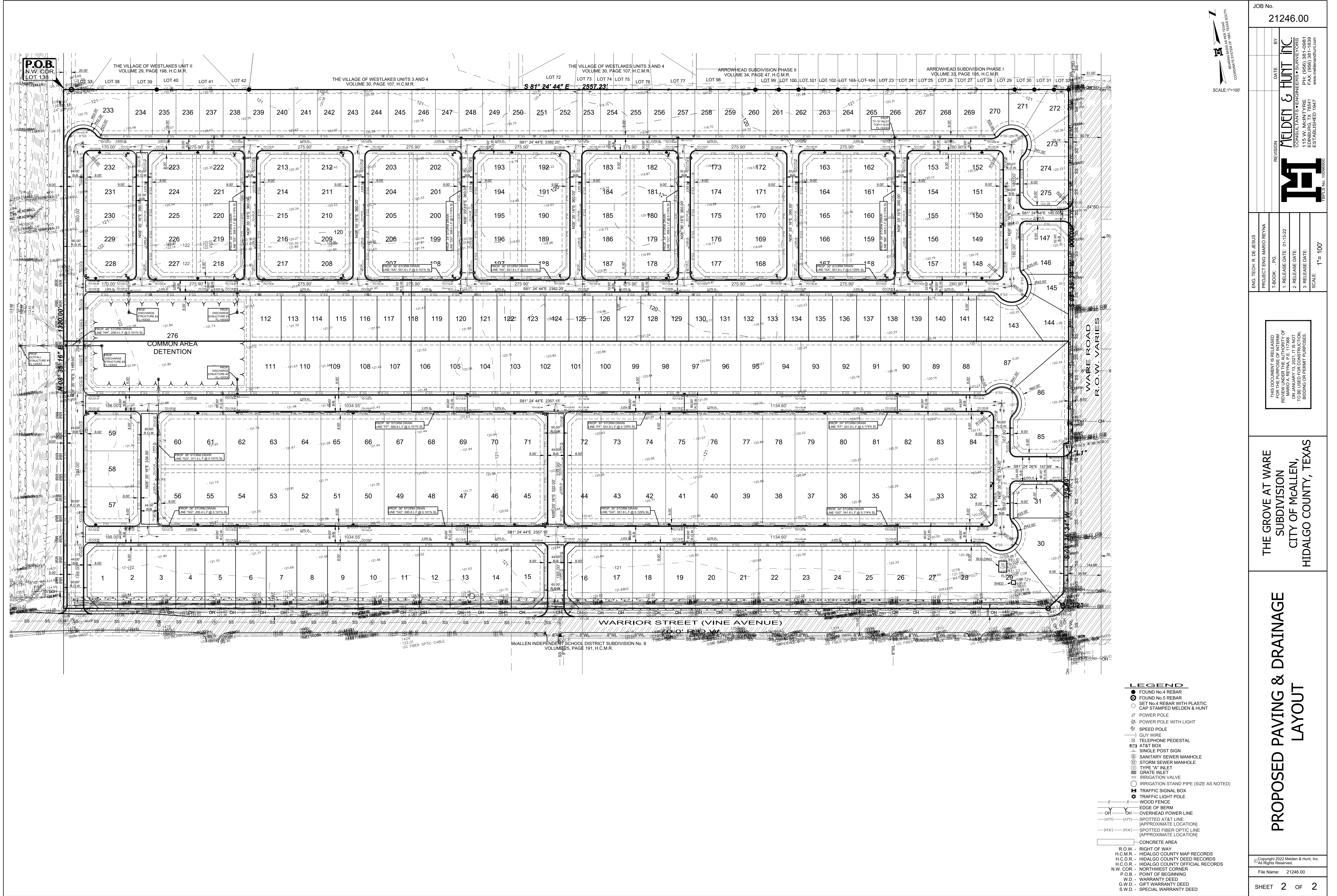
Owner ☐ Authorized Agent ☐

Key Ellen Phillips

document verified
12/09/21 10:24 AM MST
L2KX-LQNH-BMLP-SZAT

The Planning Department is now accepting DocuSign signatures on application

LOCATION



JOB No.
21246.00

REVISION

DATE

BY

PROJECT ENG. MARIO REYNA

T-BLOCK: PG.

1. RELEASE DATE: 01-13-22

2. RELEASE DATE:

3. RELEASE DATE:

SCALE: 1" = 100'

THE GROVE AT WARE
SUBDIVISION
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

PROPOSED PAVING & DRAINAGE
LAYOUT

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All Rights Reserved

File Name: 21246.00

SHEET 2 OF 2

Melden & Hunt, Inc.

CONSULTANTS • ENGINEERS • SURVEYORS

1115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com

ESTABLISHED 1947

ENG. TECH. R. DE JESUS

PROJECT ENG. MARIO REYNA

T-BLOCK: PG.

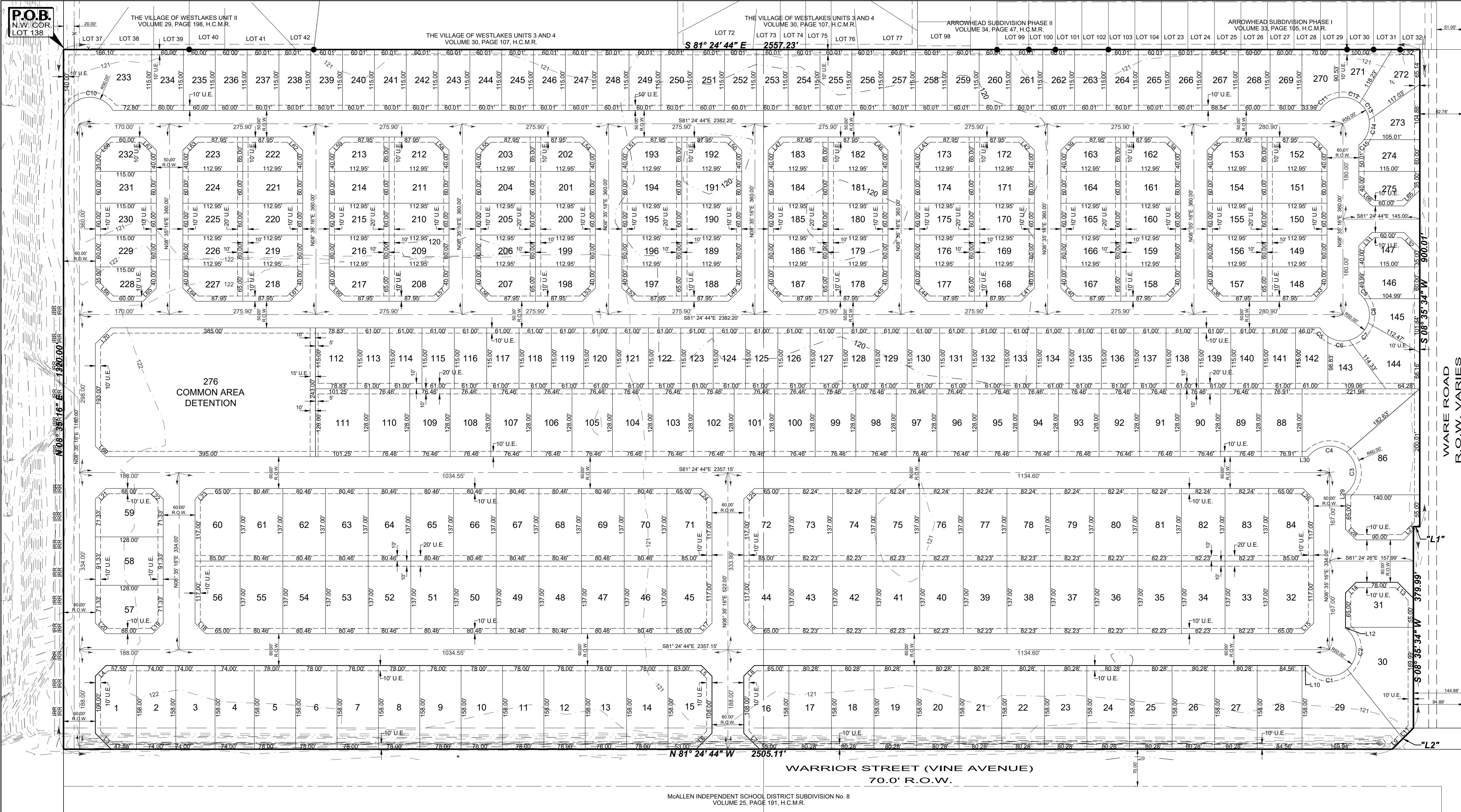
1. RELEASE DATE: 01-13-22

2. RELEASE DATE:

3. RELEASE DATE:

SCALE: 1" = 100'

Lead Development/Redesign/McAllen/21246 - Erickson Construction/Access Files/21246-PLAN.DWG PLAN & DRAIN, 1/14/2022 2:43:44 PM



SUBDIVISION MAP OF
THE GROVE AT WARE
SUBDIVISION
BEING A SUBDIVISION OF A 77.536 ACRES OF LAND SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 138 AND OUT OF LOT 137, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67, HIDALGO COUNTY DEED RECORDS.

LOT - CURVE TABLES

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	82.79'	50.00'	094° 52' 30"	S75° 43' 10"E	73.65'
C2	88.58'	50.00'	101° 30' 32"	N6° 05' 18"E	77.44'
C3	90.26'	50.00'	103° 25' 33"	N10° 00' 13"E	78.49'
C4	81.01'	50.00'	092° 49' 58"	N88° 07' 33"W	72.44'
C5	22.19'	50.00'	025° 25' 37"	S34° 07' 32"E	22.01'
C6	42.42'	50.00'	048° 36' 38"	S71° 08' 39"E	41.16'
C7	50.10'	50.00'	057° 24' 29"	N55° 50' 47"E	48.03'
C8	48.37'	50.00'	055° 25' 28"	N0° 34' 11"W	46.50'
C9	14.21'	50.00'	016° 16' 44"	N36° 25' 17"W	14.16'
C10	130.90'	50.00'	149° 59' 59"	S83° 35' 17"W	96.59'
C11	45.04'	50.00'	051° 36' 57"	S64° 23' 45"W	43.54'
C12	41.30'	50.00'	047° 19' 30"	S66° 08' 02"E	40.13'
C13	37.24'	50.00'	042° 40' 35"	N21° 07' 59"W	36.39'
C14	39.49'	50.00'	045° 15' 10"	S22° 49' 53"W	38.47'
C15	14.18'	50.00'	016° 14' 38"	S53° 34' 47"W	14.13'

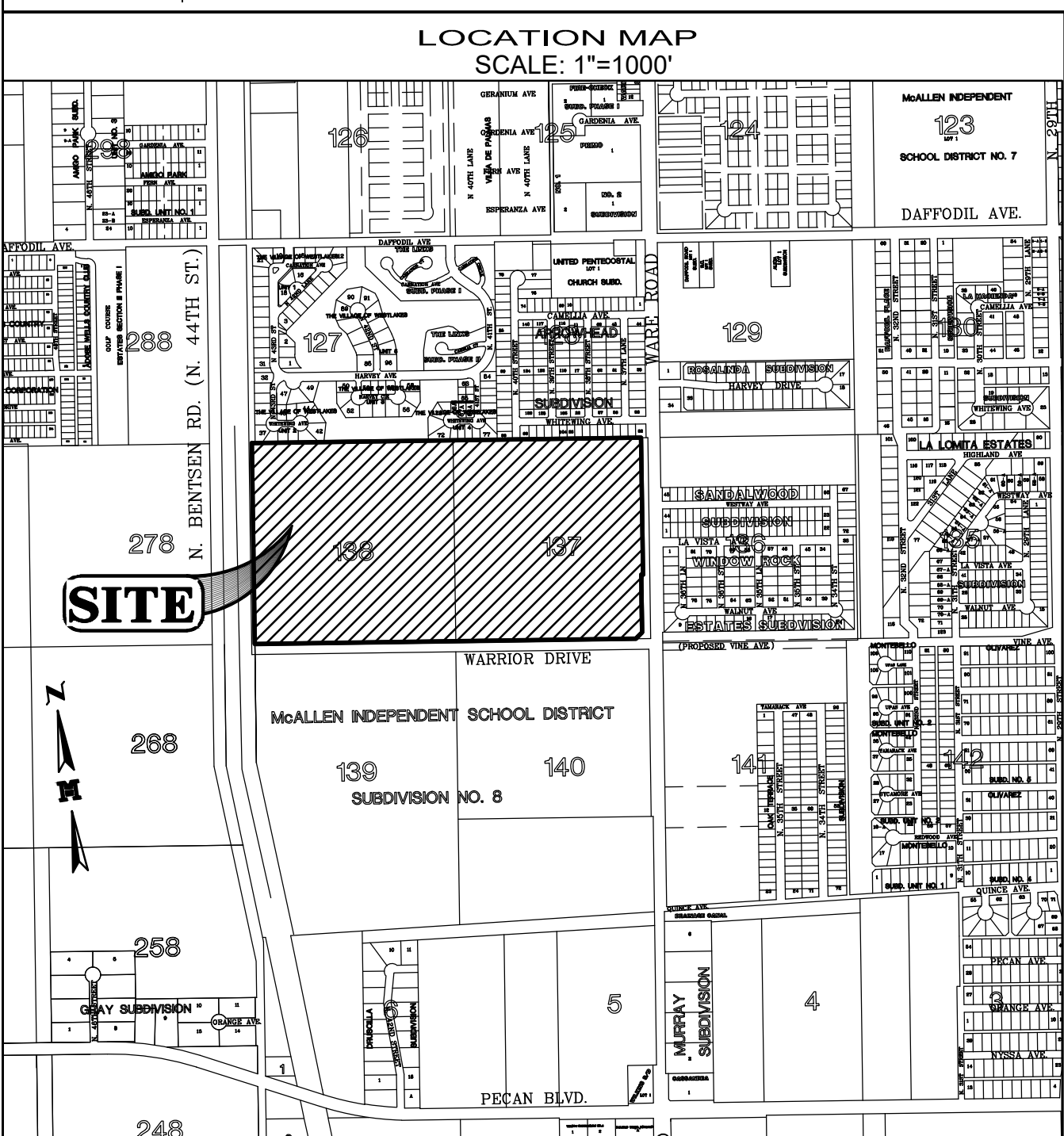
BOUNDARY LINE TABLES

Line Table		
Line #	Direction	Length
"L1"	N 81° 24' 44" W	12.00'
"L2"	S 53° 35' 16" W	56.57'

LOT LINE TABLES

Line Table		
Line #	Direction	Length
L3	N 36° 24' 44" W	42.43'
L4	N 53° 35' 16" E	35.36'
L5	S 36° 24' 44" E	35.36'
L6	S 53° 35' 16" W	42.43'
L7	N 36° 24' 44" W	42.43'
L8	N 53° 35' 16" E	35.36'
L9	S 36° 24' 44" E	35.36'
L10	S 53° 35' 16" W	42.43'
L11	N 36° 24' 44" W	42.43'
L12	N 53° 35' 16" E	35.36'
L13	S 36° 24' 44" E	35.36'
L14	S 53° 35' 16" W	42.43'
L15	N 36° 24' 44" W	42.43'
L16	N 53° 35' 16" E	35.36'
L17	S 36° 24' 44" E	35.36'
L18	S 53° 35' 16" W	42.43'
L19	N 36° 24' 44" W	42.43'
L20	N 53° 35' 16" E	35.36'
L21	S 36° 24' 44" E	35.36'
L22	S 53° 35' 16" W	42.43'
L23	N 36° 24' 44" W	42.43'
L24	N 53° 35' 16" E	35.36'
L25	S 36° 24' 44" E	35.36'
L26	S 53° 35' 16" W	42.43'
L27	N 36° 24' 44" W	42.43'
L28	N 53° 35' 16" E	35.36'
L29	S 36° 24' 44" E	35.36'
L30	S 53° 35' 16" W	42.43'
L31	N 36° 24' 44" W	42.43'
L32	N 53° 35' 16" E	35.36'
L33	S 36° 24' 44" E	35.36'
L34	S 53° 35' 16" W	42.43'
L35	N 36° 24' 44" W	42.43'
L36	N 53° 35' 16" E	35.36'
L37	S 36° 24' 44" E	35.36'
L38	S 53° 35' 16" W	42.43'
L39	N 36° 24' 44" W	42.43'
L40	N 53° 35' 16" E	35.36'

LOCATION MAP
SCALE: 1"=1000'



LOT - AREAS

Lot Area Table		
Lot #	SQ. FT.	Area
1	11603.56	0.266
2	11692.00	0.268
3	11692.00	0.268
4	11692.00	0.268
5	12324.00	0.283
6	12324.00	0.283
7	12324.00	0.283
8	12324.00	0.283
9	12324.00	0.283
10	12324.00	0.283
11	12324.00	0.283
12	12324.00	0.283
13	12324.00	0.283
14	12324.00	0.283
15	12464.00	0.286
16	12780.00	0.293
17	12683.91	0.291
18	12683.91	0.291
19	12683.91	0.291
20	12683.91	0.291
21	12683.91	0.291
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27	11603.56	0.266
28	13359.81	0.307
29	21119.50	0.485
30	18279.79	0.420
31	10230.00	0.235
32	11445.00	0.263
33	11265.96	0.259
34	11266.19	0.259
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METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 77.356 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT 138 AND A PART OR PORTION OUT OF LOT 137, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS, SAID 77.356 ACRES WERE CONVEYED TO R.L. BELL AND WIFE ELSIE P. BELL BY VIRTUE OF DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 381885, HIDALGO COUNTY OFFICIAL RECORDS, KAY ELLEN PHILLIPS BY VIRTUE OF DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 381886, HIDALGO COUNTY OFFICIAL RECORDS, BELL FAMILY MANAGEMENT TRUST BY VIRTUE OF CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 761095, HIDALGO COUNTY OFFICIAL RECORDS, AND TO R.L. AND WIFE ELSIE BELL FAMILY LIMITED PARTNERSHIP BY VIRTUE OF DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 1467254, HIDALGO COUNTY OFFICIAL RECORDS, SAID 77.356 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID LOT 138 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 24' 44" E ALONG THE NORTH LINE OF SAID LOT 138 AT A DISTANCE OF 20.00 FEET PASS A NO. 5 REBAR FOUND ON THE SOUTHWEST CORNER OF LOT 37, THE VILLAGE OF WESTLAKES UNIT II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 198, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 217.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 39 OF SAID THE VILLAGE OF WESTLAKES UNIT II, AT A DISTANCE OF 452.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 42, OF SAID THE VILLAGE OF WESTLAKES UNIT II, AT A DISTANCE OF 1,820.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 99, ARROWHEAD SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 47, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 1,870.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 100, OF SAID ARROWHEAD SUBDIVISION PHASE II, AT A DISTANCE OF 1,970.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 102, OF SAID ARROWHEAD SUBDIVISION PHASE II, AT A DISTANCE OF 2,420.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 29, OF ARROWHEAD SUBDIVISION PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33, PAGE 105, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 2,470.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 30, OF SAID ARROWHEAD SUBDIVISION PHASE I, AT A DISTANCE OF 2,520.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 31, OF SAID ARROWHEAD SUBDIVISION PHASE I, CONTINUING A TOTAL DISTANCE OF 2,557.23 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 35' 34" W ALONG THE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 900.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 81° 24' 44" W A DISTANCE OF 12.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 08° 35' 34" W ALONG THE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 379.99 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
5. THENCE, S 53° 35' 34" W ALONG A CORNER CLIP, A DISTANCE OF 56.57 FEET TO A NO. 5 REBAR FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81° 24' 44" W ALONG THE SOUTH LINES OF SAID LOTS 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, A DISTANCE OF 2,505.11 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
7. THENCE, N 08° 35' 16" E ALONG THE WEST LINE OF SAID LOT 138, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 77.356 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THE SITE LIES IN ZONE "C".
ZONE "C" IS DEFINED AS " AREAS OF MINIMAL FLOODING.
ZONE "C" SHOWN ON:
COMMUNITY-PANEL NUMBER: 480334 0400 C
MAP REVISED:NOVEMBER 16, 1982.
& COMMUNITY-PANEL NUMBER: 480334 0500 C
MAP REVISED:NOVEMBER 2, 1982.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:

FRONT: 25 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 EASEMENTS OR APPROVED SITE PLAN

SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
INTERIOR SIDES: 6 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.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE XXX,XXX CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION PONDS WITH A CAPACITY OF XXX,XXX CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN XX' LINE INTO AN EXISTING CITY OF MCALLEN STORM SEWER NETWORK LOCATED ON THE WEST SIDE OF THE PROPERTY .
5. CITY OF MCALLEN BENCHMARK: "MC 68" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & EL DORA ROAD. 30" ALUM. PIPE WITH A 3 CAP ON TOP AT ELEVATION = 111.23, NORTHING: 16608729.2851, EASTING: 1082910.61419 (NAVD88).
1" BRASS MONUMENT
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE NORTH SIDE WARRIOR STREET, AND A 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG WEST SIDE OF WARE AVENUE AND A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
8. 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
9. 6 FT. OPAQUE BUFFER REQUIRED ALONG WARRIOR STREET AND WARE AVENUE.
10. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
12. COMMON OR DETENTION AREAS, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WARRIOR STREET AND WARE AVENUE.

GENERAL NOTES : CONTINUE

14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE GROVE AT WARE SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.
15. COMMON LOTS 276, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, THE GROVE AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOTS 43 & 44, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOTS 43 & 44 TRANSFER OF TITLES TO THE THE GROVE AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE FALCON'S COVE SUBDIVISION 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 62 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.
16. LOT 276 FOR LANDSCAPING DETENTION PURPOSES ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./ PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.
17. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

SUBDIVISION MAP OF
THE GROVE AT WARE
SUBDIVISION

BEING A SUBDIVISION OF A 77.536 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 138 AND OUT OF LOT 137, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67, HIDALGO COUNTY DEED RECORDS.

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

MAYOR, CITY OF MCALLEN

DATE

CITY SECRETARY

DATE

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

CHAIRMAN, PLANNING COMMISSION

DATE

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

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

ATTEST:
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.
GENERAL MANAGER

DATE

THE STATE OF TEXAS
COUNTY OF BEXAR

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

JEFFERY ERICKSON, PRESIDENT
ERICKSON CONSTRUCTION
3520 BUDDY OWENS AVENUE
MCALLEN, TEXAS 78504

DATE

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFERY ERICKSON 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

WE, THE UNDERSIGNED, LIEN HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GROVE AT WARE SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

C. MICHAEL SCOTT, -TRUSTEE
FIRST COMMUNITY BANK
P.O. BOX. 2030
SAN BENITO, TEXAS 78586

DATE

STATE OF TEXAS
COUNTY OF

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 01-12-2022
ENGINEERING JOB No. 21246.00

DATE:

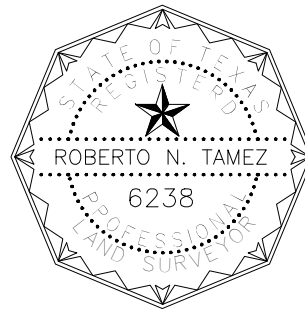


STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF THE GROVE AT WARE SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08-06-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 12-10-2021
SURVEY JOB No. 21999.23

DATE:



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

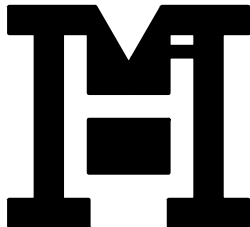
ON: _____ AT _____ AM/PM

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

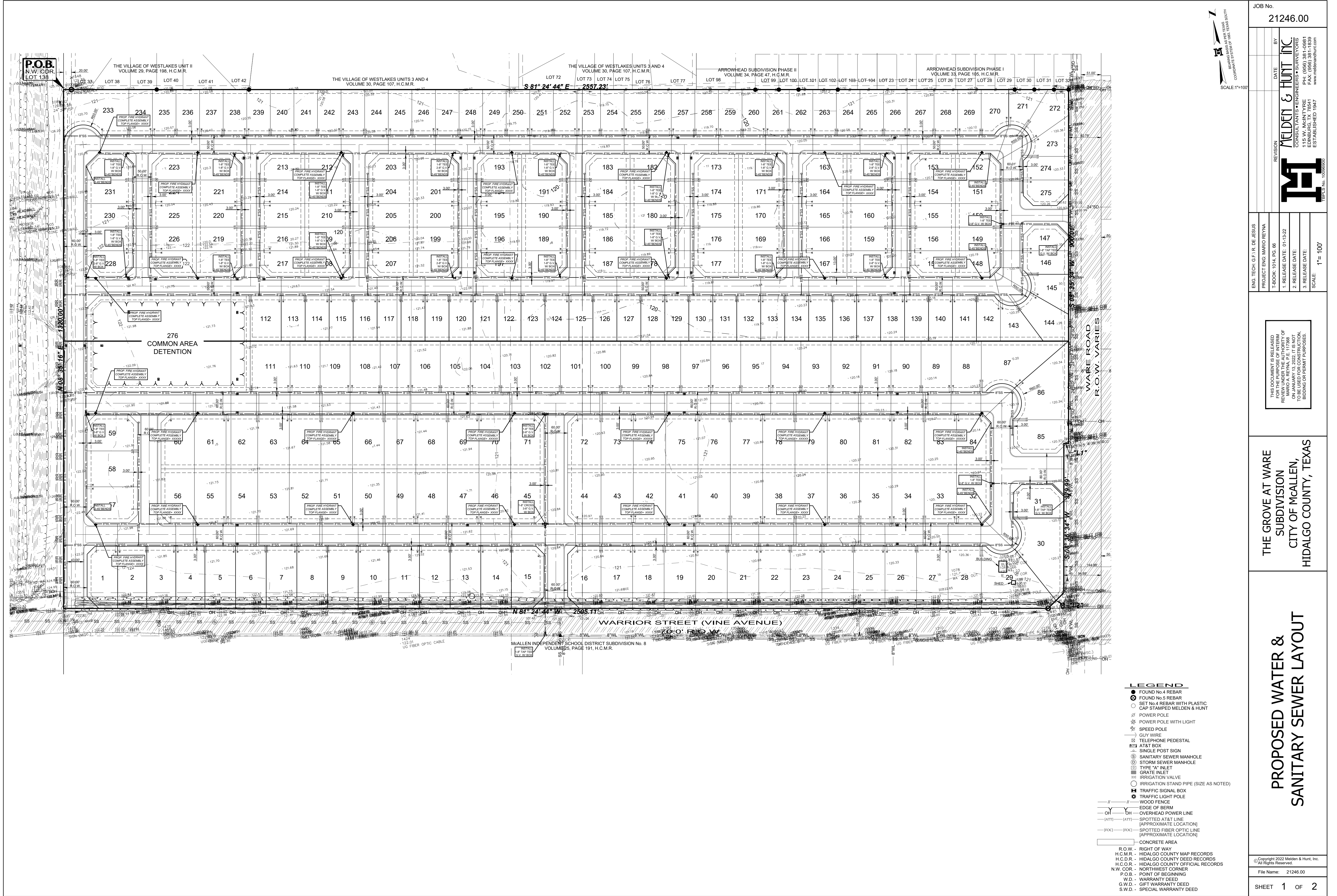
BY: _____ DEPUTY

DRAWN BY: R.D.J.	DATE: 01-12-22
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

TBPE FIRM # F-1435



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McIntyre
EDINBURG, TX 78541
ESTABLISHED 1947
PH: (956) 381-0961
FAX: (956) 381-1839
www.meldenandhunt.com



JOB No.
21246.00

REVISION

DATE

BY

PROJECT

ENGINEER

DATE

SCALE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR PERMIT PURPOSES.

THE GROVE AT WARE SUBDIVISION
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

PROPOSED WATER & SANITARY SEWER LAYOUT

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FILE NAME

21246.00

SHEET

1

OF

2

PROJECT
ENGINEER
DATE
SCALE

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THE GROVE AT WARE SUBDIVISION
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File Name: 21246.00
SHEET 1 OF 2



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/28/2022

SUBDIVISION NAME: THE GROVE AT WARE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Road: 60 ft. from centerline for 120 ft. ROW
 Paving: 65 ft. Curb & gutter: Both Sides
 **Provide ROW centerline to determine if any ROW dedication is required prior to final
 **Label reference to dash line and identify ROW by plat or instrument
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

Warrior Drive (Vine Ave.): 10 ft. dedication for 40 ft. from centerline for 80 ft. ROW
 Paving: 52 ft. Curb & gutter: both sides
 **Revise street name as shown above prior to final
 **Label ROW centerline to finalize dedication prior to final
 **Label reference for dash and solid lines on the south side of lots 1 to 30; provide documents referenced on survey, prior to final.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

Internal Streets for R-1 (lots 112 to 275): 50 ft. ROW
 Paving: 32 ft. Curb & gutter: both sides
 **Provide ROW dimension for all entry and internal streets
 **North 40th Street on the north subdivision, "Arrowhead Sub. Ph II," must extend south or must provide city standard cul-de-sac at the end of the street, will affect lots 259 to 260. Cul-de-sac requires 96 ft. paving face to face as per Fire Department.
 **Street names will be assigned prior to final
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

Internal Streets for R-3A (lots 1 to 111): 60 ft. ROW
 Paving: 40 ft. Curb & gutter: both sides
 **Provide ROW dimension for all internal streets
 **Street names will be assigned prior to final
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

N-S Street on West Boundary: Proposing 60 ft. ROW
 Paving: 40 ft. Curb & gutter: both sides
 **Label dash line on west side to determine any ROW dedication. (May affect lot 233) Revise plat accordingly to accommodate ROW
 **Street name will be assigned prior to final
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

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"> * 900 ft. Block Length for R-3A Zone Districts *Subdivision layout does not comply with block length requirement, please revise accordingly prior to final **Subdivision Ordinance: Section 134-118 * 1,200 ft. Block Length for R-1 District *Subdivision layout does not comply with block length requirement, please revise accordingly prior to final **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105 	Non-compliance
	Non-compliance
	Applied
ALLEYS	
<ul style="list-style-type: none"> ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Public Works Department might require dumpster easements or alley to provide waste collection service for the R-3A lots prior to final **Subdivision Ordinance: Section 134-106 	TBD
SETBACKS	
<ul style="list-style-type: none"> * Front: Lots 1 to 111 (multifamily lots): 20 ft. or greater for easement Front: Lots 112 to 275 (single family lots): 25 ft. or greater for easement **Please revise plat note #3 as shown above prior to final **Zoning Ordinance: Section 138-356 * Rear: 10 ft. or greater for easement **Please revise plat note #3 as shown above prior to final **Zoning Ordinance: Section 138-356 * Interior Sides: 6 ft. or greater for easement **Please revise plat note #3 as shown above prior to final **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easement **Please revise plat note #3 as shown above prior to final **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Applied
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> *5 ft. wide minimum sidewalk required along N. Ware Road * 4 ft. wide minimum sidewalk required on both sides of all internal streets and Warrior Dr. (Vine Ave.). **5 ft. sidewalk might be required on both sides of internal street by Engineering Department **Plat note #7 will need to be revised as shown above, and once sidewalk requirements are determined for all internal streets prior to final **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Applied

BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along Warrior Dr. (Vine Ave.) and N. Ware Rd. **Please revise plat note # 9 as shown above. **Additional buffers may be required prior to final **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Required
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Ware Rd and Warrior Dr. (Vine Ave.) **Please revise plat note #13 as shown above prior to final **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Requirement might be triggered depending on the # of units proposed per lot on the multifamily lots. 	Applied
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 	Required
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Must finalize plat notes for HOA prior to recording **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Must finalize plat notes for HOA prior to recording **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area **Provide preliminary site plan for multi-family lots to verify compliance with landscaping requirements. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: A-O Proposed: R-1 & R-3A **Rezoning is going to be presented at City Commission on 2/14/22. ***Zoning Ordinance: Article V 	Non-compliance

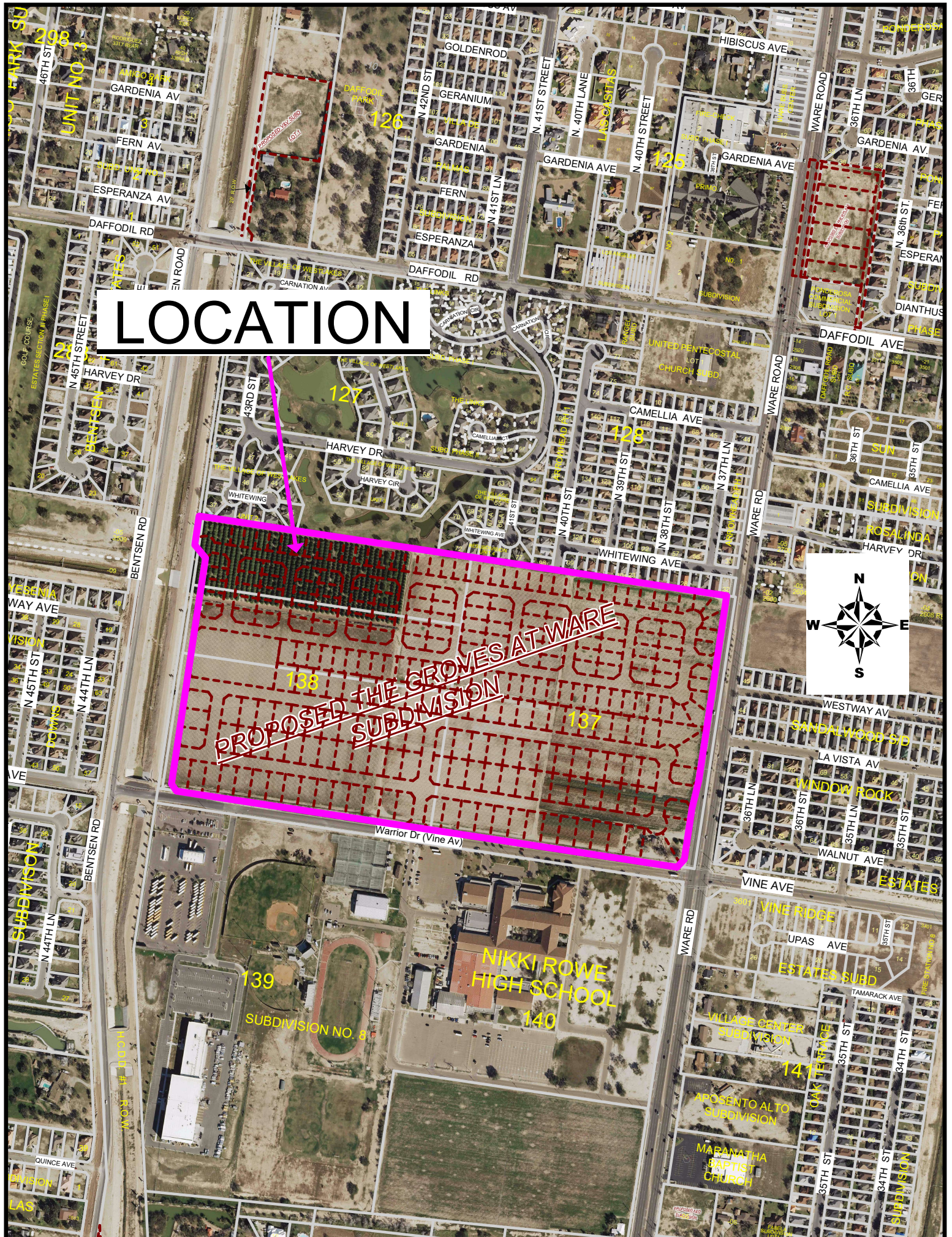
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval **Rezoning is going to be presented at City Commission on 2/14/22. ***Zoning Ordinance: Article V 	Non-compliance
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. *Must comply with Park Department requirements 	TBD
<ul style="list-style-type: none"> *Must comply with Park Department requirements * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot. 	TBD
<ul style="list-style-type: none"> *Must comply with Park Department requirements * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot/and land dedication. 	TBD
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Non-compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. **Subdivision name must be changed prior to final as there is subdivision with similar name **North 40th Street on the north subdivision, "Arrowhead Sub. Ph II," must extend south or must provide city standard cul-de-sac at the end of the street, will affect lots 259 to 260. Cul-de-sac requires 96 ft. paving face to face as per Fire Department. **Label reference for dash line on the west side side of proposed north to south street on the west boundary. **Label parcel on the west side of the west boundary line **Label reference for the dash and solid lines on the south side of lots 1 to 30. **Clarify if subdivision will be public or private. Based on clarification additional comments may be required. **Should the subdivision be private, please provide gate details. 	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.</p>	Applied

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

LOCATION

PROPOSED THE GROVES AT WARE
SUBDIVISION



SUB2021-0087



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>Oak Valley Subdivision</u></p> <p>Location <u>Northeast Corner of Bryan Road and Mile 6 North Road</u></p> <p>City Address or Block Number <u>9600 N. BRYAN RD</u></p> <p>Number of lots <u>32</u> Gross acres <u>27.00</u> Net acres <u>25.37</u></p> <p>Existing Zoning <u>N.A.</u> Proposed <u>N.A.</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multi-Family</u> Irrigation District # <u>United Irr.</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input 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 _____</p> <p>Parcel No. <u>318652</u> Tax Dept. Review _____</p> <p>Legal Description <u>The South 26.97 Acres (Deed 27.00 Acres) (25.37 Ac. Net) Out of Lot 45-11, West Addition to Sharyland</u></p>
Owner	<p>Name <u>Raymundo P. Platas / Oak Valley LLP</u> Phone <u>956 258 4656</u></p> <p>Address <u>Violet Av 4100</u></p> <p>City <u>McAllen TX</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail <u>Theinvestmenttour@gmail.com</u></p>
Developer	<p>Name <u>Oak Valley LLP</u> Phone <u>956 258 4656</u></p> <p>Address <u>Violet Av. 4100</u></p> <p>City <u>Mc</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>Raymundo P. Platas Herino</u></p> <p>E-mail _____</p>
Engineer	<p>Name <u>Rene Barrera, P.E.</u> Phone <u>956-687-3355</u></p> <p>Address <u>3525 W. Freddy Gonzalez Ave, Suite B2,</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>Contact Person <u>Rene Barrera, P.E.</u></p> <p>E-mail <u>rene@big-engineering.com</u></p>
Surveyor	<p>Name <u>PABLO SOTO JR., RPLS</u> Phone <u>956-460-1605</u></p> <p>Address <u>1208 SOUTH IRONWOOD</u></p> <p>City <u>PHARR</u> State <u>TX</u> Zip <u>78577</u></p>

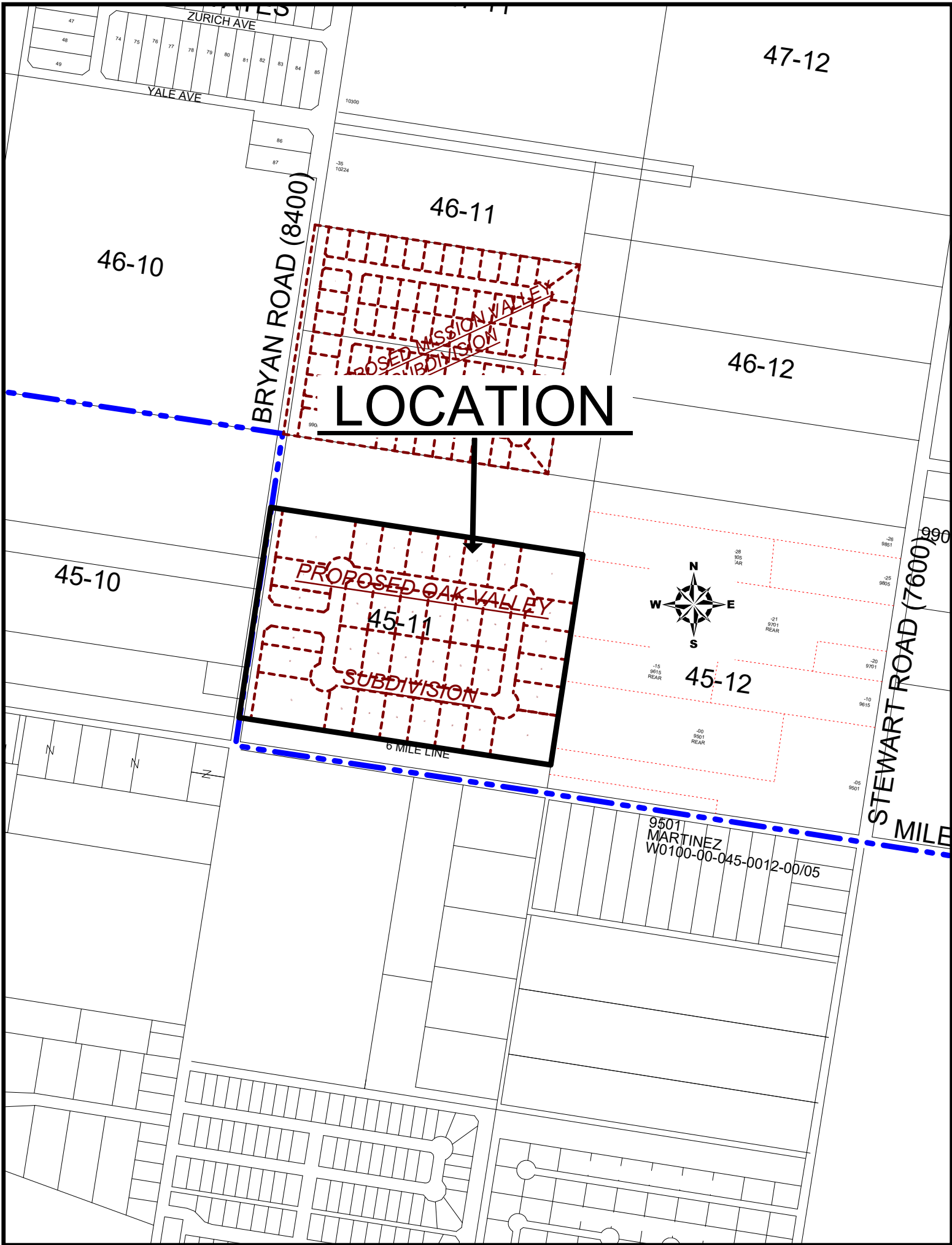
Carlos Alanis
Imperial Nurseries of TX

RPM

ENTERED

AUG 13 2021

Initial: NM



47-12

46-11

46-10

46-12

LOCATION

45-10

45-11

45-12

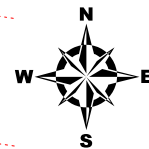
STEWART ROAD (7600) 6 MILE

BRYAN ROAD (8400)

PROPOSED OAK VALLEY
SUBDIVISION

PROPOSED MISSION VALLEY
SUBDIVISION

6 MILE LINE



9501
MARTINEZ
W0100-00-045-0012-00/05

PLAT OF
OAK VALLEY SUBDIVISION

HIDALGO COUNTY, TEXAS

PLAT OF THE SOUTH 26.97 ACRES (DEED 27.00 ACRES) (25.95 AC. NET)
MORE OR LESS OUT OF LOT 45-11, WEST ADDITION TO SHARYLAND,
HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN
VOLUME 1, PAGE 56, H.C.M.R.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED
HEREIN AS THE OAK VALLEY SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE
NAME IS SUBSCRIBED HERETO, HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO
MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS
RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF
UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR
GUEST. ADDITIONAL PUBLIC RIGHT FOR NORTH BRYAN ROAD IS BEING DEDICATED BY THIS
PLAT.

OWNER: OAK VALLEY, L.L.C.
BY: RAYMUNDO P. PLATAS
4100 VIOLET AVE.
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

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

CHAIRMAN, PLANNING & ZONING COMMISSION _____ DATE _____

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 _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF
TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND
ADEQUATE ENGINEERING CONSIDERATION.


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



STATE OF TEXAS
COUNTY OF HIDALGO

I, PABLO SOTO JR., 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.

PABLO SOTO JR., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #4802

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 DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION
FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR
APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE
CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY
TO INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES.

DATED THIS THE _____ DAY OF _____, 20____.

PRESIDENT _____ ATTEST: _____ SECRETARY _____

UNITED IRRIGATION DISTRICT NOTES

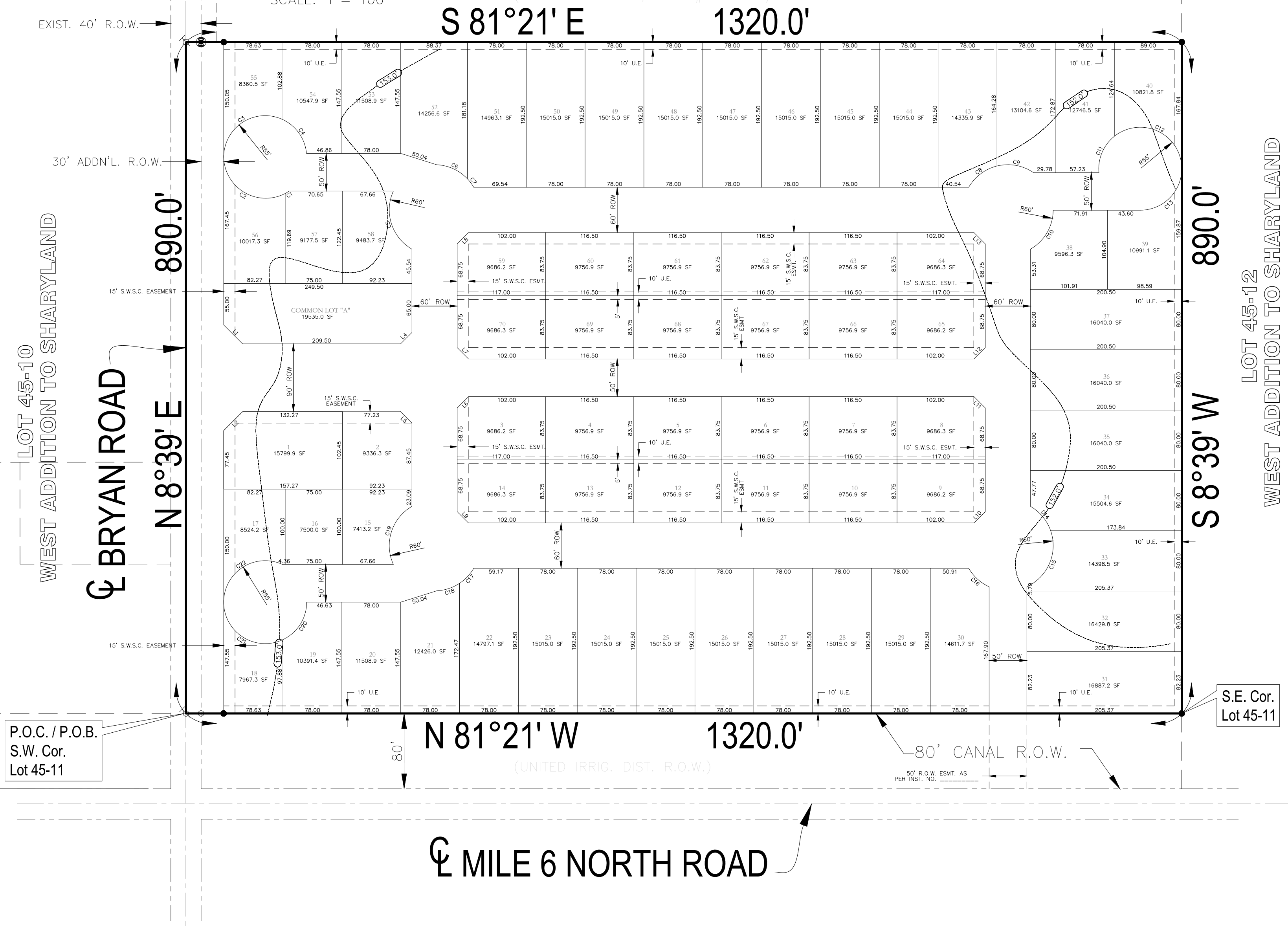
1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT AND NO
OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
2. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW
GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES
OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
3. NO PERMANENT STRUCTURE (I.E. FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL
BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF
WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN
THE EASEMENT AREA IS SUBJECT TO REMOVAL.
4. 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.

PRINCIPAL CONTACTS:	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: OAK VALLEY LLP	4100 VIOLET AVE.	MCALLEN, TX 78504	956-258-4656	
ENGINEER: C/O RAYMUNDO P. PLATAS	3525 W. FREDDY GONZALEZ	EDINBURG, TX 78539	956-687-3355	956-992-8801
SURVEYOR: RENE BARRERA, P.E.	1208 S. IRONWOOD	PHARR, TX 78577	956-460-1605	

(HIDALGO COUNTY DRAINAGE DIST. No. 1)

LOT 45-11
WEST ADDITION TO SHARYLAND
V.1, P. 56, M.R.

(JOSE A. SANTANA, D.C. # 879941)



GENERAL PLAT NOTES:

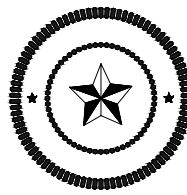
1. MINIMUM SETBACK LINES:
FRONT = 20' EXCEPT 15' FOR UNENCLOSED CARPORT ONLY OR
GREATER FOR EASEMENTS
REAR = 10' OR GREATER FOR EASEMENTS
INTERIOR SIDE = 6' OR GREATER FOR EASEMENTS
CORNER = 10' OR GREATER FOR EASEMENTS
GARAGE = 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED;
GREATER SETBACK APPLIES
2. FLOOD ZONE STATEMENT:
FLOOD ZONED DESIGNATION: ZONE "AE" - SPECIAL FLOOD
HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WHERE BASE
ROAD, AND MILE 6 NORTH ROAD ACCORDING TO THE OFFICIAL MAP IN
THE OFFICES OF THE SECRETARY OF THE CITY OF MCALLEN.
COMMUNITY PANEL NO. 480334 0295 D; EFFECTIVE: JUNE 6,
2000
CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY
PORTION OF THE SUBDIVISION THAT IS IN THE 100-YEAR
FLOOD PLAN IN PROHIBITED UNLESS THE HOUSING QUALIFIES
FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE
ACT OF 1958 (42 U.S.C. SECTIONS 4001 - 4127)
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 153.0 FEET AS
PER F.I.R.M. BASE FLOOD ELEVATION. AN ELEVATION
CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A
DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT
PERMIT APPLICATION.
4. IN ACCORDANCE WITH THE COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED
TO OBTAIN A TOTAL OF _____ AC.-FT OF STORM RUNOFF. DRAINAGE DETENTION SHALL BE ACCOMPLISHED BY MEANS
DESCRIBED ON DRAINAGE REPORT ON _____ SHEET.
5. DEVELOPER SHALL PROVIDE N ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF
BUILDING PERMIT.
6. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18" LONG IRON RODS.
7. LOCAL BENCHMARK IS AN IRON ROD FOUND APPROXIMATELY 17.5 FEET NORTH OF CONCRETE RIP-RAP APPROXIMATELY 52 FEET WEST OF
BRYAN ROAD AND WEST MAIN DRAIN. ELEVATION =157.75 (FT. NGVD) ; F.I.R.M. REFERENCE MARKER: RM 5-295
8. A 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL
ZONES/USES, NORTH BRYAN ROAD AND NORTH 6 MILE ROAD.
9. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH BRYAN ROAD AND NORTH 6 MILE ROAD.
10. A 4.0 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON BRYAN ROAD AND ON BOTH SIDES OF ALL INTERIOR STREETS.
11. COMMON/DETENTION AREAS, ANY PRIVATE STREETS/SERVICE DRIVES, STREET ISLANDS, AND/OR GATE AREA MUST BE MAINTAINED
BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN
12. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSOR AND ASSIGNS, AND NOT THE CITY OF MCALLEN, SHALL BE RESPONSIBLE
FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE SUBDIVISION
ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
13. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS,
TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER
OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
14. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE, NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE
EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORP.
15. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OAK VALLEY SUBDIVISION RECORDED AS DOCUMENT NUMBER
HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSOR AND OR
ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OR REQUIREMENTS AS PER
SECTION 134-168 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS AND
PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND
VOID.

LOCATION OF SUBDIVISION :
OAK VALLEY SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY
PRECINCT NO. 4, IN CENTRAL HIDALGO COUNTY AND IS FURTHER
LOCATED ALONG THE EAST SIDE OF BRYAN ROAD AND
APPROXIMATELY 100 FEET NORTH OF THE INTERSECTION OF BRYAN
ROAD AND MILE 6 NORTH ROAD ACCORDING TO THE OFFICIAL MAP IN
THE OFFICES OF THE SECRETARY OF THE CITY OF MCALLEN.
THE SUBDIVISION LIES WITHIN THE CITY LIMITS OF MCALLEN, TEXAS.

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
DATE PREPARED: DECEMBER 30, 2021
DATE SURVEYED: AUG. 3, 2021

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	5.16	55.00	5.37	S66° 14' 21"W	5.15
C2	113.97	55.74	117.16	N51° 12' 45"W	95.13
C3	110.82	55.00	115.44	N66° 22' 15"E	93.00
C4	56.96	55.00	59.34	S26° 14' 14"E	54.45
C5	88.56	60.00	84.57	N9° 03' 51"W	80.74
C6	45.80	60.00	43.73	S56° 44' 55"E	44.70
C7	14.17	60.00	13.53	S28° 06' 56"E	14.14
C8	48.19	60.00	46.02	N61° 39' 27"E	46.90
C9	50.45	60.00	48.18	S71° 14' 43"E	48.98
C10	62.46	60.00	59.64	S38° 49' 39"W	59.68
C11	54.75	55.00	57.03	N31° 57' 01"E	52.51
C12	123.02	55.00	128.16	S55° 27' 21"E	98.93
C13	86.35	55.00	89.96	S53° 39' 27"W	77.75
C14	42.73	60.00	40.80	S30° 56' 51"E	41.83
C15	88.42	60.00	84.44	S31° 40' 23"W	80.64
C16	37.19	60.00	35.51	N39° 06' 17"W	36.59
C17	27.74	60.00	26.49	S51° 53' 37"W	27.49
C18	32.23	60.00	30.78	S80° 31' 35"W	31.85
C19	88.56	60.00	84.57	N26° 21' 51"E	80.74
C20	61.97	55.00	64.56	S40° 55' 45"W	58.74
C21	110.82	55.00	115.44	N49° 04' 15"W	93.00
C22	110.03	55.00	114.62	N65° 57' 36"E	92.58

Parcel Line Table		
Line #	Length	Direction
L1	35.36	S36° 21' 00.00"E
L2	35.36	S53° 39' 00.00"W
L4	21.21	N53° 39' 00.00"E
L5	21.21	N36° 21' 00.00"W
L6	21.21	S53° 39' 00.00"W
L7	21.21	S36° 21' 00.00"E
L8	21.21	S53° 39' 00.00"W
L9	21.21	S36° 21' 00.00"E
L10	21.21	N53° 39' 00.00"E
L11	21.21	N36° 21' 00.00"W
L12	21.21	N53° 39' 00.00"E
L13	21.21	N36° 21' 00.00"W



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

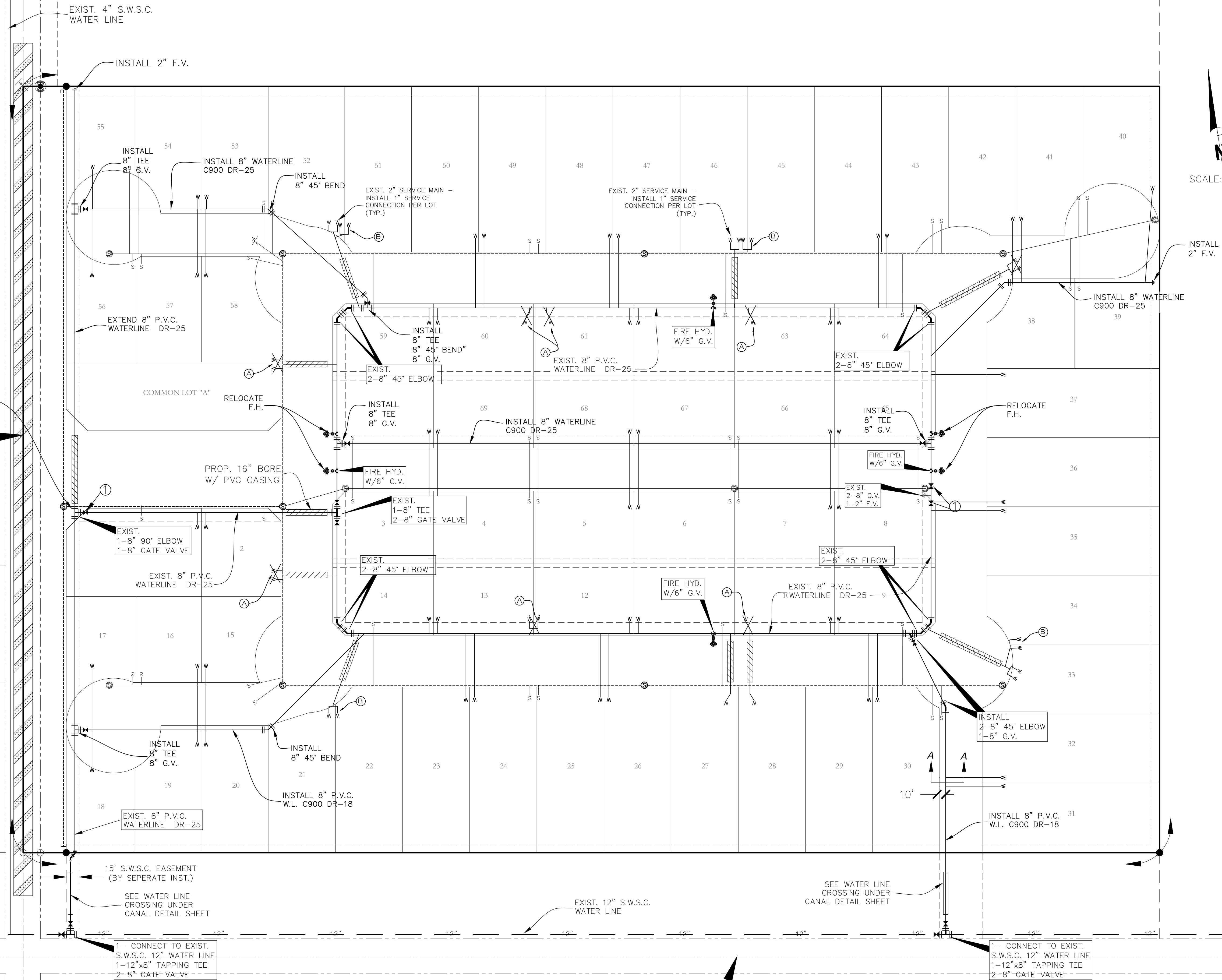


3525 W. Freddy Gonzalez Ave.
Suite B2
Edinburg, TX 78539
956-687-3355, FAX: 956-992-8801
TEXAS FIRM NO.: 6435

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CL BRYAN ROAD

CL MILE 6 NORTH ROAD



GENERAL NOTES:

1. ALL PROPOSED WATER LINES TO BE C-900 DR-25.
2. CONTRACTOR TO INSTALL 2\"/>
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. ALL TRENCHING OVER 5-FOOT DEEP WILL REQUIRE THE USE OF A TRENCH BOX.
5. PROPER TRAFFIC BARRICADES WILL BE REQUIRED DURING CONSTRUCTION.
6. ALL CURB RADII ARE TO BE 20' MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

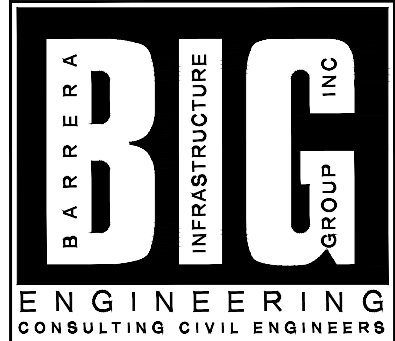
- ① INSTALL 8\"/>

SCALE: 1\"/>

NEW CONSTRUCTION NOTES:

- (A) CANCEL OLD WATER SERVICE
(B) ADJUST WATER SERVICE

NOTE:
* WATER SYSTEM OWNED AND MAINTAINED BY S.W.S.C.
** SAN. SEWER SYSTEM OWNED AND MAINTAINED BY CITY OF MCALLEN



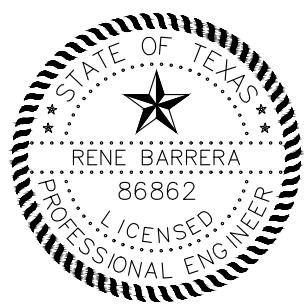
3525 W. FREDDY GONZALEZ
SUITE B2
EDINBURG, TEXAS 78539
T: 956.687.3355
F: 956.992.8801
FIRM. NO. 6435

WATER
SYSTEM LAYOUT

Sheet Title:

OAK VALLEY
SUBDIVISION

Project Title:

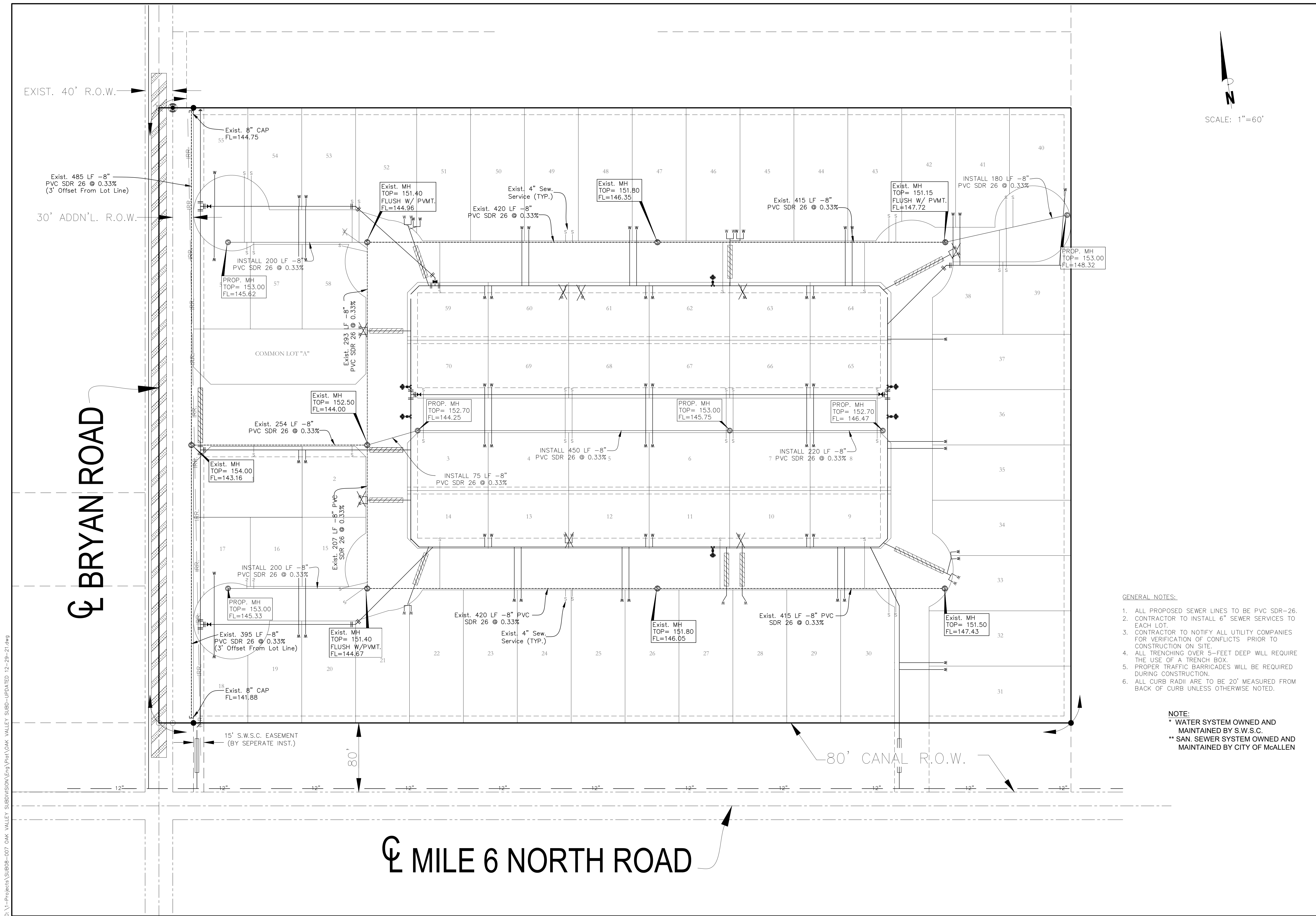


Revised 12/30/21
Rene Barrera
Licensed Professional
Engineer # 86862

Date:
Scale: 1\"/>

Sheet of
3

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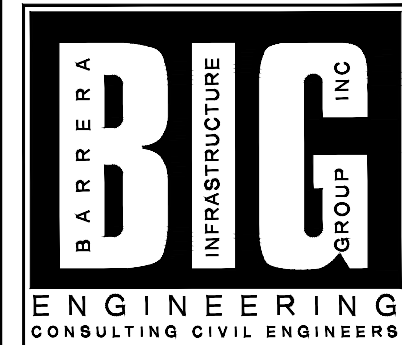


GENERAL NOTES:

1. ALL PROPOSED SEWER LINES TO BE PVC SDR-26.
2. CONTRACTOR TO INSTALL 6" SEWER SERVICES TO EACH LOT.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. ALL TRENCHING OVER 5- FEET DEEP WILL REQUIRE THE USE OF A TRENCH BOX.
5. PROPER TRAFFIC BARRICADES WILL BE REQUIRED DURING CONSTRUCTION.
6. ALL CURB RADII ARE TO BE 20' MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED.

NOTE:

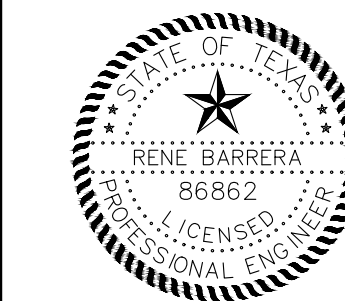
- * WATER SYSTEM OWNED AND MAINTAINED BY S.W.S.C.
- ** SAN. SEWER SYSTEM OWNED AND MAINTAINED BY CITY OF McALLEN



3525 W. FREDDY GONZALEZ
SUITE B2
EDINBURG, TEXAS 78539
T: 956.687.3355
F: 956.992.8801
FIRM. NO. 6435

SANITARY SEWER
SYSTEM LAYOUT

OAK VALLEY
SUBDIVISION

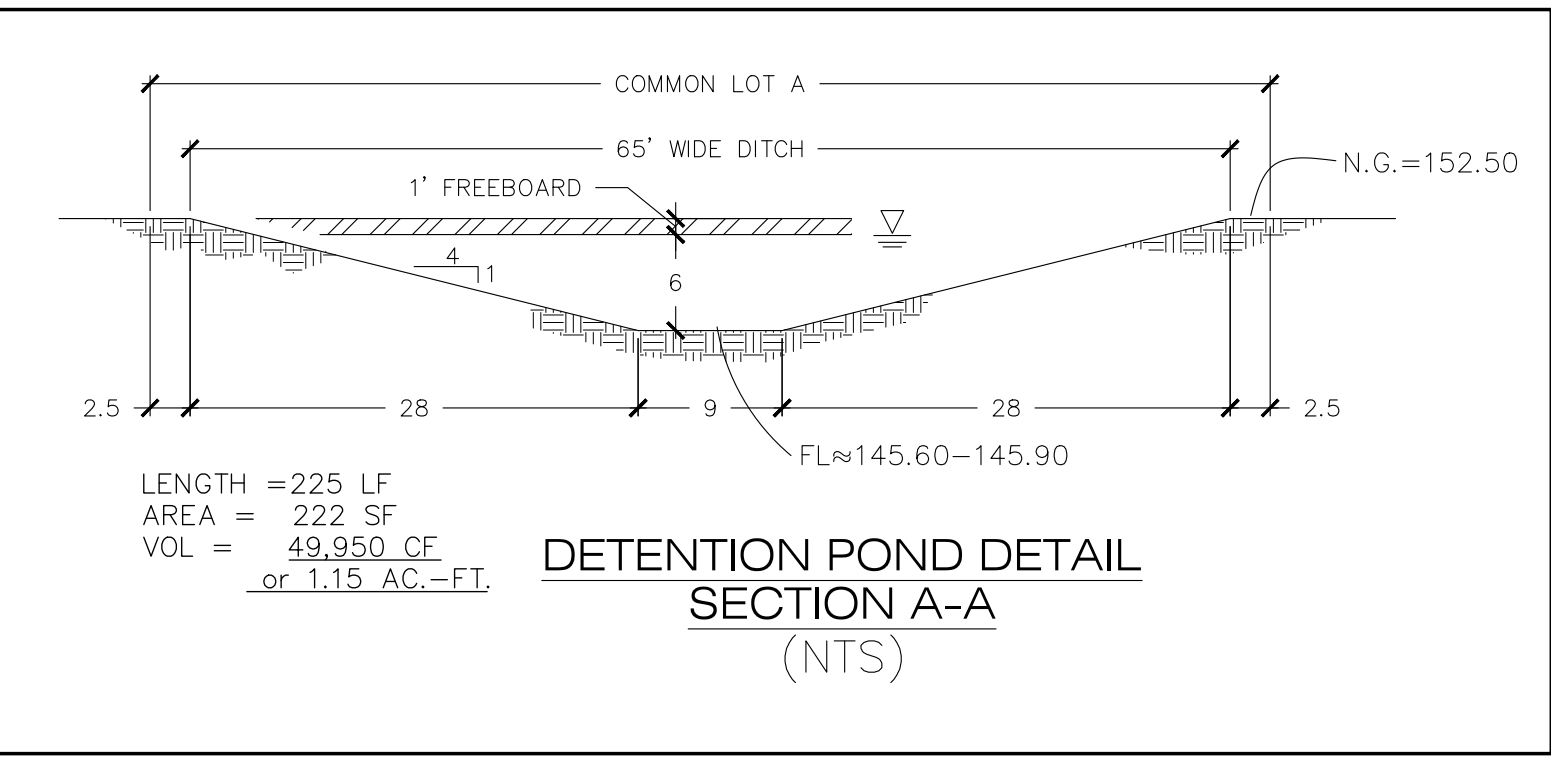
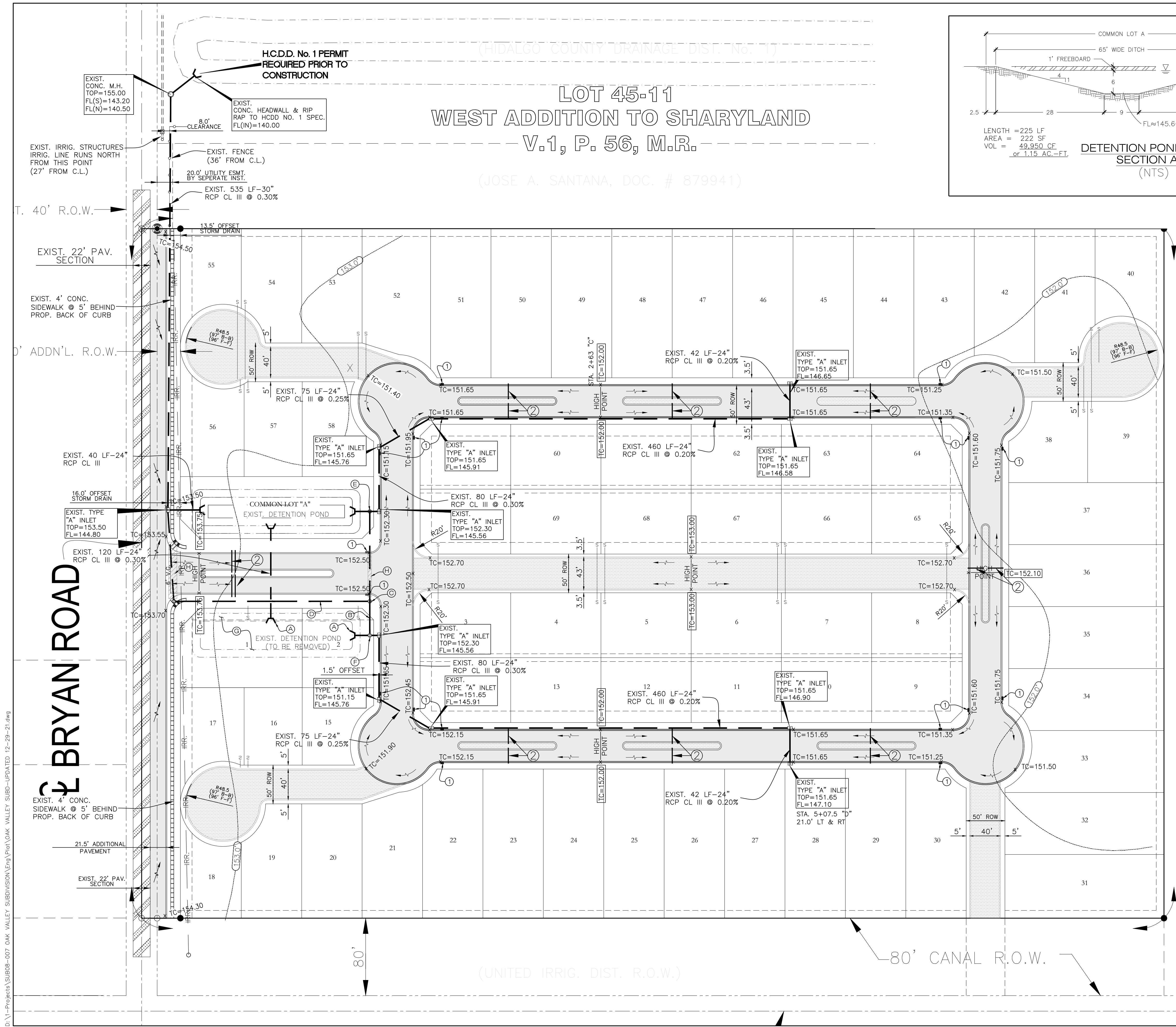


Revised 12/30/21
Rene Barrera
Licensed Professional Engineer # 86862

Date:
Scale: 1"=60'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No: PROJECT-NO.

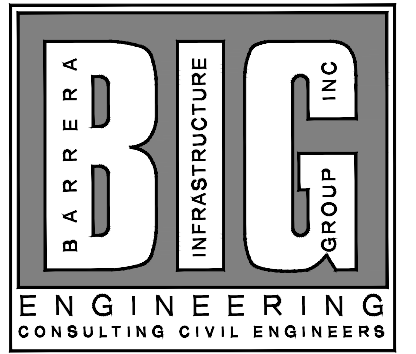
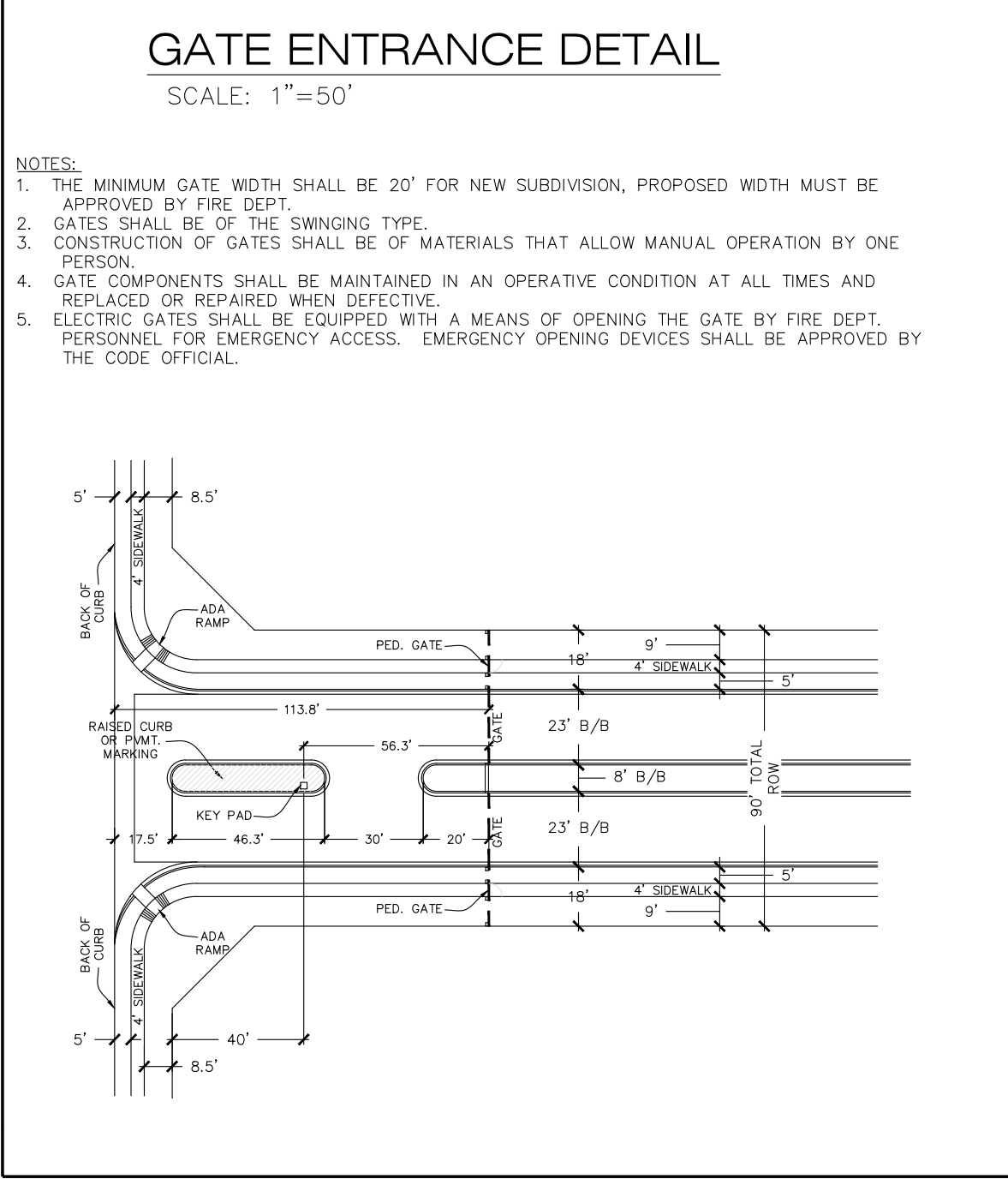
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4

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- CONSTRUCTION DATA:**
- ① 4 FT. LAYDOWN CURB FOR A.D.A. RAMPS AT INTERSECTIONS (SEE PAVING DETAIL SHEET)
 - ② EXIST. 4" PVC CONDUIT

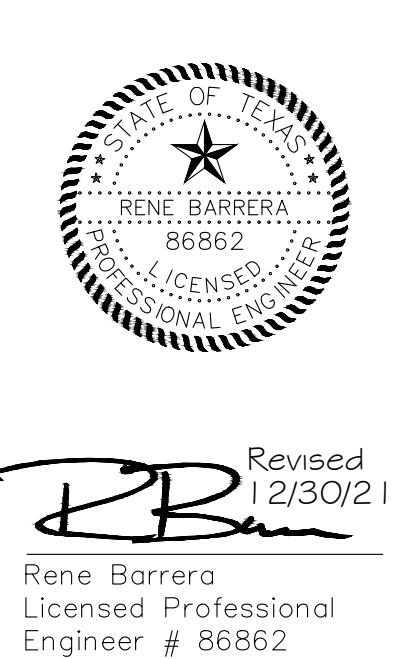
- NEW CONSTRUCTION NOTES:**
- (A) EXIST. CONC. HEADWALL TO BE DEMOLISHED AND REMOVED
 - (B) INSTALL 44 LF -24" RCP CLIII @ 0.12%
 - (C) INSTALL NEW CONC. STORM MANHOLE TOP=152.50 / FL=145.45
 - (D) INSTALL 128 LF -24" RCP CLIII @ 0.12%
 - (E) CONNECT TO EXIST. CONC. STORM PIPE, INSTALL NEW CONC. STORM MH TOP=153.00 / FL=145.30
 - (F) CONNECT TO EXIST. CONC. STORM PIPE, INSTALL NEW CONC. STORM MH TOP=152.50 / FL=145.50
 - (G) EXIST. DETENTION AREA TO BE FILLED TO ELEVATION OF 153.0 OR SURROUNDING NATURAL GROUND
 - (H) OPEN CUT & ASPHALT PAVEMENT REPAIR



3525 W. FREDDY GONZALEZ
SUITE B2
EDINBURG, TEXAS 78539
T: 956.687.3355
F: 956.992.8801
FIRM. NO. 6435

Sheet Title:
PAVING & DRAINAGE LAYOUT

Project Title:
OAK VALLEY SUBDIVISION



Date: APRIL 2005
Scale: 1"=60'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No: PROJECT-NO.

Sheet of
5



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/26/2022

SUBDIVISION NAME: OAK VALLEY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Bryan Road: 40 ft. dedication for 60 ft. from centerline for 120 ft. of total ROW
Paving: 65 ft. Curb & gutter: Both sides
*Monies must be escrowed if improvements are not built prior to recording.
**Add "North" to all Bryan Road references prior to final.
***Clarify if "15 ft. SWSC Easement" will be abandoned or relocated since it appears that it will be encroaching into the required ROW dedication. Any abandonments must be finalized prior to final.
****Engineer submitted a is requesting a variance to allow a 30 ft. dedication instead of the required 40 ft. from for 60 ft. from centerline.
*****COM Thoroughfare Plan

Non-compliance

Entrance Street: 90 ft. ROW
Paving: 23 ft. of paving on each side of island proposed Curb & gutter: Both sides
*Monies must be escrowed if any of the improvements are pending or not accepted by City prior to recording.
**Gate details must be approved prior to final.
***Street names will be assigned prior to final.
*****Subdivision Ordinance: Section 134-105

Non-compliance

Internal Streets: 50-60 ft. ROW
Paving: 40 ft. of paving required. 20 ft. of paving on each side of islands. Curb & gutter: Both sides
*Monies must be escrowed if any of the improvements are pending or not accepted by City prior to recording.
**Street names will be assigned prior to final.
***Please provide detailed paving layout showing the paving width of the different sections throughout the subdivision prior to final to verify compliance with minimum requirements.
*****Middle E/W street is proposed with 50 ft. ROW and 43 ft. of paving face-face.
*****Cul-de-sacs streets are proposed to be 50 ft. ROW with 40 ft. paving face-face.
*****Include paving proposed for N/S street stubbed out to the south.
*****Island are still shown on paving layout. As per engineer and developer, islands will be removed to comply with paving requirements prior to final.
*****Engineer to show documents where agreement to cross 80 ft. Canal Row is recorded/approved prior to final.
*****Engineer to show who owns 80 ft. Canal ROW on plat prior to final.
*****Subdivision Ordinance: Section 134-105

Non-compliance

N/S 1/4 Mile Collector Road along east property line: 30-35 ft. dedication for 60-70 ft. of total ROW
Paving: 40-44 ft. Curb & gutter: Both sides
**Road not required due to E/W Drain Ditch located north of development.
****Subdivision Ordinance: Section 134-105

NA

* 800 ft. Block Length.
**Subdivision Ordinance: Section 134-118

Applied

Compliance

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

<ul style="list-style-type: none"> * 600 ft. Maximum Cul-de-Sac. Show knuckles radius to make sure they comply with requirements prior to final. **Cul-de-sacs radius must be increased to comply with paving requirements and ROW required back-of-curb. 96 ft. of paving face-face required as per Fire Dept. and 10 ft. of ROW required back-of-curb along cul-de-sac perimeter. **Subdivision Ordinance: Section 134-105 	Applied
ALLEYS	
<ul style="list-style-type: none"> ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 	NA
SETBACKS	
<ul style="list-style-type: none"> * Front: 20 ft. except 15 ft. for unenclosed carport only or greater for easements. **Variance will be required for carport setbacks prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Rear: In Accordance with the Zoning Ordinance or greater for easements. **Revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Interior Sides: In Accordance with the Zoning Ordinance or greater for easements. **Revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required; greater setback is proposed. **Zoning Ordinance: Section 138-356 	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on North Bryan Road, both sides of all interior streets, and any other streets that may be applicable including 6 Mile north Road. ***Subdivision Ordinance: Section 134-120 	Applied
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, North Bryan Road and North 6 Mile Road. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Please add plat note as shown above prior to final. ***Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North Bryan Road and North 6 Mile Road. ***City's Access Management Policy 	Applied

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

<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. **This requirements might be triggered if 5 unit or more are proposed per lot. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common/Detention Areas, any private streets/service drives, street islands, and/or gate area must be maintained by the lot owners and not the City of McAllen **Add plat note as shown above prior to final. ***Section 110-72 applies if private subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if 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. **HOA Document needs to be recorded simultaneously with plat. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
	NA
	Applied
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> Minimum lot width and lot area. ***Zoning Ordinance: 138-1 * Lots fronting public streets. **Zoning Ordinance: Section. 138-356 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A Proposed: R-3A **Annexation and initial zoning approved at City Commission meeting of November 22, 2021. **Zoning Ordinance: Article V * Rezoning Needed Before Final Approval **Annexation and initial zoning approved at City Commission meeting of November 22, 2021. **Zoning Ordinance: Article V 	Completed
	Completed
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Parks Dept. requirements waived as part of annexation incentives. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Parks Dept. requirements waived as part of annexation incentives. * Pending review by the Parkland Dedication Advisory Board and CC. Parks Dept. requirements waived as part of annexation incentives. 	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. * As per Traffic Department, Trip Generation required to determine if TIA is 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	
<p>Comments: Must comply with Access Management Policy **Gate details must be approved prior to final. ***Street names will be assigned prior to final. *****Engineer to show documents where agreement to cross 80 ft. Canal Row is recorded/approved prior to final. *****Engineer to show who owns 80 ft. Canal ROW on plat prior to final. **Annexation and initial zoning approved at City Commission meeting of November 22, 2021.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS, AND CLARIFICATION ON REQUESTED VARIANCE.	Applied

ESTATES

ZURICH AVE

YALE AVE

BRYAN ROAD (8400)

47-11

47-12

46-10

46-11

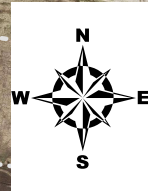
46-12

LOCATION

45-10

45-11

45-12



STEWART ROAD (7600)

MIL

PROPOSED OAK VALLEY

SUBDIVISION

5 MILE LINE

9501 MARTINEZ
WQ100-00-045-0012-00/05

S2950-00-000-0308-55
S2950-00-000-0308-70

SUB2022-0007



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>PROPOSED BRIER VILLAGE SUBDIVISION</u>	
	Location <u>Approximately 180' south of the southwest corner of West Nolana Avenue and North Bentsen Road</u>	
	City Address or Block Number <u>4501 NOLANA AVENUE & 4701 NOLANA AVENUE</u>	
	Number of Lots <u>32</u> Gross Acres <u>6.427</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>11.03.2021</u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Duplex</u> Irrigation District # <u>2</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # _____ Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>6.427 acres out of Lot 308, John H. Shary Subdivision, City of McAllen, Hidalgo</u>		
Owner	Name <small>1. Dale Wall (WD 11278, Deed Record 1284, Page 209) 2. Loretta Williams & Daniel E. Pruckop (WD 1489503) 3. Loretta Williams & Daniel E. Pruckop (WD 1489503)</small>	Phone <u>c/o (956) 381-0981</u>
	Address <small>1. 2994 Melcaif Street 2. P.O. Box 10 & 644 CR 439 3. P.O. Box 10 & 644 CR 439</small>	E-mail <u>c/o ruben@meldenandhunt.com</u>
	City <small>1. Houston 2. Sundown 3. Alice</small> State <small>1. Texas 2. Texas 3. Texas</small> Zip <small>1. 77017-1621 2. 79372 3. 78332-7416</small>	
Developer	Name <u>Garman Investments, LP</u>	Phone <u>(956) 655-2393</u>
	Address <u>1804 N. 23rd Street</u>	E-mail <u>ireneuribe00@yahoo.com</u> <u>robertog20@yahoo.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>Irene Uribe & Roberto Garza</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u>	E-mail <u>ruben@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Ruben James De Jesus, P.E., R.P.L.S.</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u>	E-mail <u>fkurth@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

ENTERED

JAN 14 2022

Initial: AR

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

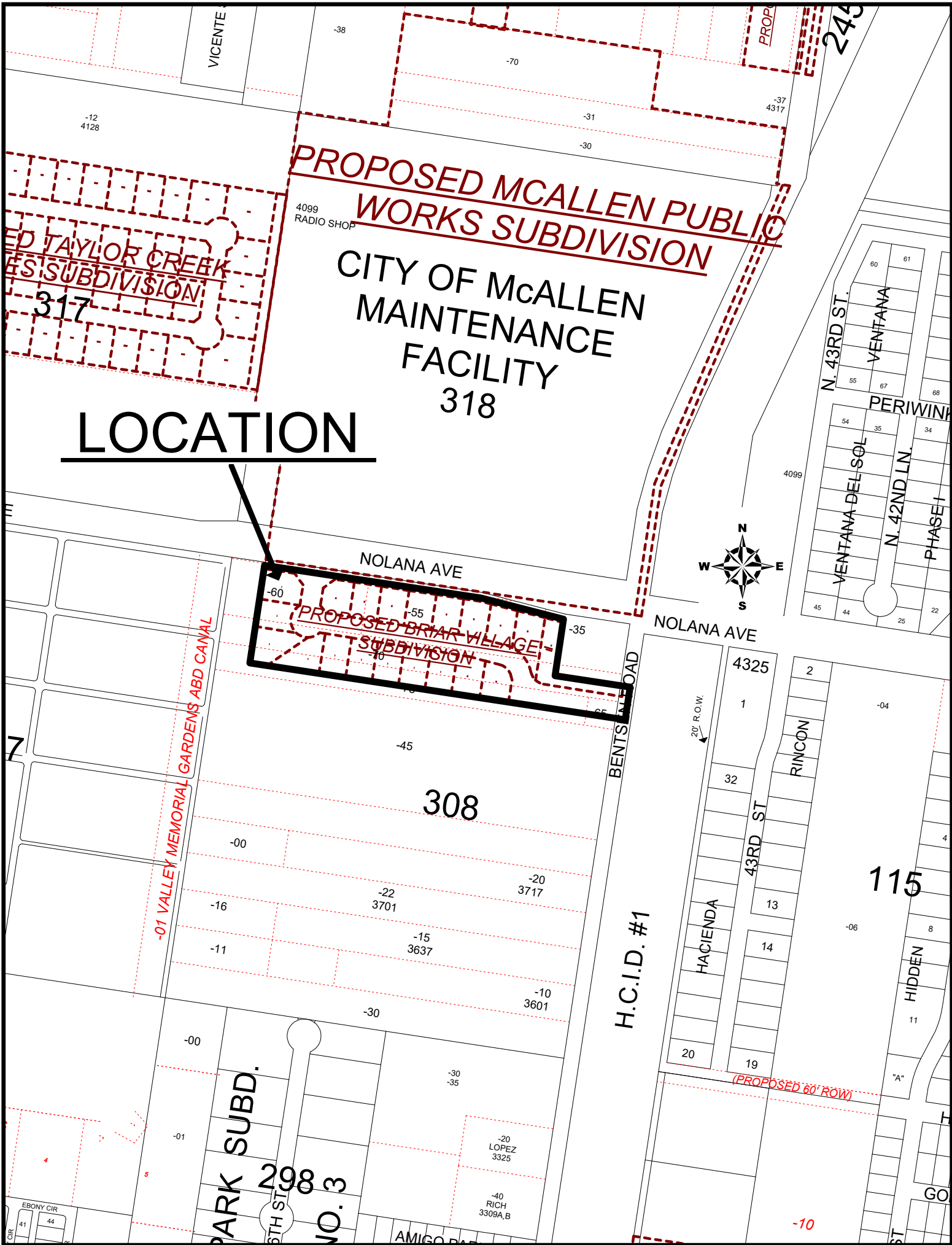
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 01.14.2022

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

Owner ☐ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



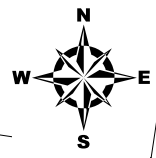
PROPOSED MCALLEN PUBLIC WORKS SUBDIVISION

**CITY OF McALLEN
MAINTENANCE
FACILITY
318**

**PROPOSED TAYLOR CREEK
SUBDIVISION**

**PROPOSED BRIAR VILLAGE
SUBDIVISION**

LOCATION



-01 VALLEY MEMORIAL GARDENS ABD CANAL

H.C.I.D. #1

PARK SUBD.

115

308

243

N. 43RD ST.

PERIWINKLE

N. 42ND LN.

HIDDEN

20' R.O.W.

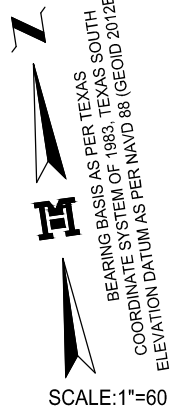
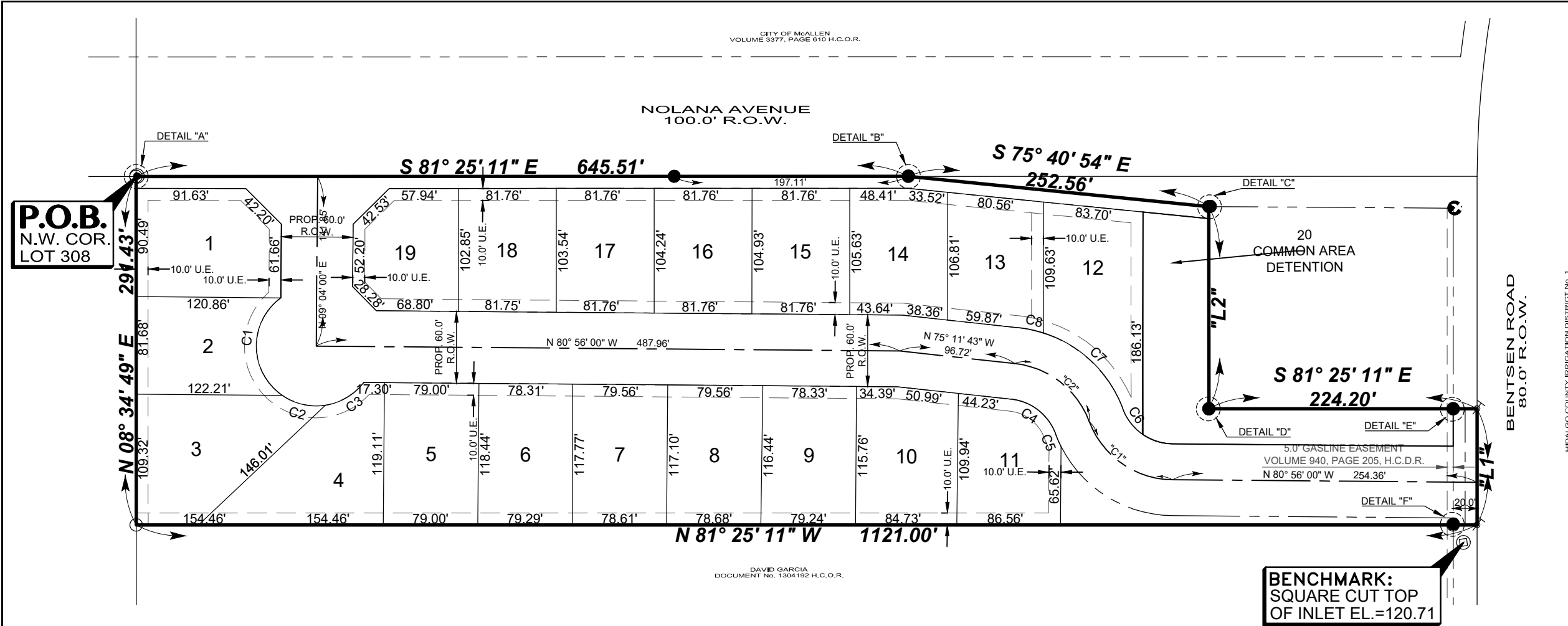
(PROPOSED 60' ROW)

-10

EBONY CIR

AMIGO PARK

GO



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 6.427 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 308, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, SAID 6.427 ACRES CONSIST OF: A 2,000- ACRE TRACT AND A 2,500-ACRE TRACT CONVEYED TO LORETTA WILLIAMS & DANIEL E. PRUKOP, BY VIRTUE OF A CORRECTION GIFT DEED RECORDED UNDER DOCUMENT NUMBER 1489503, HIDALGO COUNTY OFFICIAL RECORDS, AND OF 1.927 ACRES CONVEYED TO ELSIE WALL BY VIRTUE OF A DEED RECORDED IN VOLUME 1264, PAGE 209, HIDALGO COUNTY DEED RECORDS, SAID 6.427 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NO. 4 REBAR SET (FROM WHICH AN IRON PIPE FOUND BEARS N 78° 37' 06" E A DISTANCE OF 0.83 FEET) AT THE NORTHWEST CORNER OF SAID LOT 308 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE, S 81° 25' 11" E ALONG THE NORTH LINE OF SAID LOT 308 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, AT A DISTANCE OF 448.44 FEET PASS THE EAST PROPERTY LINE OF SAID 2,000-ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 645.51 FEET TO A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR FOUND BEARS N 52° 00' 46" E A DISTANCE OF 0.35 FEET) FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 75° 40' 54" E CONTINUING ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, A DISTANCE OF 252.56 FEET TO A NO. 4 REBAR WITH A CAP LABELED "ASES 7802" FOUND (FROM WHICH A NO. 4 REBAR FOUND BEARS S 81° 01' 57" E A DISTANCE OF 1.34 FEET) FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 34' 49" W A DISTANCE OF 169.04 FEET TO A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR FOUND BEARS S 08° 34' 49" W A DISTANCE OF 0.24 FEET) FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 25' 11" E AT A DISTANCE OF 204.20 PASS A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR FOUND BEARS S 26° 44' 16" E A DISTANCE OF 0.23 FEET) ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD, CONTINUING A TOTAL DISTANCE OF 224.20 FEET TO A NAIL SET FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 34' 49" W ALONG THE EAST LINE OF SAID LOT 308 AND WITHIN THE EXISTING RIGHT-OF-WAY OF BENTSEN ROAD, A DISTANCE OF 97.14 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 25' 11" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR FOUND BEARS N 08° 34' 49" W A DISTANCE OF 0.70 FEET) CONTINUING A TOTAL DISTANCE OF 1,121.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 34' 49" E ALONG THE WEST LINE OF SAID LOT 308, AT A DISTANCE OF 97.14 FEET PASS THE SOUTH LINE OF SAID 2,000-ACRE TRACT AND THE NORTH LINE OF SAID 2,500-ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 291.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.427 ACRES, OF WHICH 0.045 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BENTSEN ROAD, LEAVING A NET OF 6.382 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF BEXAR

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

ELsie WALL
1934 MTCALF STREET
HOUSTON, TEXAS 77017-1621

THE STATE OF TEXAS
COUNTY OF BEXAR

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

LORETTA WILLIAMS
P.O. BOX 10
SUNDOWN, TX 79372

THE STATE OF TEXAS
COUNTY OF BEXAR

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

DANIEL E. PRUKOP
644 COUNTY ROAD 439
ALICE, TEXAS 78332

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELSIE WALL, 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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LORETTA WILLIAMS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE 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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL E. PRUKOP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE 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:

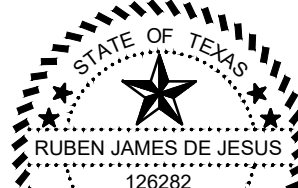
STATE OF TEXAS
COUNTY OF HIDALGO:

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

RUBEN JAMES DE JESUS, P.E. # 126282
DATE PREPARED: 01-13-2022
ENGINEERING JOB No. 21210.00

DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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

LOT - CURVE TABLES

Curve Table									
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction			
C1	109° 08' 02"	50.00'	95.24'	70.27'	81.48'	S 07° 37' 48" W			
C2	043° 25' 31"	50.00'	37.90'	19.91'	37.00'	S 68° 38' 59" E			
C3	043° 42' 04"	50.00'	38.14'	20.05'	37.22'	N 67° 47' 14" E			
C4	063° 20' 00"	45.00'	46.74'	27.76'	47.25'	S 43° 31' 40" E			
C5	006° 15' 10"	105.00'	11.46'	5.74'	11.46'	S 14° 59' 16" E			
C6	035° 27' 37"	45.00'	27.85'	14.39'	27.41'	N 29° 35' 26" W			
C7	051° 48' 05"	105.00'	94.93'	50.99'	91.73'	N 37° 45' 40" W			
C8	011° 32' 01"	105.00'	21.14'	10.60'	21.10'	N 69° 25' 43" W			

ROAD CENTER LINE - CURVE TABLES

Curve Table									
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction			
"C1"	069° 04' 23"	75.00'	90.42'	51.62'	85.04'	N 46° 23' 48" W			
"C2"	063° 20' 00"	75.00'	82.91'	46.26'	78.75'	N 43° 31' 40" W			

LOT - AREAS

Lot Area Table					Lot Area Table				
Lot #	SQ. FT.	ACRES			Lot #	SQ. FT.	ACRES		
1	10588.63	0.24			11	8697.74	0.20		
2	8712.88	0.20			12	11526.32	0.26		
3	11655.92	0.27			13	8602.94	0.20		
4	10740.92	0.25			14	8681.91	0.20		
5	9383.45	0.22			15	8607.34	0.20		
6	9306.66	0.21			16	8550.59	0.20		
7	9287.81	0.21			17	8493.84	0.19		
8	9238.49	0.21			18	8436.28	0.19		
9	9146.09	0.21			19	8407.11	0.19		
10	9672.36	0.22			20	16730.77	0.38		

BOUNDARY LINE TABLES

Line Table			
Line #	Direction	Length	
"L1"	S 08° 34' 49" W	97.14'	
"L2"	S 08° 34' 49" W	169.04'	

SUBDIVISION MAP OF
BRIER VILLAGE
SUBDIVISION

BEING A SUBDIVISION OF A 6.427 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 308, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 17, HIDALGO COUNTY MAP RECORDS.

GENERAL NOTES:

- THE SITE LIES IN ZONE "C". ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING". ZONE "C" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED-NOVEMBER 16, 1992.

- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:

FRONT: 25 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 EASEMENTS OR APPROVED SITE PLAN

SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
INTERIOR SIDES: 6 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 PER THE APPROVED DRAINAGE REPORT SHALL BE XXX,XXX CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF XXX,XXX CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN XX' LINE INTO AN EXISTING CITY OF MCALLEN STORM SEWER NETWORK LOCATED ON THE WEST SIDE OF THE PROPERTY.
- CITY OF MCALLEN BENCHMARK: (BENTSEN) FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 08, 1999. BEING LOCATED INSIDE THE MCALLEN PUBLIC WORKS WHICH IS IN BENTSEN RD AND SOUTH OF 3 MILE LINE. STAINLESS STEEL, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP.
CAP ON TOP AT ELEVATION = 123.99, NORTHING: 16614919.50858, EASTING: 1061694.29109 (NAVDB88).
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE SOUTH SIDE WEST NOLANA AVENUE, AND A 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG WEST SIDE OF NORTH BENTSEN AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
- 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- 6 FT. OPAQUE BUFFER REQUIRED ALONG WEST NOLANA AVENUE AND WARE AVENUE.
- AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
- COMMON OR DETENTION AREAS, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WEST NOLANA AVENUE.

GENERAL NOTES CONTINUED:

- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE BRIER VILLAGE SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS, ANY AMENDMENT TO THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.
- COMMON LOTS 20, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, THE BRIER VILLAGE SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT 20, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 20 TRANSFER OF TITLES TO THE BRIER VILLAGE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE BRIER VILLAGE SUBDIVISION 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(a), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 62 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.
- LOT 20 FOR LANDSCAPING DETENTION PURPOSES ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

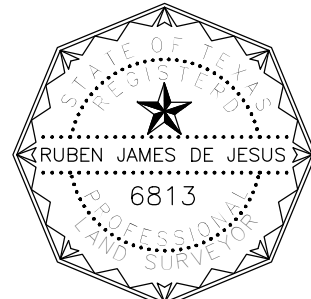
DATE:

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 HEREIN PRESENTED PLAT AND DESCRIPTION OF BRIER VILLAGE SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-08-2021, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

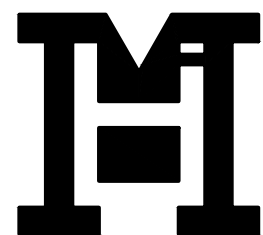
RUBEN JAMES DE JESUS, R.P.L.S. # 6813
DATE SURVEYED: 11-08-2021
SURVEY JOB No. 21210.02-08

DATE:



DRAWN BY: E.V.Z.	DATE: 01-13-22
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

BTPE FIRM # F-1435



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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/26/2022

SUBDIVISION NAME: BRIER VILLAGE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Nolana Avenue: 60 ft. from centerline for 120 ft. of total ROW
Paving: 65 ft. Curb & gutter: Both sides
**Label CL, ROW both sides of CL and total ROW after accounting for dedication to verify compliance with ROW dedication requirements.
**Monies must be escrowed if improvements are required prior to final
**Subdivision Ordinance: Section 134-105
**COM Thoroughfare Plan

North Bentsen Road: 50 ft. from centerline for 100 ft of total ROW
Paving: 65 ft. Curb & gutter: Both sides
**Label CL, ROW both sides of CL and total ROW after accounting for dedication to verify compliance with ROW dedication requirements prior to final.
***Label "20 ft." reference shown on North Bentsen Road prior to final.
****Clarify if 5 ft. Gas Line Easement will be within the proposed ROW prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Internal Road: 60 ft.
Paving: 40 ft. Curb & gutter: Both sides
**Clarify if subdivision is proposed to be private. If so, provide gate details prior to final to finalize ROW requirements.
***Street name will be issued prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

1/4 Mile Collector (North 48th Street): 60-70 ft. ROW
Paving: 40-44 ft. Curb & gutter: Both sides
**Provide ownership map of surrounding areas to verify if ROW dedication will be required prior to final. Landlocked properties to the south might exist.
**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

* 900 ft. Block Length for R-3 Zone Districts.
**Please provide block length prior to final to verify compliance with this requirement.
**Subdivision Ordinance: Section 134-118

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

Non-compliance

Non-compliance

Required

Non-compliance

Applied

NA

Non-compliance

NA

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

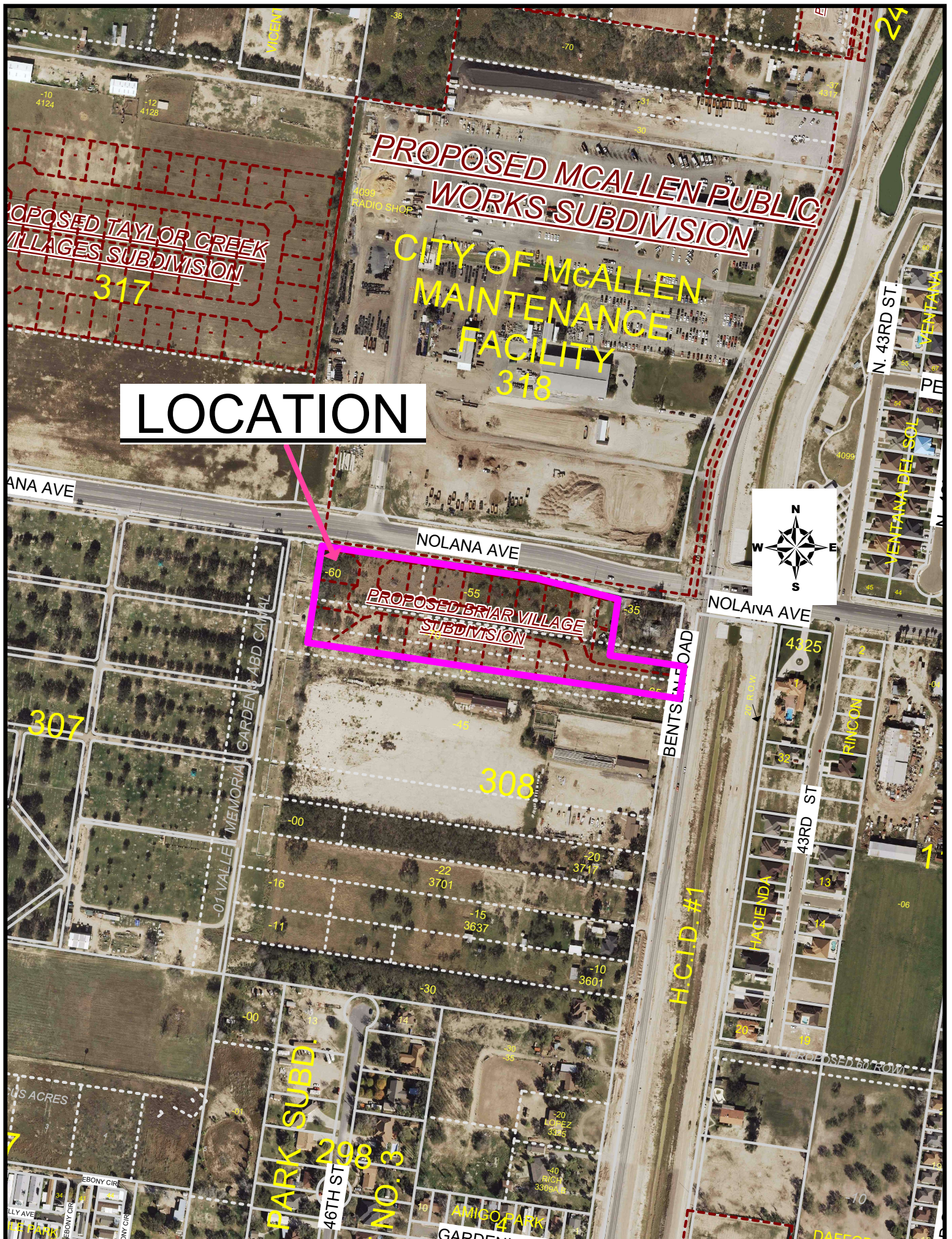
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 20 ft. or greater for easements. **Clarify proposed setbacks prior to final. ***Clarify if carports along the front will be proposed prior to final. **Zoning Ordinance: Section 138-356	Required
* Rear: In Accordance with Zoning ordinance or greater for easements or approved site plan. **Revise plat note prior to final as shown above. **Zoning Ordinance: Section 138-356	Non-compliance
* Interior Sides: In Accordance with Zoning ordinance or greater for easements or approved site plan. **Revise plat note prior to final as shown above. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Bentsen Road and Nolana Avenue, both sides of all internal streets, and any other applicable streets prior to final. **5 ft. sidewalk might be required by Engineering Dept. prior to final. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along North Bentsen Road and Nolana Avenue. **Revise plat note #9 as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **This might be required along south and east property line where adjacent to single-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Nolana Avenue. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **This requirements might be triggered depending on the amount of units proposed per lot.	Applied

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 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 	Applied
	Required
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Label and provide dimensions for triangular area located east of Lot 11 prior to final to determine compliance with requirements. **Zoning Ordinance: Section 138-356 * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 	Non-compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: r-1 and R-3A Proposed: R-3A] **Verify metes and bounds of zoning districts since there seems to be an overlap. Clarify prior to final. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval **Verify metes and bounds of zoning districts since there seems to be an overlap. Clarify prior to final. ***If any rezoning are needed, they must be finalized prior to final plat approval. ***Zoning Ordinance: Article V 	Non-compliance
	TBD
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, number of unit to be clarified prior to final to determine total amount of park fees. * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	Required
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">*Must comply with City's Access Management Policy.**Label and provide dimensions for triangular area located east of Lot 11 prior to final to determine compliance with requirements.**Verify metes and bounds of zoning districts since there seems to be an overlap. Clarify prior to final.**Provide ownership map of surrounding areas to verify if ROW dedication will be required prior to final. Landlocked properties to the south might exist.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



**PROPOSED MCALLEN PUBLIC
WORKS SUBDIVISION**

**PROPOSED TAYLOR CREEK
VILLAGES SUBDIVISION**

**CITY OF MCALLEN
MAINTENANCE
FACILITY**

LOCATION

**PROPOSED BRIAR VILLAGE
SUBDIVISION**



NOLANA AVE

NOLANA AVE

NOLANA AVE

N. 43RD ST.

BENTS ROAD

H.C.I.D. #1

43RD ST

MEMORIA

PARK SUBD

46TH ST

NO. 3

AMIGO PARK

HACIENDA

PROPOSED 60 ROW

DAFFIN

Sub 2022-0001



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>LOS GIRASOLES</u>		
	Location	<u>MC ALLEN, TEXAS</u>		
	City Address or Block Number	<u>4601 S. Old 10th Street</u>		
	Number of lots	<u>1</u>	Gross acres	<u>2.75</u> Net acres <u>2.021</u>
	Existing Zoning	<u>I-1</u>	Proposed	<u>I-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use	<u>—</u>	Proposed Land Use	<u>Industrial</u> Irrigation District # _____
	Residential Replat	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Commercial Replat	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Agricultural Tax Exempt	Yes <input type="checkbox"/> No <input type="checkbox"/>	Estimated Rollback tax due	_____
	Parcel No.	_____	Tax Dept. Review	_____
	Legal Description	<u>2.021 acres out of Lot 7, Section 5, Hidalgo Canal Company's Subdivision</u>		
Owner	Name	<u>Lazaro Beas Mireles</u> Phone <u>(956) 648 7505</u>		
	Address	<u>2003 S. Lili Dr.</u>		
	City	<u>Pharr</u>	State	<u>TX</u> Zip <u>78577</u>
	E-mail	<u>lbeas@multiserviciosexpress.com.mx</u>		
Developer	Name	_____ Phone _____		
	Address	_____		
	City	_____	State	_____ Zip _____
	Contact Person	_____		
	E-mail	_____		
Engineer	Name	<u>Hector Moreno</u> Phone <u>(956) 222-7640</u>		
	Address	<u>1810 E Griffin Parkway</u>		
	City	<u>Mission</u>	State	<u>TX</u> Zip <u>78572</u>
	Contact Person	_____		
	E-mail	<u>hector@m2-engineers.com</u>		
Surveyor	Name	_____ Phone _____		
	Address	_____		
	City	_____	State	_____ Zip _____

ENTERED

JAN 10 2022

Initial: Am

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature _____ Date 12/21/21

Print Name Lazaro Beas

Owner ☐

Authorized Agent ☐

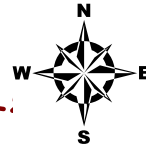
4500
MOTOCROSS

6

LOCATION

7

PROPOSED GRS
VENTURES SUBD
LOT 1



5

PROPOSED LOS
GIRASOLES SUBDIVISION
LOT 1

ES COLD STORAGE
DIVISION
LOT 1

SOLD 10TH ST

10

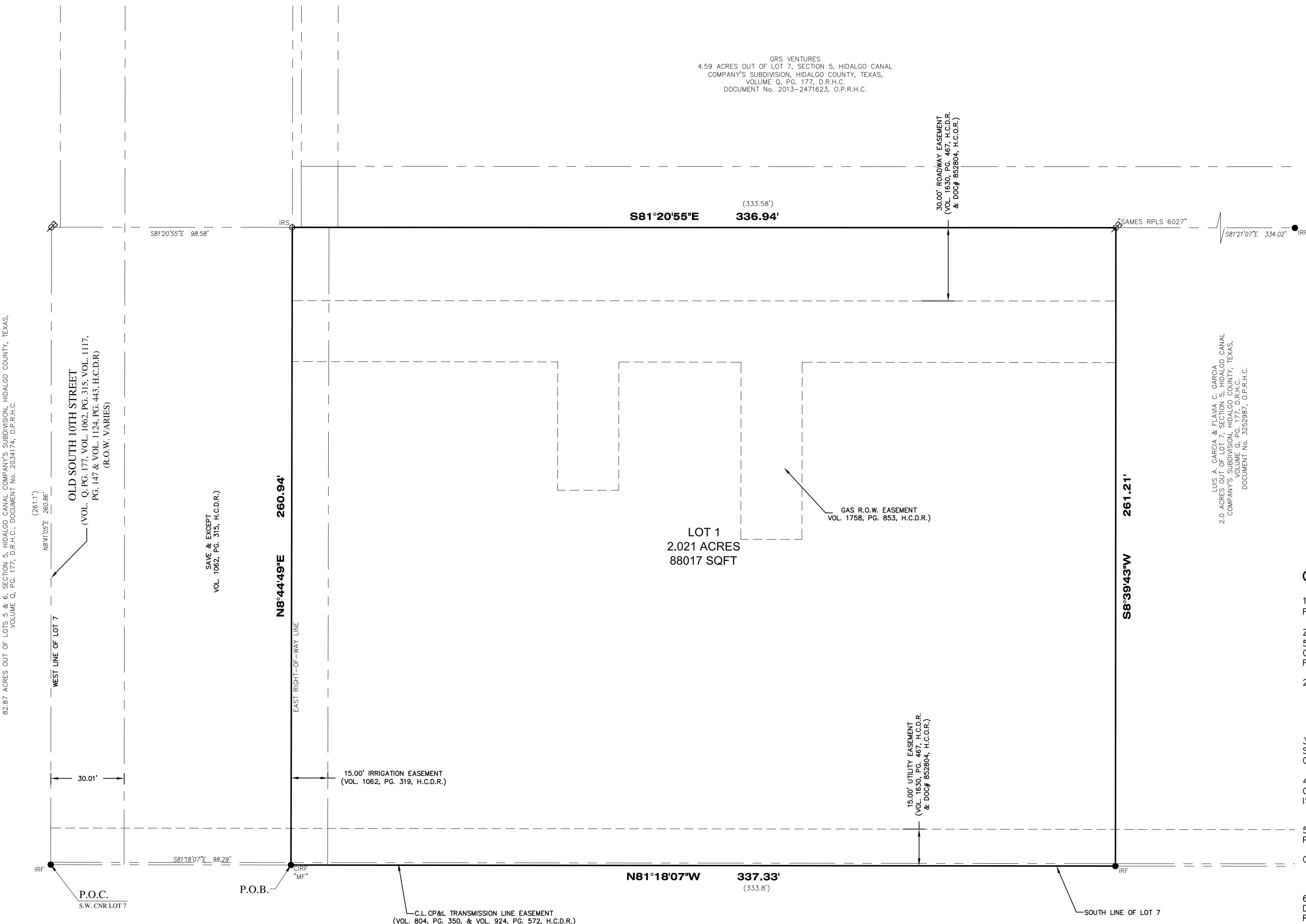
S SUBD

10TH ST

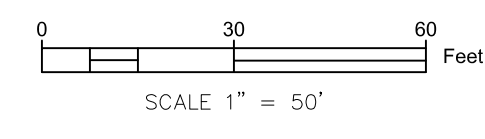
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PREPARATION DATE: AUGUST 2021
SUBMITTAL DATE: AUGUST 2021

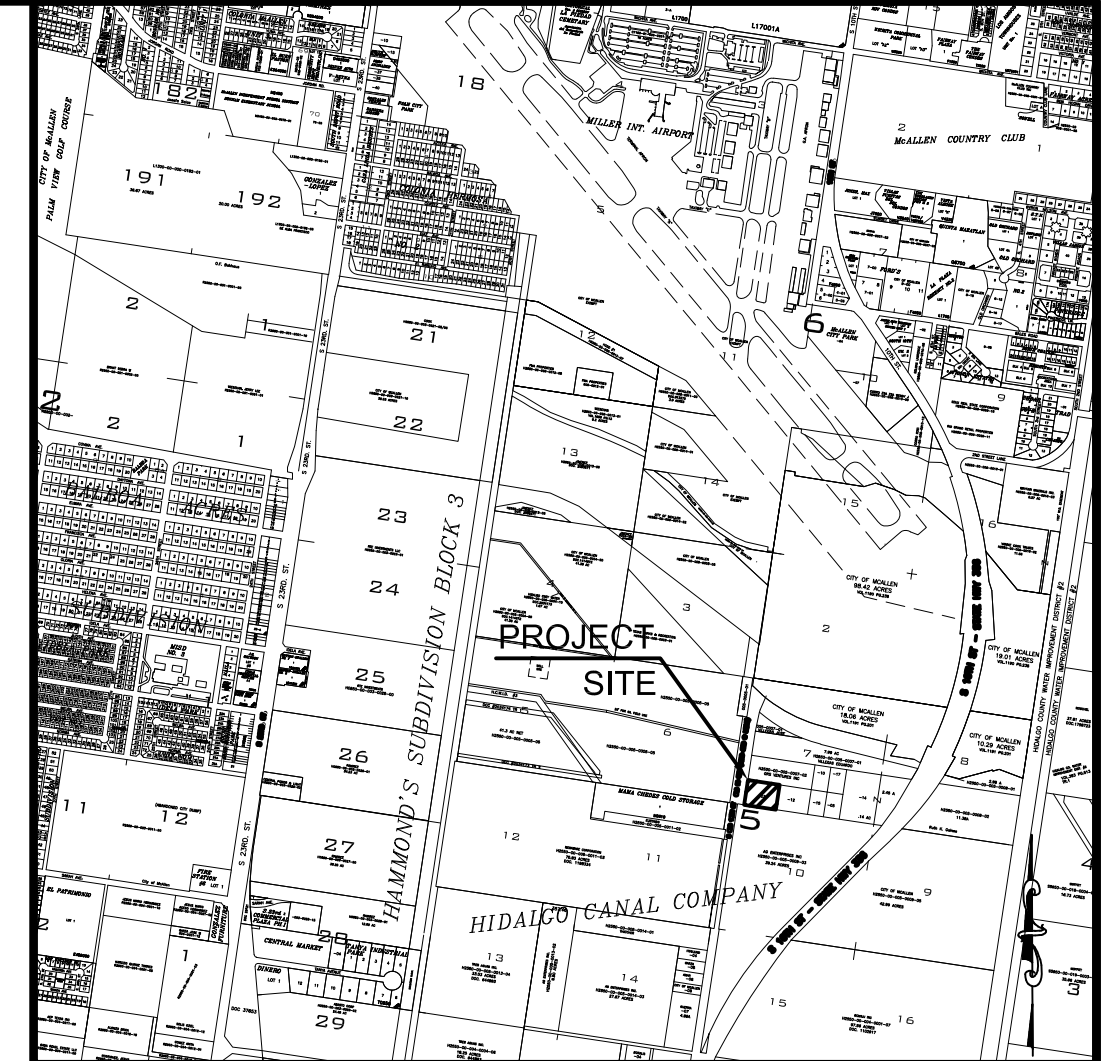
82.87 ACRES OUT OF LOT 7, SECTION 5, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME Q, PG. 177, D.R.H.C. DOCUMENT NO. 2015-2471623, O.P.R.H.C.



BEARING BASIS
TEXAS STATE PLANE
COORDINATE SYSTEM,
TEXAS SOUTH
ZONE 4205



- LEGEND
- IRON ROD FOUND "IRF"
 - IRON ROD SET W/PINK CAP "IRS"
 - IRON PIPE FOUND "IPF"
 - CALCULATED POINT "CP"
 - ⊗ METAL WASHER FOUND
- (S0°00'00"W 0.0') - RECORD BEARING & DISTANCE



LOCATION MAP
SCALE: 1" = 2000'

METES AND BOUNDS

BEING 2.021 ACRES OUT OF LOT 7, SECTION 5, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME Q, PAGE 177, DEED RECORDS HIDALGO COUNTY, TEXAS, DOCUMENT NO. 201-2476397, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS SAID 2.021 ACRES AND BEING MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT THE SOUTHWEST CORNER OF THE SAID LOT 7, SAME BEING A POINT WITHIN THE RIGHT-OF-WAY OF OLD SOUTH 10TH STREET;

THENCE, S81°18'07"E, ALONG THE SOUTH LINE OF THE SAID LOT 7, SAME ACROSS THE OLD SOUTH 10TH STREET, A DISTANCE OF 98.29 FEET TO A 1/2" CAPPED IRON ROD FOUND "M" A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE SAID OLD SOUTH 10TH STREET, SAME BEING ALONG THE NORTH LINE OF A CALLED 3.89 ACRE TRACT, CONVEYED TO AG ENTERPRISES INC., RECORDED IN DOCUMENT NO. 1935501, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N8°44'29"E, ACROSS THE SAID LOT 7, SAME BEING ALONG THE EAST LINE OF THE SAID OLD SOUTH 10TH STREET, A DISTANCE OF 260.94 FEET TO A 1/2" IRON ROD WITH A PINK CAP SET, ALONG THE SOUTH LINE OF A CALLED 4.59 ACRES TRACT, CONVEYED TO GRS VENTURES, RECORDED IN DOCUMENT NO. 2015-2471623, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°20'55"E, ACROSS THE SAID LOT 7, SAME BEING ALONG THE SOUTH LINE OF THE SAID GRS VENTURES TRACT, A DISTANCE OF 336.94 FEET TO A METAL WASHER FOUND "SAMES RPLS 6027", THE NORTHWEST CORNER OF A CALLED 2.00 ACRES TRACT, CONVEYED TO LUIS F. GARCIA & FLAVIA C. GARCIA, RECORDED IN DOCUMENT NO. 3252987, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S8°39'43"W, ACROSS THE SAID LOT 7, SAME BEING ALONG THE WEST LINE OF THE SAID GARCIA TRACT, A DISTANCE OF 261.21 FEET TO AN IRON ROD FOUND, ALONG THE NORTH LINE OF THE SAID AG ENTERPRISES INC. TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°18'07"W, ALONG THE NORTH LINE OF THE SAID AG ENTERPRISES INC. TRACT, A DISTANCE OF 337.33 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.021 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED)

ZONE "B" AREAS (MEDIUM SHADE), AREAS DETERMINED TO BE BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ON (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, ACCORDING TO COMMUNITY-PANEL NO. 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982.

2. SETBACKS:
FRONT: 50.00 FEET.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE: 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO OTHER USE THAN RESIDENTIAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
ON-SITE B.M. NO. 1-

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 000 CUBIC- FEET OR 000 ACRE- FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

15. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

16. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON OLD 10TH STREET

17. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.

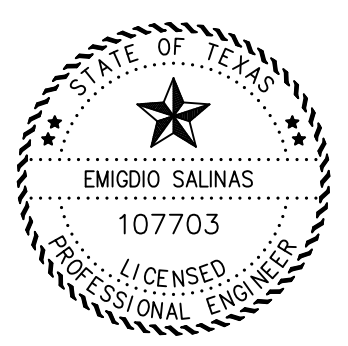
18. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

19. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

EMIGDIO "MILO" SALINAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545

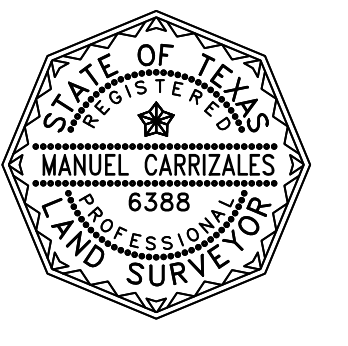


STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MANUEL CARRIZALES, 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

FOR PRELIMINARY REVIEW ONLY

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



STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, INMOBILIARIA MSE SA DE CV, AS OWNER OF THE 2.021 TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS GIRASOLES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (e)(5) OF THE SUBDIVISION ORDINANCE, THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

INMOBILIARIA MSE SA DE CV DATE:
501 N. BRIDGE ST, PMB #520
HIDALGO, TEXAS 78557

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAZARO BEAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

STATE OF TEXAS CITY OF McALLEN PLANNING AND ZONING COMMISSION

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

DATED THIS ____ DAY OF _____, 2021

CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS CITY OF McALLEN MAYOR APPROVAL

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

MAYOR, CITY OF McALLEN DATE:

ATTESTED BY:

CITY SECRETARY DATE:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3

THIS PLAT IS HEREBY 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-WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THIS PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION ON THIS PLAT.

PRESIDENT ATTEST SECRETARY

LOS GIRASOLES SUBDIVISION

2.021 ACRES OUT OF LOT 7, SECTION 5, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME Q, PAGE 177, DEED RECORDS HIDALGO COUNTY, TEXAS, DOCUMENT No. 2014-2476397, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS



TBPELS FIRM REGISTRATION F-19545

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628



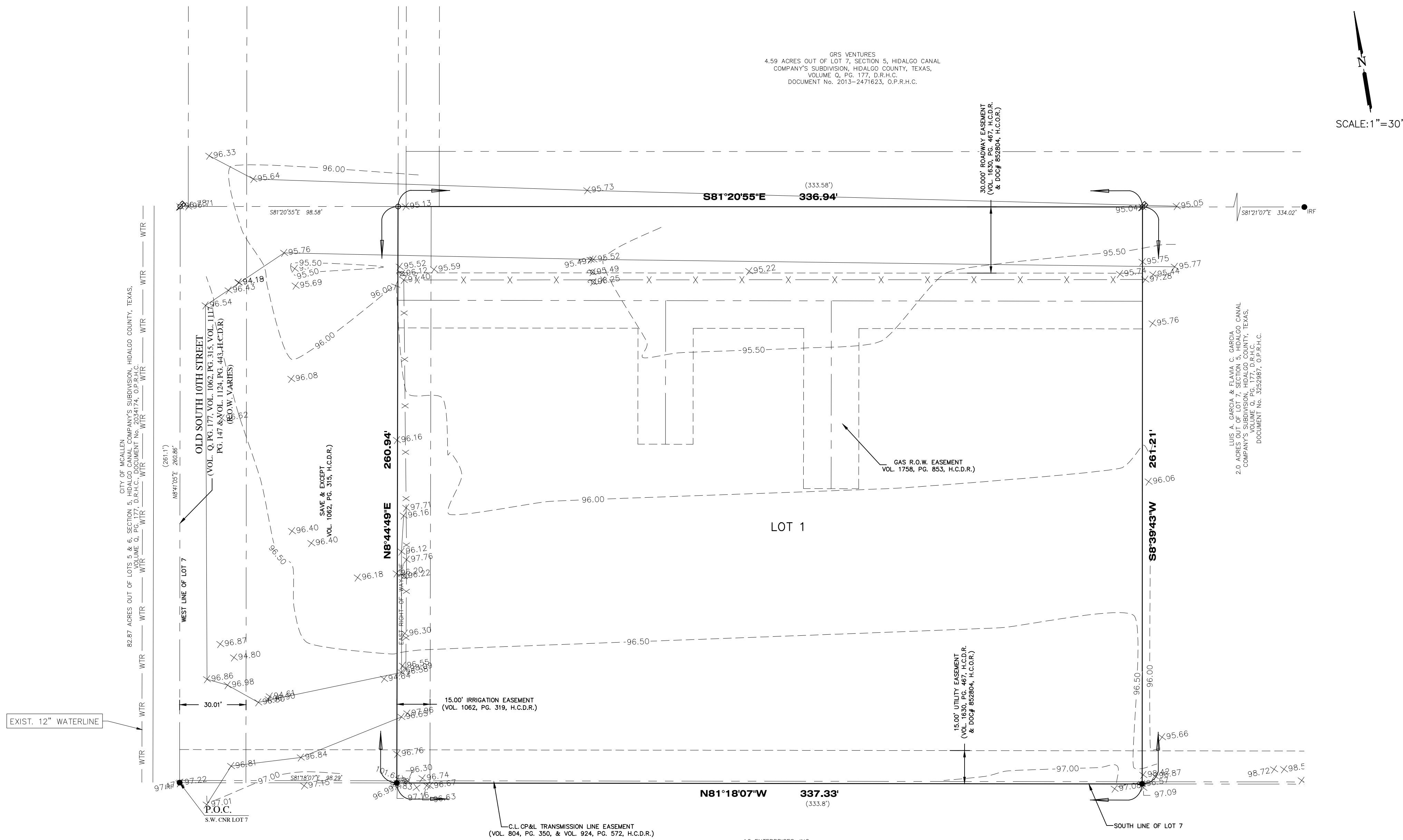
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: LAZARO BEAS	501 N. BRIDGE ST., PMB #520	HIDALGO, TEXAS 78557	(956) -
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470-1489



EXISTING CONDITIONS

LOS GIRASOLES SUBDIVISION

MCALLEN, TEXAS

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
EMIGDIO "MILO" SALINAS
P.E. 107703 ON
09/17/21
IT IS NOT TO BE USED
FOR CONSTRUCTION.

SCALE:

DRAWN BY: DI

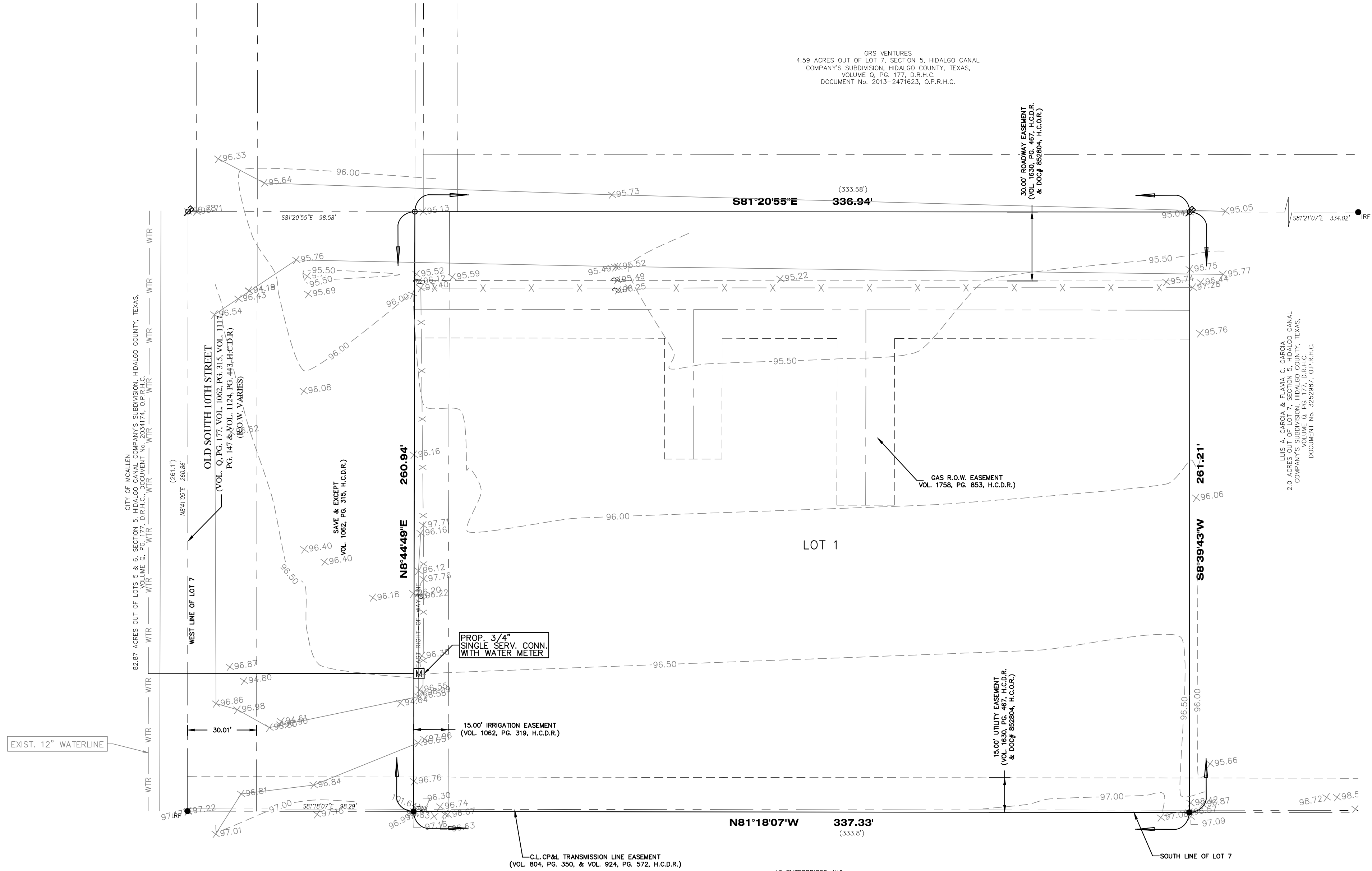
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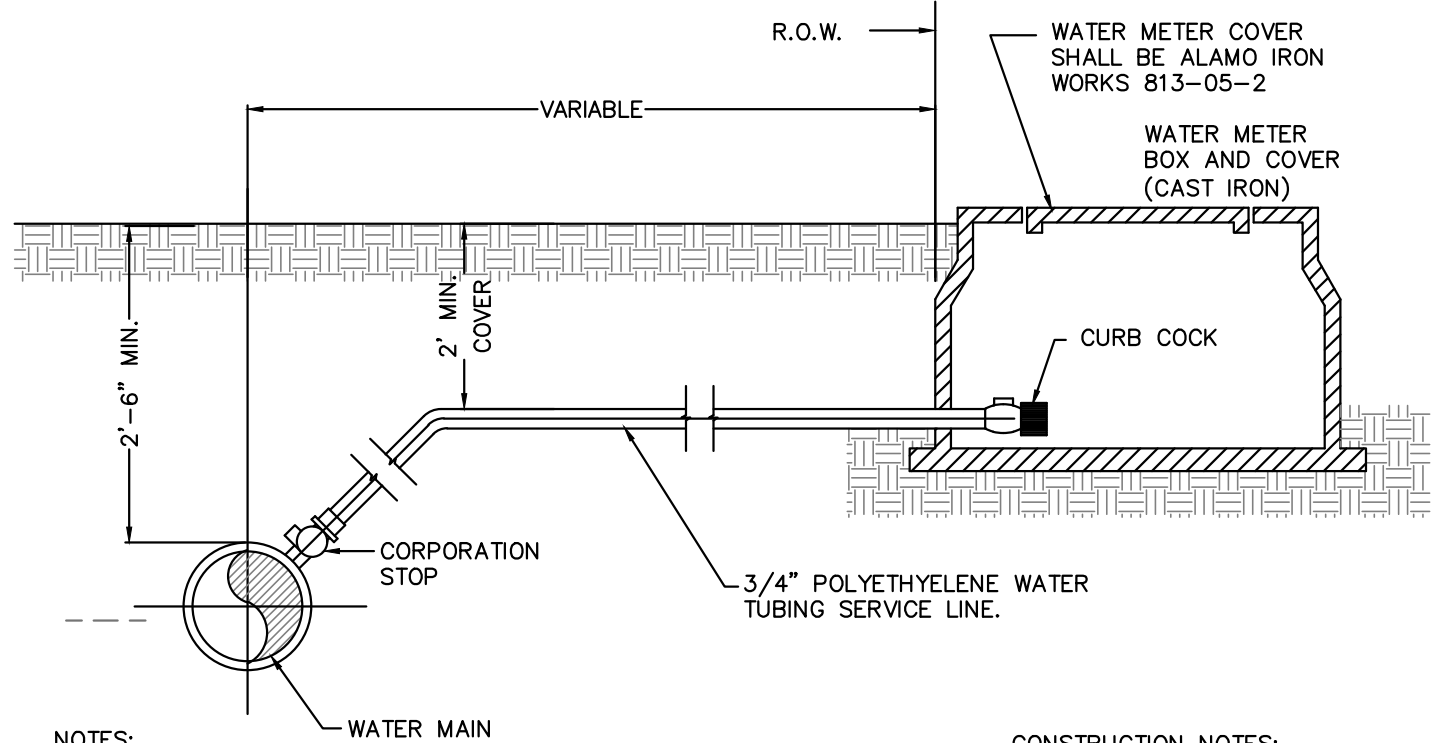
SHEET: OF

M2 Engineering, PLLC

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545



SCALE:1"=30'



- NOTES:
1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
 2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2.
 3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
 4. METER BOX SHALL BE CAST IRON.
 5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGHT OF 3,000 P.S.I.
 6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
 7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS. SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".
- CONSTRUCTION NOTES:
- A. WATER VALVE COVER
 - B. CURB COCK
 - C. METER BOX & METER PROVIDED
 - D. WATER TUBING SERVICE LINE
 - E. CORPORATION STOP
 - F. WATER MAIN

TYPICAL SERVICE CONNECTION
WITH METER BOX
N.T.S.

UTILITY LAYOUT

LOS GIRASOLES SUBDIVISION
MCALLEN, TEXAS

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545



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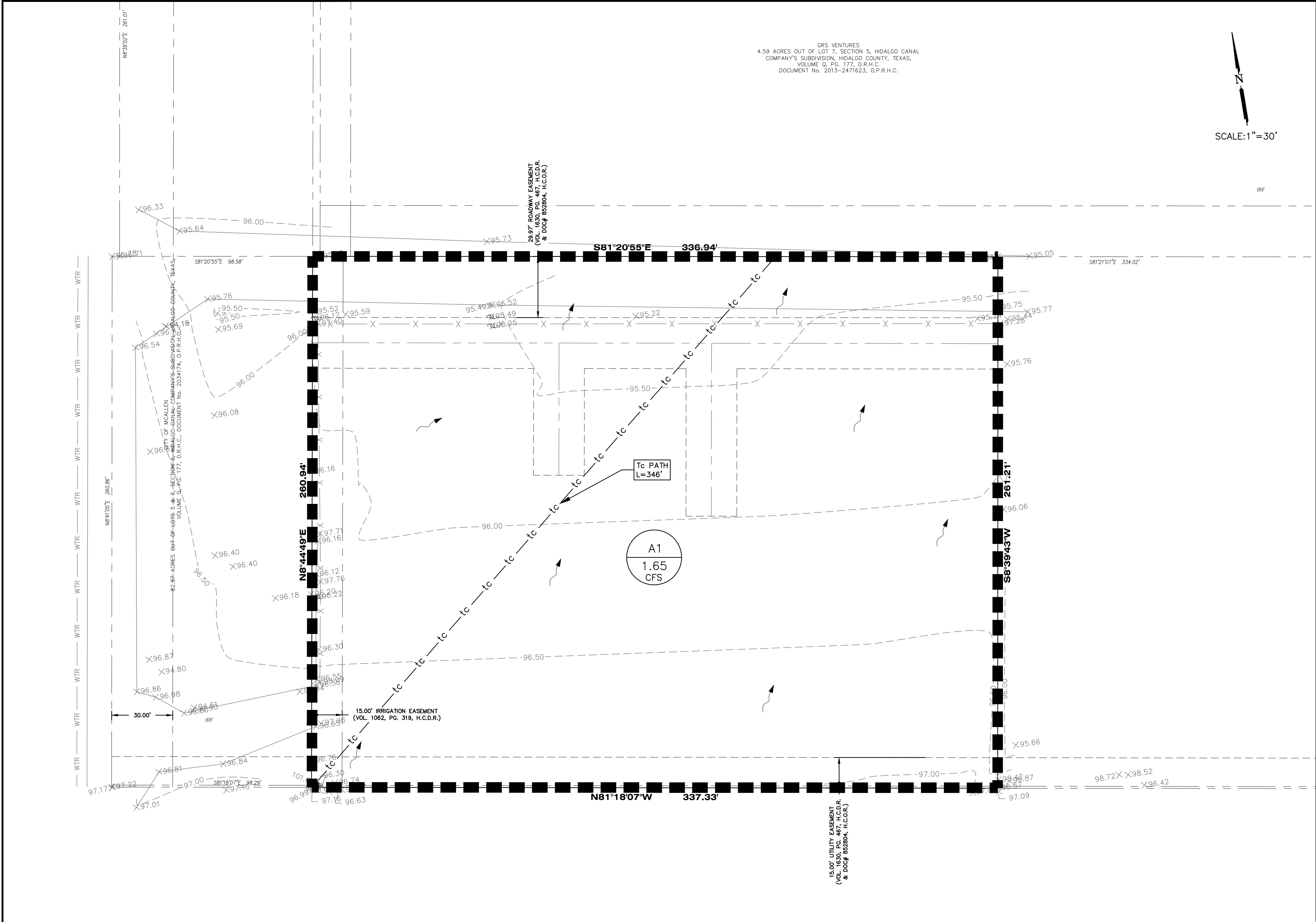
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SHEET: OF



LEGEND

118

EXISTING CONTOUR

AREA DIVIDE

DIRECTION OF FLOW

A

Q10

DRAINAGE AREA LABEL

DATA FOR EXISTING CONDITIONS

Total Area	2.021 ac
Existing Runoff Coefficient - "C"	0.20
Overland Flow Length - "L"	329.00 ft
Overland Slope - "S"	0.61 %
Existing Time of Concentration - "T"	35 min. **
Intensity of Rainfall - "I"	4.09 in/hr (10 year event)
Existing - "Q"	1.65 cfs

EXISTING DRAINAGE AREA MAP

LOS GIRASOLES SUBDIVISION

MCALLEN, TEXAS

1810 E. GRIFFIN PARKWAY

MISSION TX 78572

956.600.8628

www.m2engineers.com

FIRM REGISTRATION # F-19545

M2

Engineering, PLLC

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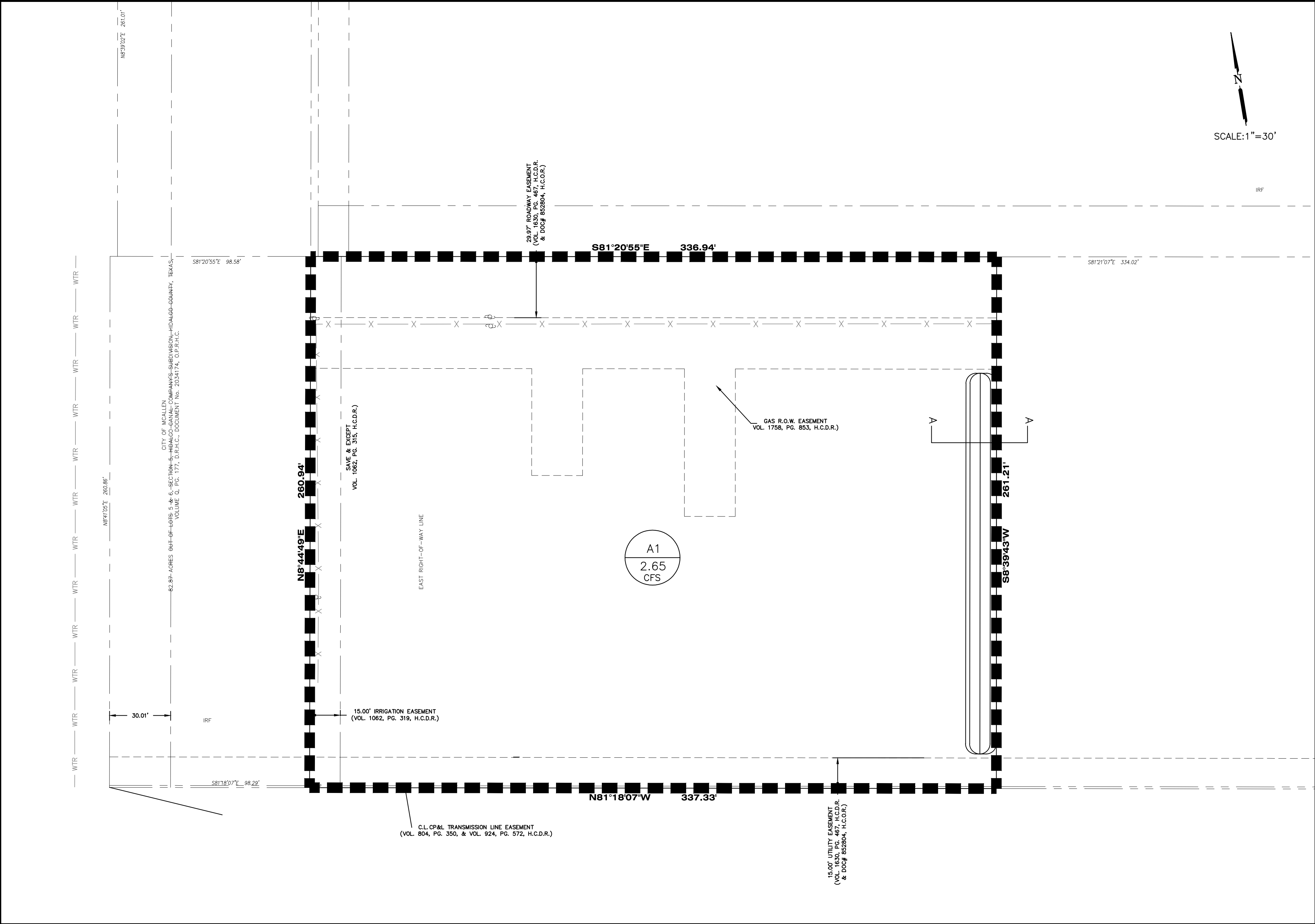
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SHEET: OF



LEGEND

118

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AREA DIVIDE

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Q10

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Intensity of Rainfall - "I"	4.09 in/hr (10 year event)
<i>Existing - "Q"</i>	1.65 cfs

DATA FOR PROPOSED IMPROVEMENTS

Proposed Runoff Coefficient - "C"	0.20 Rational Method Runoff Coefficients ***
Proposed Time of Concentration - "T"	35 min.
Proposed "I"	6.56 in/hr (100 year event)
<i>Proposed - "Q"</i>	2.65 cfs

Time		I	Q in	V in	Q out	V out	Req'd V	Req'd V
min	hr	in/hr	cfs	cf	cfs	cf	cf	ac-ft
35.00	0.58	6.56	2.65	5572	1.65	3475	2097	0.05
45.00	0.75	5.66	2.29	6172	1.65	3971	2201	0.05
55.00	0.92	4.98	2.01	6644	1.65	4468	2177	0.05
65.00	1.08	4.46	1.80	7030	1.65	4964	2066	0.05
75.00	1.25	4.04	1.63	7354	1.65	5461	1893	0.04
85.00	1.42	3.70	1.50	7632	1.65	5957	1675	0.04
95.00	1.58	3.42	1.38	7875	1.65	6453	1422	0.03

Lot 1	2177	CF
REQUIRED DETENTION=	81	CY
	0.05	AF
TOTAL	2177	CF
REQUIRED DETENTION=	81	CY
	0.05	AF
DETENTION PROVIDED=	2244	CF
	0.05	AF

Results Section A-A

CROSS-SECTIONAL AREA=	12	SF
LENGTH=	187	LF
VOLUME=	2244	CF
REQUIRED DETENTION =	2177	CF
	81	CY
	0.05	AF
DETENTION PROVIDED=	2244	CF
	0.05	AF

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

PROPOSED DRAINAGE AREA MAP

LOS GIRASOLES SUBDIVISION
MCALLEN, TEXAS

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
EMIGDIO "MILO" SALINAS
P.E. 107703 ON
11/19/21
IT IS NOT TO BE USED
FOR CONSTRUCTION.

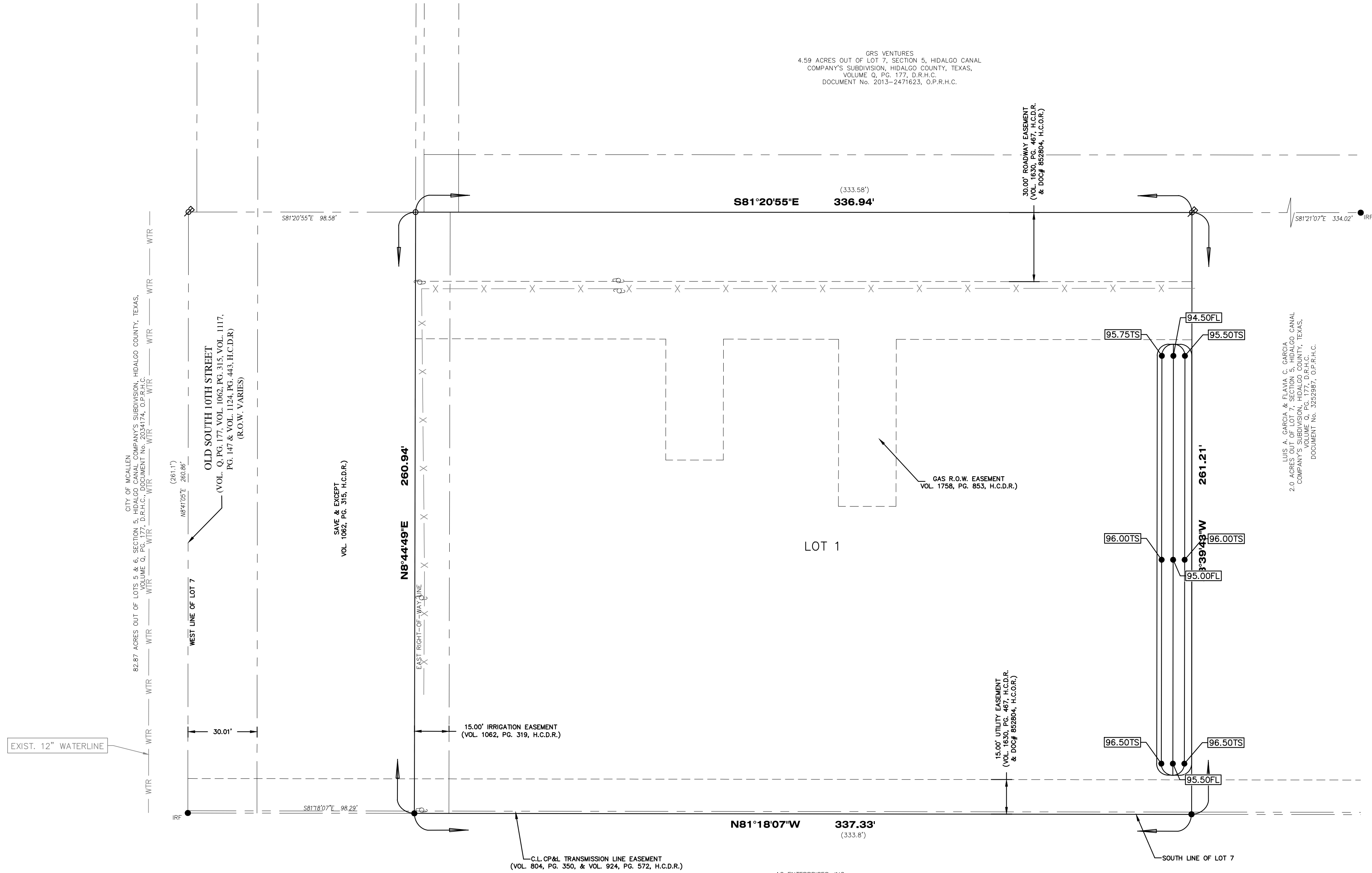
SCALE:

DRAWN BY: DI

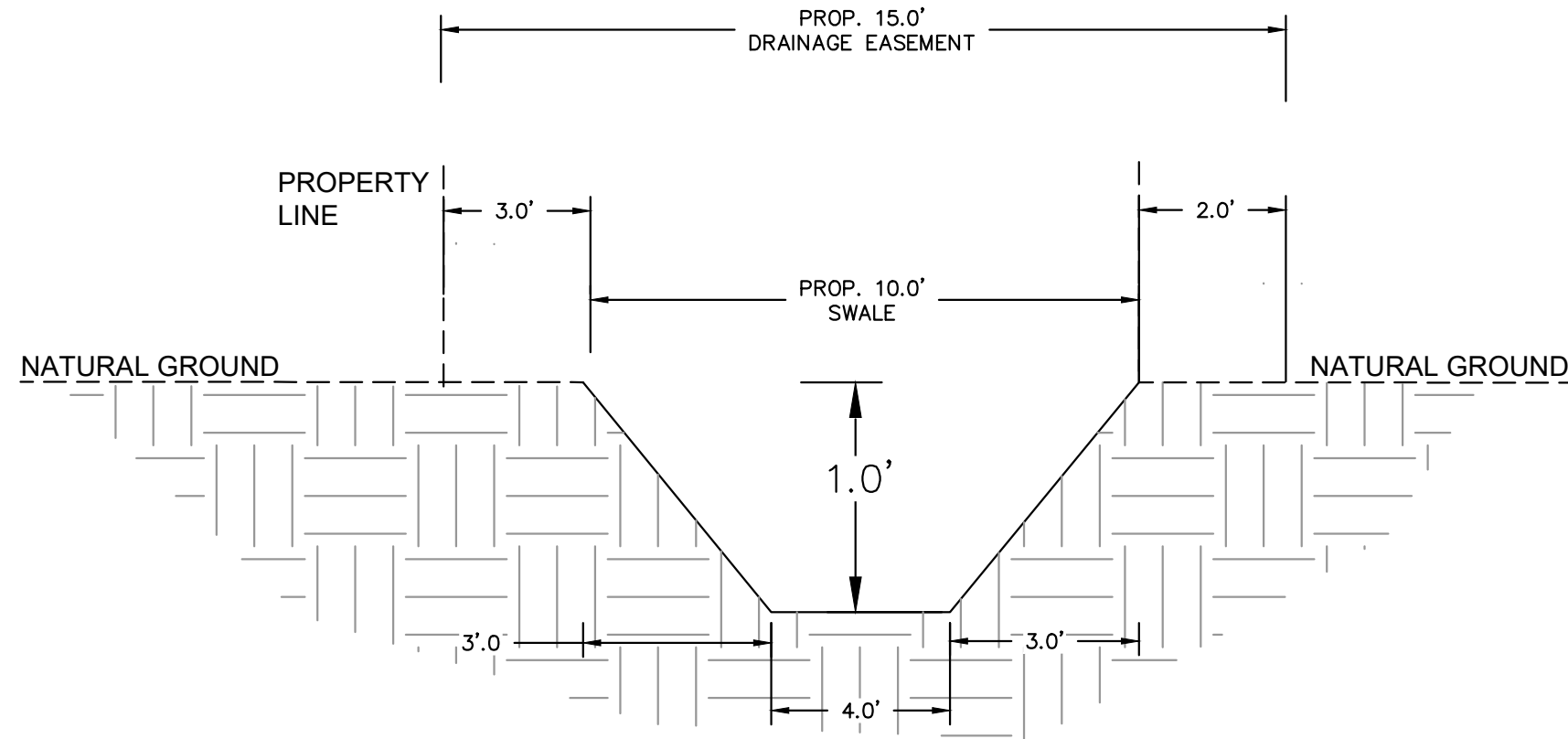
CHECKED BY:

SURVEYED BY:

SHEET: OF



SCALE: 1" = 30'



CROSS SECTION A-A

V=2,244 CF

GRADING AND DRAINAGE PLAN

LOS GIRASOLES SUBDIVISION

MCALLEN, TEXAS

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SCALE:

DRAWN BY: DI

CHECKED BY:

SURVEYED BY:

SHEET:

OF

M2 Engineering, PLLC

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956.600.8628
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FIRM REGISTRATION # F-19545



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/17/2022

SUBDIVISION NAME: LOS GIRASOLES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

South Old 10th Street: 98.58 ft. ROW proposed

Paving: 65 ft. Curb & gutter: Both sides

**Label Centerline, existing ROW on both sides of centerline, and total ROW after accounting for ROW dedication to verify compliance with ROW dedication requirements prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

E/W Internal Road (north boundary): 30-35 ft. dedication for 60-70 ft. total ROW

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

**Please submit copy of document for "30 ft. roadway easement" to verify compliance with ROW dedication requirements. Roadway easement might have to be identified as ROW on plat.

**Street name will be determined prior to final.

***Temporary turn-around and/or barricades to be provided as required.

*****Clarify if future connection to South 10th Street is proposed. Cul-de-sac must be provided when adjacent properties to the east develop to avoid dead-end streets. This road might serve as 1/4 mile collector road if connection to South 10th Street is proposed.

*****Masterplan might be required to review street layout.

**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.

**Cul-de-sac might have to be provided when adjacent properties to the east develop.

**Subdivision Ordinance: Section 134-105

Applied

Applied

NA

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

Non-compliance

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

SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan. **Please revise plat note #2 as shown above. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. **Please revise plat note #2 as shown above. **Zoning Ordinance: Section 138-356	Non-compliance
* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. **Please revise plat note #2 as shown above. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan. **Please revise plat note #2 as shown above. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Clarify if any garages are proposed prior to final. **Zoning Ordinance: Section 138-356	TBD
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South Old 10th Street and both sides of all internal streets **Plat note #16 to be revised as shown above prior to final. ***5 ft. sidewalk might be required prior to final by Engineering Department. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Plat note #17 to be revised as shown above prior to final. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Non-compliance
	Applied
	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along South Old 10th Street. **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required

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

<ul style="list-style-type: none"> * Common Areas, 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 	Required
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: I-1 Proposed: Clarify proposed use to verify compliance with Zoning Requirements prior to final. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval **Clarify proposed use to verify compliance with Zoning Requirements prior to final. ***Zoning Ordinance: Article V 	TBD
	TBD
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	NA
	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. **Clarify if Gas Easement along north boundary line will remain or be abandoned prior to final plat. ***Existing 30 ft. Roadway Easement might have to be dedicated as ROW prior to final. ****Provide copy of document "Save and Except Vol. 1062 Pg. 315" prior to final for staff to review. *****Signature blocks to be revised prior to final to comply with City of McAllen ordinance. 	Applied

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

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

LOCATION

4500
MOTOCROSS

6

7

PROPOSED GRS
VENTURES SUBD
LOT 1



5

PROPOSED LOS
GIRASOLES SUBDIVISION
LOT 1

EDDES COLD STORAGE
SUBDIVISION
LOT 1

11

SS SUBD

SOLD 10TH ST

10

10TH ST

5100







PLANNING DEPARTMENT

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



2022 CALENDAR

Meetings:

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

HPC - Historic Preservation Council

Deadlines:

D- Zoning/CUP Application N - Public Notification

* Holiday - Office is closed

JANUARY 2022

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

FEBRUARY 2022

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

MARCH 2022

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

APRIL 2022

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

MAY 2022

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



JUNE 2022

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

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

2022 CALENDAR

Meetings:





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

Deadlines:






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

* Holiday - Office is closed





JULY 2022

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






AUGUST 2022

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





SEPTEMBER 2022

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




OCTOBER 2022

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

NOVEMBER 2022

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

DECEMBER 2022

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