

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 20, 2024 - 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) Approve/disapprove minutes from the meeting on January 24, 2024.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of OL Beverage Holdings, LLC for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar at Lot A2, Lots A2 & A3, Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street. **(CUP2024-0009)**
2. Request of Maria N. Valdez, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for automotive service and repair (auto air conditioning service) at Lots 4 and 5, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2613 U.S. Highway 83. **(CUP2024-0006)**
3. Request of Lasco Development Corporation, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a gasoline service station, at 4.055 acres out of Lot 248, John H. Shary Subdivision, Hidalgo County, Texas; 4401 Pecan Boulevard. **(CUP2024-0008)**
4. Request of Melden and Hunt, Inc. for (Proposed) Harvest Cove Phase II, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD), at 17.438 acres, out of Lots 138 and 137, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2601 North Ware Road. **(CUP2024-0005)**

b) REZONING:

1. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: 2.152 acres out of Lot 1, T-Rey Subdivision, Hidalgo County, Texas; 3612 State Highway 107 (rear). **(REZ2024-0004)**

2. Rezone from C-3 (general business) District to R-3T (multifamily residential townhouses) District: 3.581 acres out of Lot 60, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 7709 North 23rd Street. **(REZ2024-0003)**
3. Rezone from A-O (agricultural and open space) District to R-3A (multifamily residential apartments) District: 2.99 acres more or less of the South ½ of Lot 74, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 2600 Lark Avenue. **(REZ2024-0008) WITHDRAWN.**
4. Rezone from R-1 (single family residential) District to R-3C (multifamily residential condominiums) District: 7.207 acres out of Lot 2, Block 9, A.J. McColl Subdivision, Hidalgo County, Texas; 3908 South Jackson Road, Unit D. **(REZ2023-0064) TABLED ON 2/6/2024.**
5. Rezone from R-1 (single family residential) District to C-3 (general business) District: Lot 20, Block 11, Colonia Hermosa No. 2 Subdivision, Hidalgo County, Texas; 2216 El Rancho Avenue. **(REZ2024-0005)**
6. Rezone from C-1 (office building) District to R-3T (multifamily residential townhouse) District: 1.515 acres out of Lot 2, Hamilton Place Subdivision, Hidalgo County, Texas; 100 East Pecan Boulevard (rear). **(REZ2024-0007)**
7. Initial Zoning to A-O (agricultural and open space) District: 202.788 acres, more or less, out of a 212.788 acre (Deed: 211.18 acres) tract of land, more or less, out of Survey 215 and Survey 218, Texas Mexican Railway Company Survey, said 202.788 acres being a part of the former Moore Field Subdivision, save and except a 1.60-acre tract (Water Tower Tract), Hidalgo County, Texas; 23415 North Moorefield Road. **(REZ2024-0006)**

3) SUBDIVISIONS:

- a) Replat of Sharyland Business Park Lot 17A Subdivision, 5201 Military Highway, Tierra Tech USA Inc. **(SUB2023-0046) (REVISED PRELIMINARY) STIG**
- b) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC **(SUB2023-0102) (REVISED FINAL) RDE**
- c) Red Square Dental and Orthodontics Plaza Subdivision, 4909 Pecan Boulevard, Hors de Prix, LLC **(SUB2023-0035) (REVISED PRELIMINARY) M&H**
- d) Bentsen View Subdivision, 4109 Highway 83, Adryca Properties, LLC **(SUB2023-0094) (REVISED PRELIMINARY) M2E**
- e) Plaza on Ridge Road Lots 1A & 1B Subdivision, 1101 East Ridge Road, Ridge Car Wash Services, LLC **(SUB2024-0017) (PRELIMINARY) KLE**
- f) Aarya Terrace Subdivision, 4815 Pecan Boulevard, Aarya Properties, LLC **(SUB2024-0016) (PRELIMINARY) SEC**

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Wednesday January 24, 2024, at 3:31p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek Gabriel Kamel Emilio Santos Jr. Marco Suarez Jesse Ozuna	Chairperson Vice Chairperson Member Member Member
Absent:	Jose Saldana Reza Badiozzamani	Member Member
Staff Present:	Austin Stevenson Edgar Garcia Luis Mora Omar Sotelo Rodrigo Sanchez Mario Escamilla Kaveh Forghanparast Samuel Nunez Adriana Solis Eduardo Garza Hilda Tovar Porfirio Hernandez Jacob Salazar Marco Ortiz Even Gonzalez Rafael Balderas Magda Ramirez	City Attorney Planning Director Deputy Director Development Coordinator Senior Planner Planner III Planner III Planner II Planner II Planner II Planner II Planner I Planner Technician II Solid Waste Manager Development Engineer Assistant to the Utility Engineer Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek
PLEDGE OF ALLEGIANCE
INVOCATION-. Mr. Marco Suarez.

1) MINUTES:

- a) Approval/Disapproval of minutes from the January 24, 2024 meeting.

The minutes for the regular meeting held on January 24, 2024 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Mr. Jesse Ozuna which carried unanimously with five members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

- 1) Request of Melinda Montelongo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store (vape shop), at Lots 13 & 14, Lazy-A Ranch Addition, Hidalgo County, Texas; 1406 North 24th Street, Suite 190. **(CUP2023-0178)**

Mr. Porfirio Hernandez stated that the property is located at the southeast corner of Pecan Boulevard and North 24th Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east and west. There is also C-3 district to the north across Pecan Boulevard. There is R-2 (duplex-fourplex residential) District to the south. Surrounding land uses include EZ Pawn Shop, H&R Block tax service, a pharmacy and duplex-fourplex residential. A vaporizer store is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a vaporizer store with retail sales only, with storage area of related general merchandise. There will be no customer seating inside the establishment. The proposed hours of operation will be 10:00 a.m. to 12:00 a.m., Monday through Sunday.

The Fire Department has conducted their inspection and advised the CUP process may continue. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential zone to the south.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Pecan Boulevard.
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 1,799 sq. ft. commercial area requires eight parking spaces.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

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

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation with Mr. Jesse Ozuna second the motion and one member, Vice Chairperson Mr. Gabriel Kamel, abstaining. Motion was disapproved with favorable recommendation with five members present and voting.

- 2) Request of Melinda Montelongo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store (vape shop), at Lots 17 & 18, Block 12, Mcallen Addition, Hidalgo County, Texas; 1424 Beaumont Avenue, Suite B. **(CUP2023-0179)**

Mr. Porfirio Hernandez stated that the property is located at the northeast corner of South 15th Street and Beaumont Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include Cricket Wireless, McAllen Central Station, Family Dollar store and the Downtown McAllen Parking Garage. A vaporizer store is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a vaporizer store with retail sales only, with storage area of related general merchandise. There will be no customer seating inside the establishment. The proposed hours of operation will be 10:00 a.m. to 12:00 a.m., Monday through Sunday.

The Fire Department has conducted their inspection and advised the CUP process may continue. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

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

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

Staff recommends disapproval of the request based on non-compliance with requirements listed above as #1 (distance to publicly owned property) and #3 (off-street parking requirements) of Section 138-118(a)(4) of the Zoning Ordinance. If approved, the conditional use permit must comply with conditions noted.

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

Being no discussion, Mr. Emilio Santos Jr. moved to disapprove with a favorable recommendation. Mr. Marco Suarez seconded the motion, which was disapproved with favorable recommendation with five members present and voting.

- 3) Request of Aurelio Martinez Jr., for a Conditional Use Permit, for one year, for a portable food concession stand (La Esquina Del Taco), at Lot 5, Block 28A, Hammond Addition Subdivision, Hidalgo County, Texas; 2214 Austin Avenue. **(CUP2023-0173)**

Mr. Eduardo Garza stated that the property is located at the northeast corner of Austin Avenue and North 23rd Street. The property is zoned C-4 (commercial-industrial) District. The adjacent zoning is C-4 District in all directions except to the west across South 23rd Street there is C-3 (general business) District and I-1 (light industrial) District. Surrounding land uses are GO Car Wash, Whataburger, EZ-Clean, and other commercial businesses. A portable food concession stand is allowed in a C-4 district with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit was approved for this location, for one year, by the Planning and Zoning Commission on November 16, 2011. The Conditional Use Permit has been renewed annually since 2013.

The applicant is proposing to operate a portable food concession stand to sell tacos. The proposed business hours are Sunday through Thursday from 6 PM to 12 AM and on Friday and Saturday from 6 PM to 2 AM. No outside seating is being proposed and the establishment would utilize the existing parking lot. Based on the area of 128 sq. ft. for the portable food concession stand, 4 parking spaces are required; 23 parking spaces are provided.

The Health and Fire Department have conducted their inspection and determined the CUP process can continue. The establishment must comply with requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) Cannot be located in residentially zoned area. The portable food concession stand is located in a C-4 (commercial-industrial) District;
- 2) Stand must be inspected by building inspection department and meet applicable building codes;
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent. The parking lot must be properly striped and maintained free of potholes;
- 4) If it is a portable building or trailer it must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewage disposal facilities must be available and may be required.

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

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

Staff recommends approval of the request, for one year, subject to compliance with Section 138-118 (a)(9) of the Zoning Ordinance, Building Code, Fire, and Health Department requirements.

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

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

- 4) Request of David M. Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop, at Lots 5 & 6, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A. **(CUP2023-0175)**

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

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

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

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

- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 feet of a residential zone.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Trenton Road.

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

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

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

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove with favorable recommendation subject to conditions noted. Mr. Jesse Ozuna seconded the motion, which was disapproved with favorable recommendation subject to conditions noted with five members present and voting.

- 5) Request of David M. Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas; 4000 North 10th Street Suite 30A.
(CUP2023-0176)

Ms. Hilda Tovar stated that the subject property is located at the northeast corner of Nolana Avenue and North 10th Street. The proposed use is located within a commercial plaza by the name of Sun Plaza. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. A smoke and vape store is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a retail vape and smoke shop, in a multi-tenant commercial building. The proposed hours of operation are 10:00 a.m. – 2:00 a.m. Monday through Sunday. This location is strictly retail, no seating on site.

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

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

- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential zone to the northeast;
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along North 10th Street and Nolana Avenue and does not generate traffic into residential areas;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 1,350 sq. ft. smoke shop requires 4 parking spaces.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to

keep it from blowing onto adjacent streets and properties;

- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

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

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

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with favorable recommendation with five members present and voting.

b) REZONING:

- 1) Rezone from R-1 (single-family residential) District to R-3T (multifamily residential townhouse) District: 8.11 acre tract out of Lot 9, E.M. Card Survey No. 1, Hidalgo County, Texas; 9228 North Bicentennial Boulevard. **(REZ2023-0062)**

Mr. Eduardo Garza stated that the subject property is located along the east side of North Bicentennial Boulevard, approximately 740 feet north of Northgate Avenue. The lot has 215.70 feet of frontage and 1,382.05 feet of depth as per the submitted survey.

The applicant is proposing to rezone the property from R-1 (single-family residential) District to R-3T (multifamily residential townhouse) District. A feasibility plan has not been submitted.

The adjacent zoning is R-3T District to the north and R-1 District in all other directions.

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

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. The most appropriate type of development includes single-family detached homes, accessory uses to single-family residences, neighborhood-scale offices and retail, civic buildings, and parks and open space uses. Single family homes make up the majority of this land use category, although some townhomes should be encouraged to create diversity in housing choices.

The development trend for this area along North Bicentennial Boulevard is primarily single-family residential. Villagio Phase II-A Subdivision was established in October 2013 for a townhouse development.

The property was initially zoned R-1 District upon annexation in 1985. There was a rezoning request for this property to R-3A (multifamily residential apartment) District in April 2023 which had opposition from the public with concerns regarding increased traffic, decreased property values, and it being a multifamily development. The Planning and Zoning Commission recommended disapproval of the request. The request was heard in August 2023 by the City Commission and was disapproved.

The requested zoning conforms to the future land use designation on the Envision McAllen Future Land Use Plan.

The proposed development is approximately 8.11 acres (353,271.6 square feet). Based on the maximum number of 20 dwelling units per gross acre in the R-3T District; approximately 162 dwelling units are allowed for this 8.11 gross acre tract.

The minimum lot area required for R-3T development is two thousand square feet per lot.

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

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

Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouse) District since density, intensity, and scale are more in line with existing single family and townhouse developments in the area

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

Citizen Mr. Pacheco, 1212 N. Glasscock Road, stated his concerns were traffic, noise, the beautification of the area and current wildlife and the current quiet lifestyle and privacy will be disrupted.

Citizen Mrs. Pacheco, 1212 N. Glasscock Road, stated her concerns were trash and property value decrease.

Citizen, (no name was given), 1300 Northgate Lane, stated that his concern is the alley way and trash.

Chairperson Mr. Michael Fallek asked staff if a site plan will be presented to the board in the future. Mr. Edgar Garcia, Planning Director, stated yes.

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

- 2) Rezone from C-3L (Light Commercial) District to C-3 (General Business) District: Lot 1, Los Arcos Subdivision, Hidalgo County, Texas; 4400 South Ware Road. **(REZ2023-0063)**

Ms. Hilda Tovar stated that the subject property is located along the west side of South Ware Road across the intersection with Gloria Avenue.

The applicant is proposing to rezone the property to C-3 (general business) District in order to use the subject property as a food truck park. A feasibility plan has been submitted for a proposed food truck park.

The adjacent zoning is C-3 (general business) District to the north, C-3L (light commercial) District to the west and R-1 (single family residential) District to the south and across South Ware Road to the east.

The 31,000 square-foot property is currently vacant. Surrounding land uses include Lopez Auto Center, Exxon, Leo's Drive In, Chapa's Moving Service, and other commercial businesses. Also, an existing food truck park is adjacent to the property on the north side. Other uses include single family residential, light industrial and multifamily.

The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

The development trend for this area along the west side of South Ware Road is commercial and industrial.

Los Arcos Subdivision was recorded on July 15, 2008. The subject property was zoned A-O (agricultural and open space) District during the comprehensive zoning in 1979. A rezoning request for C-3 (general business) District was disapproved in 2006 and alternatively approved for C-3L (light commercial) District.

The property to the north was rezoned to C-3 District in 2004.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, the proposed zoning aligns with rezoning and development trends along South Ware Road. The proposed development is adjacent to C-3 District along the north side.

The applicant has submitted a feasibility plan showing a proposed food truck park space with outdoor seating. Each food truck is required to obtain an approved permit through the mobile food vendor application process with the Environmental Health and Code Enforcement Department.

An approved site plan by Planning and Zoning Commission will be required prior to building permit issuance.

A Conditional Use permit will be required for the development of a food truck park.

Staff received one phone call in opposition to the zoning request due to noise and traffic concerns.

Staff recommends approval of the rezoning request to C-3 (general business) District since it conforms to rezoning and development trends for this area.

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

Citizen Ms. Sarah Lopez, 4300 South Ware Road, stated her concerns on behalf of other community citizens in the area that were not able to attend the meeting. Their concern is trash, heavy traffic and noise. They agree that the C3-L is not an issue because it is light commercial and changing it to C-3 may cause more issues for the community.

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

- 3) Initial Zoning to C-3 (general business) District: 8.6 acres out of Lot 10, Section 4, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 6801 South 10th Street. **(REZ2024-0001)**

Mr. Samuel Nunez stated that the property is located along the east side of South 10th Street, approximately 1,860 feet south of Military Highway. The tract of land consists of around 8.6 acres.

The applicant is annexing the property as part of a development agreement made with the City of McAllen in November 2017. As per the agreement, this annexation comes with an initial zoning request to C-3 (general business) District. The initial zoning to C-3 District will become effective upon the annexation of the tract into the City.

Adjacent properties are zoned I-1 (light industrial) District to the north and A-O (agricultural and open space) District to the south.

The property is currently used for a warehouse facility. Surrounding land uses are a mix of industrial, agricultural, and single family residential uses, with vacant land throughout.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Density Complete Neighborhood. This designation allows for a combination of diverse residential and nonresidential uses at a neighborhood-scale.

The development trend along this area of South 10th Street is primarily agricultural, commercial, and industrial uses.

The subject property has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 15, 1973. The request for the annexation and initial zoning of the subject property was submitted on December 8, 2023.

The requested zoning and existing use does not conform to the future land use plan designation. However, the request aligns with the existing uses and zoning districts in the area. Moreover, since a C-3 District was part of the development agreement for the annexation of the property, no other zoning district can be requested at this time. Once the property is officially annexed, a different zoning district can be requested by the current owner at his discretion.

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

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

Staff recommends approval of the initial zoning request to C-3 (general business) District.

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

Citizen Mr. Flurencio Lopez, no address given and Mr. Faissol Mazlovan (owner of property) had questions about the property being annexed. Chairperson Mr. Michael Fallek stated the annexation was not being presented today. Citizen was advised to speak to the legal department regarding annexation.

Citizen Mr. Flurencio stated he does not want to have businesses on the property and is against zoning the property to a C-3.

After a short discussion, Mr. Marco Suarez moved to approve the rezoning request. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

3) CONSENT:

- a) Villas at Northgate Subdivision, 1701 Northgate Lane, Lourdes Gabriella Vela
(SUB2023-0124) (FINAL) RDE

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the consent item. Mr. Jesse Ozuna seconded the motion which was approved by five members present and voting.

4) SUBDIVISIONS:

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

Mr. Kaveh Forghanparast stated N. Bentsen Palm Drive: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Revisions required: Use a larger font for the name of the street prior to final/recording. Show the existing ROW on both sides of the centerline prior to final/recording. For the existing ROW, provide a copy of the referenced document for staff review prior to final/recording. A plat note to reference the contractual agreement for paving, curb and gutter, and sidewalk on N. Bentsen Palm Drive will be finalized prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow sidewalk and curb and gutter along N. Bentsen Palm Drive. The City Commission approved a contractual agreement in lieu of paving, curb and gutter, or sidewalk for N. Bentsen Palm Drive on October 9, 2023. Gonzalez Lane (interior street): Dedication as required for 50 ft. Paving: 32 ft. Curb & gutter: both sides. Revisions required: Show the distance between the centerline of proposed Gonzalez Lane and existing Zavala Drive prior to final.

Street jogs with centerline offsets of less than 125 ft. are not allowed. Revise the plat or submit a variance application for processing prior to final. The engineer has requested the subdivision to be considered for final approval by the Planning and Zoning Commission, subject to a variance approval for street jog requirement. The engineer has been informed that a variance request must be submitted prior to the Planning and Zoning Commission meeting and approval of the variance request is required prior to recording. If the variance request is denied, a revised layout of the subdivision complying with city codes must be submitted and approved by the Planning and Zoning Commission in revised final form prior to recording. As per the applicant, the subdivision is private but not gated. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. A revised variance request (VAR2023-0022) was submitted by the applicant which includes the following items for the interior street (Gonzalez Lane): Request of 26 ft. paving width for the interior street instead of minimum 32 ft., not to provide or escrow sidewalk, and curb and gutter, but 96 ft. of paving for the Cul-de-Sac. The City Commission approved the variances as requested to provide 26 ft. paving width for the interior street and to not provide or escrow for curb and gutter or sidewalk for the interior street and Cul-de-Sac. N/S Quarter Mile Collector (east boundary): dedication as required for 30-35 ft. for 60-70 ft. total ROW Paving: 40-44 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow for a N/S quarter mile collector (east boundary). The variance request was approved by Planning and Zoning Commission on September 19, 2023, as a future collector street at this location did not seem feasible since other subdivisions were recorded at this area without dedicating ROW for a future N/S quarter mile collector. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a variance request for 1200 ft. block length requirement. The proposed block length is 1,415.83 ft. The variance request was approved by Planning and Zoning Commission on September 19, 2023, as a future collector street at this location did not seem feasible since other subdivisions recorded at this area have not dedicated ROW for a future N/S quarter mile collector. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. A revised variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to provide 100 ft. diameter ROW with 96 ft. of paving for the Cul-de-Sac instead of minimum 116 ft. of ROW for 96 ft. of paving face to face as required by Fire Department and 10 ft. additional ROW back of curb. Planning and Zoning Commission approved 100 ft. ROW for the Cul-de-Sac for this private subdivision with 96 ft. paving face-to face as required by Fire Department on September 19, 2023. Front: Lots 1 & 2: 45 ft. or greater for easements, or inline with the average existing structures, whichever is greater Lots 3-6: 25 ft. or greater for easements. Add "Lots 3-6" on the plat note as shown above prior to final/recording. Zoning Ordinance: Section 138-356 & 138-367. Rear: 15 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: (proposing) 10 ft. or greater for easements. Remove the corner setback prior to final/recording as no corner lot is proposed. 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. A 4 ft. wide minimum sidewalk required on N. Bentsen Palm Drive. Proposing: A 5 ft. wide minimum sidewalk is required on N. Bentsen Palm Drive. Clarify if 5 ft. wide sidewalk was required by the Engineering Department prior to final/recording. A plat note to reference the contractual agreement must be finalized prior to final/recording. Subdivision Ordinance: Section 134-120. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow sidewalk and curb and gutter along N. Bentsen Palm Drive and Gonzalez Lane (interior street). On October 9, 2023, the City Commission approved the variances for

a contractual agreement in lieu of paving, curb and gutter, or sidewalk on N. Bentsen Palm Drive, and approved to not provide or escrow for curb and gutter or sidewalk for the interior street and Cul-de-Sac. Perimeter sidewalks must be built or money escrowed if not built at this time. City Commission approved a contractual agreement in lieu of providing or escrowing for sidewalk, curb and gutter on N. Bentsen Palm Drive. A plat note to reference the contractual agreement must be finalized prior to final/recording. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow sidewalk and curb and gutter along N. Bentsen Palm Drive and Gonzalez Lane (interior street). 10/09/2023: The City Commission approved the variances as requested for a contractual agreement in lieu of paving, curb and gutter, or sidewalk on N. Bentsen Palm Drive, on October 9, 2023. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N/S collector street. Must comply with City Access Management Policy. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow for a N/S quarter mile collector (east boundary). The variance request was approved administratively by staff as a future collector street at this location did not seem feasible since other subdivisions were recorded at this area without dedicating ROW for a future N/S quarter mile collector. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. As per the applicant, the subdivision is private but not gated. 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. As per the applicant, the subdivision is private but not gated. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Provide a copy of the draft HOA draft document prior to final/recording. A plat note to reference the HOA document number must be added prior to final/recording. Contact staff for any questions. As per the applicant, the subdivision is private but not gated. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation for a 6-Lot Single Family subdivision is waived. The ROW shown along N. Bentsen Palm Drive for this subdivision and the subdivision to the south (Hailley Acres) shown as 70 ft. but there is a notch on the southwest corner of Lot 1. Clarify/revise plat layout prior to final/recording. Provide bearing, dimensions, and annotation arrows for the 30 ft. existing Irrigation easement on the plat prior to final/recording. Show how many feet of the irrigation easement is on each side of the irrigation line prior to final/recording. Show the distance from the 30 ft. existing Irrigation easement to the lot's corner points prior to final. As per the applicant, the subdivision is private. The owner's signature block wording does not comply with City of McAllen requirements. It must be referenced correctly to include public dedication for N. Bentsen Palm Drive. Contact Staff for any questions. Signature blocks must comply with Section 134-61 of Subdivision ordinance. If County requires different wording, a separate signature block based on City's code is required prior to recording. For any easement dedicated by this plat add "by this plat" at the end of the label prior to final/recording (e.g. 15.00' utility easement by this plat). Any existing easements must reference the document number. Revise plat note #4 as it is incomplete. Review and revise plat notes as applicable prior to final/recording. Clarify plat note #15 and reference to RBR subdivision prior to final/recording.

Clarify plat note #11 and reference to Delta Lake Irrigation District prior to final/recording since the plat contains a signature block for Irrigation District No. 6. Clarify the location note written above the location map prior to recording. The note is not the City of McAllen requirement. Clarify if the note is required by the County and why it references City of Alton and not McAllen's ETJ. Review and revise as applicable prior to recording. Must comply with City's Access Management Policy. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes the following items:

1. To not dedicate ROW for a N/S Quarter Mile collector (east boundary), which was approved by Planning and Zoning Commission on September 19, 2023, as the a N/S quarter mile collector is not feasible at this location as other subdivisions have been recorded without dedicating ROW for a future N/S collector.
2. A variance to 1,200 ft. block length requirement, which was approved by Planning and Zoning Commission on September 19, 2023, as a N/S quarter mile collector was not feasible at this location.
3. An updated variance request to provide 26 ft. of paving for the interior instead of 32 ft. minimum paving requirement and provide 100 ft. ROW with 96 ft. of paving for Cul-de-Sac instead of 116 ft. ROW with 96 ft. of paving face to face and 10 ft. ROW back of curb. City Commission approved the variance as requested on October 9, 2023.
4. An updated variance request to no provide or escrow do a contractual agreement in lieu of providing or escrow for sidewalk and curb and gutter along N. Bentsen Palm Drive and the interior street. City Commission approved the variance as requested on October 9, 2023.

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

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

- b) Harvest Cove Phase I Subdivision, 2501 North Ware Road, Erickson
Construction **(SUB2024-0005) (REVISED PRELIMINARY) M&H**

Mr. Kaveh Forghanparast stated North Ware Road: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides Revisions needed: - Clarify and add labels to all ROW dimensions shown on N. Ware Road prior to final. Show and label "Existing ROW" for the total existing ROW and show the existing ROW on both sides of centerline to determine if any ROW dedication is required prior to final. Identify existing ROW by plat or instrument number and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are required prior to recording. Interior Streets for R-1 (single-family residential): 50 ft. Total ROW Paving: 32 ft. Curb & gutter: both sides Revisions needed: Street names will be assigned prior to final. Submit revised paving layout showing that the islands within the Cul-de-Sacs have been removed to comply with Fire Department requirements. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N/S 1/4 mile collector: Dedication as needed for 60 ft. total ROW. Paving 40 ft. Curb & gutter: Both Sides Revisions Needed: - Provide for N/S 1/4 mile collector dedication, prior to final. The submitted variance request is for Harvest Cove Subdivision Phase I & Phase II. Harvest

Cove Subdivision Phase II has not been submitted yet. However, based on the PUD site plan, it will extend all the way to the west, adjacent to the Irrigation District canal ROW. Clarify if the N/S 40 ft. ROW shown on the survey along the east side of Irrigation District canal ROW is a street ROW or not and submit document for verification prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. The engineer submitted a variance application (VAR2021-0002) including a variance to the N/S quarter mile collector requirement. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process. The PUD and variance requests must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. E/W 1/4 mile collector(Northern Boundary): Dedication as needed for 60 ft. total ROW. Paving 40 ft. Curb & gutter: Both Sides Revisions Needed: Provide for E/W 1/4 mile collector dedication, prior to final. Show the width of the ROW somewhere along Lots 33-37 to determine compliance prior to final. If the variance request to provide an interior street with 50 ft. ROW as E/W 1/4 collector is approved, it should be subject to 40 ft. of paving. 10 ft. sidewalk easement along the front of the lots on this street may be required and will be finalized prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. The engineer submitted a variance application (VAR2021-0002) including a variance to consider an interior street with 50 ft. ROW (proposed as West Way Ave) to be considered as an E/W quarter mile collector requirement. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process. The PUD and variance requests must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. 1,200 ft. Block Length. Revisions Needed: -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. The engineer submitted a variance application (VAR2021-0002) including a variance to the block length requirement. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process. The PUD and variance requests must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. 600 ft. Maximum Cul-de-Sac. Revisions needed: - Islands within the Cul-de-Sacs must be removed as per the Fire Department requirements prior to final. - Dedicate ROW for continuation of the street labeled as West Way Ave. to connect to N. 43rd Street by this plat or apply for a variance for Cul-de-Sac Length prior to final. Subdivision Ordinance: Section 134-105. The engineer submitted a variance application (VAR2021-0002) including a variance to the Cul-de-Sac length. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process. The PUD and variance requests must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. Front: 25 feet or greater for easement. Revisions needed: Must comply with the approved PUD. Proposing: 20 feet or greater for easement. Zoning Ordinance: Section 138-356. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process. The engineer requested the subdivision to be considered for final approval form subject to PUD approval. The PUD must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. Rear: Proposing: 10 feet or greater for easement. Zoning

Ordinance: Section 138-356. Sides: Proposing: 6 feet or greater for easement. Zoning Ordinance: Section 138-356. Corner: Proposing: 10 feet or greater for easement. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Remove the above wording from plat note #3 prior to final as it is not a required plat note. 4 ft. wide minimum sidewalk required along N. Ware Road both sides of all interior streets and Collector streets as applicable. Revisions needed: - Finalize the ROW requirements to finalize sidewalk plat note, prior to final. - Street names will be assigned prior to recording. Sidewalk requirements may increase to 5 ft. as per Engineering Department requirements, prior to final. Subdivision Ordinance: Section 134-120 The engineer submitted a variance application (VAR2021-0002) including a variance to the N/S & E/W quarter mile collector requirements. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process. The PUD and variance requests must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. Ware Road and the collector streets, if applicable. Revisions Needed: Finalize the ROW requirements to finalize buffer plat note, prior to final. Landscaping Ordinance: Section 110-46. The engineer submitted a variance application (VAR2021-0002) including a variance to the N/S & E/W quarter mile collector requirements. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process. The PUD and variance requests must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. 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. Remove the above wording from plat note #10 prior to final as it is not a plat note requirement. No curb cut, access, or lot frontage permitted along North Ware Road and other streets as Revisions needed: -Finalize wording for note once ROW requirements have been finalized, prior to final. Must comply with City Access Management Policy. The engineer submitted a variance application (VAR2021-0002) including a variance to the N/S & E/W quarter mile collector requirements. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process. The PUD and variance requests must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revision Needed: Remove plat note #19 prior to final. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process. The engineer requested the subdivision to be considered for final approval form subject to the PUD approval. The PUD and variance requests must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. Proposing: Common or Detention areas, any private streets/alleys or drives, and/ or gates must be maintained by the property owners/HOA and not the City of McAllen. Revisions needed: Finalize wording for note once subdivision requirements have been finalized prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions required: Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed.

Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168 Required: Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Revisions needed: Multiple lots under current subdivision layout do not comply with minimum frontage requirements review and revise lot frontages as applicable prior to final. Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots. Multiple lots under current subdivision layout do not comply with minimum lot area requirements review and revise as applicable prior to final. Minimum lot area is 5,000 square feet. Common areas do not comply minimum frontage requirements of 25 ft. review and revise as applicable prior to final. Zoning Ordinance: Section 138-356. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process. The PUD and variance requests must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. ZONING/CUP. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential. Zoning Ordinance: Article V. Land dedication in lieu of fee. Parkland dedication requirements are under review and any exiting approvals may have to be re-assessed, finalize prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Parkland dedication requirements are under review and any exiting approvals may have to be re-assessed, finalize prior to final. Pending review by the City Manager's Office. Parkland dedication requirements are under review and any exiting approvals may have to be re-assessed, finalize prior to final. Required: As per Traffic Department, Trip Generation would be honored from previous case, any changes to the current plat will require an updated Trip Gen, TIA Honored from previous case. Traffic Impact Analysis (TIA) honored from previous case. Must comply with City's Access Management Policy. Clarify/revise the wording for Cul-de-Sac outside the plat boundary to be abandoned by this plat. Any abandonments must be done by separate process, not by plat. Clarify connection to existing recorded subdivision under Arrow Head Subdivision Phase I, prior to final. Some details are shown by circles and some by arrows. Please use a consistent method prior to final. Detail "B" on the north side of Lot 5 is shown outside the subdivision boundary. Review and revise prior to final. Any temporary Cul-de-Sac must be done by separate instrument and document number referenced on the plat prior to recording. The submitted variance request is for Harvest Cove Subdivision Phase I & Phase II. Harvest Cove Subdivision Phase II has not been submitted yet. However, based on the PUD site plan, it will extend all the way to the west, adjacent to the Irrigation District canal ROW. Clarify if the N/S 40 ft. ROW shown on the survey along the east side of Irrigation District canal ROW is a street ROW or not and submit document for verification prior to final. Any abandonment must be done by separate process and instrument, not by plat. The engineer submitted a variance application (VAR2021-0002) including the following:

1. A variance to the N/S quarter mile collector requirement.
2. A variance to the E/W quarter mile collector requirement.
3. Block length requirement
4. Cul-de-Sac maximum length requirement.

Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process. The engineer requested the subdivision to be considered for final approval form subject to the variance and PUD approval. However, the pending comments have not

been addressed yet. The PUD and variance requests must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.

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

After a brief discussion regarding the variance, Vice Chairperson Mr. Gabriel Kamel moved to approve in revised preliminary form including the requested variances, subject to the conditions noted, drainage, and utilities approval. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

- c) Campo de Suenos Phase III Subdivision, 8300 North Ware Road, Riverside Development, LLC **(SUB2021-0059) (REVISED FINAL) M&H**

Mr. Kaveh Forghanparast stated North Ware Road: Dedication for 75 ft. from centerline for 150 ft. of ROW Paving: By the State Curb & Gutter: By the State Revision needed: Remove any reference as "PROP." from the plat prior to recording. For any ROW dedicated by this plat, please reference "ROW dedicated by this plat" Paving: By the state Curb & gutter: By the state. Monies must be escrowed if improvements are not built prior to final. Required. Emory Avenue (collector): 60 ft. Engineer is proposing 50 ft. Paving: 40 ft. Curb & gutter: Both sides. Must escrow monies if improvements are not constructed prior to recording. Street name might be revised prior to final. Engineer is proposing a 10 ft. Sidewalk and Utility Easements along the front of all lots (142 -152) with frontage onto Duke Avenue (collector road) in leu of the required 60 ft. of ROW. Other interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides. Street names will be finalized prior to recording. Must escrow monies if improvements are not constructed prior to recording 1200 ft. Block Length. Engineer submitted a variance letter on December 3, 2020 to allow a block length of 960ft., instead of the maximum allowed 800 ft. required at the time, along the easternmost block of Phase 1 and 2. City Commission approved a variance to allow a block length greater than the maximum allowed 800 ft. at their February 22, 2021 meeting subject to adding a new common area access between North 33rd Lane and the common area, and the engineer mentioned that he would comply with that request. Front: 25 feet or greater for easement. Engineer submitted a variance letter on December 3, 2020 to allow a front setback of 20 ft. or greater for easements instead of the required 25 ft. or greater for easements. During the P&Z meeting of January 19, 2021 the engineer withdrew this request and stated that subdivision would comply with requirement. Setbacks must be shown on plat as established on PUD. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording. Rear: 10 ft. or greater for easements. Engineer submitted a variance letter on December 3, 2020 to allow a rear setback of 10 ft. or greater for easements for double fronting lots instead of the required 25 ft. or greater for easements for Lots 56-70. Planning and Zoning Board approved a variance to allow a "10 ft. rear setback or greater for easements including double fronting easements" at their January 19, 2021 meeting. Setbacks as established on approved PUD. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer

requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording. Interior sides: proposing 5 ft. or greater for easements. Engineer submitted a variance letter on December 3, 2020 to allow a interior side setback of 5 ft. or greater for easements instead of the required 6 ft. or greater for easements. Planning and Zoning Board approved a variance to allow a 5 ft. interior side setback or greater for easements at their January 19, 2021 meeting. Setbacks as established on approved PUD. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording. Corner: 10 ft. or greater for easements. Setbacks as established on approved PUD. Garage: 18 ft. except where greater setbacks is required, greater setback applies. Setbacks as established on approved PUD. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on both sides of all interior streets and 5 ft. wide minimum sidewalk required along North Ware Road. Clarify the proposed plat note or revise as shown above prior to recording. Proposing: 5 ft. wide minimum sidewalk required on both sides of all interior streets and 5 ft. wide minimum sidewalk required along N. Ware Road. Engineering Department may require 5 ft. wide sidewalk at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Ware Road. Clarify the frontage of Lot 173 prior to recording. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording. The plat note must be finalized based on the approved PUD and the engineer's clarification prior to recording. Common Areas, any private streets, and detention areas 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 for Public Subdivisions. Required: Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Required: Existing: ETJ Proposed: R-1 Annexation and initial zoning approved by City Commission on their May 24, 2021 meeting. Rezoning Needed Before Final Approval. Annexation and initial zoning approved by City Commission on their May 24, 2021 meeting. Minimum lot width and lot area. Not all lots meet the minimum frontage requirement of 50 ft. Lot dimensions and layouts as approved by PUD. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording. Required: Lots fronting public streets. Clarify the frontage of common Area "B" with the frontage dimension prior to recording. It seems that the lot line along N. 34th street is missing. The

subdivision layout must match the approved PUD. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording. As per Traffic Department, Trip Generation approved. TIA approved. Completed. As per Traffic Department, Trip Generation approved. TIA approved. Must comply with City's Access Management Policy. Clarify use of Lot 173. If Detention Area is proposed, please label accordingly prior to recording. A plat note may be required prior to recording. Street names will be finalized prior to recording. Clarify and label all common areas. Legal Description of all adjacent lots on all side, including the west side of N. Ware Road will be required prior to recording. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording.

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

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

d) Taylor Valley Estates Subdivision, 1300 North Taylor Road, GOTU Development, LLC **(SUB2024-0004) (PRELIMINARY) M&H**

Mr. Kaveh Forghanparast stated North Ware Road: Dedication for 75 ft. from centerline for 150 ft. of ROW Paving: By the State Curb & Gutter: By the State Revision needed: Remove any reference as "PROP." from the plat prior to recording. For any ROW dedicated by this plat, please reference ROW dedicated by this plat" Paving: By the state Curb & gutter: By the state. Monies must be escrowed if improvements are not built prior to final. Required: Emory Avenue (collector): 60 ft. Engineer is proposing 50 ft. Paving: 40 ft. Curb & gutter: Both sides. Must escrow monies if improvements are not constructed prior to recording. Street name might be revised prior to final. Engineer is proposing a 10 ft. Sidewalk and Utility Easements along the front of all lots (142-152) with frontage onto Duke Avenue (collector road) in leu of the required 60 ft. of ROW. Other interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides. Street names will be finalized prior to recording. Must escrow monies if improvements are not constructed prior to recording. 1200 ft. Block Length. Engineer submitted a variance letter on December 3, 2020 to allow a block length of 960ft., instead of the maximum allowed 800 ft. required at the time, along the easternmost block of Phase 1 and 2. City Commission approved a variance to allow a block length greater than the maximum allowed 800 ft. at their February 22, 2021 meeting subject to adding a new common area access between North 33rd Lane and the common area, and the engineer mentioned that he would comply with that request. Front: 25 feet or greater for easement. Engineer submitted a variance letter on December 3, 2020 to allow a front setback of 20 ft. or greater for easements instead of the required 25 ft. or greater for easements. During the P&Z meeting of January 19, 2021 the engineer withdrew this request and stated that subdivision would

comply with requirement. Setbacks must be shown on plat as established on PUD. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording. Required: Rear: 10 ft. or greater for easements. Engineer submitted a variance letter on December 3, 2020 to allow a rear setback of 10 ft. or greater for easements for double fronting lots instead of the required 25 ft. or greater for easements for Lots 56-70. Planning and Zoning Board approved a variance to allow a "10 ft. rear setback or greater for easements including double fronting easements" at their January 19, 2021 meeting. Setbacks as established on approved PUD. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording. Interior sides: proposing 5 ft. or greater for easements. Engineer submitted a variance letter on December 3, 2020 to allow a interior side setback of 5ft. or greater for easements instead of the required 6 ft. or greater for easements. Planning and Zoning Board approved a variance to allow a 5 ft. interior side setback or greater for easements at their January 19, 2021 meeting. Setbacks as established on approved PUD. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording. Required: Corner: 10 ft. or greater for easements. Setbacks as established on approved PUD. Garage: 18 ft. except where greater setbacks is required, greater setback applies. Setbacks as established on approved PUD. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on both sides of all interior streets and 5 ft. wide minimum sidewalk required along North Ware Road. Clarify the proposed plat note or revise as shown above prior to recording. Proposing: 5 ft. wide minimum sidewalk required on both sides of all interior streets and 5 ft. wide minimum sidewalk required along N. Ware Road. Engineering Department may require 5 ft. wide sidewalk. Required: Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road. 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. Clarify the frontage of Lot 173 prior to recording. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior

to recording. The plat note must be finalized based on the approved PUD and the engineer's clarification prior to recording. Common Areas, any private streets, and detention areas 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 for Public Subdivisions. Required: Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Required: Existing: ETJ Proposed: R-1. Annexation and initial zoning approved by City Commission on their May 24, 2021 meeting. Rezoning Needed Before Final Approval. Annexation and initial zoning approved by City Commission on their May 24, 2021 meeting. Minimum lot width and lot area. Not all lots meet the minimum frontage requirement of 50 ft. Lot dimensions and layouts as approved by PUD. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording. Required: Lots fronting public streets. Clarify the frontage of common Area "B" with the frontage dimension prior to recording. It seems that the lot line along N. 34th street is missing. The subdivision layout must match the approved PUD. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording. As per Traffic Department, Trip Generation approved. TIA approved. Completed. As per Traffic Department, Trip Generation approved. TIA approved. Must comply with City's Access Management Policy. Clarify use of Lot 173. If Detention Area is proposed, please label accordingly prior to recording. A plat note may be required prior to recording. Street names will be finalized prior to recording. Clarify and label all common areas. Legal Description of all adjacent lots on all side, including the west side of N. Ware Road will be required prior to recording. The original PUD was approved by the City Commission meeting of September 13, 2021. An application to amend the PUD has been submitted by the engineer (CUP2023-0131) and approved by the P&Z on January 10, 2024, and scheduled to be heard by the City Commission on February 12, 2024. The engineer requested the subdivision to be considered in final form, subject to PUD approval. The plat and plat notes must comply with the approved PUD prior to recording. The approved PUD and the plat must be recorded with notes cross-referencing document numbers. The plat notes and PUD notes must be finalized prior to recording.

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

Being no discussion, Mr. Jesse Ozuna moved to approve in revised final form subject to conditions noted. Mr. Marco Suarez second the motion, which was approved with five members present and voting.

e) Habitat at Ware Subdivision, 6201 North Ware Road, Habitat Development Group, LLC **(SUB2024-0001) (PRELIMINARY) SEC**

Mr. Mario Escamilla stated North Ware Road: Dedication as needed for 75 ft. from centerline for 150 total ROW. Paving: By the State Curb & gutter: By the State. Revisions Needed: -Label centerline to determine ROW dedication requirements prior to final. Label existing ROW dedications, from centerline, total, etc. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. Proposed Jay Avenue: 60 ft. of total ROW dedication. Paving: 40 ft. Curb & gutter: Both Sides. Revisions Needed: Street name under review, and city established street name will be provided prior to final, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. North 41st Street: 60 ft. of total ROW dedication. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: Street alignment, extension north, transitions and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final. ROW subject to increase as applicable to accommodate transitions and street alignment, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 900 ft. Block Length for R-3 Zone Districts. Revisions Needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Pending Items: Subdivision plat proposes a access easement as a separate lot, if a private service drive easement is proposed it must be a minimum of 24 ft. and labeled as such and in compliance with fire and public works department requirements, finalize all service drive requirements prior to final. Must finalize private service drive requirements for all lots prior to final as lots 39-60 do not exhibit a service drive. Alley/service drive easement required for commercial properties and multi-family properties. Subdivision Ordinance: Section 134-106. Front: 10.00 ft. or greater for easements. Revisions needed: Include note as shown above, prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Revisions needed: Include note as shown above, prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Revisions needed: Include note as shown above, prior to final. Zoning Ordinance: Section 138-356. Corner: 10.00 ft. or greater for easements. Revisions needed: Include note as shown above, prior to final. Zoning Ordinance: Section 138-356. Non-compliance. Garage: 18.00 ft. except where greater setback is required, greater setback applies. Revisions needed: Include 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 North Ware Road (FM 220) and 4 ft. wide minimum sidewalk required on both sides of North 41st Street and all interior street. Revisions Needed: Finalize wording for note once ROW requirements have been established. Revisions Needed: Include note as shown above prior to final. 5 ft. sidewalk along N. Ware Road as per Engineering Department, 4ft. Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road and North 41st Street. Revisions needed: Include note as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions needed: Include note as shown above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required: No curb cut, access, or lot frontage permitted along North Ware Road and North 41st Street. Pending Items: Include note as shown above, finalize wording for note prior to final.

Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to recording. Zoning Ordinance: Section 138-210. Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Pending Items: Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Required: Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Required: Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Revisions Needed: Please include lot square footage table on plat, prior to final. Zoning Ordinance: Section 138-356. Existing: R3-T (Townhouse Residential) District. Proposed: R3-T (Townhouse Residential) District. At the City Commission meeting of August 28th, 2023 the requested rezoning for the subject property to R-3T District was approved. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. At the City Commission meeting of August 28th, 2023 the requested rezoning for the subject property to R-3T District was approved. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per application submitted on January 5, 2024 a total of 60 lots proposed park fees total to \$42,000 (\$700 X 60 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Required Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application submitted on January 5, 2024 a total of 60 lots proposed park fees total to \$42,000 (\$700 X 60 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Required: Pending review by the City Manager's Office. As per application submitted on January 5, 202. A total of 60 lots proposed park fees total to \$42,000 (\$700 X 60 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Required: As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat.

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

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

f) Victory Landing Subdivision, 7000 Mile 6 Road, Edgar Delgadillo – La Flor Del Valle **(SUB2021-0150) (6-MONTH EXTENSION PRELIMINARY)**

Mr. Mario Escamilla stated Queens Avenue (6 Mile Road): 30 ft. dedication required for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: Street name reference must be revised as noted above were applicable prior to final, notes, plat, etc. Clarify additional ROW dedicated by this plat as it overlaps with existing 50' ROW, clarify and revise as applicable prior to final. Monies must be escrowed if improvements are not constructed prior to recording. Label centerline and ROW on both sides of centerline and total ROW after accounting for ROW dedication to verify ROW dedication requirements prior to final. Any abandonment must be done by separate instrument and the document number referenced on the plat. COM Thoroughfare Plan. Internal Street: 60 ft. Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: Street names will be established prior to final. Remove proposed from ROW dedication labeling., prior to final. Monies must be escrowed if improvements are not built prior to recording. 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 Revisions Needed: Street names will be established prior to final. Plat layout must be revised to comply with ROW dedication requirements prior to final. Remove proposed from ROW dedication labeling., prior to final. Collector street is to be a public street. Road will align with properties to the west, and will be extended east when adjacent properties develop. The project engineer must verify it prior to final. Barricades to be provided as required prior to recording on east end. 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. Subdivision Ordinance: Section 134-105. 1200 ft. Block Length for R-3A Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Pending Items: Engineer submitted a Variance request on December 28th, 2023, requesting to provide dumpster enclosures along the front of the lots as opposed to the back with an alley, as required by public works department requirements. Public Works departments reviewed the request and recommended compliance with alley requirements. Alley/service drive easement required for commercial/multifamily properties. As per Public Works Department, please provide a service drive for trash/recycling collection. Front: 20 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Front: 20 feet or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Rear: 10 feet or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Side: 6 feet or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Corner :10 feet or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks 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 Queens Avenue (6 Mile Road) and both side of all interior streets. Revisions Needed: Plat note to be revised as shown above prior to final. 5 ft. sidewalk might be required as per Engineering Department prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Queens Avenue (6 Mile Road). Revisions Needed: -Revise note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping

Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Queens Avenue(6 Mile Road). Revisions Needed: Revise the note as shown above prior to final. City's Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: Please submit a site plan with the proposed number of units per lot, prior to final. Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Clarify note #26 prior to final, indicating as Drainage Easements Dedicated to 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. Revisions needed: Clarify if subdivision will be private and if there will be any private streets/drives, revise plat note #20, as applicable. Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Required: Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. 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. Plat submitted on October 3rd, 2022 has addressed this comment. Clarify dedication of 150 ft. Drain Area along north boundary prior to final. Zoning Ordinance: 138-1. Required: 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. Required: Existing: R-3A(apartment residential) District Proposed: R-3A(apartment residential) District. Annexation and initial zoning to R-3A(apartment residential) District approved by the City Commission at their meeting of October 24, 2022. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Annexation and initial zoning to R-3A(apartment residential) District approved by the City Commission at their meeting of October 24, 2022. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Provide total number of units proposed to establish requirements, prior to final. Pending review by the City Manager's Office. 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. 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. E/W Collector street is to be public and 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. Indicate if subdivision is private or public prior to final as it may trigger changes on plat. Submit gate details for staff to review prior to final, if private. Any abandonment must be done by separate instrument and document number referenced on the plat, prior to final. If the subdivision on the east side is not recorded, the lot layout must be removed and the current legal description must be written prior to recording.

Staff recommends approval of the preliminary 6-month extension subject to conditions noted, drainage, and utility approvals and clarification of the requested variance.

After a lengthy discussion regarding the variance and alley ways, Vice Chairperson Mr. Gabriel Kamel moved to disapprove the variance and approve the preliminary extension, subject to the conditions noted. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- g) Moorefield Development Subdivision, 9936 North Moorefield Road,
SAMES Inc. **(SUB2023-0098) (REVISED PRELIMINARY) SAMES**

Mr. Mario Escamilla stated N. Moorefield Road (FM 681):10 ft. of additional dedication for 60 ft. from centerline existing for 120 ft. ROW Paving: by the state Curb & gutter: by the state Revisions Needed: Please provide how existing ROW was dedicated on plat prior to final. Label reference to 110.0' ROW as Total ROW, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. Interior street(s): Dedication as needed for 60 ft. Total ROW. Paving: 40 ft. Curb & gutter: both sides Revision needed Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. As per plat submitted, Lot 2 and remnant tract has no frontage onto a public street, please revise plat and label interior ROW as applicable, finalize prior to final. Clarify status of remnant tract along eastern plat boundary, prior to final. As per updated plat submitted on January 5th,2024 subdivision layout has been revised and presents a 3 lot subdivision with additional acreage. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. N/S collector(Eastern Boundary,1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W. Paving 40 ft. Curb & gutter: Both Sides. Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. -Street alignment, transitions and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final. ROW subject to increase as applicable to accommodate transitions and street alignment, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Revisions Needed: Engineer to clarify status of remnant tract as it may affect block length requirements, block length requirements to be established once lot 2 frontage and remnant tract is clarified and resolved and subdivision layout is established. Finalize prior to final. As per updated plat submitted on January 5th, 2024 updated layout incorporates remnant tract subdivision layout currently exceed 1200 ft. block length plat must be revised accordingly prior to final, if no changes please submit a variance request. Subdivision Ordinance: Section 134-118. Revisions needed: Current subdivision layout does not provide for frontage for lot 2 onto a public street, revise layout to determine whether a variance request will be needed i.e. will there be interior streets? Lot 2 has no frontage. Block length requirements will be established once lot 2 frontage is resolved and subdivision layout is established prior to final.-As per updated plat submitted on January 5th,2024 updated layout incorporates remnant tract subdivision layout currently exceeds 600 ft. Cul-de-Sac length plat must be revised accordingly prior to final, if no changes please submit a variance request. Cul-de-Sac's shall have a turnaround not less than 200 feet in diameter (right-of-way) with pavement diameter of 180 feet in commercial and industrial areas please review Cul-de-Sac requirements and ensure compliance with requirements as noted above prior to final. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multi-family properties. Subdivision Ordinance: Section 134-106. Front: Proposing 25.00 feet or 1/2 of the ROW not to exceed 50 feet. 50.00 feet when fronting a 100 foot ROW or greater. Pending Items: Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. Zoning Ordinance: Section 138-356. Rear: Proposing: 15.00 feet or easement whichever is greater. Pending Items: Clarify proposed setback and ensure

compliance with minimum setback requirements for City and County, finalize wording prior to final. Zoning Ordinance: Section 138-356. Sides: 6.0 feet or easement whichever is greater. Pending Items: Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. Zoning Ordinance: Section 138-356. Corner: Proposing : 10 feet corner Where ROW is greater than 50 feet: 20 feet Pending Items: Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. Zoning Ordinance: Section 138-356. Garage: Proposing: 18 Pending Items: Clarify proposed setback as it is being proposed as a commercial development prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Moorefield Road (F.M.681) and both sides of all interior streets and other street as applicable, prior to final. Revisions needed: Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Proposing: A 5 foot wide minimum sidewalk required on N. Moorefield Road. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable Revisions needed: Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Requirement does not apply, unless annexed in the near future. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Include note as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Current subdivision layout does not provide for frontage onto a public street for lot 2, revise layout minimum 100 ft. of frontage required, finalize lot frontage requirements prior to final. Clarify status of remnant tract and ensure compliance with minimum lot frontage requirements, finalize prior to final. As per updated plat submitted on January 5th, 2024 subdivision layout has been revised and presents a 3 lot subdivision with additional acreage and frontage on a public street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing : ETJ (Extraterritorial jurisdiction) Proposed: ETJ (Extraterritorial jurisdiction). Proposed land use is commercial (retail). Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Pending Items: As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. Please provide ownership map to verify that no landlocked properties exist or will be created and to finalize street requirements, prior to final. As per updated plat submitted on January 5th, 2024 updated layout shown with 3 lots and additional acreage, requiring Planning and Zoning Commission action. Engineer must update application to reflect updated changes prior to final.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in revised preliminary form subject to conditions noted, drainage and utilities approvals. Mr. Marco Suarez seconded the

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

- h) Harvest Creek at Ware Subdivision Phase I, 2301 North Ware Road,
Erickson Construction **(SUB2023-0011) (REVISED FINAL) M&H**

Mr. Mario Escamilla stated North Ware Road: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides Revisions Needed: Provide additional ROW details along plat boundary from centerline, as ROW varies prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Required: Warrior Drive (Vine Ave.): 10 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Pending Items: - Please revise street name as shown above prior to recording. Engineer submitted a variance application on February 13, 2023 requesting that the pavement width be reduced and escrow not be required for Warrior Drive. There is an existing 40.67-42.29 ft. of paving currently and 52 ft. is required. At the Planning and Zoning Commission meeting of March 7th, 2023 the subdivision was approved in Final form subject to conditions noted and with a recommendation of approval for the requested variance. At the City Commission meeting of March 27th, 2023, the variance request was approved and no further board action was required. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Required: N.43rd Lane: Proposing 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: -Revise street name as shown above prior to recording, were applicable plat, notes, etc. Label dash line on west side to determine any ROW dedication. (May affect adjacent development to the north) Revise plat accordingly to accommodate ROW, prior to recording. Existing 40 ft. ROW on west side, of which 20 ft. is within this plat boundary; clarify and label accordingly prior to recording. Temporary turnaround at the Northwest Corner of subdivision plat must comply with Fire Department requirements, additional notes may be needed prior to recording. As per conversation with Engineer on December 13th, 2023, street build out for N. 43rd Lane to not extend past La Vista Avenue, finalize any temporary turnaround requirements and escrow requirements as applicable prior to recording. Street cannot dead must provide a turnaround mechanism in compliance with Fire and Public Works Department requirements, finalize prior to recording. Clarify cul-de-sac turnaround proposed on the north; 20 ft. ROW beyond turnaround cul-de-sac. Must be resolved prior to prior to recording. As per updated plat submitted on November 22, 2023 plat no longer shares common lot lines with previously referenced 20 ft. ROW. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Internal Streets for R-3A: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Pending Items: ROW at gate locations to increase to accommodate proposed improvements, finalize prior to recording. Engineer submitted a variance application on February 13, 2023 requesting that the ROW be reduced from 60 ft. to 50 ft., the engineer has indicated that the 40 ft. paving width will remain. Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the front of the lots as applicable. At the Planning and Zoning Commission meeting of March 7th, 2023 the subdivision was approved in Final form subject to conditions noted and with a recommendation of approval for the requested variance. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3A Zone Districts. Revisions needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. Length proposed, approximately 2,355 ft. Engineer submitted variance to the block length requirement on May 4, 2022. At the PZ meeting of May 17, 2022, the board recommended approval of the variance to the block length requirement for the R-3A district, and City Commission approved the variance request on June 13, 2022. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Pending

Items: Temporary turnaround at the Northwest Corner of subdivision plat must comply with Fire Department requirements, additional notes may be needed prior to recording. As per conversation with Engineer on December 13th, 2023, street build out for N. 43rd Lane to not extend past La Vista Avenue, finalize any temporary turnaround requirements as applicable prior to recording. Street cannot dead must provide a turnaround mechanism in compliance with Fire and Public Works Department requirements, finalize prior to recording. Subdivision Ordinance: Section 134-105. Required: ROW: 20 ft. Paving: 16 ft. Must comply with Public Works Department waste collection service requirements for the R-3A lots prior to recording. 24 ft. Utility and Service Drive Easement proposed at the rear of lots 35-87. Alley/service drive easement required for commercial properties and Multi-Family properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easement. Pending Items: Engineer submitted a variance application on January 9th, 2024 requesting a front setback of 20 feet except 10 feet for unclosed carports for lots 1-112. Development staff reviewed the request and recommended if approval is considered that the setback for unenclosed carports only be at 15 feet. Wording for front setback notes must be finalized given the outcome of the request prior to recording. Zoning Ordinance: Section 138-356 Required: Rear: 10 ft. or greater for easement. 12ft. U.E and Service Drive Easement proposed at the rear of lots 35-87. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easement. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easement. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Required: 4 ft. wide minimum sidewalk required along N. Ware Road, Warrior Dr. (Vine Ave.), and both sides of N. 43rd Lane and both sides of all internal streets. Revisions needed: Plat note #7 will need to be revised as shown above, and once sidewalk requirements are determined, prior to recording. Sidewalk along N. Ware Road subject to increase to 5 ft. as per Engineering Department prior to final. Sidewalk width requirement for Warrior Dr. (Vine Ave.), N. 43rd Lane and both sides of internal streets subject to increase prior to recording as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Warrior Dr. (Vine Ave.), N. Ware Rd. And N. 43rd Lane. Please revise plat note #9 as shown above prior to recording. Additional buffers may be required prior to recording. Landscaping Ordinance: Section 110-46. Required: 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Ware Rd, Warrior Dr. (Vine Ave.) and N. 43rd Lane. Revisions Needed: Please revise plat note #13 as shown above prior to recording. Must comply with City Access Management Policy. Required: Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: Remove note #19 prior to recording as it is a requirement not a required note. Requirement might be triggered depending on the # of units proposed per lot on the multifamily lots. Required: Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Required: Lots

fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Revisions Needed: Please verify that all lots are in compliance with lot width requirements. Please see interior lots 29-31 lots will have to be adjusted to comply with minimum 50 ft. of frontage requirements 54 ft. for corner lots prior to recording. Review all lots and revise applicable prior to recording. Previous final approved as noted above comment yet to be addressed, must comply with requirements as noted above prior to recording. Provide preliminary site plan for multi-family lots to verify compliance with landscaping requirements. Zoning Ordinance: Section 138-356. Existing: A-O Proposed: R-1 & R-3A **Rezoning was approved by City Commission on 2/14/22. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning was approved by City Commission on 2/14/22. Zoning Ordinance: Article V. Land dedication in lieu of fee. Must comply with Park Department requirements, the Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike & Bike Trail instead. On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording. Required: Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Must comply with Park Department requirements, the Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike & Bike Trail instead. On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording. Required: Pending review by the City Manager's Office. Must comply with Park Department requirements, the Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike & Bike Trail instead. On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording. Required. As per Traffic Department, previous Trip Generation and TIA submitted to be honored for Phase I. As per Traffic Department, previous Trip Generation and TIA submitted to be honored for Phase I. Comments/Revisions needed: 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. Subdivision proposed to be private with dedication for ROW on perimeter streets as required, prior to recording. Entry access from the R-3A district along N. Ware Rd. on the plat submitted was reviewed by Traffic Department. ROW at gate locations to increase to accommodate proposed improvements, finalize prior to recording. Any changes to setbacks may require Planning and Zoning Commission action in the future. Must comply with City's Access Management Policy. Subdivision approved in Preliminary form at the Planning and Zoning Commission meeting of November 16th, 2022, subject to conditions noted in Planning Review. At the Planning and Zoning Commission meeting of March 7th, 2023 the subdivision was approved in Final form subject to conditions noted and with a recommendation of approval for both Variances. Subdivision boundaries have changed therefore requiring revised final approval by the Planning and Zoning Commission. At the Planning and Zoning Commission meeting of December 19th, 2023 the subdivision was approved in Revised Final form subject to conditions noted.

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

After a brief discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in revised final form subject to conditions noted and clarification of the requested variance. Mr. Jesse Ozuna 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. Marco Suarez adjourned the meeting at 4:45p.m. with Mr. Jesse Ozuna seconding the motion with five members present and voting.

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

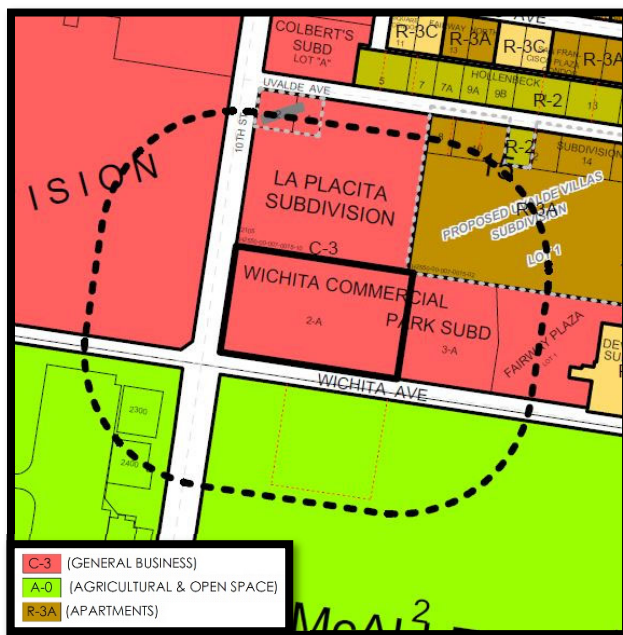
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: February 12, 2024

SUBJECT: Request of OL Beverage Holdings, LLC for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar at Lot A2, Lots A2 & A3, Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street. (CUP2024-0009)

DESCRIPTION: The property is located at the northeast corner of South 10th Street and Wichita Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east, and west, and A-O (agricultural and open space) District to the south. Surrounding land uses include McAllen Country Club, Logan's Roadhouse, McCreery Aviation Co., La Placita retail plaza, Fairway Plaza Shopping Center, and multifamily condominiums. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: The initial Conditional Use Permit was approved by the City Commission on December 14, 2020 with a variance to the distance requirement of being at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property. The permit is renewed annually therefore, it has to come before the Planning and Zoning Commission for consideration.

ANALYSIS: The applicant is proposing to continue operating the bar (Ojos Locos Sports Cantina) from the existing 6,450 sq. ft. building. The proposed hours of operation are from 11 a.m. to 12 a.m. Sunday through Wednesday and 11 a.m. to 2 a.m. Thursday through Saturday.

The Fire Department has completed and passed the inspection. The Health Department inspected the bar and determined the property to be in compliance. The Planning Department has received no complaints regarding this use. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the 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 is within 400 ft. of the residential zone/use to the north;
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 10th Street;
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Sixty-five parking spaces are required and are provided as per site plan.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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



OJOS LOCOS
SPORTS CANTINA,
2121 S 10TH STREET
MCALLEN, TX 78503

SEAL SIGNATURE

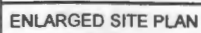
I hereby certify that the drawings submitted to me for authentication by me, will conform to the above terms, and I assume any responsibility for all other drawings representing designs, inventions or architectural or engineering designs or plans or documents or instruments relating to or connected with any part or parts of the architectural or engineering project or projects.

REGISTERED ARCHITECT
ROBERT J. SAMANT
STATE OF TEXAS

DRAWING TITLE

ENLARGED SITE
PLAN

DRAWING NUMBER:
A0.09

 $3/16" = 1'-0"$ 

NORTH

1

SOUTH 10th STREET



DRAWING NUMBER:

AC.10

Op8
sports **Loc8**
centina

4018 WEST SPRING CREEK PARKWAY
PLANO, TX 75024
409.887.8408

[illegible]

**OJOS LOCOS
SPORTS CANTINA**
2121 S 10TH STREET
MCALLEN, TX 78503

DATE	REVISION
02.03.21	BUILDING COMMENTS
02.09.21	OWNER COMMENTS

REALIGNATURE



PROJECT INFORMATION

creativity

RECEIVED BY

[illegible]

Journal of the
American Medical Association

04

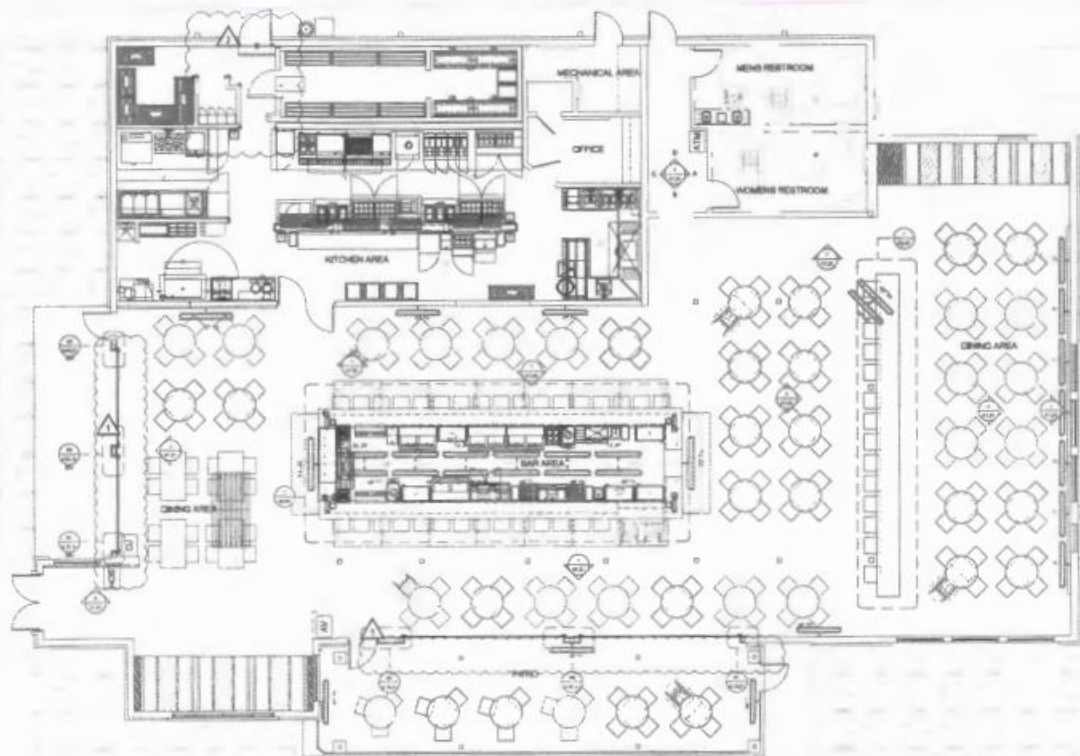
SITE PLAN

STEP 5

DATE RECEIVED BY BUREAU:

AC 10

AC.10


$$394 = 1.47$$

1

FLOOR PLAN



Fairfield
BY MARRIOTT

Ojos Locos

Ojos Locos
sports bar
Cantina

TACOS, CERVEZA y WINGS

TGZ-0279

Ojos Locos
Cantina
DRINKS & SHOTS
MON-FRI / ALL DAY



Qjos
Locos
sports
cantina

Qjos
Locos
sports
cantina

100% CERVEZA y MAS

Qjos
Locos
sports
cantina

\$3 DRINKS & SHOTS
MON-FRI / ALL DAY

NOTICE
BAR
FOR
THIS PROPERTY
CUP 2024-8809

Planning Department

Memo

TO: Planning and Zoning Commission

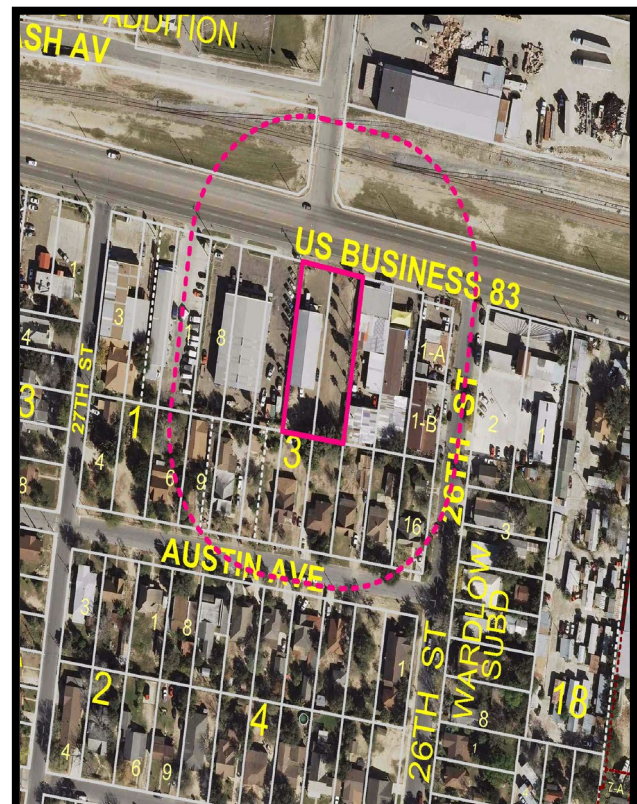
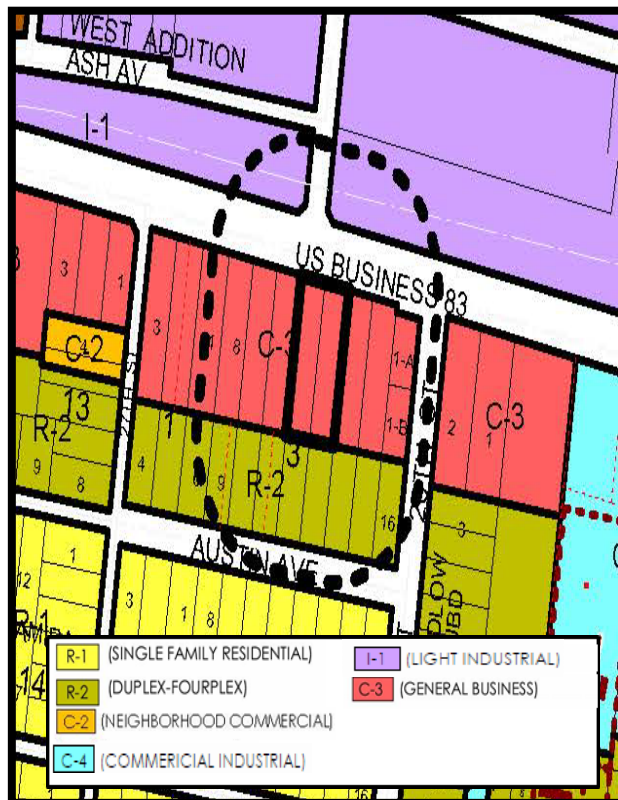
FROM: Planning Staff

DATE: February 14, 2024

SUBJECT: MARIA N. VALDEZ, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR AUTOMOTIVE SERVICE AND REPAIR (AUTO AIR CONDITIONING SERVICE) AT LOTS 4 AND 5, BLOCK 3, ALTAMIRA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2613 U.S. HIGHWAY 83. (CUP2024-0006)

BRIEF DESCRIPTION:

The property is located along the south side of U.S. Highway 83, approximately 165 ft. west of South 26th Street and is zoned C-3 (general business) District. Adjacent zoning is C-3 District to the east and west and R-2 (duplex-fourplex residential) District to the south, and I-1 (light industrial) District to the north. Surrounding land uses include general commercial uses, single-family residences, and multifamily residences. An automotive service and repair shop is allowed in the C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial conditional use permit for this establishment was approved by the Planning and Zoning Commission on May 19, 2015 and has been renewed annually. At a meeting on September 7, 2021 the Planning and Zoning Commission recommended approval for life of use for this establishment and at the City Commission meeting of September 27, 2021 a request for Life of Use was approved. The applicant has submitted an application in order to amend the site plan to add a new metal building. The applicant submitted an application for a building permit on January 8, 2024 but the storage building has been constructed prior to building permit issuance. The applicant submitted a Conditional Use Permit for life of the use on January 12, 2024 in order to amend the site plan.

REQUEST/ANALYSIS:

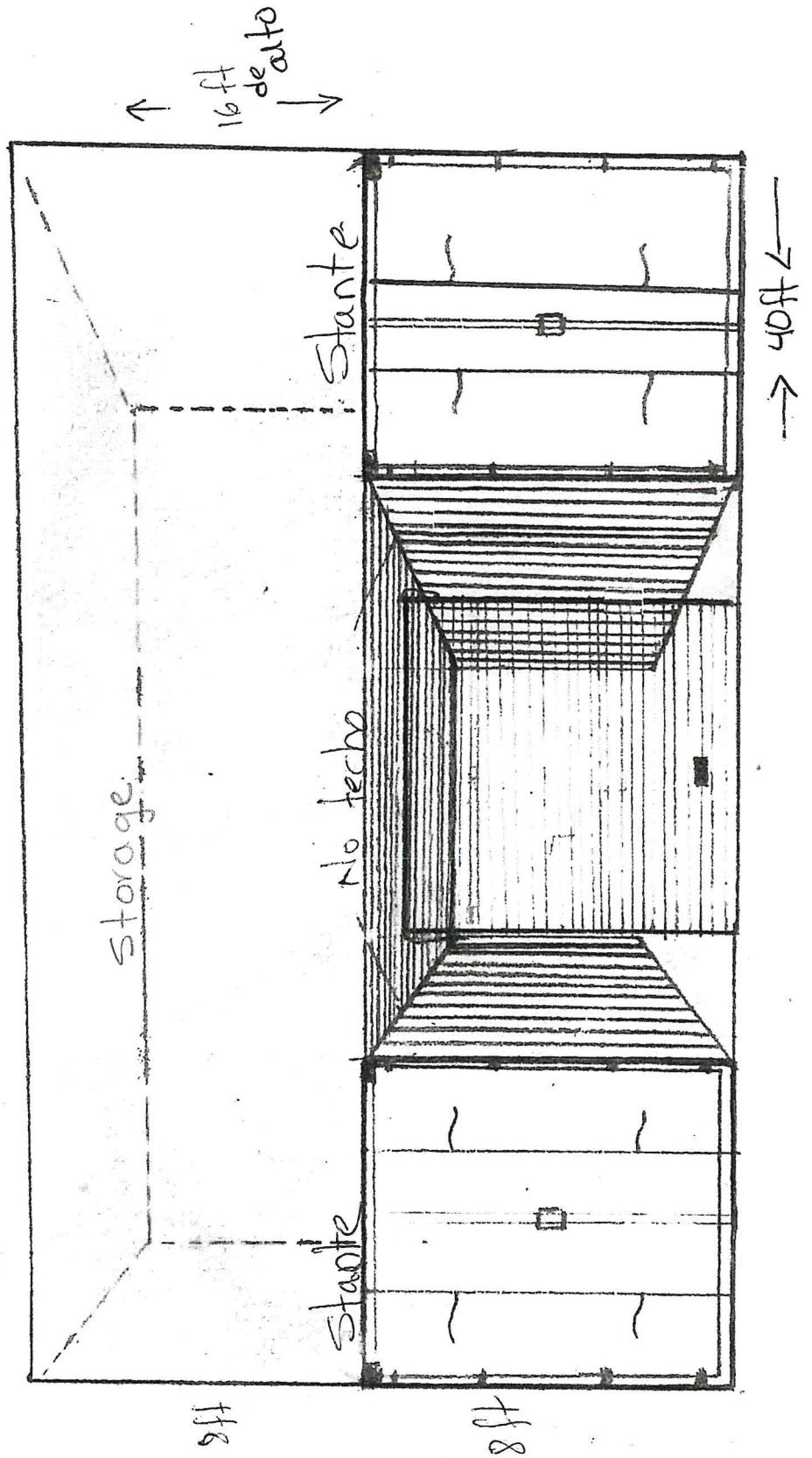
The applicant is requesting to continue to operate the existing Martinez Auto Air Office and Air Conditioning Service and Repair business for life of the use. The applicant recently constructed a storage building measuring 16 feet by 40 feet. The storage building houses two storage containers that are used for storage of materials for the business. As per the applicant, no work will be done inside the storage building. The main building consists of an office with 906 square feet and a service area with 2,388 square feet. The proposed days and hours of operations are Monday through Friday from 8:30 AM to 6:00 PM and Saturday from 8:30 AM to 2:00 PM.

Fire Department has not inspected the location. The Planning Department has not received any calls in opposition to the request. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. 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 square feet is required. The subject property is approximately 20,000 square feet;
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The work will be performed in the service area;
- 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 located approximately 127 ft. from an existing residence to the south;
- 5) A 6 ft. opaque fence may be required to buffer residential uses or districts.
- 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.

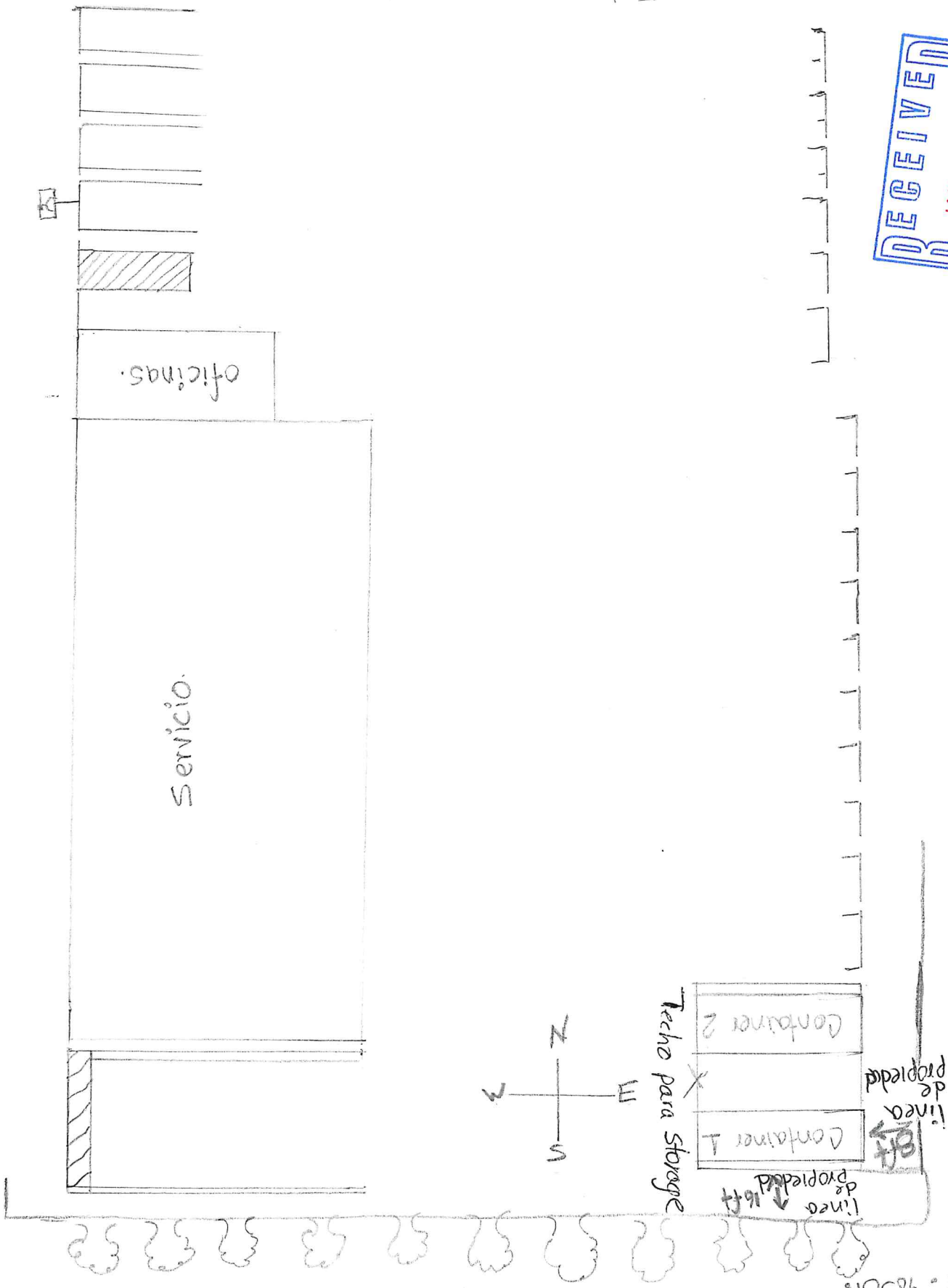
RECOMMENDATION:

Staff recommends approval of the request subject to the conditions noted in Section 138-281 of the Zoning Ordinance, Building Permit and Fire Department requirements.





Martinez
Auto
A/I LLC
2613 W US Hwy 83
Mc Allen, TX - 78501.



Trash can X
Entrada

Techo para storage

línea de propiedad
línea de propiedad





MARTINEZ
AUTO AIR
A/C PARTS & SERVICE (956) 624-1868 / 702-1868

NOTICE
AUTO
REPAIR
THIS PROPERTY
COPY 2014-4-00

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: February 12, 2024

SUBJECT: REQUEST OF LASCO DEVELOPMENT CORPORATION, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR A GASOLINE SERVICE STATION, AT 4.055 ACRES OUT OF LOT 248, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 4401 PECAN BOULEVARD. (CUP2024-0008)

BRIEF DESCRIPTION: The subject property is located at the southwest corner of Pecan Boulevard and North Bentsen Road. The property is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north across Pecan Boulevard, C-3 District to the east across North Bentsen Road, R-1 (single-family residential) District to the south, and R-3A (multifamily residential apartment) District to the west. Surrounding land uses are commercial uses, single-family residential, and apartments. A gasoline service station is permitted in an C-3 District, subject to compliance with Conditional Use Permit requirements.



REQUEST/ANALYSIS: The applicant is proposing to build and operate a convenience store and gas station from the subject property. The location will offer a 4,810 square-foot convenience store with one canopy for gasoline fuel pumps. Based on the square footage of the convenience store, 15 parking spaces are required for the location. The latest site plan submitted proposes 50 parking spaces. A proposed site plan has been submitted;

however, it is subject to change in agreement with any proposed subdivision plat and ordinance requirements. A site plan must be approved city staff prior to issuance of the building permit. All building permit requirements must be met including parking landscaping, setbacks etc.

The Fire Department is pending their inspection. The proposed use must comply with Sections 138-257 through 138-261 of the Zoning Ordinance and the following specific requirements:

- 1) Activities are limited to sale of gasoline, oil, and minor accessories and incidental services. Repair work, steam cleaning or undercoating vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glasswork and such other activities whose external effects could adversely extend beyond the property line are not permitted;
- 2) Ingress or egress shall not be permitted at locations where it will tend to create traffic hazards. Entrances shall not be permitted within 25 ft. of a street intersection. Curb cuts are proposed from Pecan Boulevard and North Bentsen Road;
- 3) Front yard building setback shall be 60 ft., not including gas pumps or driveway covers (canopy). Convenience store building is proposed to comply with required setbacks;
- 4) All lighting shall be shielded from adjacent residential districts;
- 5) A 6 ft. opaque buffer shall be provided where abutting or adjacent to residential districts;
- 6) Gasoline service stations that have facilities for the repair or servicing of automobiles shall be a minimum of 13,000 square feet. Retail outlets for gasoline, oil, and minor accessories, without repair facilities, may be permitted on lots less than 13,000 square feet. There will be no automobile servicing;
- 7) Gas pumps/islands shall be set back at least 13 ft. from the property line or 18 ft. from the curb, whichever is greater;
- 8) Gas pump canopy shall be set back at least 9 ft. from the property line or 10 ft. from the curb, whichever is greater; and
- 9) Gas pumps shall not be located within 100 ft. of a residential district. The gas pumps are not located within 100 ft. of a residential district.

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

RECOMMENDATION: Staff recommends approval of the request, for life of the use, subject to compliance with Sections 138-257 through 138-261 and the specific conditions noted, Building Code requirements, Fire Department requirements, and all other relevant Zoning and Subdivision ordinances.

Sinclair Land Surveying, Inc.

3411 Magic Dr.
San Antonio, Texas 78229
210-341-4518
TBPELS Firm No. 10089000

November 15, 2023

4.055 acres out of
Lot 248
John H. Shary Subdivision of Porcions 58, 59, 60
City of McAllen

THE STATE OF TEXAS
COUNTY OF HIDALGO

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

4.055 acres out of Lot 248, John H. Shary Subdivision, City of McAllen, Hidalgo County, Texas as shown by plat of record in Volume 1 at page 17 of the Map Records of Hidalgo County, Texas, being a portion of a 15.71-acre tract of land described in deed of record in Document Number 2949158 of the Official Records of Hidalgo County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an 1/2" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground in the west right-of-way line of N. Bentsen Road, the southeast corner of a 15.71-acre tract of land described in deed of record in Document Number 2949158 of the Official Records of Hidalgo County, Texas and the northeast corner of Lot 80, Bentsen Heights Unit Two, City of McAllen, Hidalgo County, Texas as shown by plat of record in Volume 32 at page 4 of the Map Records of Hidalgo County, Texas, at Northing 16605442.6 and Easting 1060429.1, for the southeast corner of this tract;

Thence N 81°26'26" W (called N 81°19' W) crossing Lot 248, John H. Shary Subdivision, City of McAllen, Hidalgo County, Texas as shown by plat of record in Volume 1 at page 17 of the Map Records of Hidalgo County, Texas, with the south boundary line of said 15.71-acre tract and the north boundary lines of Lots 80, 81, 82, 83, 84, 85 and 86, said Bentsen Heights Unit Two a distance of 412.04 feet to an 1/2" iron bar with an orange cap marked "RPLS 4856" found set in the ground, the southeast corner of Lot 15, Shary Estates (Private Subdivision), City of McAllen, Hidalgo County, Texas as shown by plat of record in Instrument Number 3091336 of the Map Records of Hidalgo County, for the southwest corner of this tract;



HWY 495 AND N. BENTSEN ROAD
McALLEN, TEXAS

LASCO





NOTICE
SERVICE STATION
FOR
THIS PROPERTY
CUP2024-0008

CITY OF IRVING - PLANNING DEPT
800-341-6286
WWW.CALLONMEY

Planning Department

Memo

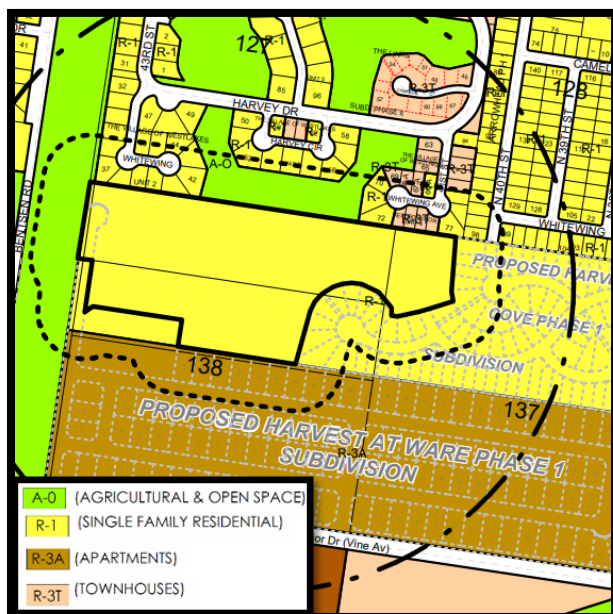
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: February 1, 2024

SUBJECT: Request of Melden and Hunt, Inc. for (Proposed) Harvest Cove Phase II, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD), at 17.438 acres, out of Lots 138 and 137, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2601 North Ware Road. (CUP2024-0005)

BRIEF DESCRIPTION: The subject property is located along the west side of North Ware Road and generally 680 feet north of Warrior Drive (Vine Avenue). Harvest Cove Phase II consists of 17.438 acres of vacant land. The property is zoned R-1 (single family residential) District. The adjacent zoning is A-O (agricultural and open space) District to the north and west, R-3T (multifamily residential townhouses) District to the north, and R-1 District to the north and east. There is R-3A (multifamily residential apartments) District to the south. A Planned Unit Development (PUD) is permitted in a R-1 District with a Conditional Use Permit and in compliance with Article IV for Planned Developments of the Subdivision Ordinance.



HISTORY: A rezoning request from A-O District to R-1 District for this tract was approved by the City Commission on February 15, 2022. The Planning and Zoning Commission voted to approve the proposed subdivision plat in preliminary form subject to conditions noted, drainage and utilities approval on October 3, 2023 for Phase I and is scheduled for consideration by the City Commission on the meeting of February 12, 2024. The plat for Harvest Cove Phase II is scheduled to be considered in preliminary form later on this same agenda. On November 9, 2023 a request for a Planned Unit Development was submitted for Harvest Cove Phase I. On January 30, 2024 an application for a PUD - Harvest Cove Phase II was submitted.

REQUEST/ANALYSIS: A request is being made for the Planned Unit Development to be reflecting the new plat conditions below. Currently, the property is vacant land. The proposed plat consists of 199 lots regarding Harvest Cove Phase I and II. The applicant is also proposing an 8 foot masonry wall as a proposed buffer for both Harvest Cove Phase I and Phase II. The applicant is proposing to develop a Planned Unit Development, which will include single family residences.

The proposed PUD for Harvest Cove Phase I and II is requesting the following:

- Lots 58-145 are not meeting the 50 ft. frontage minimum requirement.
- Lots 56-181 are not meeting the minimum lot area of 5,000 ft.
- Elevations: Maximum home height proposed at 33 ft.
- 36 lots total not meeting the minimum 18 ft. driveway width, the minimum proposed is 12 feet – Engineering Department approved.
- Some lots such as lots 48, 50-52, 186 may not meet the 50% landscape requirement.

PUDs allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for the approval of PUDs are set forth on Article IV for Planned Developments of the Subdivision Ordinance, and are summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing single family residences and a common area.
3. OFF-STREET PARKING AND LOADING: Parking should be in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback. Must provide floor plan with garage to determine if in compliance.
4. LANDSCAPING: Each lot requires 10% landscaping in an R-1 zone. Based on the lot area of 813,570.12 sq. ft., 81,357.012 sq. ft. of landscaping is required. Also,

50% of the required front yard must be landscape, including the side yard setback areas. Some lots such as lots 48, 50-52, 186 may not meet the 50% landscape requirement. A minimum of one tree is required. Must provide front landscaping area and trees to determine if in compliance. Some lots show driveway proposed to be located over a side yard setback, being not in compliance.

5. STREETS AND SETBACKS: Providing a of 60 ft. right-of-way for North 43rd Street. Provide minimum of 50 ft. right-of-way and 32 ft. of pavement for each interior street within the subdivision. Setbacks are Front: 20 ft. or greater for easements, whichever is greater; Rear: 10 ft. or greater or easements; Sides: 6 ft. or greater for easements; Corner: 10 ft. or greater for easements; and Garage: 18 ft. except where greater setback is required. An R-1 zone requires a front yard setback of 25 ft. on interior streets. The development is proposing less than 25 ft. of front yard setback and instead is proposing 20 ft. of front setback for each lot. Provide setback lines with building envelope on site plan with a 5 ft. wide minimum sidewalk required on Ware Road and a 5 ft. wide minimum sidewalk required on all interior street. Must provide sidewalk width dimension on site plan.

An access variance on Ware Road were approved by the Traffic Department.

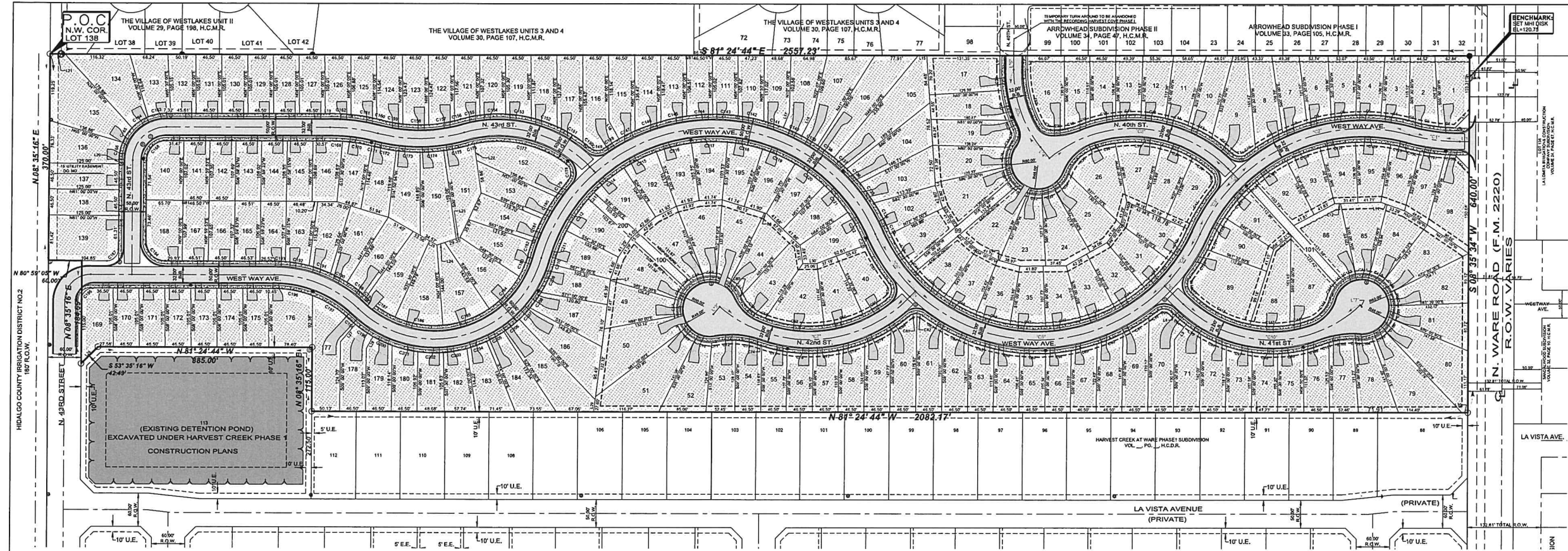
6. DRAINAGE: During the Harvest Cove Subdivision Phase I and II process final drainage detention and design and drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
7. ADDITIONAL PROVISIONS: Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum area for development of five (5) acres. The development has 18.677 acres, which includes single family residences.
8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. Submitted site plan meets requirements.
9. A recorded subdivision plat and approved PUD site plan is required prior to issuance of building permits. Therefore, Harvest Cove Phase I and II subdivision process must be completed and recorded together with the site plan.

If the subdivision layout changes, the PUD will need to be amended to resemble the approved Subdivision Plat. Any changes regarding ownership or the approved building layout may also require an amendment of the PUD. The PUD must comply with all City department requirements, including but not limited to, the Building Permit & Inspections Department, Planning Department, Engineering Department, Utilities Department, Traffic Department, Fire Department, and the Environmental and Health Code Compliance Department. Finally, if this request is granted approval, all proposed structures and improvements on the recorded Subdivision Plat and PUD site plan will be required during

the building permitting process.

Staff did receive several phone calls in opposition to this request.

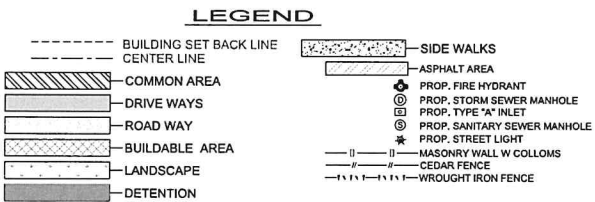
RECOMMENDATION: Staff recommends approval of the Planned Unit Development as presented, for life of the use, subject to all aforementioned conditions.



LOT AREA TABLES

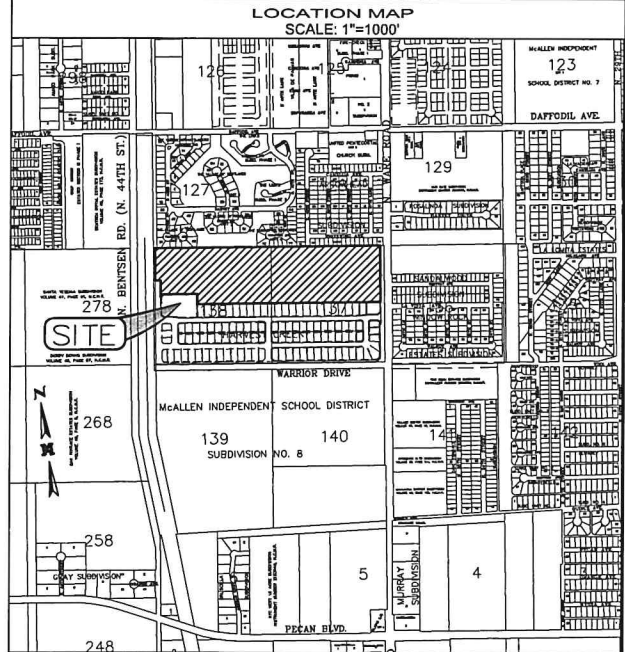
LANDSCAPE AREA TABLES

LOTS NOT MEETING MINIMUM LOT AREA



LOCATION MAP

SCALE: 1"=1000'



Lot Area Table		
Lot #	SQ. FT.	Area
1	7204.33	0.165
2	5978.57	0.137
3	5273.93	0.121
4	5022.73	0.115
5	5230.57	0.120
6	5677.64	0.128
7	6101.37	0.140
8	7186.34	0.165
9	9156.57	0.210
10	6454.43	0.146
11	6007.89	0.138
12	5355.97	0.123
13	5014.67	0.115
14	5161.69	0.118
15	5784.94	0.133
16	7691.45	0.177
17	8556.67	0.196
18	6576.91	0.151
19	6825.58	0.157
20	6880.24	0.153
21	7400.96	0.170
22	7240.70	0.166
23	7118.48	0.163
24	7251.93	0.166
25	7389.45	0.170
26	8281.16	0.190
27	6601.79	0.152
28	6059.04	0.139
29	5472.50	0.126
30	5971.63	0.137
31	5668.97	0.130
32	5633.89	0.129
33	5590.60	0.128
34	5631.90	0.129
35	5655.96	0.130
36	5572.01	0.128
37	5608.60	0.129
38	5668.20	0.130
39	5715.41	0.131
40	6533.97	0.150
41	6243.36	0.143
42	7416.47	0.170
43	6892.26	0.158
44	6944.32	0.159
45	7145.42	0.164
46	7285.27	0.167
47	7201.28	0.165
48	7146.19	0.164

Lot Area Table		
Lot #	SQ. FT.	Area
49	7228.76	0.166
50	10388.30	0.238
51	12470.56	0.286
52	7402.83	0.170
53	8101.72	0.140
54	5795.32	0.133
55	5231.38	0.120
56	4919.15	0.113
57	4978.02	0.114
58	5414.85	0.124
59	6275.30	0.144
60	7632.18	0.175
61	7647.27	0.176
62	6432.52	0.148
63	5596.89	0.128
64	5095.95	0.117
65	4899.03	0.112
66	4995.67	0.115
67	5392.29	0.124
68	6114.17	0.140
69	7214.45	0.166
70	8643.27	0.203
71	6809.77	0.156
72	5972.23	0.137
73	5226.33	0.120
74	4942.82	0.113
75	5028.96	0.115
76	5489.19	0.126
77	6195.33	0.142
78	7049.17	0.162
79	10167.09	0.233
80	10902.88	0.250
81	7441.76	0.171
82	7786.99	0.179
83	7666.72	0.176
84	6928.52	0.159
85	7039.68	0.162
86	7640.34	0.175
87	8038.69	0.185
88	7476.19	0.172
89	11667.94	0.268
90	5785.78	0.133
91	5883.96	0.135
92	5906.31	0.136
93	5647.52	0.130
94	5656.43	0.130
95	5655.33	0.130
96	5256.11	0.121

Lot Area Table		
Lot #	SQ. FT.	Area
97	5532.82	0.127
98	8931.34	0.205
99	3526.87	0.081
100	1969.27	0.045
101	3526.87	0.081
102	5602.82	0.129
103	7218.06	0.166
104	8467.83	0.194
105	11835.09	0.272
106	10606.34	0.243
107	8753.13	0.201
108	6928.25	0.159
109	5703.71	0.131
110	5228.63	0.120
111	4923.91	0.113
112	4939.90	0.113
113	5251.24	0.121
114	5875.00	0.135
115	6475.32	0.149
116	8080.75	0.186
117	6533.03	0.150
118	5533.60	0.127
119	5015.07	0.115
120	4910.38	0.113
121	5203.69	0.119
122	5658.80	0.130
123	5794.35	0.133
124	5560.31	0.128
125	5124.46	0.118
126	4906.07	0.113
127	4882.76	0.112
128	4882.76	0.112
129	4882.76	0.112
130	4882.76	0.112
131	4882.76	0.112
132	4882.76	0.112
133	4882.76	0.112
134	4882.76	0.112
135	4882.76	0.112
136	4882.76	0.112
137	4882.76	0.112
138	4882.76	0.112
139	4882.76	0.112
140	4882.76	0.112
141	4882.76	0.112
142	4882.76	0.112
143	4882.76	0.112
144	4882.76	0.112
145	4882.76	0.112

Lot Area Table		
Lot #	SQ. FT.	Area
146	5310.11	0.122
147	5463.61	0.125
148	5610.74	0.129
149	6818.30	0.157
150	8618.53	0.198
151	7231.13	0.166
152	9723.09	0.223
153	6540.16	0.150
154	5805.80	0.133
155	6440.88	0.148
156	7236.02	0.166
157	7531.45	0.173
158	7580.91	0.174
159	7193.03	0.165
160	6883.64	0.153
161	6740.55	0.155
162	6119.04	0.140
163	5505.01	0.126
164	4973.00	0.114
165	4998.60	0.114
166	4998.18	0.114
167	5014.12	0.115
168	6805.65	0.156
169	6353.22	0.146
170	4882.76	0.112
171	4882.76	0.112
172	4882.76	0.112
173	4882.76	0.112
174	4882.76	0.112
175	4882.76	0.112
176	4882.76	0.112
177	4882.76	0.112
178	4882.76	0.112
179	4882.76	0.112
180	4882.76	0.112
181	4882.76	0.112
182	4882.76	0.112
183	4882.76	0.112
184	4882.76	0.112
185	4882.76	0.112
186	4882.76	0.112
187	4882.76	0.112
188	4882.76	0.112
189	4882.76	0.112
190	4882.76	0.112
191	4882.76	0.112
192	4882.76	0.112
193	4882.76	0.112

Lot Area Table		
Lot #	SQ. FT.	Area
194	5976.66	0.128
195	5634.75	0.129
196	5623.37	0.129
197	5550.55	0.130
198	5644.71	0.130
199	5832.71	0.134
200	1566.24	0.036

Landscape Area Table		
Lot #	SQ. FT.	Area
1	3028.05	0.070
2	2627.30	0.060
3	2427.78	0.056
4	2325.67	0.053
5	2367.08	0.054
6	2457.98	0.056
7	2619.09	0.060
8	2989.27	0.069
9	3626.56	0.083
10	2734.12	0.063
11	2546.18	0.059
12	2396.88	0.055
13	2324.44	0.053
14	2385.75	0.055
15	2558.27	0.059
16	3138.25	0.072
17	3557.16	0.082
18	2789.41	0.064
19	2826.26	0.065
20	2653.89	0.061
21	2668.25	0.061
22	2648.36	0.061
23	2619.90	0.060
24	2625.19	0.060
25	2774.85	0.064
26	3358.89	0.077
27	2945.19	0.068
28	2667.82	0.061
29	2828.27	0.065
30	2678.33	0.061
31	2598.30	0.060
32	2585.93	0.059
33	2578.59	0.059
34	2591.65	0.059
35	2585.62	0.059
36	2564.29	0.059
37	2582.94	0.059
38	2616.34	0.060
39	2622.71	0.060
40	3073.76	0.071
41	2777.16	0.064
42	3303.47	0.076
43	6892.26	0.158
44	2697.52	0.062
45	2670.84	0.061
46	2657.33	0.061
47	2638.27	0.061
48	2627.61	0.060
49	2689.31	0.062
50	3428.66	0.079
51	3741.03	0.086
52	2769.66	0.064
53	2574.44	0.059
54	2538.20	0.058
55	2407.98	0.055

Landscape Area Table		
Lot #	SQ. FT.	Area
56	2310.82	0.053
57	2329.88	0.053
58	2467.07	0.057
59	2741.58	0.063
60	3163.75	0.073
61	3132.89	0.072
62	2766.97	0.064
63	2512.55	0.058
64	2362.10	0.054
65	2303.68	0.053
66	2333.30	0.054
67	2453.41	0.056
68	2673.78	0.061
69	3015.77	0.069
70	3630.39	0.083
71	2678.09	0.061
72	2644.85	0.061
73	2497.20	0.056
74	2314.65	0.053
75	2341.06	0.054
76	2486.33	0.057
77	2591.76	0.059
78	2729.77	0.063
79	3388.60	0.078
80	3509.05	0.081
81	2730.74	0.063
82	2813.55	0.065
83	2794.18	0.064
84	2598.58	0.060
85	2623.62	0.060
86	2736.94	0.063
87	3587.65	0.082
88	3668.11	0.084
89	4122.81	0.095
90	2632.28	0.060
91	2666.17	0.061
92	2678.92	0.061
93	2678.92	0.061
94	2589.24	0.059
95	2591.70	0.059
96	2585.50	0.059
97	2434.40	0.056
98	2467.40	0.057
99	3525.37	0.081
100	2580.17	0.059
101	2827.04	0.065
102	3130.59	0.072
103	3836.65	0.088
104	3706.64	0.085
105	2712.72	0.062
106	2435.78	0.056
107	2399.01	0.055
108	2314.40	0.053
109	2318.27	0.053
110	2408.14	0.055
111	2595.99	0.060
112	3836.65	0.088
113	3706.64	0.085
114	2712.72	0.062
115	2435.78	0.056
116	2399.01	0.055
117	2314.40	0.053
118	2318.27	0.053
119	2408.14	0.055
120	2595.99	0.060
121	383	

THE STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS SITE PLAN AND DESIGNATED HEREIN AS THE HARVEST CREEK 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, MANAGER
ESCANABA, LLC
A TEXAS LIMITED LIABILITY COMPANY
3520 BUDDY OWENS AVENUE
MCALLEN, TEXAS 78504

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 SITE PLAN.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 08/06/2023
ENGINEERING JOB NO. 20145.00

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 SITE PLAN AND DESCRIPTION OF HARVEST CREEK AT WARE SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-22-17, 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: 11-27-18
T-1047, PAGE 67
SURVEY JOB NO. 18207.08

DATE



PHASE I CURVE DATA

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.01	325.00	005° 17' 25"	S77° 28' 02"E	30.00
C2	47.85	325.00	008° 26' 06"	S70° 28' 16"E	47.80
C3	7.57	345.00	001° 15' 24"	N66° 52' 55"W	7.57
C4	50.74	345.00	008° 25' 35"	N71° 43' 24"W	50.69
C5	45.79	345.00	007° 36' 16"	N79° 44' 19"W	45.76
C6	44.82	345.00	007° 25' 36"	N87° 19' 45"W	44.79
C7	44.96	345.00	007° 28' 03"	S85° 16' 55"W	44.93
C8	46.78	345.00	007° 46' 06"	S77° 39' 51"W	46.74
C9	56.74	345.00	009° 25' 25"	S69° 04' 05"W	56.68
C10	18.72	345.00	003° 06' 30"	S62° 48' 08"W	18.71
C11	27.86	205.00	078° 49' 06"	S78° 50' 33"E	25.66
C12	47.05	265.00	010° 10' 18"	N44° 51' 08"W	46.98
C13	47.74	265.00	010° 19' 17"	N54° 16' 55"W	47.67
C14	43.21	265.00	009° 20' 35"	N64° 05' 51"W	43.17
C15	43.93	265.00	009° 29' 53"	N73° 31' 05"W	43.89
C16	45.76	265.00	009° 53' 51"	N83° 12' 58"W	45.72
C17	47.48	265.00	010° 15' 58"	S86° 42' 09"W	47.42
C18	21.66	265.00	004° 40' 57"	S78° 13' 42"W	21.65
C19	26.94	120.00	012° 51' 39"	N83° 19' 03"E	26.88
C20	25.46	120.00	012° 09' 16"	S84° 19' 30"E	25.41
C21	19.84	20.00	056° 51' 00"	S49° 48' 18"E	19.04
C22	101.54	195.00	029° 59' 02"	S8° 19' 45"E	100.39
C23	37.01	245.00	006° 38' 20"	S4° 15' 36"W	36.98
C24	55.59	245.00	013° 09' 04"	S6° 34' 05"E	55.47
C25	18.69	245.00	004° 22' 17"	S16° 16' 16"E	18.69
C26	22.16	20.00	063° 29' 18"	N14° 16' 15"E	21.05
C27	12.28	60.00	011° 43' 19"	S40° 11' 15"W	12.25
C28	36.81	60.00	034° 57' 23"	S16° 50' 54"W	36.04
C29	25.33	60.00	024° 11' 22"	S12° 43' 28"E	25.14
C30	15.04	60.00	014° 21' 41"	S32° 00' 09"E	15.00
C31	25.13	60.00	003° 59' 47"	S51° 10' 44"E	24.93
C32	25.09	60.00	024° 25' 59"	S76° 23' 37"E	25.39
C33	25.28	60.00	024° 08' 22"	N80° 19' 12"E	25.09
C34	39.98	60.00	038° 10' 40"	N49° 09' 42"E	39.24
C35	71.18	80.00	050° 58' 37"	S55° 33' 40"W	68.85
C36	34.04	215.00	009° 04' 12"	S85° 39' 05"W	34.00
C37	82.79	215.00	022° 03' 46"	N78° 50' 57"W	82.28

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	61.06	215.00	016° 16' 17"	N59° 40' 55"W	60.85
C39	41.98	215.00	011° 11' 15"	N45° 57' 10"W	41.91
C40	30.51	30.00	087° 24' 47"	N3° 20' 51"E	27.64
C41	87.29	345.00	014° 29' 48"	S39° 48' 21"W	87.06
C42	85.06	295.00	012° 38' 09"	N38° 52' 31"E	84.93
C43	65.39	295.00	012° 42' 04"	N51° 32' 38"E	65.26
C44	64.70	295.00	012° 33' 55"	N64° 10' 37"E	64.57
C45	64.71	295.00	012° 34' 02"	N76° 44' 36"E	64.58
C46	65.43	295.00	012° 42' 28"	N89° 22' 50"E	65.29
C47	64.04	295.00	012° 26' 18"	S78° 02' 49"E	63.92
C48	63.90	295.00	012° 24' 41"	S65° 37' 28"E	63.78
C49	65.43	295.00	012° 42' 28"	S53° 03' 45"E	65.30
C50	68.23	295.00	013° 15' 06"	S40° 04' 58"E	68.08
C51	15.00	295.00	002° 54' 49"	S32° 00' 00"E	15.00
C52	67.63	295.00	013° 06' 10"	S23° 58' 30"E	67.49
C53	80.35	345.00	013° 20' 40"	S23° 53' 41"E	80.17
C54	31.65	20.00	090° 40' 11"	N14° 46' 04"E	28.45
C55	51.28	225.00	013° 03' 28"	N63° 37' 53"E	51.16
C56	72.71	225.00	018° 30' 52"	N82° 25' 02"E	72.39
C57	107.41	225.00	027° 21' 09"	S74° 38' 58"E	106.40
C58	8.96	225.00	002° 16' 50"	S59° 02' 58"E	8.96
C59	52.07	70.00	042° 37' 07"	S12° 22' 32"E	50.86
C60	1.62	70.00	000° 49' 57"	S15° 39' 27"E	1.62
C61	31.64	60.00	030° 13' 01"	N30° 21' 00"W	31.28
C62	25.96	60.00	024° 47' 29"	N57° 51' 15"W	25.76
C63	23.98	60.00	022° 54' 13"	N81° 42' 07"W	23.63
C64	24.38	60.00	023° 17' 07"	S75° 12' 13"W	24.22
C65	15.11	60.00	014° 25' 29"	S56° 20' 56"W	15.07
C66	25.75	60.00	024° 35' 18"	S36° 50' 32"E	25.55
C67	27.99	60.00	026° 43' 48"	S11° 10' 59"W	27.74
C68	27.82	60.00	026° 34' 12"	S15° 28' 06"E	27.58
C69	27.54	60.00	026° 18' 08"	S41° 54' 10"E	27.30
C70	30.70	60.00	029° 19' 04"	S69° 42' 46"E	30.37
C71	8.37	60.00	007° 59' 39"	S88° 22' 08"E	8.36
C72	35.64	150.00	013° 36' 42"	N85° 33' 36"W	35.55
C73	42.97	150.00	016° 24' 55"	N70° 32' 48"W	42.83
C74	4.81	275.00	000° 57' 40"	S62° 49' 11"E	4.81

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C75	47.73	275.00	009° 56' 41"	S68° 16' 21"E	47.67
C76	46.82	275.00	009° 42' 44"	S76° 06' 04"E	46.56
C77	46.89	275.00	009° 48' 10"	S87° 50' 31"E	46.83
C78	46.63	275.00	010° 07' 58"	N82° 12' 25"E	46.57
C79	52.42	275.00	010° 55' 16"	N71° 40' 48"E	52.34
C80	40.82	275.00	008° 30' 15"	N61° 58' 02"E	40.78
C81	15.16	20.00	043° 26' 01"	S79° 25' 55"W	14.80
C82	11.88	20.00	034° 01' 42"	N51° 50' 13"W	11.70
C83	42.14	345.00	006° 59' 52"	S48° 19' 18"E	42.11
C84	51.32	345.00	008° 31' 23"	S56° 04' 55"E	51.27
C85	48.57	345.00	008° 03' 58"	S64° 22' 35"E	48.53
C86	47.08	345.00	007° 49' 05"	S72° 19' 06"E	47.04
C87	46.54	345.00	007° 43' 45"	S80° 09' 31"E	46.51
C88	46.87	345.00	007° 47' 02"	S87° 50' 55"E	46.83
C89	48.12	345.00	007° 59' 30"	N84° 15' 49"E	48.08
C90	50.53	345.00	008° 23' 33"	N76° 04' 17"E	50.49
C91	54.69	345.00	009° 04' 58"	N67° 20' 02"E	54.63
C92	18.28	345.00	003° 02' 10"	N61° 16' 28"E	18.28
C93	28.94	345.00	002° 50' 50"	N78° 47' 05"W	28.48
C94	29.71	255.00	006° 40' 28"	S40° 39' 46"E	29.69
C95	31.34	255.00	007° 02' 31"	S47° 31' 15"E	31.32
C96	51.07	255.00	011° 28' 32"	S38° 46' 47"E	50.99
C97	47.81	255.00	010° 44' 36"	S87° 53' 21"E	47.74
C98	46.42	255.00	010° 25' 49"	S78° 28' 34"E	46.36
C99	46.72	255.00	010° 29' 51"	S88° 56' 24"E	46.65
C100	34.74	255.00	007° 48' 24"	N81° 54' 29"E	34.72
C101	13.77	150.00	005° 15' 42"	S80° 38' 08"W	13.77
C102	43.73	150.00	016° 42' 10"	N88° 22' 56"W	43.57
C103	9.92	150.00	003° 47' 21"	N78° 06' 11"W	9.92
C104	25.44	60.00	024° 17' 52"	S88° 23' 26"E	25.25
C105	26.98	60.00	024° 54' 18"	N87° 09' 29"E	26.88
C106	25.01	60.00	023° 53' 06"	N42° 36' 46"E	24.83
C107	25.20	60.00	024° 03' 54"	N18° 38' 16"E	25.02
C108	25.67	60.00	024° 30' 40"	N5° 39' 00"W	25.47
C109	25.11	60.00	023° 58' 47"	N29° 53' 44"W	24.93
C110	26.80	60.00	025° 35' 25"	N54° 40' 50"W	26.58
C111	26.00	60.00	024° 49' 32"	N78° 53' 18"W	25.79

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C112	25.68	60.00	024° 31' 05"	S75° 26' 23"W	25.48
C113	15.04	60.00	014° 21' 41"	S56° 00' 00"W	15.00
C114	25.72	60.00	024° 33' 37"	S36° 32' 21"W	25.52
C115	58.57	60.00	055° 55' 42"	N52° 13' 23"E	58.27
C116	34.21	205.00	009° 33' 41"	N84° 58' 06"E	34.17
C117	72.19	205.00	026° 10' 32"	S80° 09' 49"E	71.81
C118	117.18	205.00	032° 45' 07"	S53° 42' 02"E	115.59
C119	28.94	20.00	082° 55' 05"	S4° 08' 01"W	28.48
C120	56.79	345.00	009° 45' 48"	N40° 42' 39"E	56.72
C121	19.70	345.00	003° 16' 18"	N34° 11' 36"E	19.70
C122	45.70	295.00	008° 52' 32"	S36° 59' 43"W	45.65
C123	87.50	295.00	013° 08' 38"	S47° 59' 17"W	87.35
C124	15.08	295.00	002° 54' 49"	S56° 00' 00"W	15.00
C125	69.32	295.00	013° 27' 51"	S64° 11' 20"W	69.16
C126	64.68	295.00	012° 33' 41"	S77° 12' 06"W	64.55
C127	64.68	295.00	012° 33' 44"	S89° 45' 49"W	64.55
C128	63.94	295.00	012° 25' 09"	N77° 44' 44"W	63.82
C129	27.20	295.00	005° 16' 56"	N68° 53' 41"W	27.19
C130	26.59	375.00	004° 07' 43"	S68° 17' 04"E	26.58
C131	46.87	375.00	007° 09' 40"	S73° 53' 48"E	46.84
C132	17.62	375.00	002° 41' 34"	S78° 49' 23"E	17.62

Line Table		
Line #	Direction	Length
L1	N 53° 42' 31"E	35.28'
L2	S 08° 35' 16"W	25.00'
L3	S 03° 35' 16"W	25.00'
L4	N 64° 30' 00"E	5.12'
L5	N 65° 00' 00"W	4.93'
L6	N 64° 30' 00"W	3.51'
L7	S 15° 33' 00"E	2.71'
L8	S 27° 19' 32"E	4.60'
L9	S 46° 03' 00"W	33.88'
L10	N 61° 24' 43"W	10.52'
L11	N 62° 00' 00"W	11.51'
L12	N 63° 00' 00"W	10.43'
L13	S 37° 19' 32"E	4.50'
L14	N 35° 18' 25"W	35.42'
L15	N 61° 24' 44"W	15.74'
L16	N 36° 00' 00"E	81.88'
L17	N 30° 00' 00"E	26.24'
L18	N 21° 00' 00"W	26.63'
L19	N 61° 24' 44"W	8.10'
L20	S 03° 35' 16"W	6.47'
L21	N 61° 24' 44"W	27.00'
L22	S 60° 00' 00"E	20.35'
L23	S 80° 00' 00"W	7.53'

September 7, 2023

METES AND BOUNDS DESCRIPTION
17.438 ACRES BEING OUT OF LOTS 138 AND 137,
LA LOMITA IRRIGATION & CONSTRUCTION Co. SUBDIVISION
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

A tract of land containing 17.438 acres situated in the City of McAllen, County of Hidalgo, Texas, being out of Lots 138 and 137, La Lomita Irrigation & Construction Co. Subdivision, according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records, which said 17.438 acres are out of a certain tract conveyed to Escanaba, LLC, a Texas Limited Liability Company by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 3334895, Hidalgo County Official Records, said 17.438 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 237.00 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 472.00 feet pass a No. 4 rebar found on the Southeast corner of Lot 42, of said The Village of Westlakes Unit II, continuing a total distance of 1,578.60 feet to a No. 4 rebar set, for the Northeast corner of this tract;
2. THENCE, S 04° 30' 00" W a distance of 233.50 feet to a No. 4 rebar set for an inside corner of this tract;
3. THENCE, S 09° 30' 00" W a distance of 42.80 feet to a No. 4 rebar set for the Northernmost Southeast corner of this tract;
4. THENCE, S 72° 30' 00" W a distance of 103.95 feet to a No. 4 rebar set for an outside corner of this tract;
5. THENCE, S 73° 51' 55" W a distance of 50.01 feet to a No. 4 rebar set for an outside corner of this tract;
6. THENCE, S 78° 00' 00" W a distance of 92.61 feet to a No. 4 rebar set for an outside corner of this tract;
7. THENCE, N 82° 30' 00" W a distance of 25.06 feet to a No. 4 rebar set for an outside corner of this tract;
8. THENCE, N 00° 39' 51" W a distance of 33.49 feet to a No. 4 rebar set for an outside corner of this tract;
9. THENCE, N 38° 30' 00" W a distance of 83.55 feet to a No. 4 rebar set for an inside corner of this tract;
10. THENCE, N 64° 30' 00" W a distance of 83.64 feet to a No. 4 rebar set for an inside corner of this tract;
11. THENCE, N 83° 30' 00" W a distance of 41.74 feet to a No. 4 rebar set for an inside corner of this tract;
12. THENCE, S 84° 30' 00" W a distance of 41.93 feet to a No. 4 rebar set for an inside corner of this tract;
13. THENCE, S 71° 30' 00" W a distance of 41.93 feet to a No. 4 rebar set for an inside corner of this tract;

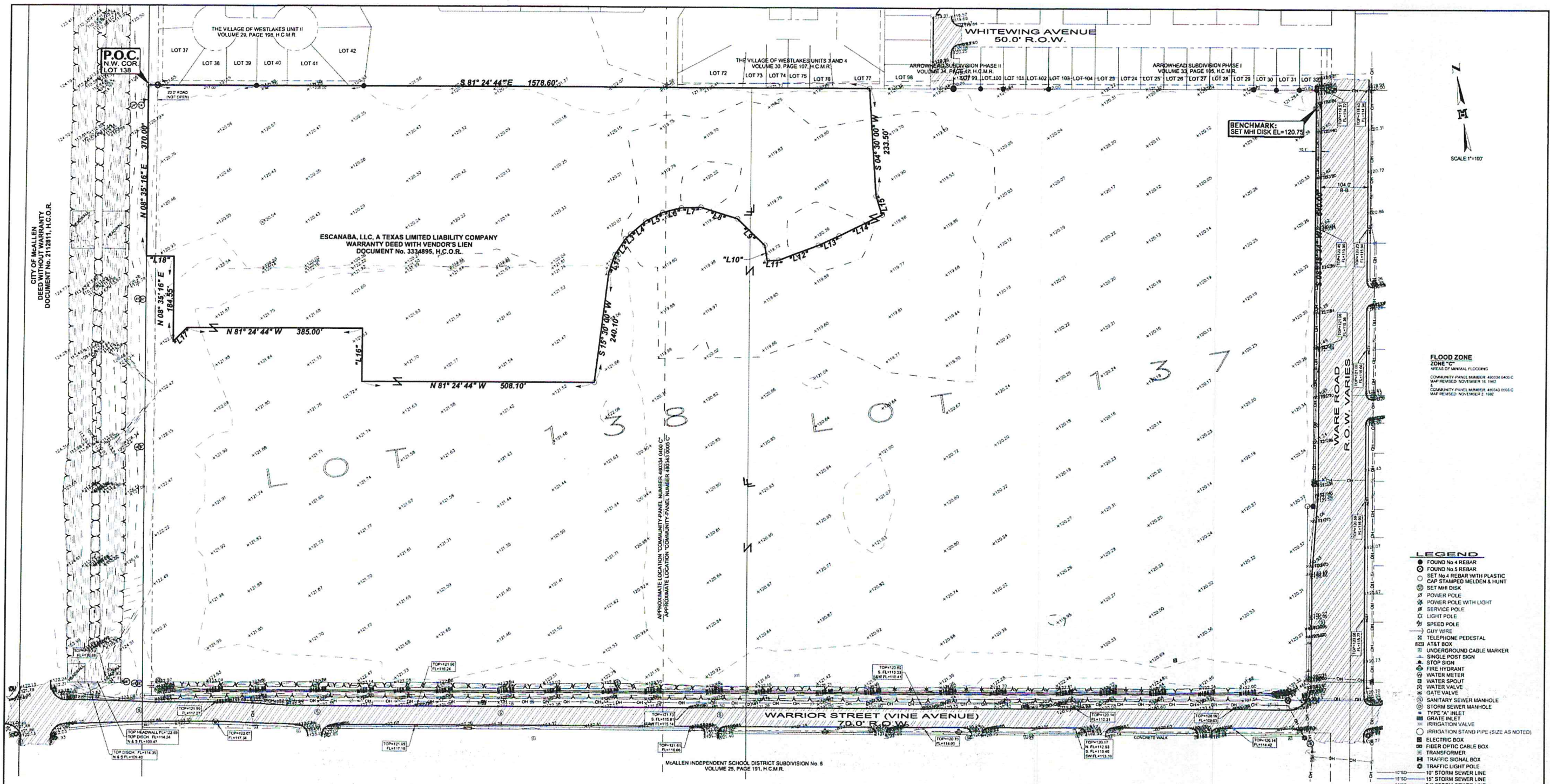
14. THENCE, S 58° 00' 00" W a distance of 42.66 feet to a No. 4 rebar set for an inside corner of this tract;
15. THENCE, S 55° 52' 29" W a distance of 15.05 feet to a No. 4 rebar set for an inside corner of this tract;
16. THENCE, S 42° 00' 00" W a distance of 41.29 feet to a No. 4 rebar set for an inside corner of this tract;
17. THENCE, S 27° 30' 00" W a distance of 41.66 feet to a No. 4 rebar set for an inside corner of this tract;
18. THENCE, S 15° 30' 00" W a distance of 240.10 feet to a No. 4 rebar set for the Southernmost Southeast corner of this tract;
19. THENCE, N 81° 24' 44" W a distance of 508.10 feet to a No. 4 rebar set for the Easternmost Southwest corner of this tract;
20. THENCE, N 08° 35' 16" E a distance of 115.00 feet to a No. 4 rebar set for an inside corner of this tract;
21. THENCE, N 81° 24' 44" W a distance of 385.00 feet to a No. 4 rebar set for an inside corner of this tract;
22. THENCE, S 53° 35' 16" W a distance of 42.43 feet to a No. 4 rebar set for the Westernmost Southwest corner of this tract;
23. THENCE, N 08° 35' 16" E a distance of 184.55 feet to a No. 4 rebar set for an inside corner of this tract;
24. THENCE, N 80° 59' 05" W a distance of 60.00 feet to a No. 4 rebar set on the East line of a certain tract conveyed to the City of McAllen BY VIRTUE OF A Deed without Warranty recorded under Document Number 2112811, Hidalgo County Official Records, for an outside corner of this tract;
25. THENCE, N 08° 35' 16" E along the West line of said Lot 138, a distance of 370.00 feet to the POINT OF BEGINNING and containing 17.438 acres of land, more or less.

I, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 09/07/2023 UNDER MY DIRECTION AND SUPERVISION.


RUBEN JAMES DE JESUS, R.P.L.S. #6813

7.7.2023
DATE:





**PLAT SHOWING
17.438 ACRES BEING OUT OF
LOTS 138 AND 137,
LA LOMITA IRRIGATION & CONSTRUCTION Co. SUBDIVISION
VOLUME 24, PAGE 67, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 09/07/2023 UNDER MY DIRECTION THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

RUBEN JAMES DE JESUS, RPLS No. 6813 DATE: 9.7.23



Line Table		
Line #	Direction	Length
1.1	S 27° 30' 00" W	41.90
1.2	S 42° 00' 00" W	41.29
1.3	S 95° 52' 29" W	15.00
1.4	S 54° 02' 00" W	42.60
1.5	S 71° 32' 50" W	41.63
1.6	S 84° 32' 30" W	41.92
1.7	N 83° 32' 00" W	41.74
1.8	N 54° 32' 00" W	88.84
1.9	N 38° 32' 00" W	42.00
1.10	N 00° 30' 00" W	39.49
1.11	N 87° 32' 00" W	25.00
1.12	S 74° 02' 00" W	32.61
1.13	S 73° 51' 00" W	50.61
1.14	S 77° 30' 00" W	53.95
1.15	S 09° 30' 00" E	42.80
1.16	N 00° 28' 16" E	115.00
1.17	S 51° 25' 10" W	42.42
1.18	N 82° 18' 00" W	65.00

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - ALL BEARINGS AND DISTANCES ARE PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
 - BEARING BASIS IS FROM THE 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, H.C.M.R. AND THE No 4 REBAR FOUND ON THE NORTHEAST CORNER OF SUBJECT TRACT.
 - ELEVATION DATUM AS PER NAVD 83 (GEOID 2012B)

- LEGEND**
- FOUND No 4 REBAR
 - FOUND No 5 REBAR
 - SET No 4 REBAR WITH PLASTIC CAP STAMPED MLDEN & HUNT
 - SET MHI DISK
 - ✱ POWER POLE
 - ✱ POWER POLE WITH LIGHT
 - ✱ SERVICE POLE
 - ✱ LIGHT POLE
 - ✱ SPEED POLE
 - GUY WIRE
 - ✱ TELEPHONE PEDESTAL
 - ✱ AT&T BOX
 - ✱ UNDERGROUND CABLE MARKER
 - SINGLE POST SIGN
 - STOP SIGN
 - ✱ FIRE HYDRANT
 - ✱ WATER METER
 - ✱ WATER SPOUT
 - ✱ WATER VALVE
 - ✱ GATE VALVE
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - ✱ TYPE "A" INLET
 - ✱ GRATE INLET
 - IRRIGATION VALVE
 - IRRIGATION STAND PIPE (SIZE AS NOTED)
 - ✱ ELECTRIC BOX
 - ✱ FIBER OPTIC CABLE BOX
 - ✱ TRANSFORMER
 - ✱ TRAFFIC SIGNAL BOX
 - TRAFFIC LIGHT POLE
 - 10" STORM SEWER LINE
 - 15" STORM SEWER LINE
 - 24" STORM SEWER LINE
 - 36" STORM SEWER LINE
 - 48" STORM SEWER LINE
 - WOOD FENCE
 - EDGE OF BERM
 - OVERHEAD POWER LINE
 - SPOTTED AT&T LINE (APPROXIMATE LOCATION)
 - SPOTTED FIBER OPTIC LINE (APPROXIMATE LOCATION)
 - CONCRETE AREA
 - ASPHALT AREA
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.W. COR. - NORTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - W.D. - WARRANTY DEED
 - G.W.D. - GIFT WARRANTY DEED
 - S.W.D. - SPECIAL WARRANTY DEED
 - B.B. - BACK OF CURB TO BACK OF CURB
 - LOT LINE
 - SAME OWNER

JOB No **23145.02**

DRAWING DATE: 09/08/2023

DRAWN BY: B.M.

File Name: 23145_Phase IIA

T-XXX, PG. XXX

REVISION

DATE

BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

JAN 1 2024

BY: *CW*





Memo

TO: Planning and Zoning Commission

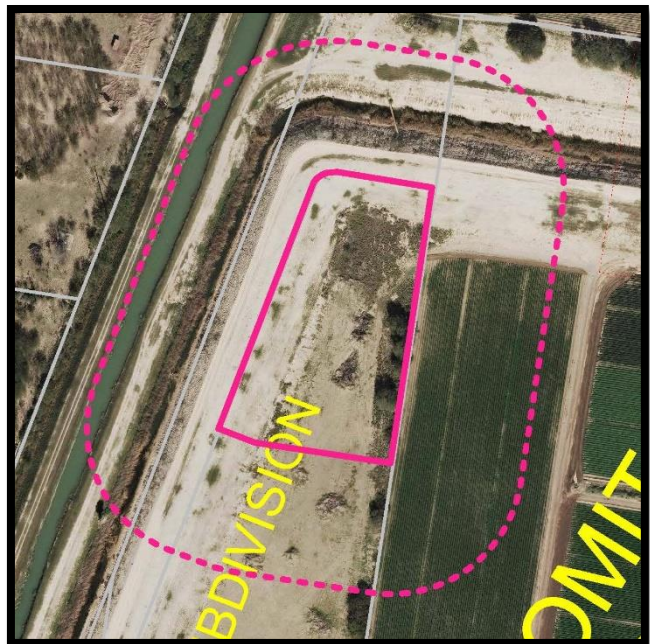
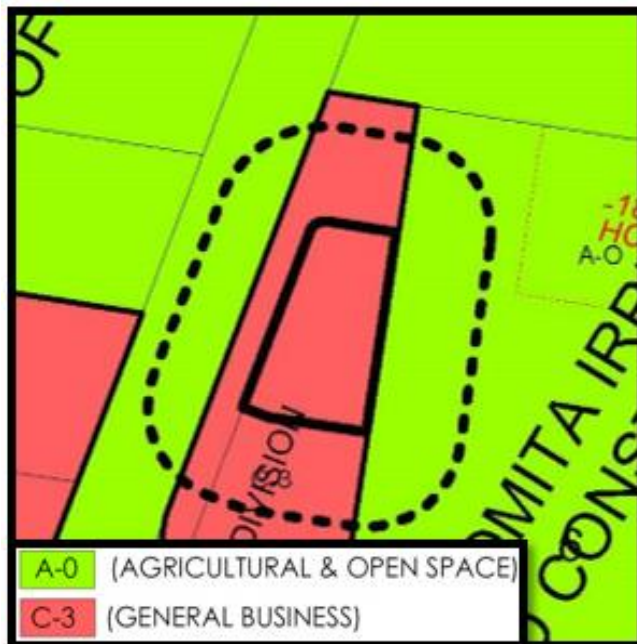
FROM: Planning Staff

DATE: February 12, 2024

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT: 2.152 ACRES OUT OF LOT 1, T-REY SUBDIVISION, HIDALGO COUNTY, TEXAS; 3612 STATE HIGHWAY 107 (REAR). (REZ2024-0004)

LOCATION: The subject property is an interior tract and is located along the north side of State Highway 107, approximately 1,225 feet east of Ware Road. The irregularly-shaped tract consists of 2.152 acres out of Lot 1, T-Rey Subdivision.

PROPOSAL: The applicant is proposing to rezone the property from C-3 (general business) District to C-4 (commercial-industrial) District in order to build a self-storage facility for recreational vehicle and boat storage. A feasibility plan has not been submitted.



ADJACENT ZONING: The adjacent zoning is C-3 District in all directions except to the east there is A-O (agricultural and open space) District.

LAND USE: The property is part of a larger tract that is proposed to be developed for a plaza and a self-storage facility is proposed for the subject tract. Surrounding land uses include Rockin' Moose Sales, 107 Auto Financial, CXL Motors, single-family residences, and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. The most appropriate type of development includes single-family detached homes, accessory uses to single-family residences, neighborhood-scale offices and retail, civic buildings, and parks and open space uses. Nonresidential uses in this category primarily include neighborhood serving retail, services, and offices.

DEVELOPMENT TRENDS: The development trend along State Highway 107 is commercial use.

HISTORY: The tract was initially zoned A-O (agricultural and open space) District upon annexation in May of 1995. In 2005, a rezoning request for C-3 District was approved by the City Commission in March 2005. There have been no other rezoning requests since that time.

ANALYSIS: The requested zoning does not conform to the future land use designation on the Envision McAllen Future Land Use Plan. However, the proposed zoning and use align with the existing commercial development. The zoning trend along State Highway 107 is commercial use. The primary use of the proposed rezoning is for storage of recreational vehicles and boats.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-4 (commercial-industrial) District since the proposed zoning is consistent with the rezoning and development trends for this area.

EXHIBIT "A"

METES AND BOUNDS 2.152-ACRE TRACT

A 2.152-Acre Tract of land, more or less, out of Lot 1, T-Rey Subdivision, Hidalgo County, Texas, City of McAllen, as per Document No. 2119481, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located approximately 960 feet North of State Highway 107, approximately 1,225 feet East of Ware Road, is described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a No. 4 Rebar found for the apparent Northeast corner of said Lot 1 and of said 2.152-Acre Tract, and also being the **POINT OF BEGINNING** of said 2.152-Acre Tract of land herein described;

THENCE, S 08°36'11" W (S 08°42'30" W plat call), with the apparent East lot line of said Lot 1 and of said 2.152-Acre Tract, a distance of 423.70 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent Southeast corner of said of said 2.152-Acre Tract of land herein described;

THENCE, N 81°23'49" W, parallel to the apparent North lot line of said Lot 1 and with the easternmost South lot line of said 2.152-Acre Tract, a distance of 208.80 feet to a No. 4 Rebar set with plastic cap stamped 2791 for an external corner of said 2.152-Acre Tract of land herein described;

THENCE, N 68°52'28" W, with the westernmost South lot line of said 2.152-Acre Tract, a distance of 59.26 feet to a No. 4 Rebar set with plastic cap stamped 2791 on the apparent West lot line of said Lot 1 for the Southwest corner of said 2.152-Acre Tract of land herein described;

THENCE, N 21°07'41" E (N 21°14'00" E plat call), with the said West lot line of Lot 1 and of said 2.152-Acre Tract, a distance of 396.80 feet to a No. 4 Rebar found for a point of tangency on a curve to the right of said 2.152-Acre Tract of land herein described;

THENCE, with said curve to the right in a northeasterly to easterly direction and being the northwestern boundary line of said 2.152-Acre Tract, having a Radius of 30.00 feet, a Delta Angle of 77° 28' 30", a Chord Bearing of N 59° 51' 56" East with a Chord Length of 37.55 feet and an Arc Length 40.57 feet to a No. 4 Rebar found for a point of tangency of said 2.152-Acre Tract of land herein described;

THENCE, S 81°23'49" E, with the said North lot line of Lot 1 and of said 2.152-Acre Tract, a distance of 151.31 feet to the said No. 4 Rebar found for the Northeast corner of said 2.152-Acre Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 2.152 acres of land, more or less.

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

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JANUARY 09, 2024. SEE ACCOMPANIED SURVEY PLAT OF SAID 2.152-ACRE TRACT OF LAND.



Homero Luis Gutierrez

Homero Luis Gutierrez – R.P.L.S. # 2791

01/09/2024

Date

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	40.57'	30.00'	77°28'30"	N59° 51' 56"E (N59°58'15"E PLAT CALL)
				Chord Length 37.55'

HIDALGO COUNTY DRAINAGE
DISTRICT NUMBER ONE EASEMENT
VOL. 2706, PG. 386, H.C.D.R.
(S81°17'30"E PLAT CALL)

S81°23'49"E 151.31'

C1
APPARENT NORTH LINE LOT 1
EXISTING SWALE

P.O.C./P.O.B.
APPARENT N.E.C. LOT 1,
T-REY SUBDIVISION,
DOC.# 2119481, H.C.M.R.

15.0' UTILITY EASEMENT
DOC.# 2811011, H.C.O.R.

24"SS
24"SS



SCALE: 1" = 60'

LEGEND

- FOUND NO.4 REBAR
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED 2791
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- N.E.C. NORTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- S.E.C. SOUTHEAST CORNER
- VOL. VOLUME
- DOC. DOCUMENT

HIDALGO COUNTY DRAINAGE
DISTRICT NUMBER ONE EASEMENT
VOL. 2706, PG. 386, H.C.D.R.

APPARENT WEST LINE LOT 1

396.80'

EXISTING SWALE

80.0' RELEASE OF EASEMENT
BY HIDALGO COUNTY DRAINAGE
DISTRICT No.1 DOC.#1805410

2.152 ACRE TRACT

APPARENT EAST LINE LOT 1

EXISTING SWALE

S08°36'11"W
(S08°42'30"W PLAT CALL)

626.30'

208.80'

N81°23'49"W

N68°52'28"W

59.26'

963.50'

(N21°14'00"E PLAT CALL)
N21°07'41"E

EXISTING SWALE

- NOTES:
1. SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.
 2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS TRACT.
 3. THIS LOT IS SUBJECT TO RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2119481 MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 4. HOMERO L. GUTIERREZ, DID NOT RESEARCH OR PREPARE A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
 5. THE EXISTENCE, IF ANY, UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
 6. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYORS' ORIGINAL FOOT STEPS.

FLOOD ZONE

ZONE "X" (UN SHADED)

AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NUMBER: 480334 0325 D
MAP REVISED: JUNE 06, 2000
REVISED TO REFLECT LOMR: MAY 17, 2001



Surveyor's Certification

I, Homero Luis Gutierrez, a Registered Professional Land Surveyor in the State of Texas, state that this plat represents the facts found on the ground on January 9, 2024, and that there are no discrepancies, conflicts or shortages in the area or boundary lines, or any encroachments, or overlapping of improvements or no visible or apparent easements except as shown on this plat.

Homero Luis Gutierrez 1-9-24
Homero Luis Gutierrez, RPLS #2791 Date

HOMERO L. GUTIERREZ, P.E., R.P.L.S.

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

DATE: 1-9-24 JOB No. HLG24-01-001 DRAWN BY: P.R.

RECEIVED
JAN 11 2024
BY:

(N21°14'00"E PLAT CALL)
N21°07'41"E

APPARENT S.W.C. LOT 1,
T-REY SUBDIVISION

APPARENT EXIST. NORTH R.O.W. LINE

APPROXIMATELY
1,225 FEET TO
STATE HIGHWAY 107

**COMMERCIAL
PLAZA**
COMING SOON
**NOW
PRE-LEASING**
JUAN A. PEÑA
COMMERCIAL REAL ESTATE
JAPCHE LLC
(956) 655-2117

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0004**

Meza
CONSTRUCTION
North
107 Storage
12 UNITS AVAILABLE
PH: 361-929-7464

Planning Department

Memo

TO: Planning and Zoning Commission

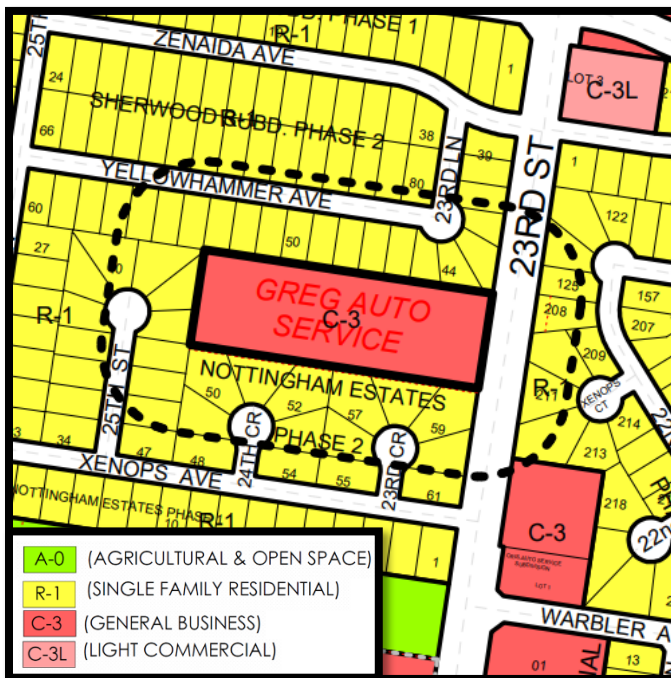
FROM: Planning Staff

DATE: January 29, 2024

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSES) DISTRICT: 3.581 ACRES OUT OF LOT 60, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 7709 NORTH 23RD STREET. (REZ2024-0003)

LOCATION: The subject property is located along the west side of North 23rd Street, approximately 361 feet south of Zenaida Avenue. The tract has 228.91 feet of frontage along North 23rd Street and a depth of 683 feet for a tract size of 3.581 acres.

PROPOSAL: The applicant is proposing to rezone the property to R-3T (multifamily residential townhouse) District for a townhouse development.



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

LAND USE: The subject property is the former location for Greg Auto Service. Surrounding land uses include single-family residential homes, commercial uses adjacent to single family.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Single-family residences make up the majority in this land use category although townhomes are encouraged to create diversity in housing choices. Nearby nonresidential uses help to serve the residents.

DEVELOPMENT TRENDS: The development trend along this area of North 23rd Street is single-family residential.

ANALYSIS: The requested zoning conforms to the Complete Communities land use designation as indicated on the Envision McAllen Future Land Use Plan, since diversity is more in line with single family neighborhoods.

The proposed development area is 3.581 acres. Based on the maximum density per gross acres in the R-3T District: 20 dwelling units per gross acre are allowed, approximately 72 dwelling units are allowed 3.581 (gross) acres. Two thousand square feet represents the minimum lot area for R-3T a residential tract use.

A recorded subdivision plat will be required prior to building permit issuance. An approved site plan may also be required prior to building permit issuance should townhouses proposed be comprised of five units or more on single lot. Compliance with off-street parking, landscaping, buffer requirements and various building and fire codes are required as part of the building permitting process.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouse) District since the proposed to zoning conforms to the Envision McAllen Future Land Use Plan.

February 6, 2024

**METES AND BOUNDS DESCRIPTION
3.581 ACRES OUT OF LOT 60
LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S
SUBDIVISION
HIDALGO COUNTY, TEXAS**

A tract of land containing 3.581 acres situated in the County of Hidalgo, Texas, being out of lot 60 of La Lomita Irrigation & Construction Company's Subdivision, according to the plat thereof recorded in Volume 1325, Page 783, Hidalgo County Map Records, said 3.581 acres being a part or portion out of a certain tract conveyed to Gregorio Gonzalez and wife Consuleo Gonzalez, Warranty Deed with Vendor's Lien Volume 1378, Page 753, Hidalgo County Official Records, said 3.581 acres also being more particularly described as follows:

BEGINNING at a found No. 4 rebar at the Northeast corner and POINT OF BEGINNING of herein described tract:

1. THENCE, S 08° 42' 31" W a distance of 228.91 feet to a found No. 4 rebar at the Southeast corner of this tract;
2. THENCE, N 81° 13' 00" W a distance of 683.00 feet to a found No. 4 rebar at the Southwest corner of this tract;
3. THENCE, N 08° 47' 00" E a distance of 228.02 feet to a found No. 4 rebar at the Northwest corner of this tract;
4. THENCE, S 81° 17' 30" E a distance of 682.70 feet to a found No. 4 rebar at the POINT OF BEGINNING and containing 3.581 acres of land more or less.

I, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 01/10/2024 UNDER MY DIRECTION AND SUPERVISION.


RUBEN JAMES DE JESU, R.P.L.S. #6813 DATE 2.6.2024





CASE#

REZ2024-0008

**HAS BEEN
WITHDRAWN**

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

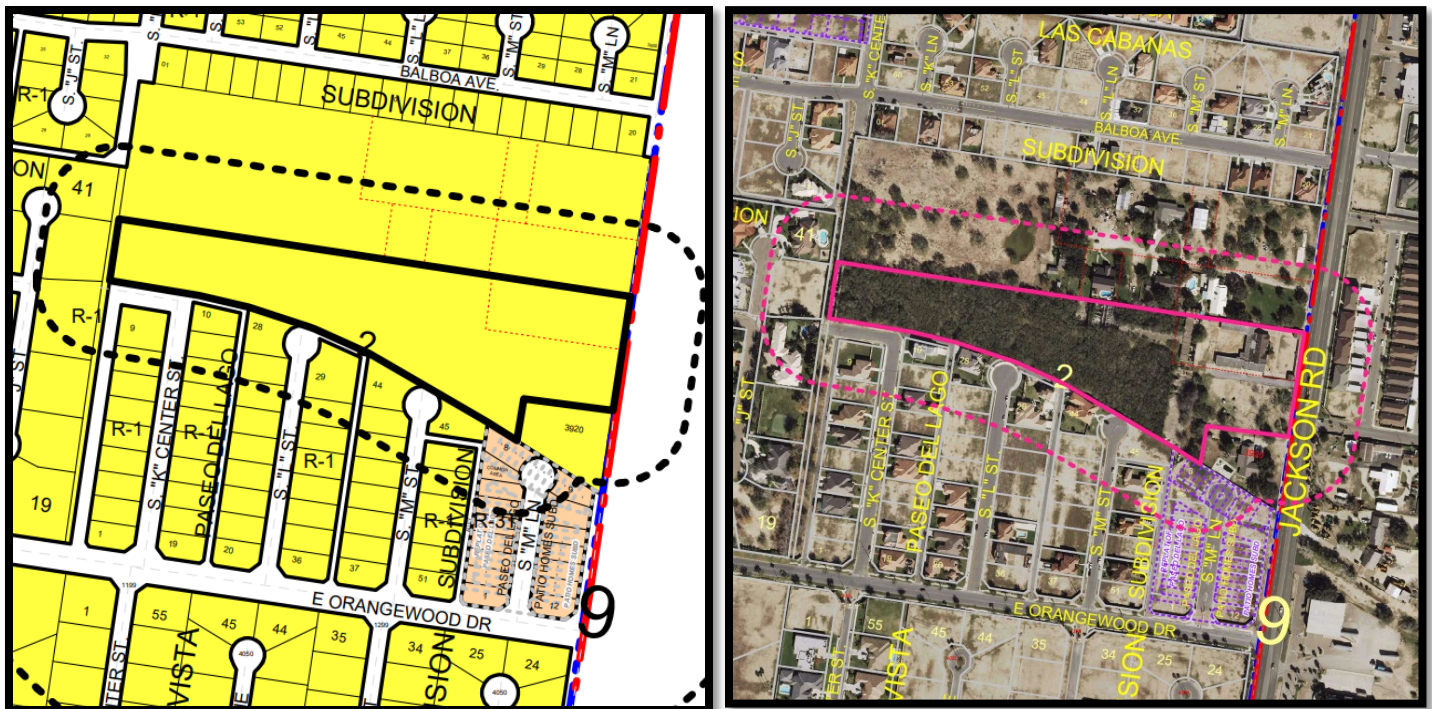
DATE: January 19, 2024

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3C (MULTIFAMILY RESIDENTIAL CONDOMINIUMS) DISTRICT: 7.207 ACRES OUT OF LOT 2, BLOCK 9, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS; 3908 SOUTH JACKSON ROAD UNIT D. (REZ2023-0064)

(TABLED AT PLANNING AND ZONING PUBLIC HEARING OF FEBRUARY 6, 2024)

LOCATION: The subject property is located along the west side of South Jackson Road, north of East Orangewood Drive and consists of 7.207 acres.

PROPOSAL: The applicant is proposing to rezone the property to R-3C (multifamily residential condominiums) District in order to construct condominiums. A feasibility plan has not been submitted at this time.



ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District in all directions and R-3T (multifamily residential townhouses) District to the southeast. The area to the east across South Jackson Road is in the Pharr city limits.

LAND USE: The subject property is currently vacant. Surrounding land uses include multifamily residences such as proposed townhomes and single family residential uses.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes the future land use for this property as Complete Communities. Single-family residences, multifamily residences such as townhome and mixed-use neighborhood-scale such as diverse housing options.

DEVELOPMENT TRENDS: The development trend along South Jackson Road is single-family residential uses as well as commercial uses and multifamily residential uses.

ANALYSIS: The requested zoning does conform to the Complete Communities use designation as indicated on the Envision McAllen Future Land Use Plan.

A recorded subdivision plat will be required prior to building permit issuance. An approved site plan may also be required prior to building permit issuance should a condominium dwelling complex of five units or more be proposed for individual lots. Compliance with off-street parking, landscaping, and various building and fire codes are required as part of the building permitting process.

The number of condominium units likely to be constructed would be limited based on parking and landscaping requirements.

Staff did receive a phone call in opposition to the zoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3C (multifamily residential condominiums) District since the zoning does conform to the Envision McAllen Future Land Use Plan.

RECEIVED
DEC 26 2023
By *mk*

SCALE 1:1000

LEGEND

- FOUND IN A REAR
- ▲ FOUND COTTON POKER SPINOLE
- FOUND PYLE
- FOUND T. MARK ON CONCRETE
- SET IN A REAR WITH PLASTIC
- ▲ CO. STRAPPED METHOD 1 IN T, INC.
- ▲ SET MARK

R.O.W. FRONT OF TAY
H.H.R. HOLLAND COMPANY RECORDS
H.H.R. HOLLAND COMPANY RECORDS
H.H.A. HOLLAND COUNTY OF FISCAL RECORDS
P.O.B. POINT OF BLOWING
P.O.C. POINT OF COLLAPSE
N.E. COR. NORTHEAST CORNER
Z. STATE OWNER

**PLAT SHOWING
7.207 ACRES
OUT OF LOT 2, BLOCK 9,
A.J. MCCOLL SUBDIVISION
VOLUME 21, PAGE 598 H.C.D.R.
HIDALGO COUNTY, TEXAS**

[illegible]

FLOOD ZONE
ZONE "B"
 AREAS ARE TWENTY LINES OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD ON CUMULATIVE AREAS SUBJECT TO 100-YEAR FLOODING FROM PREVIOUS DEPOSITS LESS THAN ONE (1) FOOT OF SOIL OR ONE (1) FOOT OF COMBINED DEPOSITS AND LESS THAN ONE (1) FOOT OF SOIL AND ONE (1) FOOT OF COMBINED DEPOSITS. AREAS ARE NOT PROTECTED BY LIMITED FLOOD THE SOIL FLOOD.

COMMUNITY PANEL NUMBER: 688314 0423 C
 NEW FLOODING INFORMATION IN 1982

JOB No.	236899.08				
DRAWING DATE	12/22/2023				
DRAWN BY	J.C.B. M.I.L.G.				
PIN Name	23689.08				
	1-1212, PG. 27-29				
					
REVISION		DATE	BY		
<p>McLinden & Hunt Inc. CONSULTANTS • ENGINEERS • SURVEYORS</p> <p>115 W. ASHLBYTOWN • DUBLAND, TX 75841 (936) 281-0001 • FAX (936) 281-1828 WWW.MHINC.COM</p>					

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 10/8/23 UNDER MY DIRECTION AND SUPERVISION.



1974 / 10/24/64
ROBERTO M. JAMEZ, RPLS No. 0238 DATE:

December 21, 2023

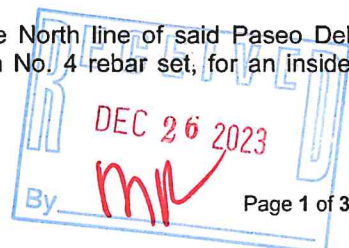
**METES AND BOUNDS DESCRIPTION
7.207 ACRES
OUT OF LOT 2, BLOCK 9,
A.J. McCOLL SUBDIVISION
CITY OF McALLEN
HIDALGO COUNTY, TEXAS**

A tract of land containing 7.207 acres situated in the City of McAllen, Hidalgo County, Texas, being part or portion out of Lot 2, Block 9, A.J. McColl Subdivision, according to the plat thereof recorded in Volume 21, Page 598, Hidalgo County Deed Records, which said 7.207 acres are out of a certain tract conveyed to Josephina Rodriguez by virtue of a Warranty Deed, recorded under Document Numbers 651570 and 651571, Hidalgo County Official Records, said 7.207 acres also being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 2, Block 9 and within the existing right-of-way of Jackson Road;


THENCE, S 08° 30' 19" W along the East line of said Lot 2, Block 9 and within the existing right-of-way of Jackson Road, a distance of 382.64 feet to a Nail set, for the Northeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 08° 30' 19" W along the East line of said Lot 2, Block 9, and within the existing right-of-way of Jackson Road, a distance of 317.37 feet to a Nail set, for the Northernmost Southeast corner of this tract;
2. THENCE, N 81° 28' 10" W at a distance of 41.10 feet pass a No. 4 rebar set on the existing West right-of-way line of Jackson Road, continuing a total distance of 291.10 feet to a No. 4 rebar set, for an inside corner of this tract;
3. THENCE, S 08° 30' 19" W a distance of 116.86 feet to a No. 4 rebar set on the North line of Paseo Del Lago Patio Homes Subdivision according to the plat thereof recorded in Instrument Number 2410663, Hidalgo County Map Records, for the Southernmost Southeast corner of this tract;
4. THENCE, N 58° 02' 39" W along the North lines of said Paseo Del Lago Patio Homes Subdivision and Paseo Del Lago Subdivision according to the plat thereof recorded in Volume 46, Page 157, Hidalgo County Map Records, at a distance of 92.57 feet pass the Northwest corner of said Paseo Del Lago Patio Homes Subdivision and the Northeast corner of said Paseo Del Lago Subdivision, continuing a total distance of 272.33 feet to a No. 4 rebar set from which a No. 4 rebar found bears S 13° 28' 31" E a distance of 0.55 feet, for an inside corner of this tract;
5. THENCE, N 60° 23' 13" W continuing along the North line of said Paseo Del Lago Subdivision, a distance of 101.31 feet to a No. 4 rebar set, for an inside corner of this tract;
6. THENCE, N 63° 09' 39" W continuing along the North line of said Paseo Del Lago Subdivision, a distance of 102.74 feet to a No. 4 rebar set, for an inside corner of this tract;
7. THENCE, N 66° 11' 39" W continuing along the North line of said Paseo Del Lago Subdivision, a distance of 102.66 feet to a No. 4 rebar set, for an inside corner of this tract;
8. THENCE, N 68° 51' 39" W continuing along the North line of said Paseo Del Lago Subdivision, a distance of 102.32 feet to a No. 4 rebar set, for an inside corner of this tract;



9. THENCE, N 71° 07' 39" W continuing along the North line of said Paseo Del Lago Subdivision, a distance of 102.87 feet to a No. 4 rebar set, for an inside corner of this tract;
10. THENCE, N 74° 54' 39" W continuing along the North line of said Paseo Del Lago Subdivision, a distance of 25.54 feet to a No. 4 rebar set, for the Southwest corner of this tract;
11. THENCE, N 08° 32' 12" E a distance of 186.47 feet to the Northwest corner of this tract;
12. THENCE, S 81° 28' 10" E at a distance of 1,017.20 feet pass a No. 4 rebar set on the existing West right-of-way line of Jackson Road, continuing a total distance of 1,058.30 feet to the POINT OF BEGINNING and containing 7.207 acres, of which 0.299 of one acre which lies within the existing right-of-way of Jackson Road leaving a net of 6.908 acres of land, more or less.

I, ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 10/03/2023 UNDER MY DIRECTION AND SUPERVISION.



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

12/22/2023

DATE:







Planning Department

Memo

TO: Planning and Zoning Commission

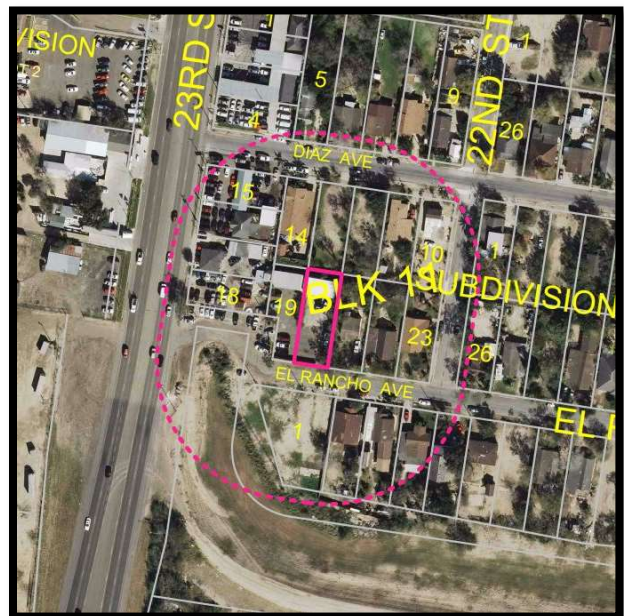
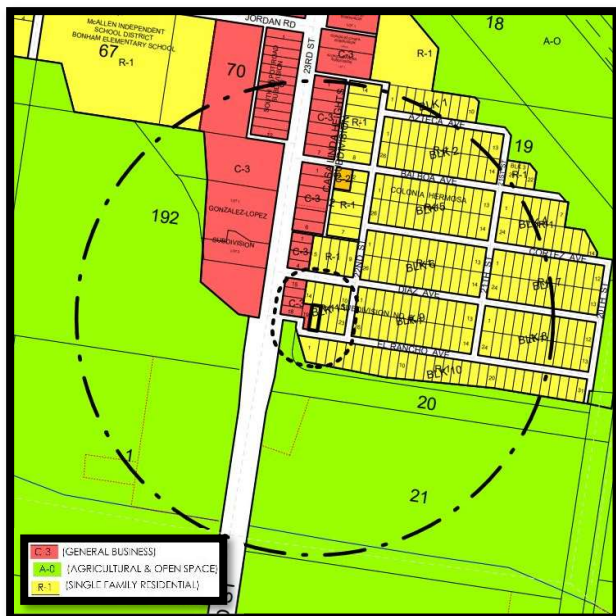
FROM: Planning Staff

DATE: February 13, 2024

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOT 20, BLOCK 11, COLONIA HERMOSA NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 2216 EL RANCHO AVENUE. (REZ2024-0005)

LOCATION: The subject property is located on the north side of El Rancho Avenue just east of 23rd Street.

PROPOSAL: The applicant is proposing to rezone the property to C-3 (general business) District in order to use the subject property as an expansion of an existing auto repair business and car sales lot.



ADJACENT ZONING: The adjacent zoning is R-1 (single family residential) District in all directions except the west side which is C-3 (business general) District.

LAND USE: The property is currently being used as an auto repair business and car sales lot. Surrounding land uses include Booz Auto Sales LLC, Morin Appliances, RDL Auto Sales, Corvette of South Texas, Rodriguez Auto Sales, RS Motors, and other commercial businesses. Also, on the west side of the property there is an existing car lot by the name of Riverside Infinity Auto. Other uses include single family residential and agricultural.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend for this area along El Rancho Avenue is established single family residential.

HISTORY: Colonia Hermosa No.2 Subdivision was recorded on November 28, 1947. The subject property was zoned R-1 (single family residential) District during the comprehensive zoning in 1979.

In 2005, a rezoning request for C-3 (general business) District for Lots 19 and 20 resulted in approval of C-3 zoning for Lot 19 for an auto repair business as part of an auto sales business for Lot 18 that front South 23rd Street. In this same request, C-3 zoning was disapproved for Lot 20 and its use for parking on the subject property was authorized subject to a Conditional Use permit.

In 2009, a rezoning request for C-3 (general business) District for Lot 20 was disapproved. The Board recommended that Lot 20 should remain single family residential, allowing parking as approved by the City Commission in 2005 and the R-1 zoning will allow it to serve as a buffer to protect the neighborhood.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed development is adjacent to C-3 District along the west side.

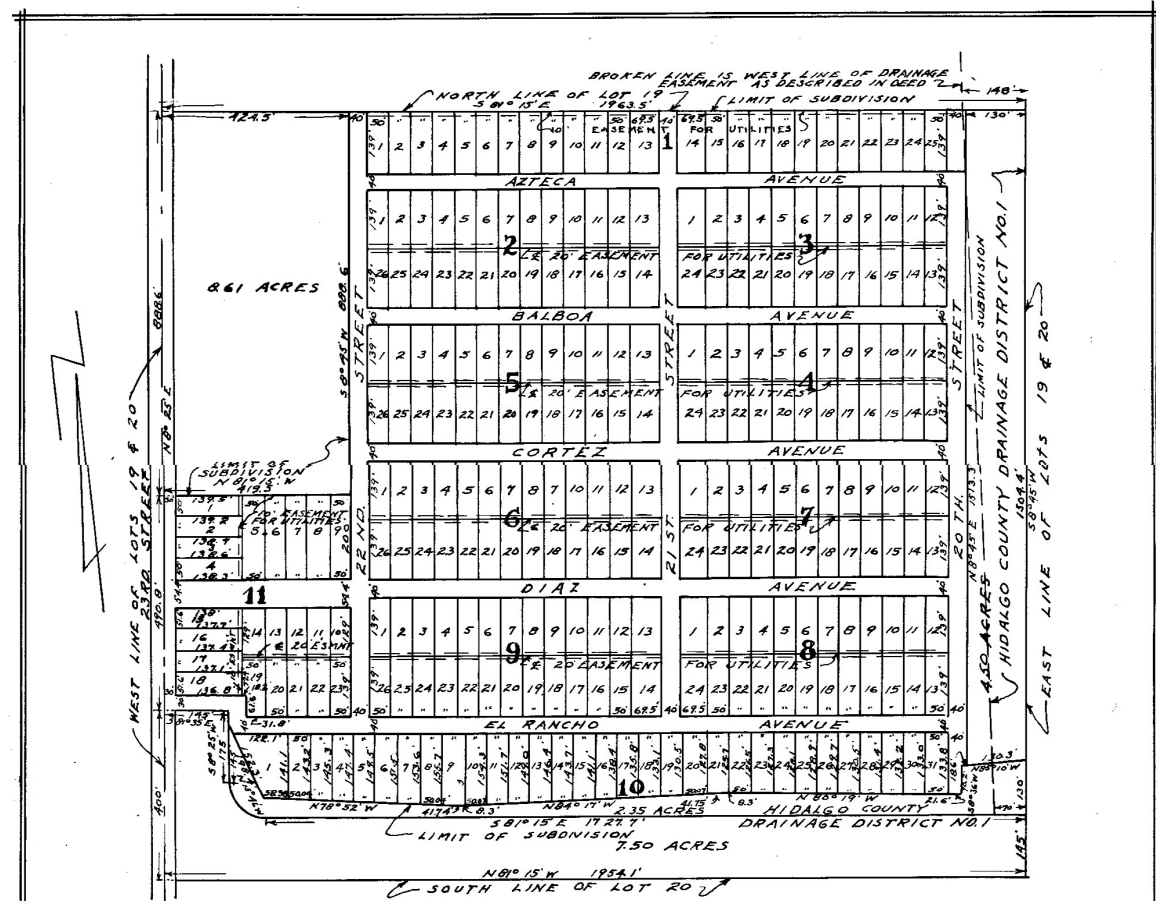
According to the applicant, the rezoning request is necessary because the subject property serves as an expansion of the existing auto repair business and car sales lot on the west side.

If the rezoning request were to be approved, compliance with buffers, landscaping, off street parking, building and fire codes are required prior to issuance of building permits or occupancy. A Conditional Use permit for auto repair is required in a C-3 District with a minimum separation of 100 feet from the nearest residence.

The subject property fronts El Rancho Avenue which is a residential street with 40 feet of right-of-way.

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request to C-3 (general business) District since it does not conform to the established residential trend for this area to the east along El Rancho Avenue.



I, C.L. Fabian, A Licensed Land Surveyor, do hereby certify the foregoing plat to be a true and correct plat of the Subdivision of Lands out of Lots 19 & 20 of Block 3 of the C.E. Hammond Subdivision, Hidalgo County, Texas.

C.L. Fabian
C.L. Fabian
Licensed Land Surveyor.

State of Texas:
County of Hidalgo:

Know all men by these presents that I, Paul L. Ford, owner of the property hereon described and designated as Colonia Hermosa No. 2, a subdivision do hereby adopt, dedicate and confirm the foregoing map of Colonia Hermosa No. 2, and do hereby dedicate to the public the roads designated thereon.

Paul L. Ford

State of Texas:
County of Hidalgo:

Subscribed and sworn to before me on this 28th day of November, A.D. 1947.

C. R. Martin (C.R. Martin)
Notary Public in and for
Hidalgo County, Texas.

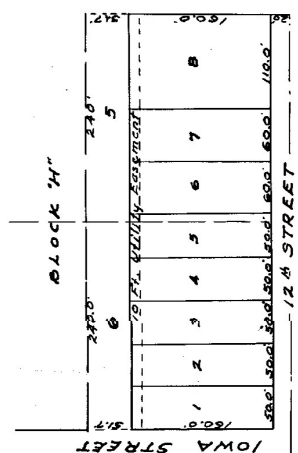
MAP OF
COLONIA HERMOSA No. 2,
BEING THE SUBDIVISION OF LOTS 19 & 20, BLOCK 3, C.E. HAMMOND'S
SUBDIVISION OF LANDS IN PORCIONES 61, 62, 63 & 64, HIDALGO COUNTY,
TEXAS, SAVE AND EXCEPT THE WEST 8.61 ACRES OF LOT 19,
4.50 ACRES ALONG THE EAST SIDE OF LOTS 19 & 20,
& 9.85 ACRES IN THE SOUTH PART
OF LOT 20.
ACREAGE IN SUBDIVISION BEING 57.04 ACRES.

Scale: 1"=200'

PREPARED BY
H.E. SNOW ENGINEERING COMPANY
MC ALLEN — TEXAS.

Date: Oct. 28, 1947.

RECORDER'S STAMP



MAP OF
EAST 12TH ST. SUBDIVISION
BEING A RE-SUBDIVISION OF THE SOUTH
PART OF LOTS 5 & 6, BLOCK "H" OF
THE SAN JUAN TOWNSITE SUBDIVISION
IN HIDALGO COUNTY, TEXAS
SCALE: 1"=100'

STATE OF TEXAS,
COUNTY OF HIDALGO:

I, M.B. Gore, a Civil Engineer & Surveyor do hereby certify that the accompanying Map is a true & correct representation of a survey made by me on the ground for Mrs. M.L. Gossage, trustee, on this the 5th day of December, A.D. 1947.

M.B. Gore
Civil Engineer
Subscribed & sworn to by M.B. Gore before the under-
signed authority on this the 8th day of December,
A.D. 1947.

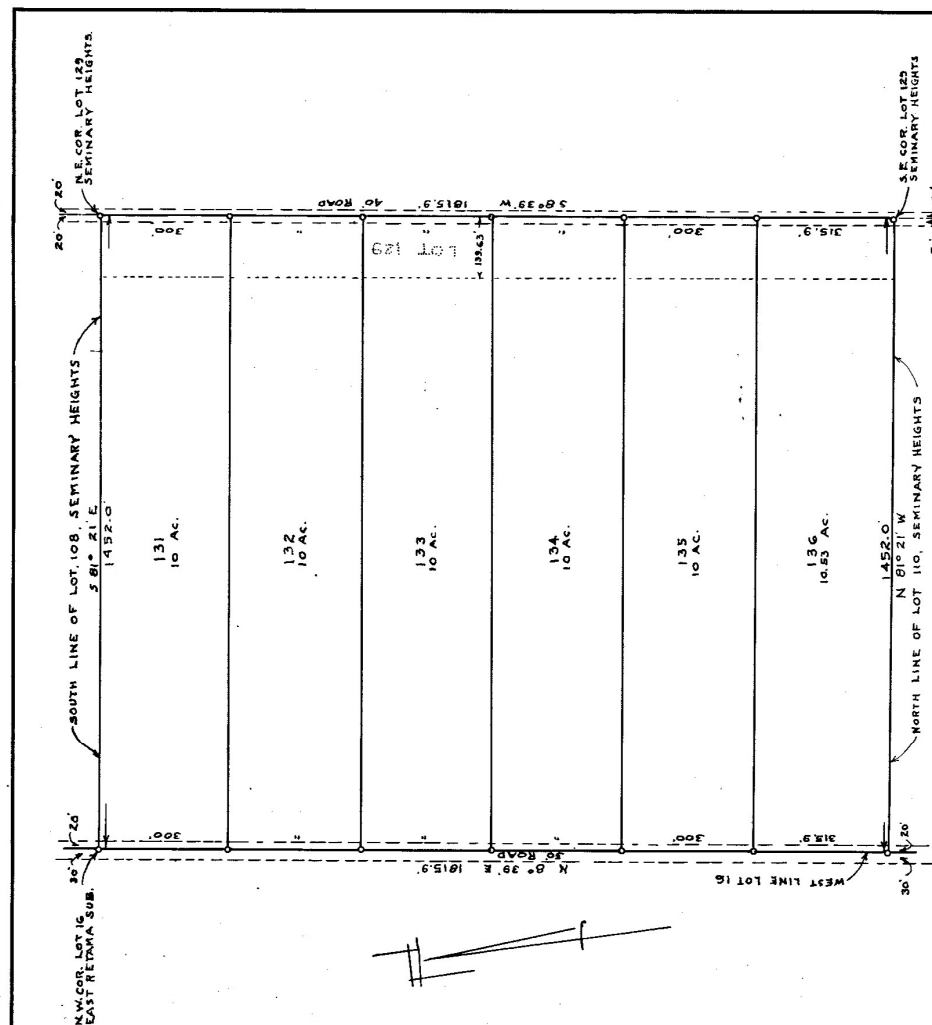
STATE OF TEXAS,
COUNTY OF HIDALGO:

I, Mrs. M.L. Gossage, trustee of the lands herein shown & having caused same to be re-subdivided, do hereby approve, accept & adopt the accompanying Map of said re-subdivision of the south part of Lot 5 & 6, Block "H" of the San Juan Townsite Subdivision in Hidalgo County, Texas & do hereby grant to the public the use of an easement into the streets shown thereon for all public purposes. There is reserved, over & across the lots & streets shown thereon, easements for water lines, gas lines, telephone & telegraph lines, electric lines & other utilities. Such easements to be for the benefit of the City of San Juan as it is now within the limits of said city.

IN TESTIMONY WHEREOF, Witness my hand this the 8th day of December, A.D. 1947.

Mrs. M.L. Gossage
Approved & accepted by the Commissioner, of the City of San Juan of their regular meeting on the 1st day of December, A.D. 1947.

John E. Longmire
City Mayor



I, C.L. Fabian, A Licensed Land Surveyor, do hereby certify the foregoing plat to be true and correct.

C.L. Fabian
C.L. Fabian
Licensed Land Surveyor

State of Texas:
County of Hidalgo:
Know all men by these presents that the "Tean Development Co., owner of the property hereon described and designated as Seminary Heights Extension, a subdivision do hereby adopt, dedicate and confirm the foregoing plat, and do hereby dedicate to the public the roads designated thereon.

H. F. McElroy
H. F. McElroy, President

ALMA F. Thayer
Notary Public in and for
Hidalgo County, Texas.

State of Texas:
County of Hidalgo:
Subscribed and sworn to before me this 29 day of May, A.D. 1948.

MAP OF
SEMINARY HEIGHTS
EXTENSION

BEING THE SUBDIVISION OF LOT 129 OF "SEMINARY HEIGHTS" CONTAINING 5.82 ACRES — AND THE NORTH 1815.9 FEET OF THE WEST 1312.31 FEET OF LOT 16 OF THE "EAST RETAMA SUBDIVISION" CONTAINING 54.71 ACRES — ALL OF LANDS IN THE SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS.

PREPARED BY
C.L. FABIAN
LICENSED LAND SURVEYOR
MC ALLEN, TEXAS
SCALE: 1"=200'

DATE: May 26, 1948

Filed June 15, 1948 8:05 A.M.

Filed June 15, 1948 8:08 A.M.



**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024- 0005**



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



Planning Department

Memo

TO: Planning and Zoning Commission

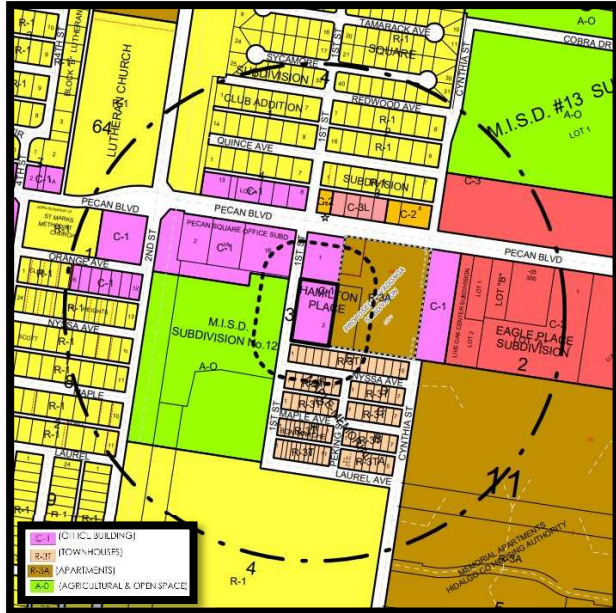
FROM: Planning Staff

DATE: February 13, 2024

SUBJECT: REZONE FROM C-1 (OFFICE BUILDING) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: 1.515 ACRES OUT OF LOT 2, HAMILTON PLACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 100 EAST PECAN BOULEVARD (REAR). (REZ2024-0007)

LOCATION: The subject property is located along the east side of North 1st Street approximately 250 feet south of East Pecan Boulevard.

PROPOSAL: The applicant is proposing to rezone the property to R-3T (multifamily residential townhouse) District in order to use the subject property for the future development of townhouses.



ADJACENT ZONING: The adjacent zoning is C-1 (office building) District to the north, A-O (agricultural and open space) District to the west across North 1st Street, R-3T (multifamily residential townhouse) District to the south across the alley and R-3A (multifamily residential apartment) District to the east.

LAND USE: The subject property is currently vacant. Surrounding land uses include residential townhouses, McAllen Memorial Mustang Softball Field, Watermill Express, Bentley Estates HOA and United Way of South Texas. Also, an existing dentist office by the name of Dr. Karl

F. Frey, DDS is adjacent to the property on the north side. Other uses include commercial and multifamily.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend for this area along the south side of Pecan Boulevard is commercial and multifamily.

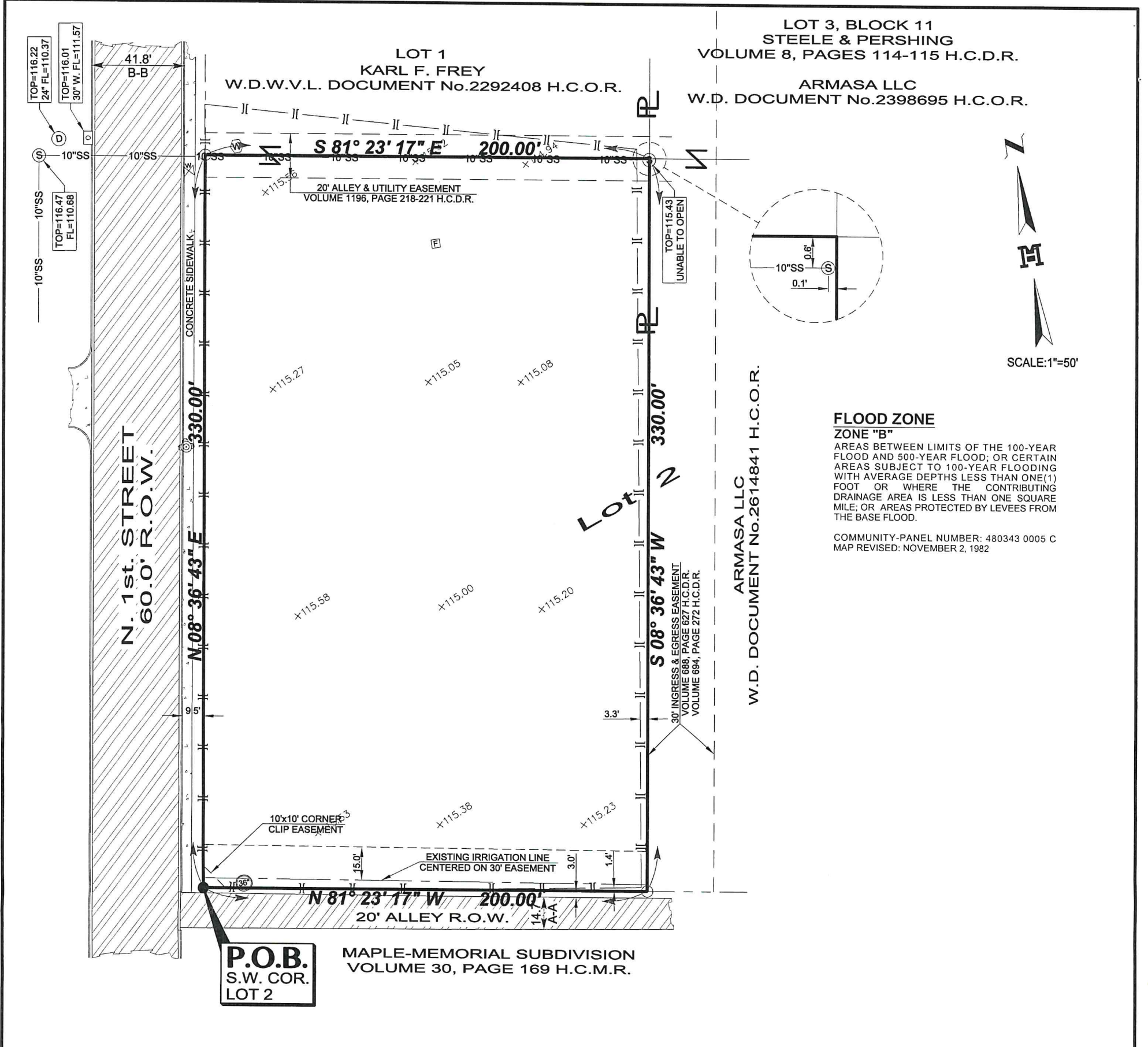
HISTORY: Hamilton Place Subdivision was recorded on October 14, 1996. The subject property was zoned A-O (agricultural and open space) District during the comprehensive zoning in 1979. A rezoning request for C-1 (office building) District was approved in June 1996.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed zoning aligns with the adjacent subdivision on the south side. Maple-Memorial Subdivision was recorded on May 1st, 1996 and the existing zoning is an R-3T (multifamily residential townhouse) District.

If approval of the zoning request is granted, an approved site plan by Planning and Zoning Commission will be required prior to building permit issuance.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouse) District since it conforms to the Envision McAllen Future Land Use Plan.



LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- ⊕ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ WATER FAUCET
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ TYPE "A" INLET
- ⊙ IRRIGATION STAND PIPE (SIZE AS NOTED)
- ||—||— HOG/BARBED WIRE FENCE
- 10"SS— 10" SANITARY SEWER LINE
- ▨ ASPHALT AREA
- ▨ CONCRETE AREA
- A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- S.W. COR. - SOUTHWEST CORNER
- Sq. Ft. - SQUARE FEET
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- P.O.B. - POINT OF BEGINNING
- W.D. - WARRANTY DEED
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- ⊞ - PROPERTY LINE
- Σ - SAME OWNER

PLAT SHOWING
1.515 ACRES
[66,000.000 Sq. Ft.] OUT OF
LOT 2
HAMILTON PLACE
VOLUME 31, PAGE 152 H.C.M.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

NOTES:

- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- BEARING BASIS IS FROM THE No.4 REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 2 AND THE No.4 REBAR SET AT THE NORTHWEST CORNER OF LOT 2.
- ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
- SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
- ELEVATION DATUM PER NAVD 88 (GEOID 2012B)

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 3/02/23 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 03/02/2023



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

BOOK: T-1181, PG. 16
DATE: 3/9/2023
JOB No. 23352.08
FILE NAME: 23352.08
DRAWN BY: J.C.

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

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March 9, 2023

**METES AND BOUNDS DESCRIPTION
1.515 ACRES BEING
OUT OF LOT 2
HAMILTON PLACE
CITY OF McALLEN
HIDALGO COUNTY, TEXAS**

A tract of land containing 1.515 acres situated in the City of McAllen, County of Hidalgo, Texas, being out of Lot 2, Hamilton Place, according to the plat thereof recorded in Volume 31, Page 152, Hidalgo County Map Records, said 1.515 acres out of a certain tract conveyed to Karl F. Frey, by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 2292408, Hidalgo County Official Records, said 1.515 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar found at the Southwest corner of said Lot 2 and on the existing East right-of-way of North 1st Street, for the POINT OF BEGINNING, and the Southwest corner of this herein described tract;

1. THENCE, N 08° 36' 43" E along the existing East right-of-way line of North 1st Street, a distance of 330.00 feet to a No. 4 rebar set at the Northwest corner of said Lot 2 and Southwest corner of Lot 1, said Hamilton Place, for the Northwest corner of this tract;
2. THENCE, S 81° 23' 17" E along the South line of said Lot 1, and the North line of said Lot 2, a distance of 200.00 feet to the Northeast corner of this tract;
3. THENCE, S 08° 36' 43" W along the East line of a certain tract conveyed to Armasa LLC by virtue of a Warranty Deed recorded under Document Number 2614841, Hidalgo County Official Records, a distance of 330.00 feet to a No. 4 rebar set on the South line of said Lot 2 and Southwest corner of said certain tract conveyed to Armasa LLC, for the Southeast corner of this tract;
4. THENCE, N 81° 23' 17" W along the South line of said Lot 2, a distance of 200.00 feet to the POINT OF BEGINNING and containing 1.515 acres of land, more or less.

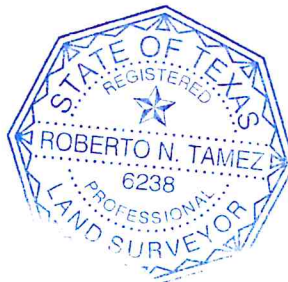
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 03/02/2023 UNDER MY DIRECTION AND SUPERVISION.



03/09/2023

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

DATE:







NOTICE
REZONING
FOR
THIS PROPERTY
REZ 2014-0007

Rio Grande
DENTAL & MAXILLOFACIAL
Karl F. Fr...
A. Luciano S...
1001...

Planning Department

Memo

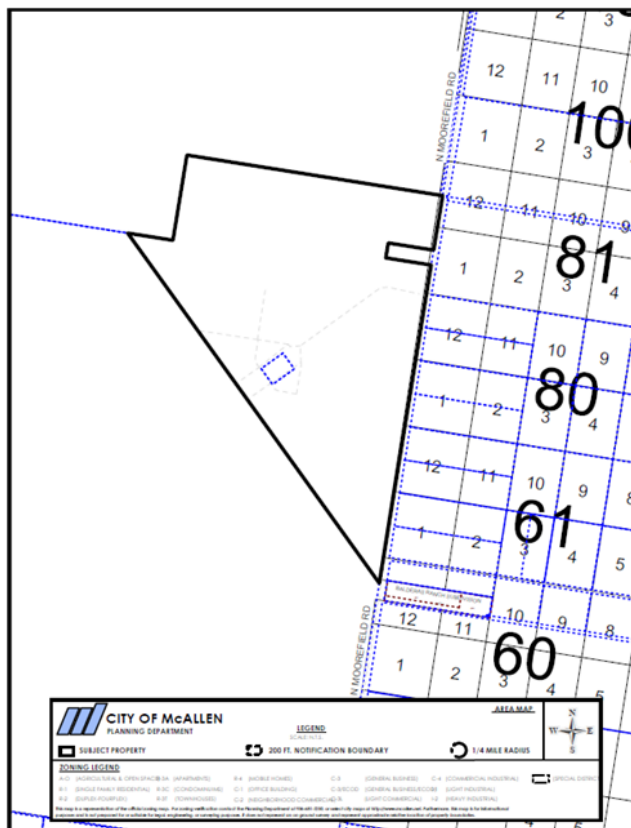
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: January 19, 2024

SUBJECT: INITIAL ZONING TO A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT: 202.788 ACRES, MORE OR LESS, OUT OF A 212.788 ACRE (DEED: 211.18 ACRES) TRACT OF LAND, MORE OR LESS, OUT OF SURVEY 215 AND SURVEY 218, TEXAS MEXICAN RAILWAY COMPANY SURVEY, SAID 202.788 ACRES BEING A PART OF THE FORMER MOORE FIELD SUBDIVISION, SAVE AND EXCEPT A 1.60-ACRE TRACT (WATER TOWER TRACT), HIDALGO COUNTY, TEXAS; 23415 NORTH MOOREFIELD ROAD. (REZ2024-0006)

LOCATION: The property is located along the west side of North Moorefield Road, adjacent on its southwest boundary to a deactivated United States Air Force facility by the name of Moore Air Base. The tract of land consists of around 202.788 acres of undeveloped brush land.



PROPOSAL: The applicant is requesting annexation of the property and initial zoning to A-O (agricultural and open space) District. The tract is currently outside of McAllen's City limits. The initial zoning to A-O District will become effective upon the annexation of the tract into the City. The owners will propose a rezoning request in the future once they have finalized their development plan for the tract.

ADJACENT ZONING: All adjacent properties are currently outside of McAllen's city limits and are therefore without zone.

LAND USE: The property is currently vacant. Surrounding land uses are a mix of some industrial and agricultural uses, with vacant land throughout.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Industrial. This land use is designed to keep certain uses in isolated areas of the City in order to prevent compatibility concerns with future commercial and residential projects. Major manufacturing uses and major employer centers are considered most appropriate for this area.

DEVELOPMENT TRENDS: The development trend along this area of North Moorefield Road is primarily agricultural and open spaces. There are also minor industrial projects throughout.

HISTORY: The subject property has been in the City's Extra-Territorial Jurisdiction (ETJ) since December 22, 2014. The request for the initial zoning of the subject property was submitted on December 8, 2023.

ANALYSIS: The requested zoning conforms to the future land use plan designation. Parks and open space uses are considered compatible.

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

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

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 31, 2023

Grantor: FEHNER & SKLOSS SWDS LLC, a Texas limited liability company, formerly known as DEWEY BELLOWS OPERATING COMPANY, LTD., a Texas limited liability company

Grantor's Mailing Address (including county): 1113 N. US Highway 18
Goliad, Texas 77963
Goliad County, Texas

Grantee: McALLEN FOREIGN TRADE ZONE, INC., a Texas nonprofit corporation

Grantee's Mailing Address (including county): 6401 S. 33rd Street
McAllen, Texas 78503
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK, in the principal amount of ONE MILLION SEVEN HUNDRED SIX THOUSAND FOUR HUNDRED NINE AND NO/100THS DOLLARS (\$1,706,409.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK, and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

A 202.788-acre tract of land, more or less, out of a 212.788-acre (Deed: 211.18-acre) tract of land, more or less, out of Survey 215 and Survey 218, TEXAS MEXICAN RAILWAY COMPANY SURVEY, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 11, Map Records, Hidalgo County, Texas, said 202.788-acre tract of land being a part of MOORE FIELD SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 9, Page 22, Map Records, Hidalgo County, Texas, said 202.788-acre tract of land more particularly described by metes and bounds as follows:

BEGINNING at a point on the East line of said Survey 218, North 09 degrees 15 minutes 53 seconds East (Deed: North 09 degrees 37 minutes East) 3,282.80 feet from the Southeast corner of said Survey 218, for the South corner of the herein described tract of land, said point located on the East line of said MOORE FIELD SUBDIVISION, and on the West line of 100.00-foot F.M. 681 (Moore Field Road), said point being the intersection with the Southeasterly centerline projection of Mission Drive;

THENCE, with said projection and centerline of Mission Drive, North 35 degrees 37 minutes 10 seconds West (Deed: North 35 degrees 23 minutes West), at 2,598.26 feet pass an iron rod with MF cap set at the intersection with the projected Southeast line of a 1.60-acre tract of land, more or less, designated "Water Tower Tract" and more particularly described in a Warranty Deed dated September 27, 1976, recorded in Volume 1501, Page 103, Deed Records, Hidalgo County, Texas, at 2,823.76 feet pass an iron rod with MF cap set at the intersection of the projected Northwest line of said Water Tower Tract, at 4,993.84 feet to an iron rod with MF cap set at the intersection with the most Westerly North boundary of said MOORE FIELD SUBDIVISION for the most Westerly Northwest corner of the herein described tract of land, said point located on a South line of a 2,071.55-acre tract of land more particularly described in a Special Warranty Deed dated January 7, 2008, recorded under Clerk's File No. 1843652, Official Records, Hidalgo County, Texas;

THENCE, with the most Westerly North boundary of said MOORE FIELD SUBDIVISION and a South line of said 2,071.55-acre tract of land, South 81 degrees 03 minutes 07 seconds East (Deed: South 80 degrees 42 minutes East) 524.14 feet to an iron rod with MF cap set on an interior corner of said MOORE FIELD SUBDIVISION for an interior corner of the herein described tract of land, said point being a Southeast corner of said 2,071.55-acre tract of land;

THENCE, with the most Easterly West line of said MOORE FIELD SUBDIVISION and an East line of said 2,071.55-acre tract of land, North 09 degrees 15 minutes 53 seconds East (Deed: North 09 degrees 37 minutes East) 1,000.00 feet to a found pipe at the most Easterly Northwest corner of said MOORE FIELD SUBDIVISION for the most Easterly Northwest corner of the herein described tract of land, said point being an interior corner of said 2,071.55-acre tract of land;

THENCE, along the most Easterly North line of said MOORE FIELD SUBDIVISION and the most Easterly South line of said 2,071.55-acre tract of land, South 81 degrees 03 minutes 07 seconds East (Deed: South 80 degrees 42 minutes East) 3,000.00 feet to a monument found at the Northeast corner of said MOORE FIELD SUBDIVISION for the most Northerly Northeast corner of the herein described tract of land, said point located on the West line of said F.M. 681 (Moore Field Road);

THENCE, with the East line of said MOORE FIELD SUBDIVISION, the East line of said 212.788-acre tract of land and the West line of said F.M. 681 (Moore Field Road), South 09 degrees 15 minutes 53 seconds West (Deed: South 09 degrees 37 minutes West) 641.20 feet to a point at the Northeast corner of a 10.00-acre tract of land, more or less, for the most Northerly Southeast corner of the herein described tract of land;

THENCE, with the North line of said 10.00-acre tract of land, parallel to the North line of said 212.788-acre tract of land, North 81 degrees 03 minutes 07 seconds West 1,013.02 feet to an iron rod with MF cap set at the Northwest corner of said 10.00-acre tract of land for an interior corner of the herein described tract of land;

THENCE, with the West line of said 10.00-acre tract of land, parallel to the East line of said 212.788-acre tract of land, South 09 degrees 15 minutes 53 seconds West 430.00 feet to a point at the Southwest corner of said 10.00-acre tract of land for an interior corner of the herein described tract of land;

THENCE, with the South line of said 10.00-acre tract of land, parallel to the North line of said 212.788-acre tract of land, South 81 degrees 03 minutes 07 seconds East 1,013.03 feet to a point at the intersection with the East line of said 212.788-acre tract of land for the most Southerly Northeast corner of the herein described tract of land, said point located on the West line of said F.M. 681 (Moore Field Road);

THENCE, with the East line of said 212.788-acre tract of land and the West line of said F.M. 681 (Moore Field Road), South 09 degrees 15 minutes 53 seconds West (Deed: South 09 degrees 37 minutes West), 3,486.65 feet to the POINT OF BEGINNING, containing 202.788 acres of land, more or less;

SAVE AND EXCEPT a 1.60-acre tract of land, more or less, designated "Water Tower Tract" and more particularly described in a Warranty Deed dated September 27, 1976, recorded in Volume 1501, Page 103, Deed Records, Hidalgo County, Texas, said 1.60-acre tract of land more particularly described by metes and bounds as follows:

A 1.60-acre tract of land, more or less, out of a 212.788-acre (Deed: 211.18-acre) tract of land, more or less, out of Survey 215 and Survey 218, TEXAS MEXICAN RAILWAY COMPANY SURVEY, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 11, Map Records, Hidalgo County, Texas, said 1.60-acre tract of land being a part of MOORE FIELD SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 9, Page 22, Map Records, Hidalgo County, Texas, said 1.60-acre tract of land more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with MF cap set at the South corner of said Water Tower Tract for South corner of the herein described tract of land, said point located North 35 degrees 37 minutes 10 seconds West (Deed: North 35 degrees 21 minutes 00 seconds West) 2,598.26 feet and North 54 degrees 33 minutes 05 seconds East (Deed: North 54 degrees 46 minutes 40 seconds East) 339.83 feet from the South corner of said 212.788-acre tract of land;

THENCE, with the Southwest line of said Water Tower Tract, North 35 degrees 26 minutes 55 seconds West (Deed: North 35 degrees 13 minutes 20 seconds West) 225.50 feet to an iron rod with MF cap set at the West corner of said Water Tower Tract for the West corner of the herein described tract of land;

THENCE, with the Northwest line of said Water Tower Tract, North 54 degrees 33 minutes 05 seconds East (Deed: North 54 degrees 46 minutes 40 seconds East) 309.00 feet to an iron rod with MF cap set at the North corner of said Water Tower Tract for the North corner of the herein described tract of land;

THENCE, with the Northeast line of said Water Tower Tract, South 35 degrees 26 minutes 55 seconds East (Deed: South 35 degrees 13 minutes 20 seconds East) 225.50 feet to an iron rod set at the East corner of said Water Tower Tract for the East corner of the herein described tract of land;

THENCE, with the East line of said Water Tower Tract, South 54 degrees 33 minutes 05 seconds West (Deed: South 54 degrees 46 minutes 40 seconds West) 309.00 feet to the POINT OF BEGINNING, containing 1.60 acres of land, more or less;

leaving a total of 201.188 acres net, more or less.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 632, PAGE 263, VOLUME 643, PAGE 1, VOLUME 804, PAGE 448, VOLUME 1061, PAGE 546, AND VOLUME 1501, PAGE 103, DEED RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grants and/or reservations in instruments dated December 28, 1950, recorded in Volume 112, Page 115, and Volume 112, Page 116, Oil and Gas Records, dated July 26, 1952, recorded in Volume 131, Page 214, Oil and Gas Records, dated December 28, 1971, recorded in Volume 336, Page 419, Oil and Gas Records, dated February 28, 1971, recorded in Volume 358, Page 601, Oil and Gas Records, dated September 27, 1976, recorded in Volume 1501, Page 103, Deed Records, and dated October 1, 2007, recorded under Clerk's File No. 1816701, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated July 19, 1976, recorded in Volume 361, Page 349, Oil and Gas Records, as affected by instrument dated January 30, 1981, recorded in Volume 399, Page 118, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated May 8, 1981, recorded in Volume 402, Page 888, Oil and Gas Records, as affected by instrument dated May 6, 2003, recorded under Clerk's File No. 1245875, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated March 22, 1982, recorded in Volume 415, Page 908, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated March 17, 1995, recorded under Clerk's File No. 468926, Official Records, as affected by instruments dated March 9, 1998, recorded under Clerk's File No. 663960, Official Records, dated March 13, 1998, recorded under Clerk's file No. 663961, Official Records, dated July 15, 1998, recorded under Clerk's File No. 715032, Official Records, dated July 15, 1998, recorded under Clerk's File No. 715033, Official Records, dated March 1, 2000, recorded under Clerk's File No. 864961, Official Records, and dated March 2, 2000, recorded under Clerk's File No. 864962, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated September 1, 1996, recorded under Clerk's File No. 600070, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Non-Drilling Agreement dated September 27, 1976, recorded in Volume 1501, Page 103, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easement and Right to Way dated June 23, 1927, recorded in Volume 254, Page 369, Deed Records, Hidalgo County, Texas.

Easement and Right of Way dated June 23, 1927, recorded in Volume 254, Page 371, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in a Deed dated November 5, 1947, recorded in Volume 632, Page 263, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in a Deed Without Warranty dated March 30, 1948, recorded in Volume 643, Page 1, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in a Deed Without Warranty dated October 28, 1953, recorded in Volume 795, Page 554, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in a General Warranty Deed dated August 6, 1954, recorded in Volume 804, Page 448, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in a Deed Without Warranty dated May 2, 1963, recorded in Volume 1061, Page 546, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in a Warranty Deed dated September 27, 1976, recorded in Volume 1501, Page 103, Deed Records, Hidalgo County, Texas.

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Southern Union Gas pipeline; approximate centerline locations of 15.00-foot easement, 6.00-inch gas main and 4.00-inch gas main; overhead powerlines; power pole anchor and guy anchor; existing transformer substation steel fence enclosure; chain link fences between the Southwest boundary of the land and the Southwest boundary of the 1.60-acre Water Tower Tract and their apparent encroachments across a powerline easement and a utility easement; approximate locations of a 12.00-inch water line and gas line easement between the Southwest boundary of the land and the Southwest boundary of the 1.60-acre Water Tower Tract and their apparent encroachments across a powerline easement and a utility easement; and, cable marker, as shown on a survey dated March 16, 2023, revised May 25, 2023, prepared by MICHAEL FABIAN, R.P.L.S. No. 4893 (Michael Fabian Surveying, Inc. W.O.# 04192GPSA).

Taxes for the year 2023 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from conveyance, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the

rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from conveyance, and exceptions to conveyance and warranty herein contained.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK, and are transferred to LONE STAR NATIONAL BANK, without recourse against Grantor.

GRANTEE ACCEPTS THE PROPERTY "AS IS."

When the context requires, singular nouns and pronouns include the plural.

FEHNER & SKLOSS SWDS LLC, a Texas
limited liability company, formerly known as
DEWEY BELLOWS OPERATING
COMPANY, LTD., a Texas limited liability
company

By: BOSWD LLC, Managing Member

By: Deborah Perez-Bellows
DEBORAH PEREZ-BELLOWS,
Member and Manager

By: Deborah Perez-Bellows
DEBORAH PEREZ-BELLOWS, Member
of FEHNER & SKLOSS SWDS LLC

By: Gary Bellows
GARY BELLOWS,
Member and Manager

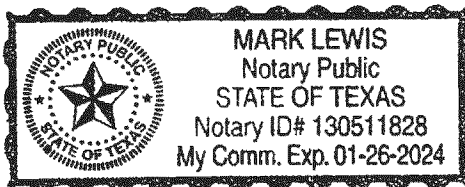
By: Gary Bellows
GARY BELLOWS, Member of
FEHNER & SKLOSS SWDS LLC

Acknowledgment

State of Texas

County of Hidalgo

This document was acknowledged before me on 5/31, 2023, by DEBORAH PEREZ-BELLOWS and GARY BELLOWS, as Members and Managers of BOSWD LLC, Managing Member of FEHNER & SKLOSS SWDS LLC, a Texas limited liability company, formerly known as DEWEY BELLOWS OPERATING COMPANY, LTD., a Texas limited liability company, on behalf of said limited liability company and in the capacity therein stated.



A handwritten signature in dark ink, appearing to be "Mark Lewis", written over a horizontal line.

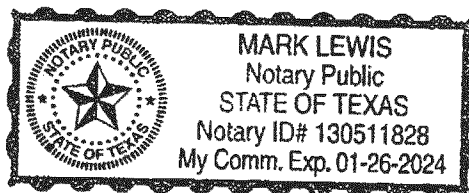
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: _____

Acknowledgment

State of Texas

County of Hidalgo

This document was acknowledged before me on 5/31, 2023, by DEBORAH PEREZ-BELLOWS and GARY BELLOWS, Members of FEHNER & SKLOSS SWDS LLC, a Texas limited liability company, on behalf of said limited liability company and in the capacity therein stated.



A handwritten signature in dark ink, appearing to be "Mark Lewis", written over a horizontal line.

NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: _____

AFTER RECORDING RETURN TO:
McALLEN FOREIGN TRADE ZONE, INC.
6401 S. 33rd Street
McAllen, Texas 78503

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 946807; ML:bc

CERTIFICATION
 I, Charles L. Melden, Civil Engineer and Surveyor, do hereby certify that this map is a true and accurate plot of said lands as surveyed and subdivided by me this 13th day of September 1947.
 Subscribed and sworn to before me this 13th day of September 1947.
 Charles L. Melden, Civil Engineer
 Notary Public in and for Hidalgo County, Texas.

LEGEND
 Field boundary or Section line
 Interior Survey line
 Easement Line
 Water Supply line
 Approach zone boundary
 Corner post designation

ACREAGES

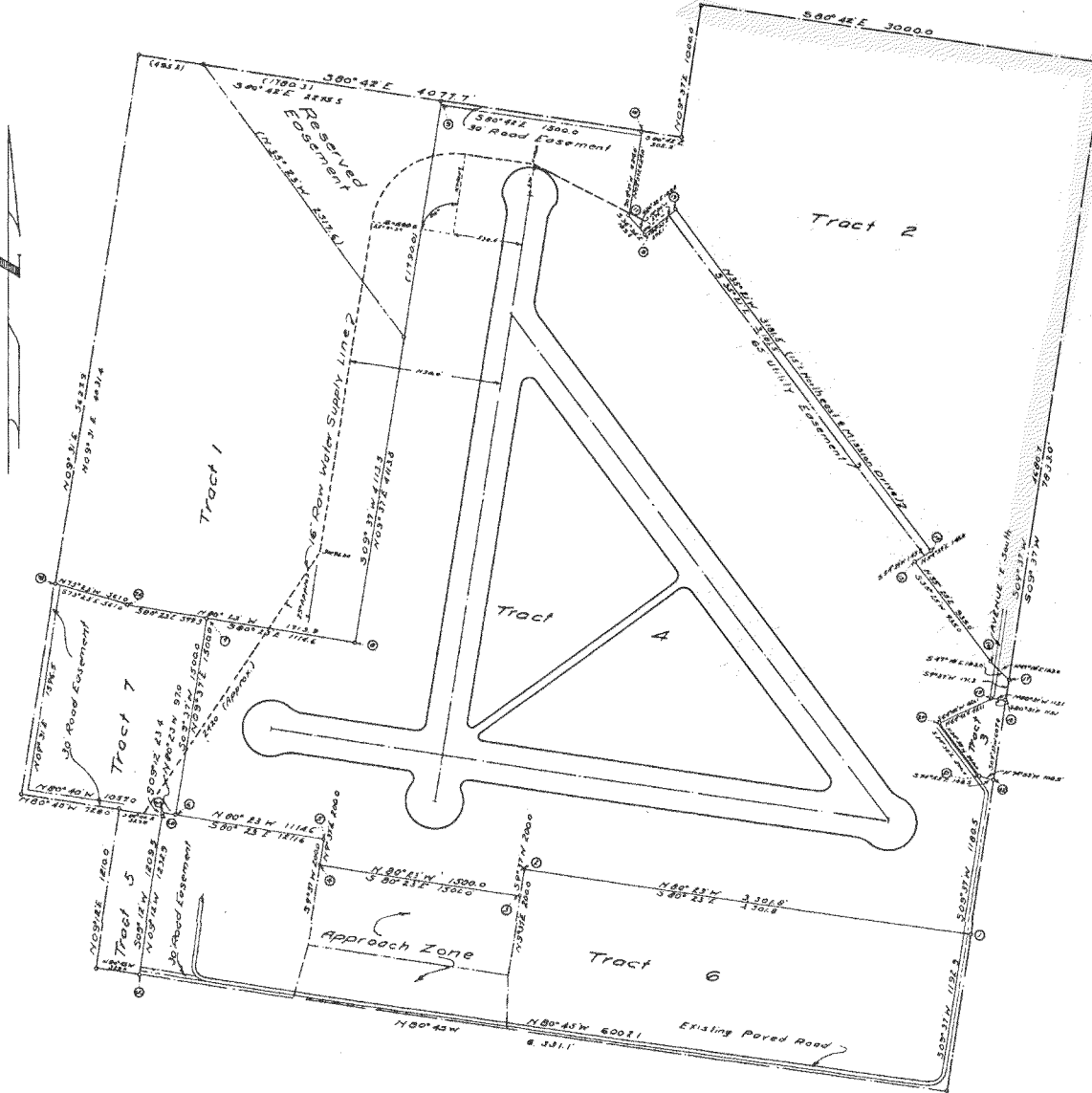
Total Field	1,158.33 Ac.
Tract 1	215.85 Ac.
Tract 2	216.20 Ac.
Tract 3	39.1 Ac.
Tract 4	514.03 Ac.
Tract 5	9.13 Ac.
Tract 6	160.38 Ac.
Tract 7	40.83 Ac.
Reserved Easement (included in Tract 1)	36.58 Ac.

NOTE: Water supply line alignment taken from "Water Treatment Plant" plans U.S. Engineer's Office Galveston, Texas, File No. R10925 Sheet 1.

MAP of MOORE FIELD SUBDIVISION
 being
 A resubdivision of Section 218 and a part of Section 215
 Texas-Mexican Railway Co. Survey
 Hidalgo County, Texas
 Scale 1" = 400 ft.

Prepared by
 Charles L. Melden
 Civil Engineer
 Sept. 13, 1947

Filed Nov. 12, 1947 8:12 A.M.





BELLOWS OPERATING CO., L.C.
MURKINFIELD, TEXAS

20
NOTICE OF REZONING
FOR THIS PROPERTY
REZ 2024-0006

20
NOTICE OF REZONING
FOR THIS PROPERTY
REZ 2024-0006

NOTICE
REZONING
FOR
THIS PROPERTY
REZ 2024-0006
CITY OF MESQUITE
DEPARTMENT OF PLANNING AND DEVELOPMENT



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>REPLAT OF SHARYLAND BUSINESS PARK LOT 17A</u>	
	Location <u>5201 MILITARY HWY MCALLEN, TX</u>	
	City Address or Block Number <u>5201 MILITARY HWY</u>	
	Number of Lots <u>2</u>	Gross Acres <u>4.413</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>11</u> Proposed Zoning <u>NO</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use _____ Proposed Land Use _____ Irrigation District # _____	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential _____ <u>INDUSTRIAL</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # _____ Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPMU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>SHARYLAND BUSINESS PARK LOT 17A</u>		
Owner	Name <u>TIERRA TECH USA</u> Phone _____	
	Address <u>6001 S. 35TH ST SUITE D</u> E-mail _____	
	City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78503</u>	
Developer	Name <u>TIERRA TECH USA</u> Phone _____	
	Address <u>6001 S. 35TH ST SUITE D</u> E-mail _____	
	City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78503</u>	
	Contact Person _____	
Engineer	Name <u>VICTOR H. TREVINO</u> Phone <u>(956) 424-3335</u>	
	Address <u>900 S. STEWART, STE 13</u> E-mail _____	
	City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78572</u>	
	Contact Person _____	
Surveyor	Name <u>VICTOR H. TREVINO</u> Phone <u>(956) 424-3335</u>	
	Address <u>900 S. STEWART, STE 13</u> E-mail _____	
	City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78572</u>	

ENTERED

MAY 09 2023

Name: Wm

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 5/4/23

Print Name Victor Treviño

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

TAYLOR ROAD

5109

67

SERVIC

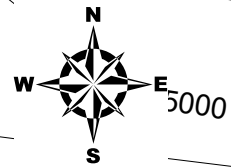
LOT 10

NO 7

LOT 9
5100

NO 4

LOT 8



LOCATION

WEST MILITARY HIGH

PHASE 1

R/S LOT 17A

LOT 17A

LOT 1

LOT 2

5101

LOT 16

56

5300

LOT 12

5200

LOT 10

57

5000

LOT 9

4900

5201

5001

BUSINESS

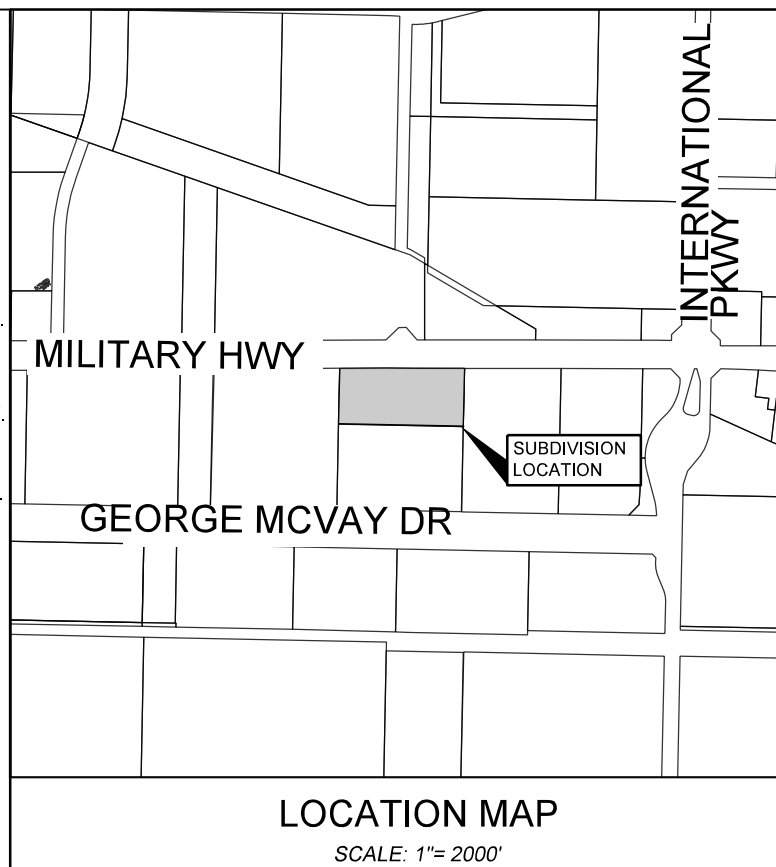
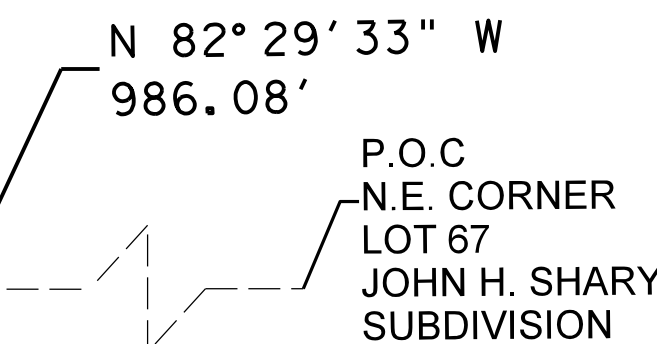
4801

LOT 11

LOT 16

PHASE 1

LOT 5



ELECTRIC EASEMENT

SCALE: 1"= 2000

10. SOLID WASTE DELIVERY REQUIREMENTS SHALL BE IMPOSED BY THE CITY OF MCALLEN SOLID WASTE ORDINANCE AT THE TIME OF APPLICATION FOR BUILDING PERMITS CITY OF MCALLEN

NOTARY PUBLIC



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

OSCAR GONZALEZ
PRESIDENT

DATE: _____

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

MAYOR, CITY OF MCALLEN

DATE: _____





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/15/2024

SUBDIVISION NAME: REPLAT OF SHARYLAND BUSINESS PARK LOT 17A

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Military Highway (F.M.1016): Dedication as needed for 75 feet from centerline for 150 feet total ROW.

Paving: 65 ft. Curb & gutter: Both sides

Revisions Needed:

- Current subdivision layout does not provide ROW details. Show and label Centerline, total existing ROW, and existing ROW on both sides of the centerline, etc. prior to final.

- Show ROW and document number for Military Highway (F.M.1016) to establish ROW dedication requirements prior to final.

** Final approval consideration has been requested by the engineer; however, subdivision requirements including the ROW have not been addressed yet. All subdivision requirements including the ROW must be addressed prior to final.

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

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

Non-compliance

NA

Paving _____ Curb & gutter _____

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

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

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

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

Revisions Needed:

- Provide for alley or service drive easement on the plat or a plat note that the service drive will be established as part of site plan review prior to final. Alley or service drive easement cannot dead-end.

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Front: 75 feet. or greater per approved site plan.

Revisions Needed:

-Revise plat note as shown above prior to final.

*Proposing: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.

*** If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required.

**Zoning Ordinance: Section 138-356

Non-compliance

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

<p>*Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356</p> <p>* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p> <p>* Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p> <p>* Garage: Proposed Commercial Development. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Applied
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Military Highway (F.M. 1016) Revisions Needed: -Include note as shown above prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. ***Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: - Include note as shown above prior to final. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: - Include note as shown above prior to final. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Non-compliance
	Required
NOTES	
<p>*Must comply with City Access Management Policy **As per Traffic Department, As per McAllen Access Management Policy, spacing requirement along Military Hwy @ 55 mph is 425 ft.</p> <p>* Site plan must be approved by Planning and Zoning Commission prior to Building Permit Issuance. Revisions Needed: - Include note as shown above prior to final. *** If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required.</p>	Applied
	Non-compliance

<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Include note as shown above, prior to final. **Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Non-compliance
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	Compliance
	NA
PARKS	
<p>* Land dedication in lieu of fee. As per application dated May 04,2023 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated May 04,2023 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</p> <p>* Pending review by the City Manager's Office. As per application dated May 04,2023 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</p>	NA
	NA
	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation is approved.</p> <p>* As per Traffic Department, no TIA (Traffic Impact Analysis) is required.</p>	Applied
	Applied

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. - Clarify plat note #6, as fire hydrants are required as part of subdivision public improvements, finalize prior to final. - Please revise the subdivision name as follows "Sharyland Business Park Lots 17B and 17C Subdivision" and any associated document as applicable, reports, application, etc., prior to final. - Revise the lot numbers to 17B & 17C prior to final. - Remove plat note #8 or clarify if it was requested by City/State prior to final. - Revise the label for all easement dedicated by this plat to include "by this plat" prior to final. - Easement labels fonts seem to be too small. Review and revised as applicable prior to final/recording. - Legal Description of all adjacent lots on all sides, including north side of Military Highway is needed prior to final/recording. <p>*Must comply with City's Access Management Policy.</p> <p>**Original Subdivision plat of Sharyland Business Park Lot 17A presents reference to abandoned ROW for Taylor Road, however submitted plat does not have reference, review and revise as applicable prior to final.</p> <p>***Any abandonments must be done by separate process, not by plat.</p> <p>****Final approval consideration has been requested by the engineer; however, subdivision requirements including the ROW and altered plat notes which may require vacate and replat have not been addressed yet. All subdivision requirements must be addressed prior to final.</p> <p>Subdivision approved in Preliminary form at the Planning and Zoning Commission meeting of May 16th, 2023, subject to conditions noted drainage and utilities approval.</p>	Non-compliance
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p>	Applied

TAYLOR ROAD -

LOCATION

LOT 11-B

67

SERVIC

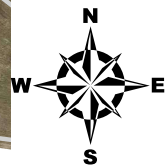
LOT 1

NO 7

LOT 9

NO

LOT 8



WEST MILITARY HI

PHASE 1

R/S LOT 17A
LOT 17A
LOT 1 LOT 2

LOT 16

56

LOT 12

LOT 10

57

LOT 9

BUSINESS

LOT 11

LOT 16

PHASE 1



City of McAllen

Planning Department

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

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

KF

JUN 02 2023
 BY: Nm/Cw

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 5/12/23

Print Name Omar Garcia

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

VAR 2024-0008



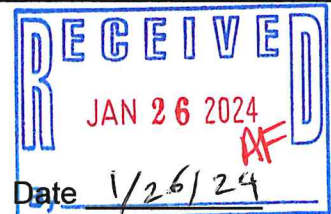
City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

Project	Legal Description	BEING A 24.54 ACRE TRACT OF LAND OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, AND 42 AND VOLUME 28, PAGE 150, MAP RECORDS, HIDALGO COUNTY, AND ALL OF LOT 1 OF MINERVA SUBDIVISION, AS PER MAP THEREOF RECORDED IN VOLUME 28, PAGE 150, MAP RECORDS, HIDALGO COUNTY	
	Street Address	Silverado Moon Subdivision 8300 N TAYLOR RD NO B	
	Number of lots	121	Gross acres 24.54 ACRES
	Existing Zoning	R-1	Existing Land Use VACANT
	<input type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required		
Applicant	Name	RIO DELTA ENGINEERING	
	Address	921 S. 10TH AVENUE	
	City	EDINBURG	State TX Zip 78539
Owner	Name	FORTIS LAND COMPANY LLC	
	Address	222 WEST UNIVERSITY DRIVE	
	City	EDINBURG	State TX Zip 78539
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.		
	Signature	Date 1/24/24	
	Print Name	Owner <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/>	
Office	*FOR OFFICE USE ONLY*		
	APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00 Accepted by Payment received by <u>KEI</u> Date <u>1/26/24</u>		





City of McAllen

Planning Department

REASON FOR APPEAL

- VARIANCE
- 1) FRONT SETBACK
FOR LOTS 3, 4, 5, 19, 20, 21, 37,
38, 39, 40, 71, 72, 73, 74, 115,
116, 117, 118 REDUCE TO 15
FEET
- 2) SIDE SETBACK
FOR ALL LOTS
REDUCE TO 5 FEET

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

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

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

Reason for Appeal

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

WE ARE REQUESTING TO REDUCE THE FRONT SETBACK (FOR LOTS 3, 4, 5, 19, 20, 21, 37, 38, 39, 40, 71, 72, 73, 74, 115, 116, 117, 118) TO 15 FEET AND SIDE SETBACKS (FOR ALL LOTS) TO 5 FEET, TO BE ABLE TO HAVE MORE BUILDABLE AREA FOR THE HOUSES.

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

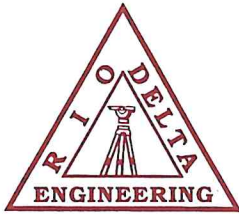
THE VARIANCE IS NECESSARY SINCE WE HAVE SHARYLAND WATER SUPPLY AND UNITED IRRIGATION DISTRICT EASEMENTS ON THE REAR SIDE OF THE LOTS ALONG MILE 5 ROAD, AND A SHARYLAND WATER SUPPLY EASEMENT ALONG TAYLOR ROAD. LOTS ON CUL-DE-SACS DON'T HAVE ENOUGH BUILDABLE AREAS.

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

WILL NOT AFFECT ANY ADJOINING PROPERTY

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

THE VARIANCE IS NECESSARY SINCE WE HAVE SHARYLAND WATER SUPPLY AND UNITED IRRIGATION DISTRICT EASEMENTS ON THE REAR SIDE OF THE LOTS ALONG MILE 5 ROAD, AND A SHARYLAND WATER SUPPLY EASEMENT ALONG TAYLOR ROAD. LOTS ON CUL-DE-SACS DON'T HAVE ENOUGH BUILDABLE AREAS.



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

January 26, 2024

Planning and Zoning Commission
City of McAllen
1300 Houston Ave.
McAllen, TX 78501

Re: Silverado Moon Subdivision, City requirements:

- 1) For side setback of 6 feet for R-1. (For all lots)
- 2) For front setback of 25 feet for R-1. Only for cul-de-sac and irregular lots
(For lots 3, 4, 5, 19, 20, 21, 37, 38, 39,
40, 71, 72, 73, 74, 115, 116, 117, 118)

Dear Sirs,

On behalf of Omar Felipe Garcia, registered agent of the subdivision to be named "Silverado Moon Subdivision", we are requesting a variance to reduce the side setback to 5 feet (for all lots), and front setback to 15 feet only for cul-de-sac and irregular lots (3, 4, 5, 19, 20, 21, 37, 38, 39, 40, 71, 72, 73, 74, 115, 116, 117, 118)

"Silverado Moon Subdivision" is a proposed 121 lots single family residential private development described as follows: BEING A 24.54 ACRE TRACT OF LAND OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, AND 42 AND VOLUME 28, PAGE 150, MAP RECORDS, HIDALGO COUNTY, AND ALL OF LOT 1 OF MINERVA SUBDIVISION, AS PER MAP THEREOF RECORDED IN VOLUME 28, PAGE 150, MAP RECORDS, HIDALGO COUNTY.

This subdivision is located approx. 650 feet east of the intersection of Mile 5 N. Road and N. Taylor Road. This property is within the City of McAllen's corporate limits and is zoned R-1 Single Family Residential. The proposed subdivision layout was developed centered on the limitations of the lot dimensions and configuration; and designed to comply with minimum City of McAllen subdivision ordinance standards.

1) Variance to reduce side setback to 5 feet (for all lots), and front setback to 15 feet only for cul-de-sac and irregular lots (3, 4, 5, 19, 20, 21, 37, 38, 39, 40, 71, 72, 73, 74, 115, 116, 117, 118)

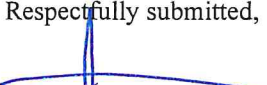
The reason why I am requesting this variance is because the developer would like to increase the buildable lot areas by:

- 1) reducing the side lot setback from 6 feet to 5 feet (for all lots).
- 2) reducing the front lot setbacks from 25 feet to 15 feet only for cul-de-sac and irregular lots (3, 4, 5, 19, 20, 21, 37, 38, 39, 40, 71, 72, 73, 74, 115, 116, 117, 118).

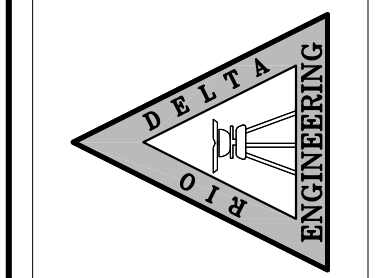
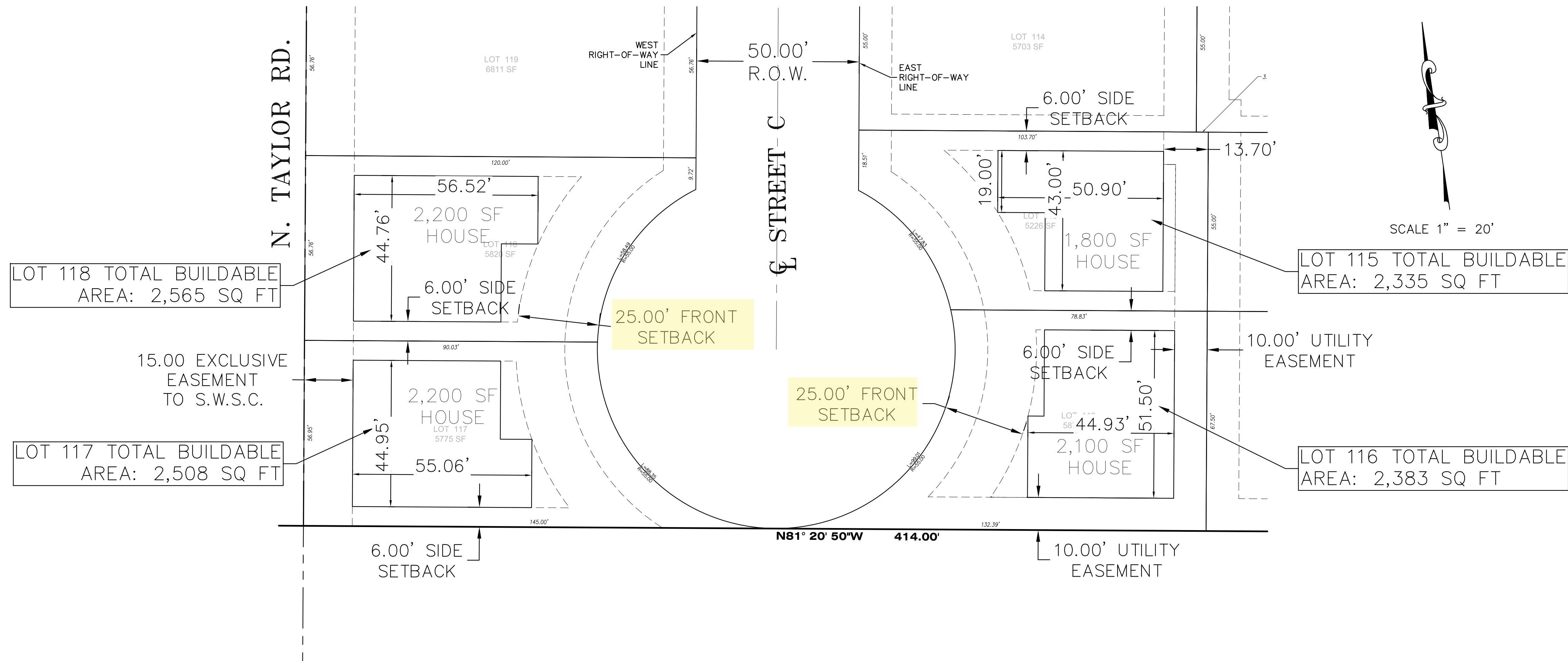
This will allow for better site planning and will be in line with the developer's proposed home size and configuration as shown on the attached exhibit, similar to "Silverado Trail on Auburn Hill", a subdivision located on the west side of Taylor Rd., within the City of McAllen corporate limits, as per the recorded plat (Instrument #3032879, M.R.H.C.).

The proposed site plan complies with all other City of McAllen development and construction requirements. Your consideration of this request is greatly appreciated.

Respectfully submitted,


Ivan Garcia, P.E., R.P.L.S., C.F.M.
Agent



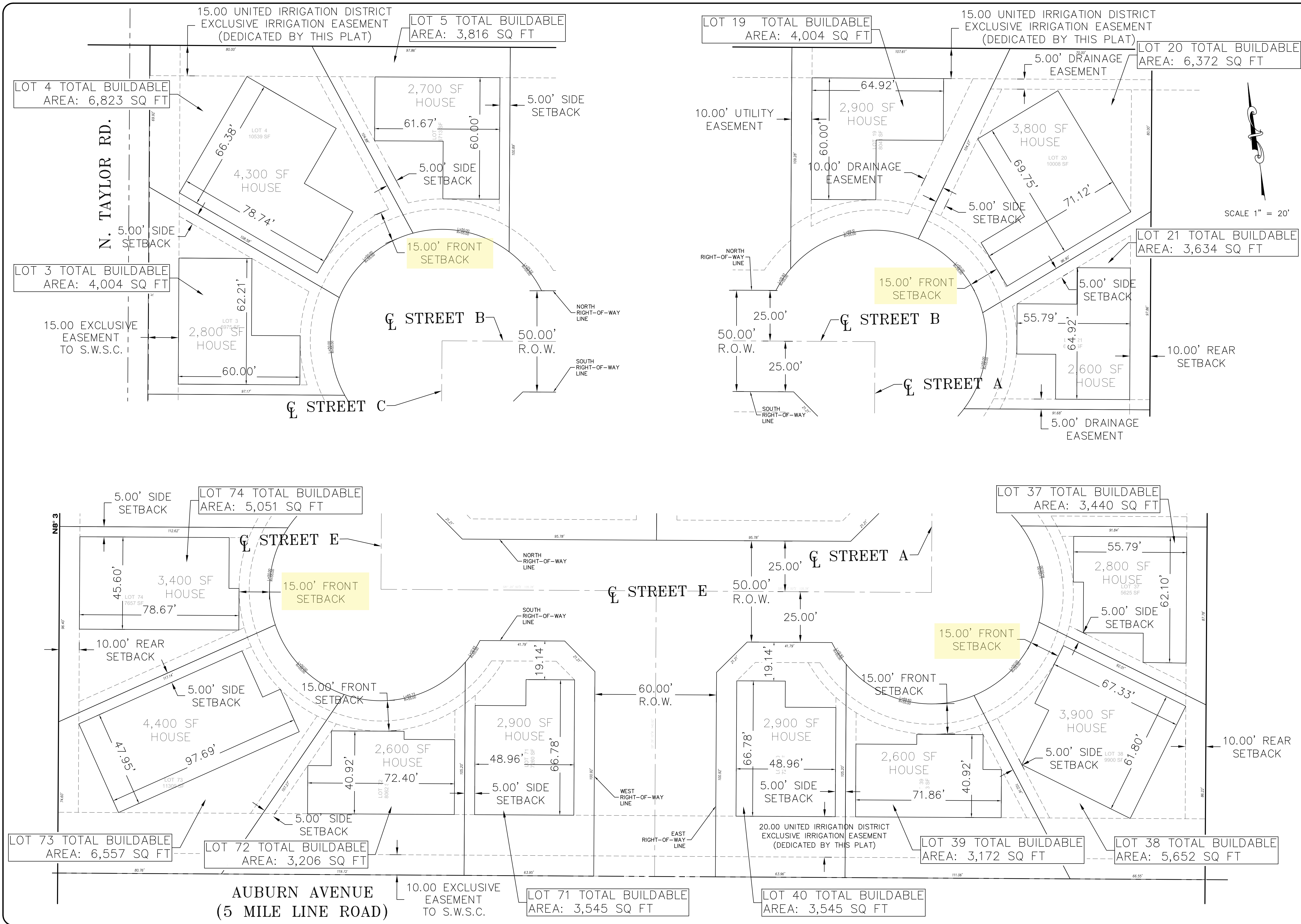


DRAWN:	DANIEL RODRIGUEZ E.I.T.
DESIGN:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
SCALE:	1"=20'
DATE:	JANUARY 30, 2024

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JANUARY 30, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR
REVIEW

**BUILDING SAMPLE EXHIBIT
SILVERADO MOON SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS**



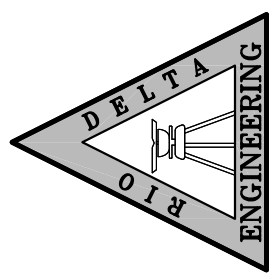
RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628

SURVEY FIRM No. 10194027

921 S. 10TH AVENUE EDINBURG, TEXAS 78539

(TEL) 956-380-5152 (FAX) 956-380-5083



DRAWN:
DANIEL RODRIGUEZ E.I.T.

DESIGN:
IVAN GARCIA P.E. R.P.L.S.

CHECKED:
IVAN GARCIA P.E. R.P.L.S.

SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.

SCALE:
1"=20'

DATE:
JANUARY 30, 2024

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PURPOSES.

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REVIEW

BUILDING SAMPLE EXHIBIT

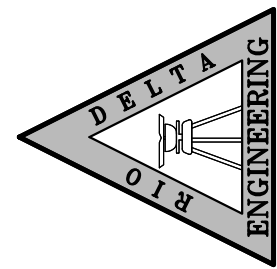
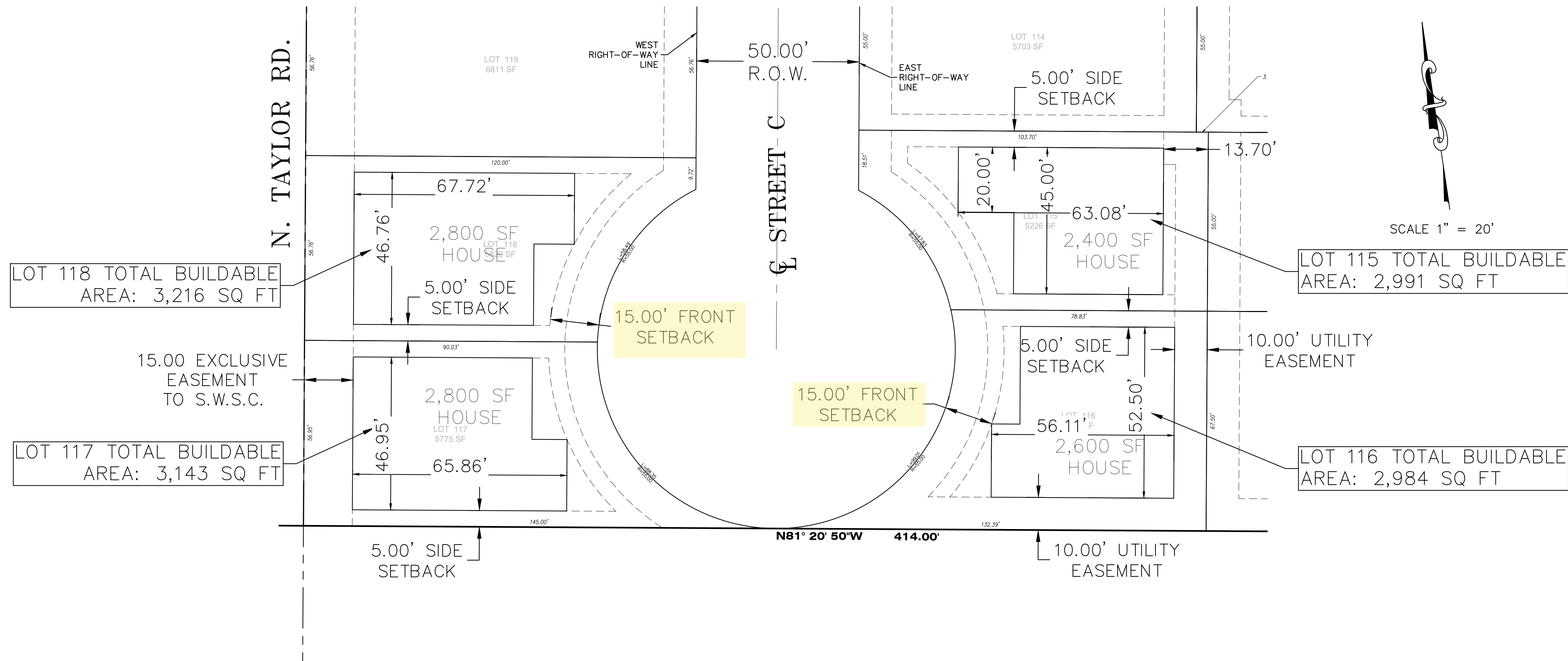
SILVERADO MOON SUBDIVISION

CITY OF MCALLEN

HIDALGO COUNTY, TEXAS

PROJECT:
SUB 22 064

PAGE NO.
1-OF-2



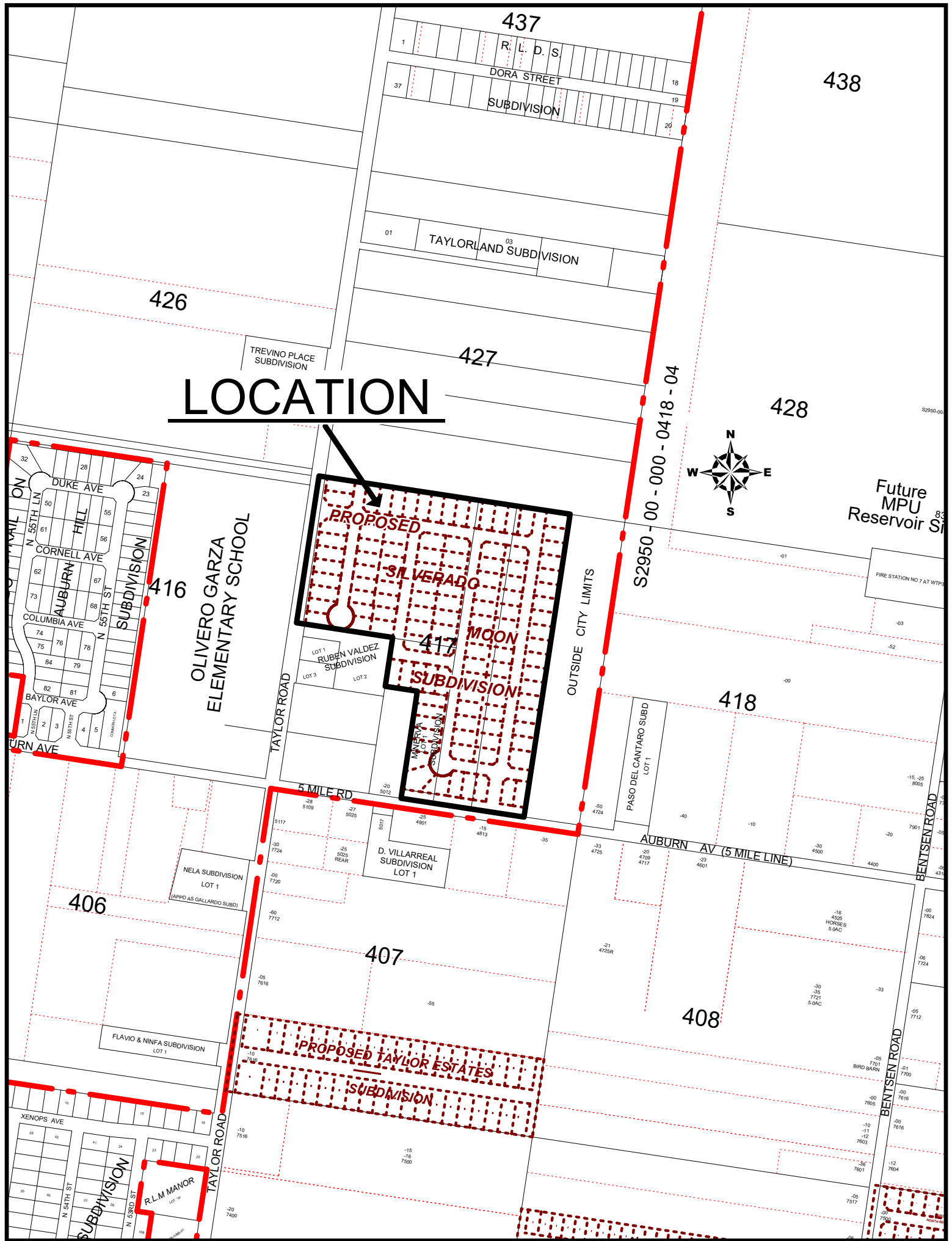
DRAWN:	DANIEL RODRIGUEZ E.I.T.
DESIGN:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
SCALE:	1"=20'
DATE:	JANUARY 30, 2024

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ISSUED FOR
REVIEW

**BUILDING SAMPLE EXHIBIT
SILVERADO MOON SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS**

LOCATION



SILVERADO MOON SUBDIVISION

A 25.62 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 25.62 ACRES TRACT BEING THE SAME LAND DESCRIBED IN THE FOLLOWING WARRANTY DEEDS:

1) FROM SANJUAN, LLC TO FORTIS LAND COMPANY, LLC, DATED JANUARY 11, 2023, RECORDED IN DOCUMENT #3412710 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
2) FROM SANDRA J. WOMACK AND CANDACE L. MCOOY TO SANJUAN, LLC, DATED OCTOBER 4, 2016, RECORDED IN DOCUMENT #2890550 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

(PRIVATE SUBDIVISION)

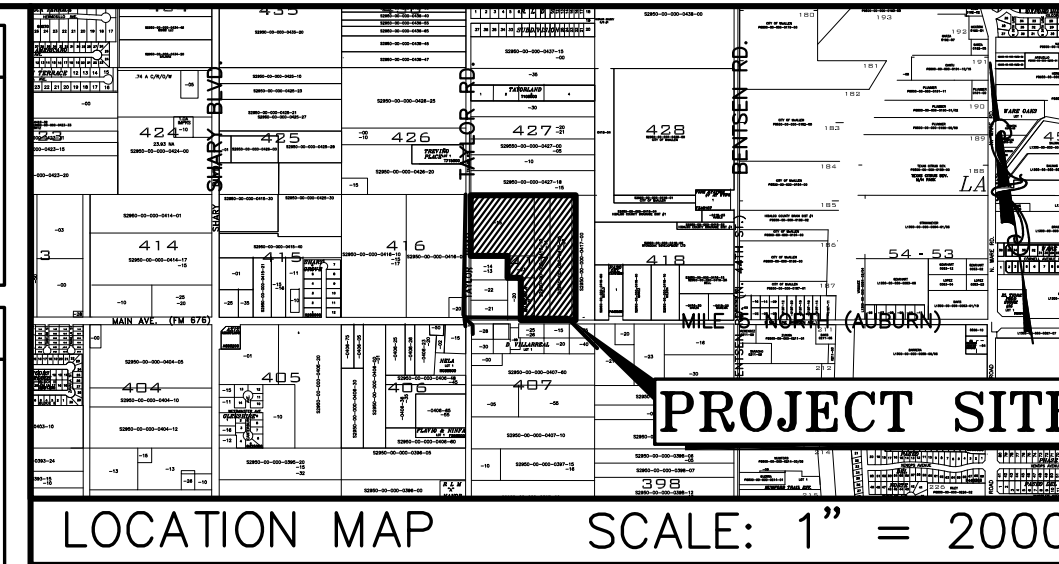
MARIA DEL CARMEN FERNANDEZ SANCHEZ
0.760 ACRES
LOT 416
JOHN H. SHARY SUBDIVISION
VOL. 1, PG. 17 M.R.H.C.
DOC # 2948102, D.R.H.C.

SHARYLAND I.S.D. 16.50 ACRES
LOT 416
JOHN H. SHARY SUBDIVISION
VOL. 1, PG. 17 M.R.H.C.
DOC # 301750, D.R.H.C.

SCALE 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND	
●	SET 1/2 INCH IRON ROD
○	FOUND 1/2 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
●	SET COTTON PICKER SPINDLE
XXXX	NATURAL GROUND
○	CALCULATED POINT
○	CAPPED IRON ROD SET

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
LOT LINE	LOT LINE



METES AND BOUNDS DESCRIPTION

A 25.62 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 25.62 ACRES TRACT BEING THE SAME LAND DESCRIBED IN THE FOLLOWING WARRANTY DEEDS:

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2) FROM SANDRA J. WOMACK AND CANDACE L. MCOOY TO SANJUAN, LLC, DATED OCTOBER 4, 2016, RECORDED IN DOCUMENT #2890550 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

SAID 25.62 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.46 ACRES TRACT CONVEYED TO RGV PARTNERS, LLC, DESCRIBED IN DOCUMENT # 1978999 SAME BEING A POINT ON THE EXISTING NORTH RIGHT-OF-WAY OF MILE 5 N. ROAD (F.M. 676), OF HIDALGO COUNTY, TEXAS;

THENCE, N 81°26'33" W ALONG THE SOUTH BOUNDARY LINE OF SAID 1.46 ACRES TRACT DISTANCE OF 137.13 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 83°39' E ALONG THE EAST BOUNDARY LINE OF THE SAID 1.46 ACRES TRACT, A DISTANCE OF 461.00 FEET TO 1/2-INCH IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 1.46 ACRES TRACT TO A 1/2-INCH IRON ROD FOUND, A DISTANCE OF 137.89 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83°10' E ALONG THE EAST BOUNDARY LINE OF RUBEN VALDEZ SUBDIVISION, DOCUMENT #3153639, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID RUBEN VALDEZ SUBDIVISION, A DISTANCE OF 414.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83°10' E ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF 632.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF LOT 417 OF JOHN H. SHARY SUBDIVISION, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81°20'50" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 417, SAME BEING THE SOUTH BOUNDARY LINE OF LOT 427, JOHN H. SHARY SUBDIVISION, A DISTANCE OF 1081.61 FEET TO A 1/2-INCH IRON ROD SET, ON THE SOUTH BOUNDARY LINE OF A CALLED 6.67 ACRES TRACT CONVEYED TO RODNEY C. WOMACK AND SANDRA J. WOMACK, DESCRIBED IN DOCUMENT #445547, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83°10' E ALONG THE WEST BOUNDARY LINE OF A CALLED 7.24 ACRES TRACT CONVEYED TO SIVAD ENTERPRISE, INC., DESCRIBED IN DOCUMENT #272330, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1304.00 FEET TO A 1/2-INCH IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" E ACROSS THE SAID LOT 417, SAME BEING ALONG THE EXISTING NORTH RIGHT-OF-WAY OF MILE 5, A DISTANCE OF 529.71 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 24.54 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.48 ACRES LIES WITHIN THE RIGHT-OF-WAY OF MILE 5 N. ROAD (F.M. 676 EXIST. 60.00 FOOT R.O.W.), INCLUDING 0.531 ACRES LIES WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD (60.00 FOOT R.O.W.).

GENERAL PLAT NOTES:

- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- THE CORNER PINS ALONG AUBURN AVE. (MILE 5 NORTH) FOR LOTS 84, 85, 86, 87, 88, 89, AND 90 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.
- THE CORNER PINS ALONG TAYLOR RD. FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: 25 FT. OR GREATER FOR EASEMENTS.
REAR: 10 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES: 6 FT. OR GREATER FOR EASEMENTS.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

- THE SUBDIVISION IS IN ZONE "X" (NON-SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.
- DRAINAGE DETENTION OF 144,901 OF OR 3,326 ACRES FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAILED IN THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 MISSION-MALLEN LATERAL DRAIN DITCH.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE CITY OF McALLEN TO HAVE A 25'X25' SIDE OBSTRUCTION EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG AUBURN AVENUE (5 MILE LINE ROAD), NORTH TAYLOR ROAD, AND BOTH SIDES OF ALL INTERIOR STREETS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG AUBURN AVENUE (5 MILE LINE ROAD) AND NORTH TAYLOR ROAD.
- CITY OF McALLEN BENCHMARK (M47) A 30" ALUMINUM PIPE WITH A 3/4" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING: 1061100.60350 EASTING: 16628009.54221 ELEV.=140.02
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG AUBURN AVE. (5 MILE LINE ROAD) AND NORTH TAYLOR ROAD.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

- THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED DATED SEPTEMBER 22, 1920, RECORDED IN DOCUMENT #1140166, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE EXCLUSIVELY AS A DETENTION AREA, AFTER CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

- NO PERMANENT STRUCTURE UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

- 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.

- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SILVERADO MOON SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.

- COMMON LOT A, IDENTIFIED AS A DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, SILVERADO MOON HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA, AFTER COMMON LOT A'S TRANSFER OF TITLE TO THE SILVERADO TRAIL ON AUBURN HILL HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE SILVERADO MOON HOMEOWNER'S ASSOCIATION. THE CITY OF McALLEN SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

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

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

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

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

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE SILVERADO MOON SUBDIVISION, LOCATED AT CITY OF McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.
DEVELOPER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER INFRASTRUCTURE IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EASEMENT.

CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS:

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

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

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

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

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

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

STATE OF TEXAS UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS ____ DAY OF ____, 2023.

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

PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

CITY MAYOR DATE

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

PLANNING AND ZONING CHAIR DATE

SIVAD ENTERPRISE, INC.
7.24 ACRES OUT OF LOT 417
JOHN H. SHARY SUBDIVISION
VOL. 1, PG. 17, M.R.H.C.
DOC # 1272330 D.R.H.C.

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.
GENERAL MANAGER DATE

STATE OF TEXAS - COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS - COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6469
SURVEY FIRM No. 10194027

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

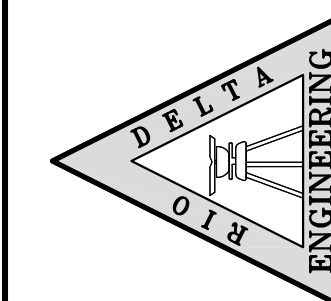
BY: _____ DEPUTY

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



RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
FINAL

PLAT SHEET
SILVERADO MOON SUBDIVISION
CITY OF McALLEN ETJ
HIDALGO COUNTY, TEXAS

PROJECT: _____
ENGINEER: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.

CHECKED: IVAN GARCIA P.E., R.P.L.S.
DRAWN: O.A./H.G./Y.V.

SCALE: 1" = 100'

DATE: NOVEMBER 7, 2023

PROJECT: SUB 22 064

REVISIONS: _____

PAGE NO. SHT 2



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/15/2024

SUBDIVISION NAME: SILVERADO MOON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Taylor Road: Proposing 10 ft. of dedication for 40 ft. from centerline for 80 ft. total ROW
Paving: 52 ft. Curb & gutter: both sides

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

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

Auburn Avenue (5 Mile Line Road) : Proposing 40 ft. of dedication for 60 ft. from centerline for 120 ft. total ROW.

Paving: 65 ft. Curb & gutter: Both sides

Revision Needed:

- Clarify 40 ft. existing on the south side of Auburn Avenue, any additional/ existing dedications must be referenced with document number on plat, finalize prior to recording. As per conversation with Engineer on September 15th,2023 to continue verifying existing dedications along the south ROW line of Auburn Avenue. Any adjustments to ROW will require review of ROW dedication requirements, and may require Planning and Zoning Commission action in the future, finalize prior to NTP/ recording.

-Label ROW as" Total ROW "after accounting for dedication from center line, and Label ROW as" Total ROW "after accounting for dedication from existing ROW line across Auburn Avenue, prior to recording.

-Ensure that all dimensions are legible, ex referenced 60.00',review and revise as applicable prior to recording.

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

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

Interior Street: Dedication as needed for 50 ft. total ROW.

Paving: 32 ft. Curb & gutter: Both Sides

Revisions Needed:

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

-Subdivision layout currently exhibits stub outs, clarify stub outs along lots 90 and 91 and lots 108 and 109, subdivision layout will have to be revised to provide for "Knuckle" design as dead end street are not permitted as this is a private subdivision, review and revise prior to final. As per plat submitted on July 19th,2023, subdivision provides for knuckle design.

- As per plat submitted on June 2nd,2023 subdivision proposed to be private and for single family use, gate details are required. Gate details are under review and ROWs are subject to increase for gate areas, finalize prior to NTP/Recording..

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

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

Applied

Required

Required

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

<p>E/W Quarter Mile Collector (northern boundary):Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Pending Items: *Engineer submitted a variance application on July 7, 2023 in reference to the ROW dedication requirements for the E/W collector(1/4 Mile Collector) along the Northern Boundary the engineer has indicated that the street would not be able to extend east as there is an existing drain ditch and there are existing established developments to the north of this subdivision. After review of the ownership map submitted on July 12,2023, due to the developed properties to the north and existing canal to the west and collector alignment, the E/W collector street along the northern boundary is not feasible. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p>	Applied
<p>N/S collector(Eastern Boundary,1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving _40 ft._ Curb & gutter: Both Sides. *As per plat submitted on August 11th,2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. Street alignment and R.O.W being reviewed by staff and plat would need to be revised accordingly. After review of the submitted plans on August 25,2023, for the state drainage project from the engineer due to the developed properties to the north, collector alignment and state drainage project, the N/S collector street along the eastern boundary is not feasible. *Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. As per conversation with Engineer on September 15th,2023 remnant of additional 40 ft. tract to be utilized by the state for a drainage project. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Applied
<p>* 1,200 ft. Block Length. *Subdivision layout does not comply with 1200 ft. block length requirement. Engineer submitted a variance application on August 1, 2023 ,requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac Pending Items: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. As per conversation with Engineer on September 15th,2023, 10ft. U.E and Sidewalk easement proposed, engineer to continue to coordinating with corresponding departments to ensure compliance, finalize prior to NTP/ Recording. **Subdivision Ordinance: Section 134-105</p>	Required
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106</p>	NA

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

SETBACKS	
<p>* Front: 25 ft. or greater for easements. ***Zoning Ordinance: Section 138-356</p> <p>*The project engineer submitted a variance application (VAR2024-0008), on behalf of the developer, which includes the following request: 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The letter submitted by the engineer indicates that the variance has been requested for irregular shaped lots fronting Cul-de-Sacs and knuckles to increase the buildable area of the lot. If the variance is approved, the garage setback will remain as 18 ft. or greater for easements.</p>	Required
<p>* Rear: 10 ft. or greater for easements. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior sides: 6 ft. or greater for easements. ***Zoning Ordinance: Section 138-356</p> <p>*The project engineer submitted a variance application (VAR2024-0008), on behalf of the developer, which includes the following request: 5 ft. side yard setback for all lots. The letter submitted by the engineer indicates that the variance has been requested to increase the buildable area of the lot. If the variance is approved, it will be subject to being 5 ft. or greater for easements.</p>	Required
<p>* Corner: 10 ft. or greater for easements ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along Auburn Avenue (5 Mile Line Road), North Taylor Road, and both sides of all interior streets. **5 ft. sidewalk might be required by Engineering Dept., finalize note wording requirements, prior to recording. ****Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line Road) and North Taylor Road. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line Road) and North Taylor Road. **Must comply with City Access Management Policy</p>	Applied

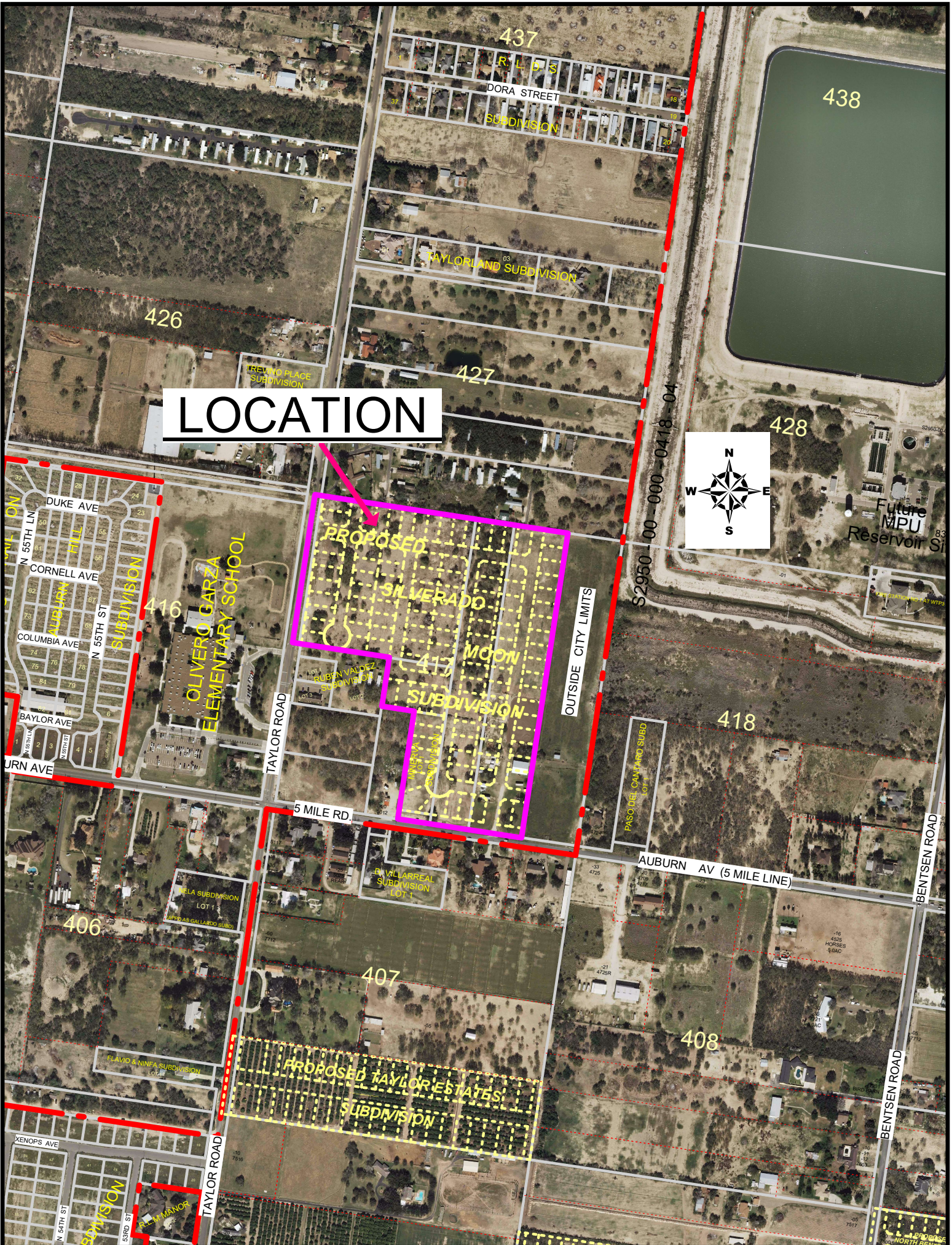
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>Revisions Needed: -Add note as shown above, prior to recording.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	NA
	Required
	NA
	Applied
	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Private Subdivision proposed as per plat submitted on June 2nd,2023.</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing: (Extraterritorial jurisdiction) Proposed:R-1 (single-family residential) District Pending Items:</p> <p>**Annexation scheduled for the City Commission meeting of October 9th, 2023.</p> <p>***Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th,2023 and City Commission meeting of October 9th,2023.</p> <p>****Zoning requirements must be finalized prior to recording.</p> <p>*****Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Recording.</p> <p>Pending Items:</p> <p>**Annexation scheduled for the City Commission meeting of October 9th, 2023.</p> <p>***Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th,2023 and City Commission meeting of October 9th,2023.</p> <p>****Zoning Ordinance: Article V</p>	Required
	Required

PARKS	
<p>* Land dedication in lieu of fee. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Parkland dedication requirements must be finalized prior to recording.</p>	Required
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Parkland dedication requirements must be finalized prior to recording.</p>	Required
<p>* Pending review by City Manager's Office. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Parkland dedication requirements must be finalized prior to recording.</p>	Required
TRAFFIC	
<p>* As per Traffic Department, Trip Generation approved, TIA Level I triggered.</p>	Completed
<p>* As per Traffic Department, Trip Generation approved, TIA Level I triggered. TIA Waiver granted with conditions, must comply with conditions as noted in TIA Waiver Letter.</p>	Required

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. -Annexation scheduled for the City Commission meeting of October 9th, 2023.Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th,2023 and City Commission meeting of October 9th,2023. Zoning requirements must be finalized prior to recording. - At the Planning and Zoning Commission meeting of August 8th,2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted. - As per plat submitted on August 11th,2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. At the Planning and Zoning Commission meeting of August 22nd,2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted in the Planning Review. - Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. As per conversation with Engineer on September 15th,2023 remnant of additional 40 ft. tract to be utilized by the state for a drainage project. -Clarify solid line running through lots 20-38 any easements must be labeled, finalize prior to recording. <p>*The project engineer submitted a variance application (VAR2024-0008), on behalf of the developer, which includes the following requests:</p> <ol style="list-style-type: none"> 1. 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The letter submitted by the engineer indicates that the variance has been requested for irregular shaped lots fronting Cul-de-Sacs and knuckles to increase the buildable area of the lot. If the variance is approved, the garage setback will remain as 18 ft. or greater for easements. 2. 5 ft. side yard setback for all lots. The letter submitted by the engineer indicates that the variance has been requested to increase the buildable area of the lot. If the variance is approved, it will be subject to being 5 ft. or greater for easements. 	Required
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED, AND THE BOARD'S CLARIFICATION ON THE REQUESTED SETBACK VARIANCES.</p>	Applied

LOCATION





City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>Red Square Dental and Orthodontics Plaza</u>	
	Location <u>4909 Pecan Blvd.</u>	
	City Address or Block Number _____	
	Number of Lots <u>1</u> Gross Acres <u>1.909</u> Net Acres <u>1.909</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Plaza</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>281255</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>1.909 Acres out of Lot 247 John H. Shary subdivision, Volume 1, Page 17</u> Hidalgo County Map Records of Hidalgo County, Texas		
Owner	Name <u>Hors De Prix, LLC</u> Phone <u>956-381-0981</u>	
	Address <u>5712 North Cynthia Court</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>SAME AS OWNER</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>Melden and Hunt Inc.</u> Phone <u>956-381-0981</u>	
	Address <u>115 W. McIntyre Street</u> E-mail <u>Mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>MARIO REYNA</u>	
Surveyor	Name <u>SAME AS ENGINEER</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	

COMPLETED

APR 14 2023

Name: DM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

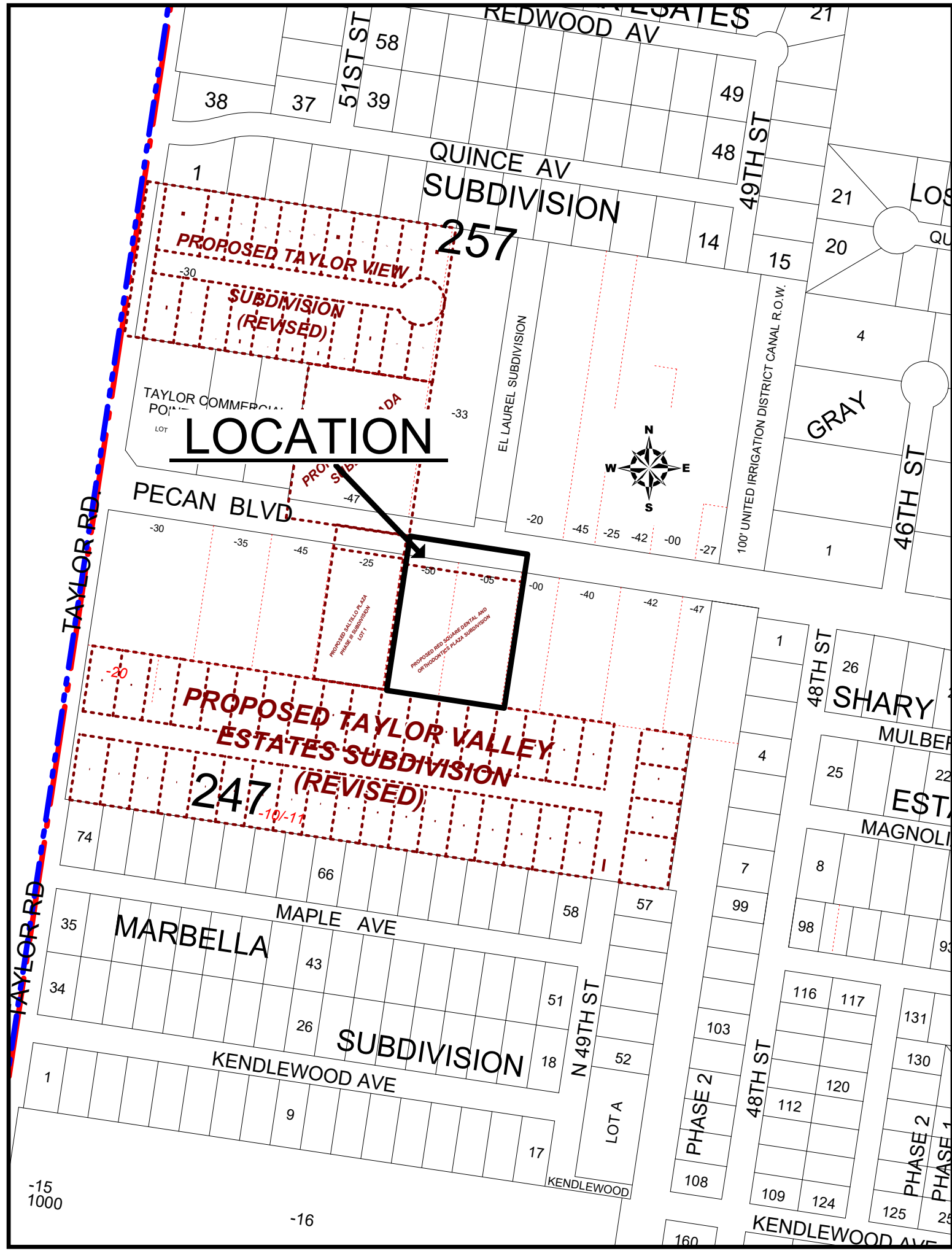
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 4-14-23

Print Name Mario Reyna

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application





BEING A SUBDIVISION OF 1.909 ACRES
SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS,
BEING A OUT OF LOT 247, JOHN H. SHALGO SUBDIVISION,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17,
HIDALGO COUNTY MAP RECORDS

CITY SECRETARY _____ DATE _____

BY: _____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/15/2024

SUBDIVISION NAME: RED SQUARE DENTAL AND ORTHODONTICS PLAZA

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Pecan Boulevard: dedication as required for 60 ft. from centerline for total 120 ft. ROW
Paving: By the State Curb & gutter: By the State
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Applied

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

Applied

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

Applied

* 900 ft. Block Length for R-3T or R-3C Zone Districts
-The existing and proposed zone for the property is C-3
**Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac
-An interior street is not proposed
**Subdivision Ordinance: Section 134-105

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/private service drive easement required for commercial properties
- Revise the label for service drive easement to "private service drive easement" prior to final.
- Please clarify and show how the private service drive easement connects to the properties on the east side prior to final. Clarify a dashed line extended to the 10 ft. U.E. prior to final. Contact Staff for any questions.
- The proposed service drive alignment must be approved by all development departments prior to final. Alley/service drive layout must be finalized prior to final.
- When the proposed subdivision for the adjacent property to the west is recorded, the document number will be needed for the service drive easement outside this subdivision boundary.
**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

*Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.
**Zoning Ordinance: Section 138-356

Applied

Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.
**Zoning Ordinance: Section 138-356

Applied

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

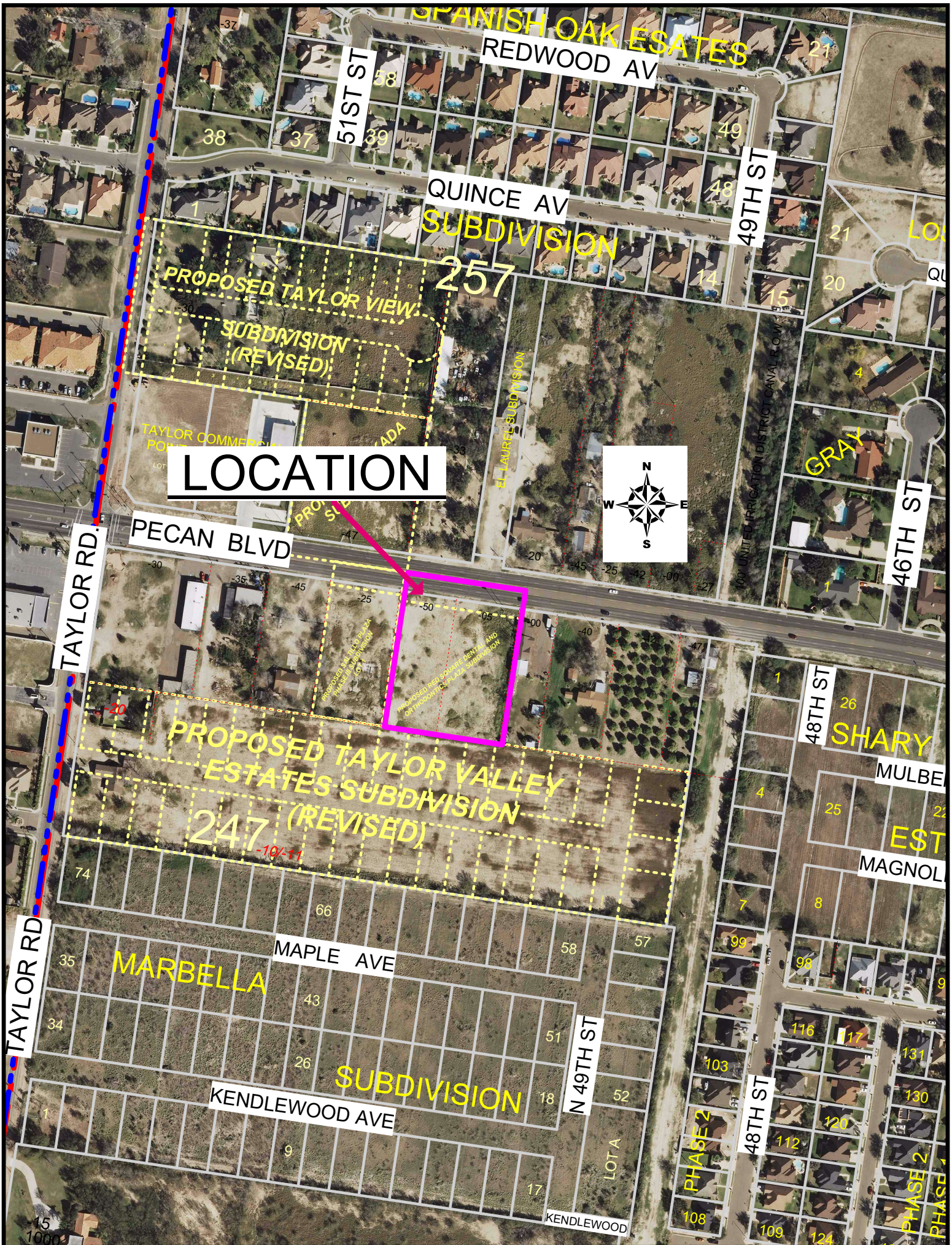
<p>Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p> <p>* Corner _____ **Zoning Ordinance: Section 138-356</p> <p>* Garage _____ **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	NA
	NA
	Applied
SIDEWALKS	
<p>4 ft. wide minimum sidewalk required along Pecan Boulevard (F.M. 495). **Sidewalk may increase to 5 ft. as per Engineering prior to final. **Proposing: 5 ft. wide minimum sidewalk required along Pecan Boulevard (F.M. 495). **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
NOTES	
<p>**Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied
	Required
	Applied
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p>	Applied

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

* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. * As per the application submitted on April 14, 2023, the proposed land use is commercial. As per Parks Department, park fees do not apply to commercial developments.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * As per the application submitted on April 14, 2023, the proposed land use is commercial. As per Parks Department, park fees do not apply to commercial developments.	NA
* Pending review by the City Management's Office. * As per the application submitted on April 14, 2023, the proposed land use is commercial. As per Parks Department, park fees do not apply to commercial developments.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is approved.	Applied
** As per Traffic Department, Traffic Impact Analysis (TIA) is not required.	Applied
COMMENTS	
Comments: - Clarify plat note #13 and provide a copy of the referenced documents, prior to final. - Provide the legal description of all adjacent properties on all sides, including on the north side of Pecan Boulevard. - Ownership map of surrounding properties needed to assure no landlocked property exists, prior to final. *Must comply with City's Access Management Policy. **As per plat note #13 the property is subject to UID Blanket reservation. It's up to the developer/property owner, and not the City of McAllen, to get any required approvals from the Irrigation District prior to building permit issuance.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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

LOCATION



SUB2023-0094

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>Bentsen View Subdivision</u>	
	Location <u>Approximately 800' East of N Bentsen Rd and Business 83 intersection</u>	
	City Address or Block Number <u>409 HWY 83</u>	
	Number of Lots <u>2</u>	Gross Acres <u>4.676</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-3A</u>	Proposed Zoning <u>R-3A</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use <u>Vacant</u>	Proposed Land Use <u>Commercial</u> Irrigation District # <u>1</u>
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>211016</u> Tax Dept. Review <u>MC 8/30/23</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>Being 4.676 Acres out of Lot 150 of La Lomita Irrigation and Construction Company</u> Subdivision of Porciones 61, 62, and 63, recorded in volume 24, Page 68-69 official public deed records Hidalgo Co.		
Owner	Name <u>Adryca Properties, LLC</u>	Phone <u>956-600-8628</u>
	Address <u>1804 N. 23rd Street</u>	E-mail _____
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
Developer	Name <u>SAME AS OWNER</u>	Phone _____
	Address _____	E-mail <u>robertog20@yahoo.com</u>
	City _____ State _____ Zip _____	
	Contact Person <u>Roberto Garza</u>	
Engineer	Name <u>M2 Engineering, PLLC</u>	Phone <u>956-600-8628</u>
	Address <u>1810 E Griffin Parkway</u>	E-mail <u>fernando@m2-engineers.com</u>
	City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u>	
	Contact Person <u>Fernando Estevan</u>	
Surveyor	Name <u>Manuuel Carrizalez, RPLS</u>	Phone <u>512-470-1489</u>
	Address <u>4807 Gondola Ave.</u>	E-mail _____
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78542</u>	

KF



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

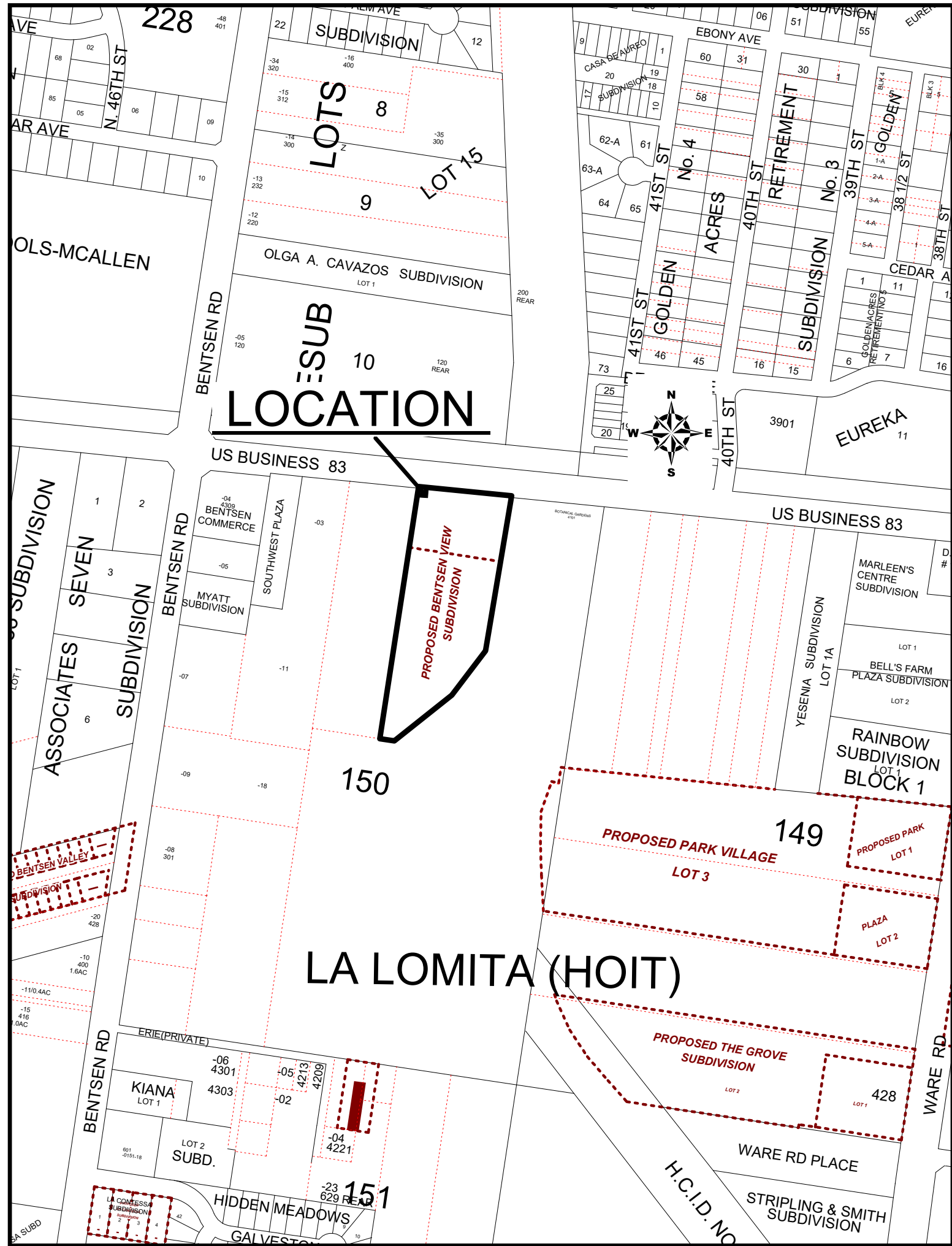
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 8/30/23

Print Name Roberto Garza Carlos Garza

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ADRYCA PROPERTIES, LLC, AS OWNER OF THE 4.676 TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BENTSEN VIEW 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.

ADRYCA PROPERTIES, LLC
ROBERTO GARZA, MANAGING MEMBER
1804 N. 23rd ST.
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO GARZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2024.

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

DATED THIS _____ DAY OF _____, 2024.

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

MAYOR, CITY OF McALLEN

ATTESTED BY:

CITY SECRETARY

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.
GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

ON THIS, THE _____ DAY OF _____, 20____

SUBJECT TO RIGHTS OF WAY/EASEMENTS AS PER RECORD(S) VOLUME _____

PAGE _____ VOLUME _____ PAGE _____ MAP RECORDS VOLUME 16 PAGE 5, VOLUME 0 PAGE 63

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

PRESIDENT _____ ATTEST _____ SECRETARY _____

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.

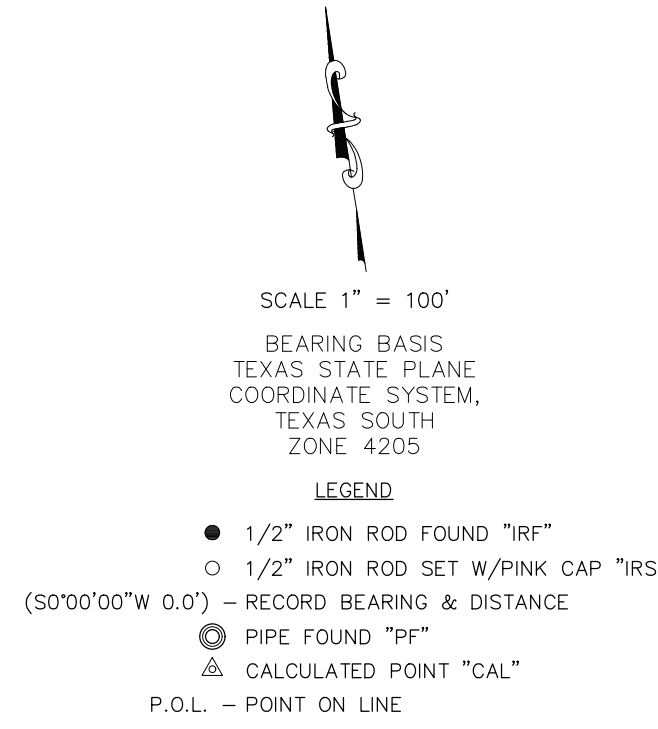
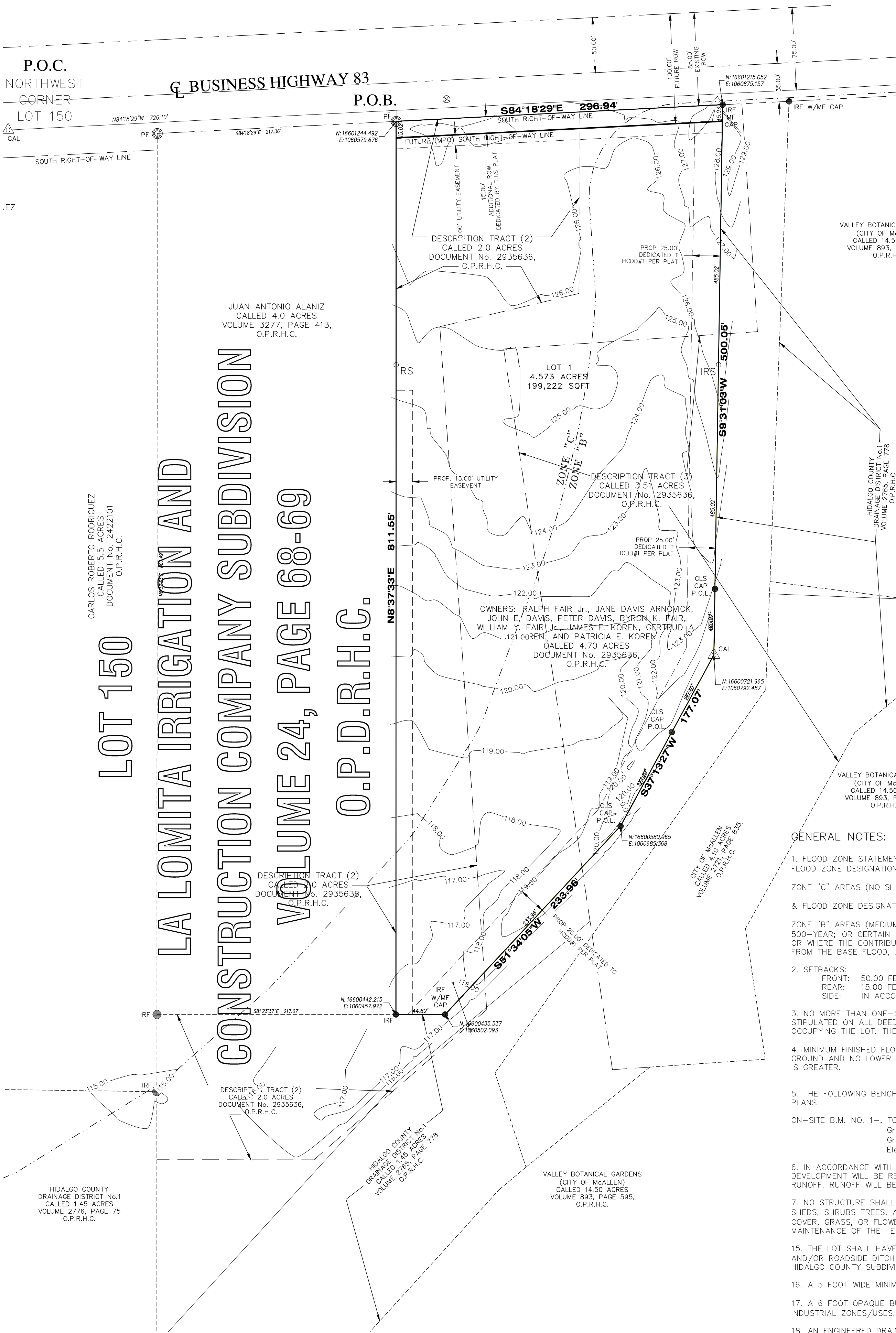
EMIGDIO "MILO" SALINAS, P.E.
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545

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



METES AND BOUNDS

BEING 4.676 ACRES OUT OF LOT 150 OF LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION OF PORCIONES 61, 62, AND 63, RECORDED IN VOLUME 24, PAGE 68-69 OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, SAID 4.676 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID LOT 150;

THENCE, N84°18'29"W, ALONG THE NORTH LINE OF THE SAID LOT 150, A DISTANCE OF 726.10 FEET TO A CALCULATED POINT ON THE NORTH LINE OF THE SAID LOT 150,

THENCE, S08°37'33"W, ACROSS THE SAID LOT 150, A DISTANCE OF 10.04 FEET TO AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 4.0 ACRE TRACT CONVEYED TO JUAN ANTONIO ALANIZ, RECORDED IN VOLUME 3277, PAGE 413, OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BUSINESS HIGHWAY 83, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING,

THENCE, S84°18'29"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BUSINESS HIGHWAY 83, A DISTANCE OF 296.94 FEET TO AN IRON ROD FOUND WITH "MF" CAP THE NORTHWEST CORNER OF A CALLED 1.45 ACRE TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT No. 1, RECORDED IN VOLUME 2765, PAGE 778, OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S09°31'03"W, ALONG THE WEST LINE OF THE SAID DRAINAGE DISTRICT TRACT, PASSING AT 440.05 AN IRON ROD WITH PINK CAP SET FOR A POINT ON LINE, CONTINUING FOR A TOTAL DISTANCE OF 500.05 FEET TO A CALCULATED POINT FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S37°13'27"W, ALONG THE SOUTHWESTERLY LINE OF THE SAID DRAINAGE DISTRICT TRACT, PASSING AT 80.00 AN IRON ROD WITH PINK CAP SET FOR A POINT ON LINE, CONTINUING FOR A TOTAL DISTANCE OF 177.07 FEET TO AN IRON ROD WITH PINK CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S51°34'05"W, ALONG THE SOUTHWESTERLY LINE OF THE SAID DRAINAGE DISTRICT TRACT, A DISTANCE OF 233.96 FEET TO AN IRON ROD FOUND WITH "MF" CAP FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N81°23'37"W, ALONG THE NORTH LINE OF THE SAID DRAINAGE DISTRICT TRACT, A DISTANCE OF 44.62 FEET TO AN IRON ROD FOUND THE SOUTHEAST CORNER OF THE SAID ALANIZ TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N08°37'33"E, THE EAST LINE OF THE SAID ALANIZ TRACT, A DISTANCE OF 811.55 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.676 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. FLOOD ZONE STATEMENT: ***SHOWN AT APPROXIMATE LOCATION BASED ON FEMA COMMUNITY-PANEL***
FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING)

ZONE "C" AREAS (NO SHADING), AREAS OF MINIMAL FLOODING

& FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADING)

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. 480343 0005 C, MAP REVISED: NOVEMBER 02, 1982.

2. SETBACKS:
FRONT: 50.00 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
REAR: 15.00 FEET OR GREATER WHICHEVER IS GREATER
SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN.

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- , TOP ATT MANHOLE
Grid Northing : 16601257.6060'
Grid Easting : 1060627.8750'
Elevation : 126.82'

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 52,197 CUBIC-Feet OR 1,20 ACRE-Feet OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT AT THE PERMITTING STAGE.

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.

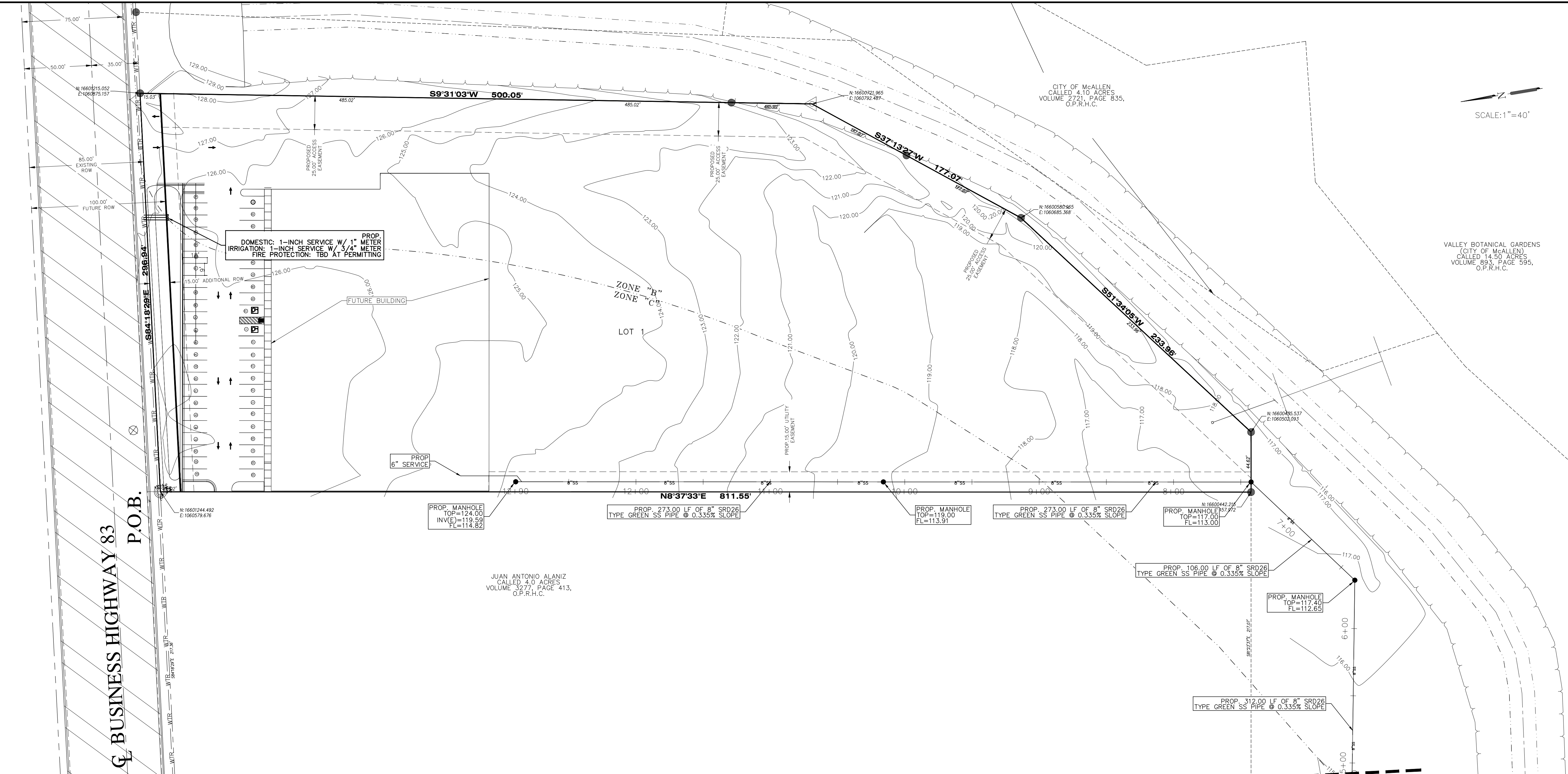
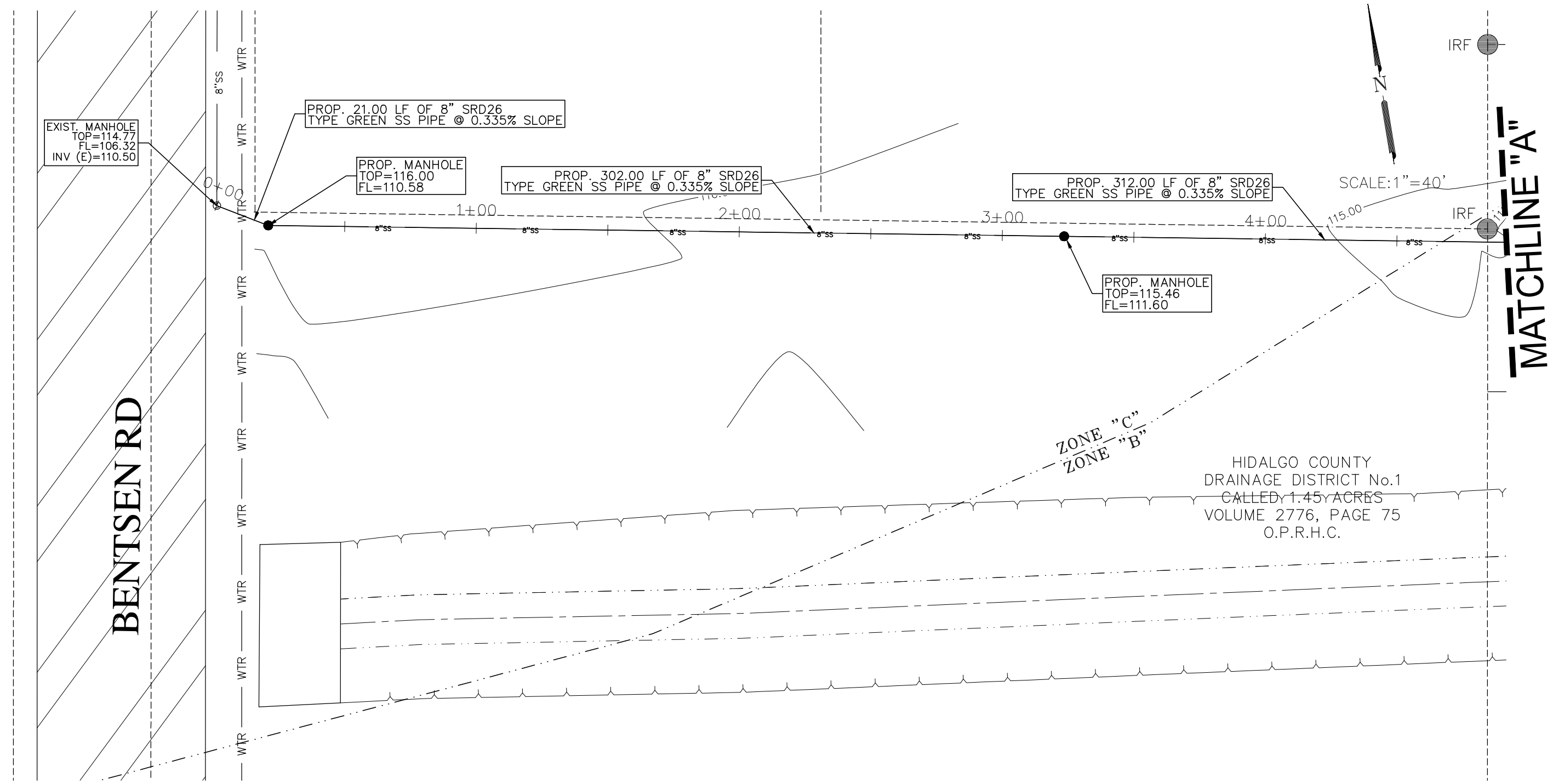
16. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON U.S. BUSINESS HIGHWAY 83.

17. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

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.

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ROBERTO GARZA	1804 N. 23rd STREET	MCALLEN, TEXAS 78501	(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



UTILITY LAYOUT

BENTSEN VIEW SUBDIVISION

McALLEN, TEXAS

1810 E. GRIFFIN PARKWAY

MISSION, TX 78572

956.600.8628

www.m2engineers.com

FIRM REGISTRATION # F-19545

M2

Engineering, PLLC

STATE OF TEXAS

EMIGDIO SALINAS

107703

LICENSED PROFESSIONAL ENGINEER

This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date.

Emigdio "Milo" Salinas P.E.

01/26/24

Date

SCALE:

DRAWN BY:

CHECKED BY:

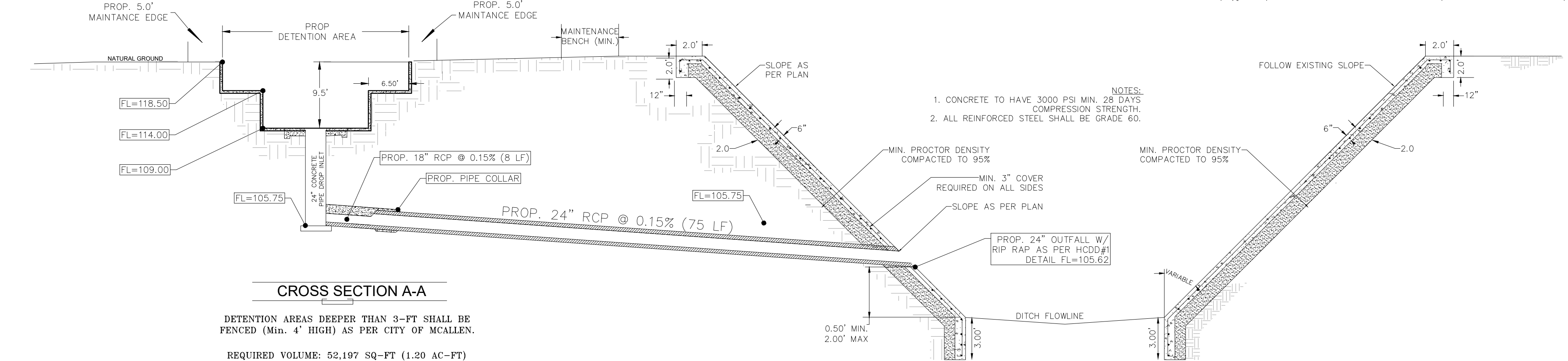
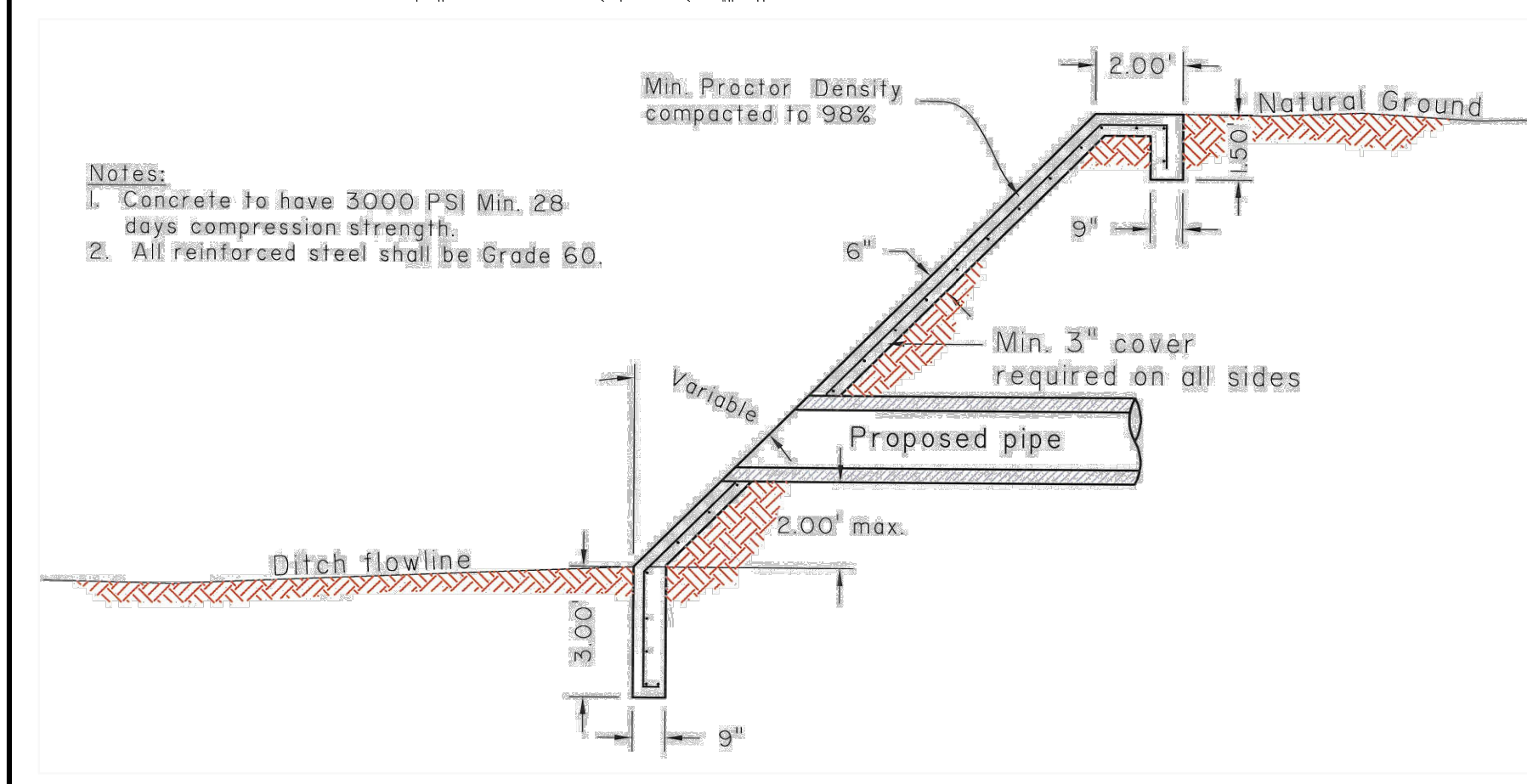
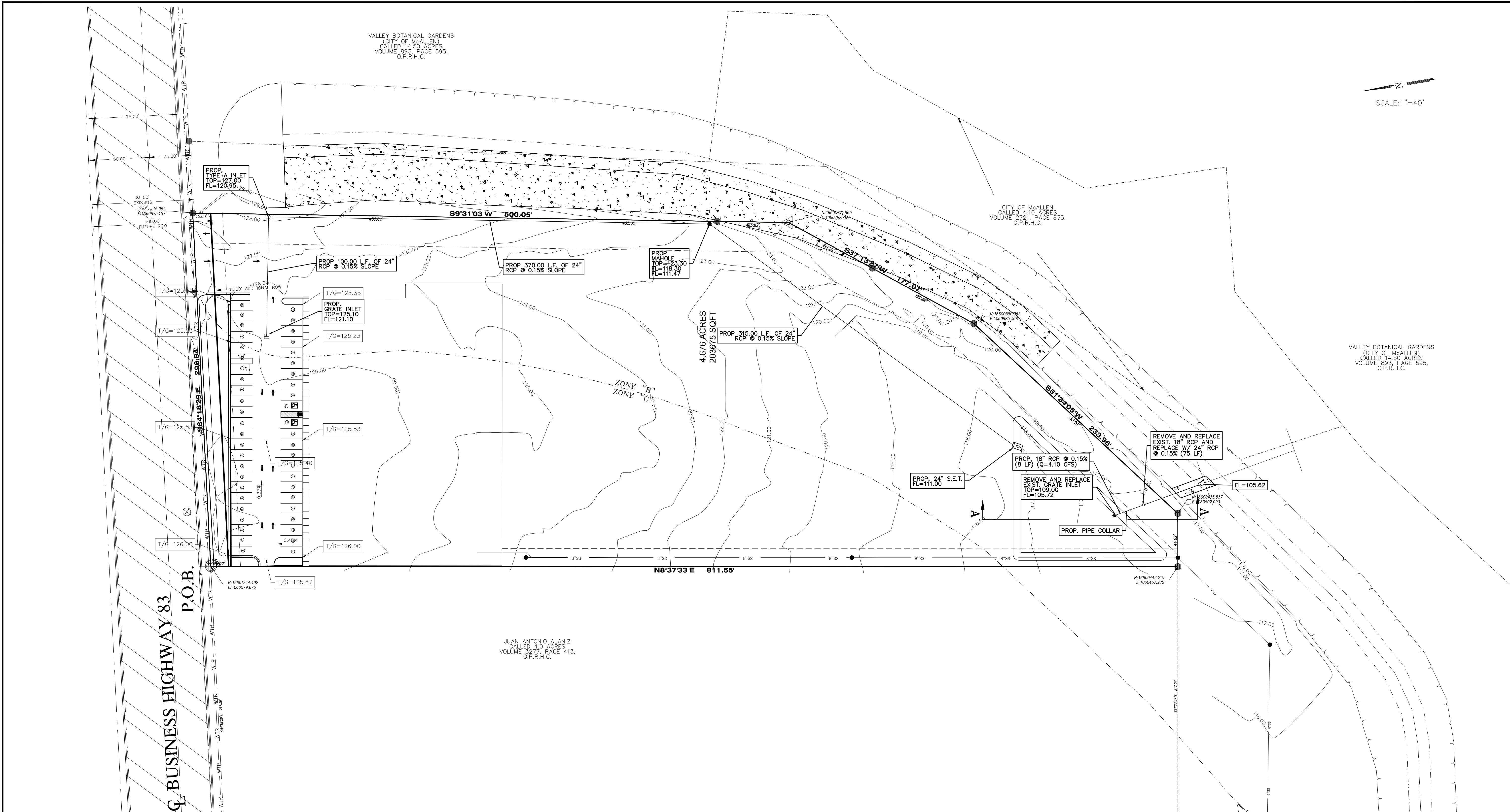
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DAI

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3 OF 15



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

**M2**
Engineering, PLLC

PROPOSED DRAINAGE LAYOUT
BENTSEN VIEW SUBDIVISION
McALLEN, TEXAS



This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date.

Emigdio Salinas 10/26/24
Emigdio "Milo" Salinas P.E. Date

SCALE:
DRAWN BY: DAI
CHECKED BY: MS
SURVEYED BY:
SHEET:
4 OF 15



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/16/2024

SUBDIVISION NAME: BENTSEN VIEW

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

U.S. Business Highway 83 (Loop 374): 50 ft. ROW required from centerline for 100 ft. total ROW
Paving: by the state Curb & gutter: by the state
Revisions needed:
-Revise reference from "Future ROW" to "Total ROW", prior to final.
-Provide dimension from centerline to new property line after accounting for dedication, prior to final.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are not built prior to recording.

Paving: Curb & gutter:
Revision needed:
*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are not built prior to recording.

Paving _____ Curb & gutter _____
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are not constructed prior to recording.

Paving _____ Curb & gutter _____
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are not constructed prior to recording.

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

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

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

Non-compliance

NA

NA

NA

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties and multi-family properties.
- Provide for alley or service drive easement on the plat, prior to final.
- If private service drive easement is proposed, it must be at least 24 ft. wide, may not dead-end, and must show the proposed access easements for curb cut locations.
**Subdivision Ordinance: Section 134-106

Non-compliance

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

SETBACKS	
<ul style="list-style-type: none"> * Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> - Revise front setback note as shown above, prior to final. *Proposing: 50.00 feet or greater for easement or approved site plan. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> - Revise rear setback note as shown above, prior to final. *Proposing: 15.00 feet or easements whichever is greater **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> *Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> - Revise side setback note as shown above, prior to final. *Proposing: In accordance with Zoning Ordinance or greater for easements or approved site plan **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner: **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> *Garage: Proposed Commercial Development **Zoning Ordinance: Section 138-356 	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on U.S. Business Highway 83. *Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. *Proposing: A 5 foot wide minimum sidewalk required on U.S Business Highway 83. ***Subdivision Ordinance: Section 134-120 	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**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. ***Zoning Ordinance: Section 138-210. 	Non-compliance

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

<p>* Common Areas, any private drive, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Include note as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Non-compliance
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing: C-4 (commercial industrial) District Proposed: C-4 (commercial industrial) District **Rezoning to R-3A for a portion on the rear was approved by Planning and Zoning Commission at their meeting of December 06, 2022 and by City Commission on January 9, 2023. ***Rezoning to C-4 for the entire tract was approved by Planning and Zoning Commission at their meeting of December 19, 2023 and by City Commission on January 22, 2024. ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval **Rezoning to R-3A for a portion on the rear was approved by Planning and Zoning Commission at their meeting of December 6, 2022 and by City Commission on January 9, 2023. ***Rezoning to C-4 for the entire tract was approved by Planning and Zoning Commission at their meeting of December 19, 2023 and by City Commission on January 22, 2024. ***Zoning Ordinance: Article V</p>	Applied
	Applied
PARKS	
<p>* Land dedication in lieu of fee. Proposed land use is C-4 (commercial industrial) District. Commercial developments do not apply to Parks.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Proposed land use is C-4 (commercial industrial) District. Commercial developments do not apply to Parks.</p> <p>* Pending review by the City Manager's Office. Proposed land use is C-4 (commercial industrial) District. Commercial developments do not apply to Parks.</p>	NA
	NA
	NA

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

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. Pending Items: -As per Traffic Department, Trip Generation required to determine if TIA is 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. *Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. *Remove prop from easement dedications and include dedicated by this plat, as applicable prior to final. *Clarify use of the 25 ft. dedication to Hidalgo County Drainage District #1, will it be an easement or ROW, revise and review as applicable. *Application states 2 lots and revised plat shows as a 1 lot subdivision. A rezoning was approved for the entire tract by City Commission on January 22, 2024, submit a revised application with corresponding information as applicable. *At the Planning & Zoning Commission meeting of February 7th, 2023, the board voted to approve the preliminary 6-month extension subject to conditions noted, drainage, and utility approvals. Subdivision approval extension expired therefore new submittal was submitted. *At the Planning and Zoning meeting of September 19th, 2023, the subdivision was approved in Preliminary form subject to conditions noted in the Planning Review. 	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



LOCATION



LA LOMITA (HOIT)

SUB 2024-0017

City of McAllen

Planning Department

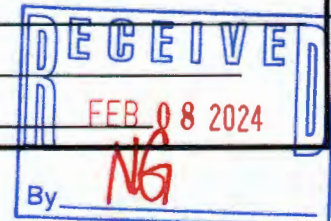
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

77 501

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Plaza on Ridge Road Lots 1A & 1B Subdivision</u>	
	Legal Description <u>Being a total of 3.436 Acres, being Lot 1 recorded in Volume 53, Page 194 of the Deed and Plat records of Hidalgo County, Texas, Establishing Lots 2 & 3 in the City of McAllen, Hidalgo County, Texas</u>	
	Location <u>E Ridge Rd and South "K" Center Street</u>	
	City Address or Block Number <u>1101 E. Ridge Road</u>	
	Total No. of Lots <u>2</u> Total Dwelling Units <u>0</u> Gross Acres <u>3.436</u> Net Acres <u>3.436</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>3.436</u> Acres) / <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>C-3</u> Proposed Land Use <u>Car Wash (lot 1) Vacant (Lot 2)</u>	
	Irrigation District # <u>Hilgado District 1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>P754000000000100</u>		
Estimated Rollback Tax Due <u>NA</u> Tax Dept. Review <u>M.R.</u>		
Owner	Name <u>Ridge Car Wash Services</u> Phone <u>713 410-2939</u>	
	Address <u>9315 Spring Cypress Rd. #A</u> E-mail <u>aj@carwashco.net</u>	
	City <u>Spring</u> State <u>TX</u> Zip <u>77379</u>	
Developer	Name <u>same as owner</u> Phone <u> </u>	
	Address <u> </u> E-mail <u> </u>	
	City <u> </u> State <u> </u> Zip <u> </u>	
	Contact Person <u> </u>	
Engineer	Name <u>KLove Engineering</u> Phone <u>210 485-5683</u>	
	Address <u>22610 US Hwy 281 #204</u> E-mail <u>rknowlton@kloveengineering.com</u>	
	City <u>San Antonio</u> State <u>TX</u> Zip <u>78258</u>	
	Contact Person <u>Robin Knowlton</u>	
Surveyor	Name <u>Alamo Surveyors</u> Phone <u> </u>	
	Address <u>same as Engineer</u> E-mail <u> </u>	
	City <u> </u> State <u> </u> Zip <u> </u>	

KCF



SUBDIVISION #2

6



LOCATION

"K" ST

S

ASTIAN PH 2A
ON

LOT 1

PLAZA ON RIDGE ROAD
SUBDIVISION

LOT 1

LOT 1B

LOT 1A

PROPOSED LOT 1-PLAZA ON
RIDGE ROAD SUBDIVISION

E RIDGE RD

BD PH 2

1

DRISCOLL
SUBDIVISION

2

1

2

E. SAVANNAH AV

E. H. SMITH

SOUTH

ST.

REPLAT SUBDIVISION ESTABLISHING
RIDGE CARWASH SERVICES

BEING A TOTAL OF 3.436 ACRES, BEING LOT 1 RECORDED IN VOLUME 53, PAGE 194 OF THE DEED AND PLAT RECORDS OF HIDALGO COUNTY, TEXAS, ESTABLISHING LOTS 2 & 3, IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS.

Klove
ENGINEERING
Site Development Engineering Services
Firm No. 11042
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258
www.kloveengineering.com (210) 485-5683
DATE OF PREPARATION: DECEMBER 20, 2023

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER/DEVELOPER: CLUB CAR WASH
9315 SPRING CYPRESS ROAD, SUITE A
SPRING, TEXAS 77379
ATTN: AHMED H. JAFFERALLY

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

I, LEONEL GARZA III, 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:

CERTIFICATION OF THE MAYOR OF THE CITY OF McALLEN
I, SERGIO CORONADO, 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.

MAJOR, CITY OF McALLEN

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

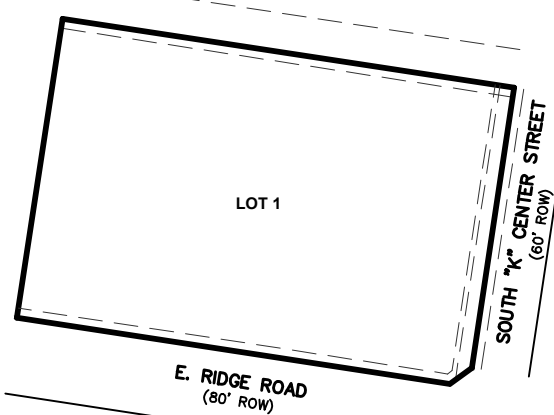
- LANDS CONTAINED WITHIN THIS SUBDIVISION LINE IN ZONE "C" ACCORDING TO THE FIRM (FARM INSURANCE RATE MAP) DATED 11/16/82. COMMUNITY PANEL NO. 4803340425 C.
- SETBACKS:
FRONT: 25.00 FEET
50.00 FEET ON MILE 8 ROAD
50.00 FEET FM 1981 (HOTLE RD)
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET CORNER GARAGE FRONT: 18.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 4' SIDEWALKS SHALL BE REQUIRED ALONG EAST RIDGE ROAD AND SOUTH "K" CENTER STREET
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIL A TOTAL OF 0.99 AC-FT OF DRAINAGE RUNOFF VOLUME, AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 6" BUFFER REQUIRED FROM ADJACENT RESIDENTIAL ZONE OR USE.
- SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS.
- NO BUILDING PERMITS WILL BE ISSUED WITHOUT AN APPROVED ENGINEERED DETENTION PLAN.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. NO. 1-ELEV. 117.58 N.G.V.D.29; N. 16593151.79 - E. 1079080.26; RAW DESCRIPTION CP SMAG
B.M. NO. 2-ELEV. 117.02 N.G.V.D.29; N. 16593210.73 - E. 1078620.80; RAW DESCRIPTION CP SMAG
- 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- ALL WATER AND SEWER SERVICES SHALL BE INSTALLED AT THE TIME OF SITE PLAN/BUILDING PERMIT

METES AND BOUNDS DESCRIPTION

A 3.436 ACRE TRACT OF LAND OUT BEING ALL OF LOT 1, BLOCK 14, PLAZA ON RIDGE ROAD SUBDIVISION, RECORDED IN VOLUME 53, PAGE 194, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLO:

BEGINNING: AT A 1/2" IRON ROD ON THE NORTH RIGHT OF WAY LINE OF E. RIDGE ROAD (80' PUBLIC RIGHT OF WAY), BEING THE SOUTHEAST CORNER OF LOT 1, HAVING TEXAS STATE PLANE GRD COORDINATES OF N=16,592,401.85 AND E=1078995.28, SOUTH ZONE, THE SOUTHEAST CORNER HEREOF;
THENCE: NORTH 81°16'28" WEST ALONG THE NORTH RIGHT OF WAY LINE OF E. RIDGE ROAD, 456.14' TO A 1/2" IRON ROD FOUND, THE SOUTHWEST CORNER HEREOF;
THENCE: LEAVING SAID NORTH RIGHT OF WAY LINE OF E. RIDGE ROAD, NORTH 08°43'11" EAST 314.95' TO A 1/2" IRON ROD FOUND, THE NORTHWEST CORNER HEREOF;
THENCE: SOUTH 81°18'32" EAST 475.49' TO A 1/2" IRON ROD ON THE WEST RIGHT OF WAY LINE OF SOUTH "K" CENTER STREET, THE NORTHEAST CORNER HEREOF;
THENCE: ALONG THE WEST RIGHT OF WAY LINE OF SOUTH "K" CENTER STREET, SOUTH 08°35'55" WEST, 295.18' TO A 1/2" IRON ROD FOUND AT PROPERTY LINE RETURN TO E. RIDGE ROAD;
THENCE: ALONG SAID PROPERTY LINE RETURN, SOUTH 53°36'10" WEST 28.31' TO THE POINT OF BEGINNING OF THIS 3.436 ACRE TRACT IN HIDALGO COUNTY, TEXAS.

SCALE: 1"=50'

LOCATION MAP
NOT TO SCALEAREA BEING REPLATTED
SCALE: 1"=200'

3.436 AC. TRCT OF LAND BEING REPLATTED WAS PREVIOUSLY PLATTED AS PLAZA ON RIDGE ROAD SUBDIVISION PLAT RECORDED IN VOLUME 53, PAGES, 94 OF THE DEED AND PLAT RECORDS OF HIDALGO COUNTY, TEXAS

LEGEND

AC	ACRE(S)
VOL	VOLUME
PG	PAGE(S)
ESMT	EASEMENT
OPRHCT	EXTRATERRITORIAL JURISDICTION
—C—	CENTERLINE
---740---	EXISTING CONTOURS
•	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

STATE OF TEXAS
COUNTY OF BEXAR

I, KEVIN W. LOVE, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, GARY A. GIBBONS, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR
22610 US HWY 281 NORTH, STE. 204
SAN ANTONIO, TEXAS, 78258
OFFICE 210-485-5683
GARY@ALAMOSURVEYORS.COM

ALAMO SURVEYORS, LLC

LOT 4
CONCORD PROPERTY CORP.
SUBDIVISION NO. 2 WEINGARTEN
LAS TIENDAS JV
(VOL 27, PG 195, OPRHCT)

N:16592782.36
E:1078592.17

LOT 6, BLK 14
STEELE & PERSHING SUBDIVISION
(VOL 8, PG 48 DRHCT)

N 08°43'11" E 314.95'

LOT 2
(1.505 AC.)

LOT 3
(1.931 AC.)

LOT 1
DRISCOLL SUBDIVISION
(VOL 38, PG 181)





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/15/2024

SUBDIVISION NAME: PLAZA ON RIDGE ROAD LOTS 1A & 1B SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

South "K" Center Street: Dedication as needed for 30 ft. from centerline for 60 ft. ROW.
Paving: 40 ft. Curb & gutter: Both Sides
- Current plat doesn't provide ROW details, show the document number on the plat for the existing ROW and label existing ROW dedication.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Non-compliance

East Ridge Road: Dedication as needed for 50 ft. from centerline for 100 ft. ROW.
Paving: 65 ft. Curb & gutter: Both Sides
- Current plat doesn't provide ROW details, show the document number on the plat for the existing ROW and label existing ROW dedication.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Non-compliance

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

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial and multi-family properties
- Provide for alley or service drive easement on the plat prior to final.
- If private service drive easement is proposed, it must be at least 24 ft. wide, may not dead-end, and must show the proposed access easements for curb cut locations.
**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Front:
**Does not reflect existing plat setback notations - appears to reflect property at another location, revise as applicable. Refer to "Plaza on Ridge Road Subdivision" for setback notes.
***If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required.
**Zoning Ordinance: Section 138-356
* Rear:
**Does not reflect existing plat setback notations - appears to reflect property at another location, revise as applicable. Refer to "Plaza on Ridge Road Subdivision" for setback notes.
***If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required.
**Zoning Ordinance: Section 138-356

Non-compliance

Non-compliance

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

<p>* Sides: **Does not reflect existing plat setback notations - appears to reflect property at another location, revise as applicable. Refer to "Plaza on Ridge Road Subdivision" for setback notes. ***If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. **Zoning Ordinance: Section 138-356</p> <p>* Corner: **Does not reflect existing plat setback notations - appears to reflect property at another location, revise as applicable. Refer to "Plaza on Ridge Road Subdivision" for setback notes. ***If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. **Zoning Ordinance: Section 138-356</p> <p>* Garage: Proposed Commercial Development **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	NA
	Applied
SIDEWALKS	
<p>* 4' sidewalks shall be required along East Ridge Road and South "K" Center St. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: - Include note as shown above prior to final. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: - Include note as shown above prior to final. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Non-compliance
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along ** Must use existing curb cut as per Traffic Department *** Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Zoning Commission prior to issuance of building permits. Revisions Needed: - Include note as shown above prior to final.</p> <p>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Finalize wording for note on the plat, prior to final as may be applicable.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
	Non-compliance
	Applied
	Applied

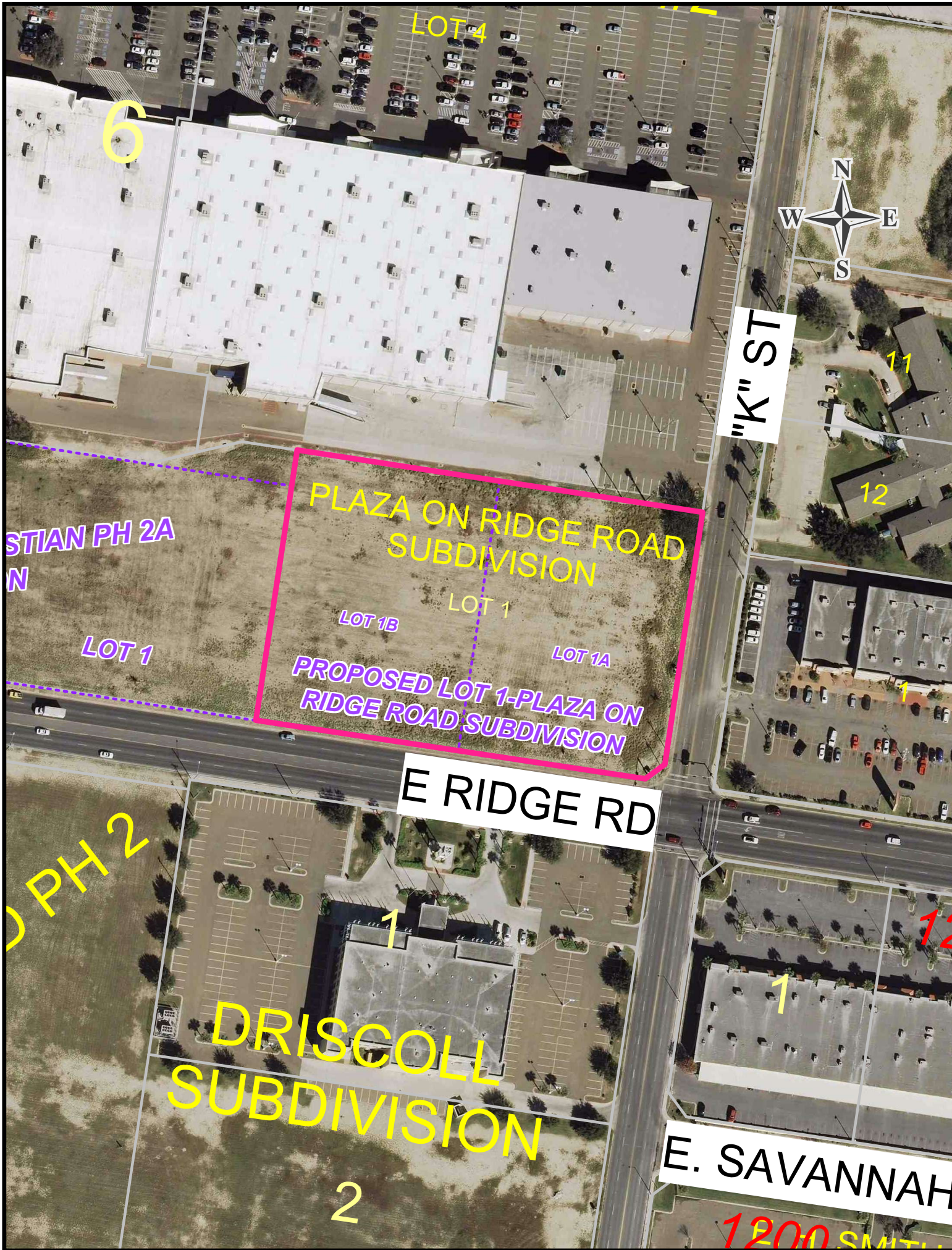
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 110-72 applies if private subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 (general business) District Proposed: C-3 (general business) District ***Zoning Ordinance: Article V 	Compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per application dated February 08, 2024 proposed land use is C-3 (general business) District. Commercial developments do not apply to Parks. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated February 08, 2024 proposed land use is C-3 (general business) District. Commercial developments do not apply to Parks. 	NA
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. As per application dated February 08, 2024 proposed land use is C-3 (general business) District. Commercial developments do not apply to Parks. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Required
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD

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

COMMENTS	
<p>Comments/Revisions Needed:</p> <ul style="list-style-type: none">*Must comply with City's Access Management Policy.*Vacating of existing recorded plat will be required if any restrictions/notes are removed from existing plat.*Name of subdivision must be revised to "Plaza on Ridge Road Lots 1A and 2A Subdivision", prior to final.*Verify boundaries, dimensions, and plat notes shown on this plat as they differ from existing recorded plat - verify and correct as needed, prior to final.*Verify signature blocks on plat as they appear to be from another existing plat - verify and correct as needed, prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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



LOT 4

6



"K" ST

11

12

STIAN PH 2A
N

LOT 1

PLAZA ON RIDGE ROAD
SUBDIVISION

LOT 1

LOT 1B

LOT 1A

PROPOSED LOT 1-PLAZA ON
RIDGE ROAD SUBDIVISION

E RIDGE RD

PH 2

DRISCOLL
SUBDIVISION

2

E. SAVANNAH

1200 SMITH



City of McAllen

SUB 2024-0016

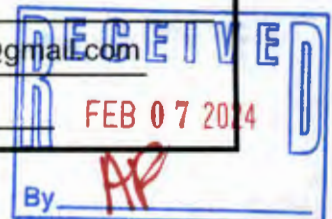
Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	Aarya Terrace		
	Legal Description	1.0 Acres out of Lot 247, John H. Shary Subdivision		
	Location	South side of Pecan Blvd, approximately 1200 feet east of Taylor Road		
	City Address or Block Number	4815 Pecan Blvd		
	Total No. of Lots	1	Total Dwelling Units	Com.
	Gross Acres	1.0	Net Acres	0.85
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input type="checkbox"/> Commercial (1 Acres)/ <input checked="" type="checkbox"/> Residential (Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No			
	Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date			
	Existing Land Use Vacant Proposed Land Use Commercial			
Owner	Irrigation District #	1	Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other	
	Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	Parcel #	281262	
	Estimated Rollback Tax Due	N/A	Tax Dept. Review	URG
	Name	Aarya Properties LLC		Phone 972-814-0485
	Address	5105 Gumwood Avenue		E-mail aishu23@gmail.com
Developer	City	McAllen	State Texas	Zip 78501
	Name	Same as Owner		Phone
	Address			E-mail
	City		State	Zip
	Contact Person			
Engineer	Name	Spoor Engineering Consultants, Inc.		Phone 956-683-1000
	Address	202 S. 4th Street		E-mail sec@spooreng.com
	City	McAllen	State Texas	Zip 78501
	Contact Person	Steve Spoor, P.E.		
	Surveyor	Name	Robles & Associates - Reynaldo Robles	
Address		107 W. Huisache Street		E-mail roblesandassoc@gmail.com
City		Weslaco	State Texas	Zip 78596

KF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

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


PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date Feb. 7, 2024

Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ☒

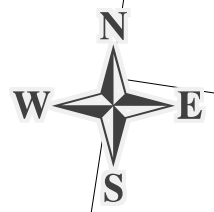
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

DIVISION

ED MIKADA
SDIVISION

EL LAUREL SUBD

LOCATION



AL TILO PLAZA
SE III SUBDIVISION
LOT 1

PROPOSED RED SQUARE DENTAL AND
ORTHODONTICS PLAZA SUBDIVISION

PECAN BLVD

**TAYLOR VALLEY
SUBDIVISION
(USED)**

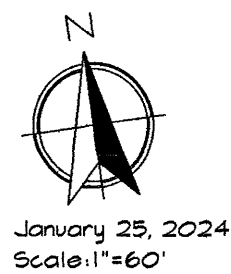
48TH ST

58

57

AVE

MAPLE AVE



BEING A SUBDIVISION OF THE WEST 132 FEET OF THE EAST 324 FEET
OF THE NORTH 10 ACRES OF LOT 247, JOHN H. SHARY SUBDIVISION
HIDALGO COUNTY, TEXAS,
ACCORDING TO PLAT RECORDED IN VOL. 1, PG. 17, MAP RECORDS,
HIDALGO COUNTY, TEXAS.
CONTAINING 1.0 AC. OF LAND, MORE OR LESS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

Aarya Properties, LLC
a Texas Limited Liability Company

Aarya Properties, LLC
a Texas Limited Liability Company

By: Aishwarya K Chandesh
5105 Gumwood Ave.
McAllen, Texas 78501

By: Siddarameswara S Tippur
5105 Gumwood Ave.
McAllen, Texas 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ PERSONS _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

**STATE OF TEXAS:
COUNTY OF HIDALGO:**

I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 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.

REYNALDO ROBLES, RPLS # 4032
ROBLES AND ASSOCIATE, PLLC
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
TBPELS FIRM No. 10096700

DATE _____

**STATE OF TEXAS:
COUNTY OF HIDALGO:**

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

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom, separated by small stars. In the center is a five-pointed star. Below the star, the name "STEPHEN SPOOR" and the number "56752" are printed.

02-07-24
H. Spoor
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN

DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.21(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE _____

NOTES:

- 1.) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
 - A.- FRONT:- 50 FT. OR GREATER FOR EASEMENT
 - B.- REAR:- 10 FT. OR GREATER FOR EASEMENT
 - C.- OTHERS:- ACCORDING TO ZONING ORDINANCE OR GREATER FOR EASEMENT
- 2.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982.
- 4.) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 5.) A 5.0 FT MIN. SIDEWALK IS REQUIRED ALONG PECAN BLVD.
- 6.) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 7.) STORM WATER DETENTION OF 0.15 AC-FT (6,700 CUBIC FEET) SHALL BE REQUIRED FOR THIS SUBDIVISION.
- 8.) BENCHMARK - STATION NAME: MC# 69 SET BY ARANDA & ASSOC. LOCATED AT THE NORTHEAST CORNER OF F.M. 495 AND TAYLOR RD. ELEV.= 123.59 FT (NAVD88)
- 9.) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES & BOUNDS

THE WEST 132 FEET OF THE EAST 324 FEET OF THE NORTH 10 ACRES OF LOT 247, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the North line of Lot 247, North 81 Deg. 19 Min. West, 192.0 feet from the northeast corner of Lot 247, for the northeast corner of the following described tract of land; said point being in Pecan Boulevard (F.M. #495);

THENCE, parallel to the East line of Lot 247, South 08 Deg. 41 Min. West, at 40.0 feet pass the South line of Pecan Boulevard, and at 330.0 feet to a point on the South line of the North 10 acres of Lot 247, for the southeast corner hereof;

THENCE, with the South line of the North 10 acres of Lot 247, North 81 Deg. 19 Min. West, 132.0 feet to a point for the southwest corner hereof;

THENCE, parallel to the East line of Lot 247, North 08 Deg. 41 Min. East, at 290.0 feet pass the South line of Pecan Boulevard, and at 330.0 feet, a point on the North line of Lot 247 for the Northwest corner hereof;

THENCE, with the North line of Lot 247, in Pecan Boulevard, South 81 Deg. 19 Min. East, 132.0 feet to the POINT OF BEGINNING; containing 1.00 acres of land , more or less, of which the north 40.0 feet, comprising 0.12 acre lies in Pecan Boulevard.



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/16/2024

SUBDIVISION NAME: AARYA TERRACE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Pecan Blvd. (F.M. 495): 20 ft. dedication for 60 ft. from center line for 120 ft. ROW
Paving: by the state Curb & gutter: by the state
* Revise plat to accommodate ROW dedication as noted above. If the centerline shown on plat submitted changes, required dedication will be adjusted as needed for 60 ft. from centerline for 120 ft. total ROW
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

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

Applied

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

*If a private service drive easement is proposed, requires minimum 24 ft. width/pavement.

**Alley and/or private drive easement will be required to be extended to the east and west as adjacent properties are developed.

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.

**Zoning Ordinance: Section 138-356 and 138-367

** Plat submitted proposes a note referencing a 50 ft. or greater for easements front setback - need to clarify prior to final.

Non-compliance

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

**Zoning Ordinance: Section 138-356

***Plat submitted proposes a note referencing a 10 ft. or greater for easements rear setback - need to clarify prior to final.

Non-compliance

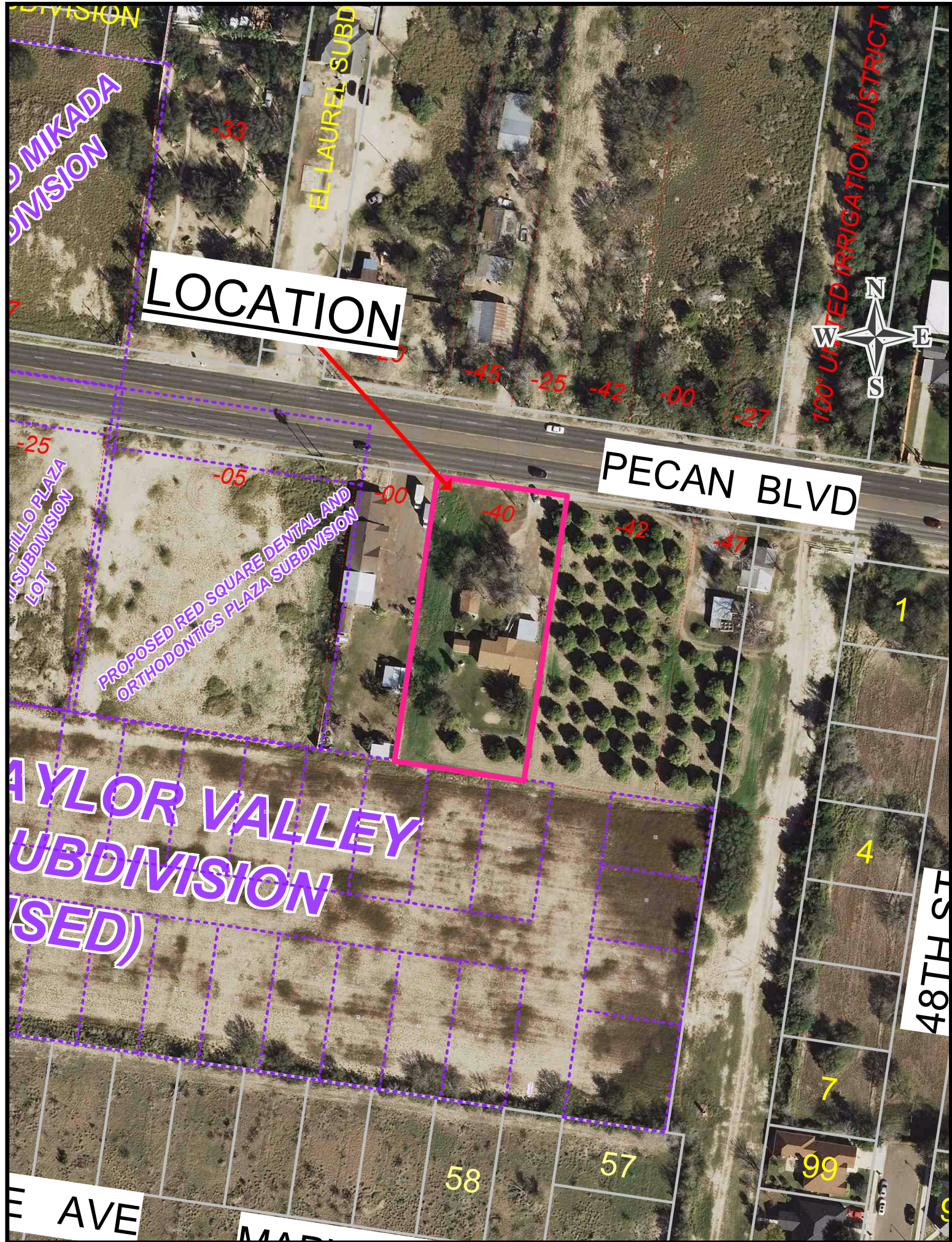
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plans, whichever is greater applies. **Revise "Other" setback referenced on plat to Sides as noted above **Zoning Ordinance: Section 138-356 * Corner **Zoning Ordinance: Section 138-356 * Garage: Proposed use is commercial, not residential. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	NA
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Pecan Blvd. (F.M. 495). **Sidewalk may increase to 5 ft. as per Engineering prior to final. Plat submitted proposes a note referencing a 5 ft. minimum sidewalk, finalize prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Revise plat note #4 on submitted plat as noted above. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Plat note as referenced above required on plat. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy ***Per Traffic, Access Management Policy, spacing requirement along Pecan Blvd @ 45 mph is 360 ft. between any proposed/exiting driveways. Share Access easements connection would be required with property to the East and west. ****Need to finalize requirements prior to final. Plat note will be required once finalized. * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Site plan review is required, but not as a plat not. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private service 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 	TBD
	Required
	Applied
	Applied
	NA

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<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area *Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 **Verify that the plat boundaries are within the C-3 zoning area, prior to final. **Zoning Ordinance: Article V 	Required
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ** The Project engineer to verify that the plat boundaries are within the C-3 zoning area, prior to final. ***Zoning Ordinance: Article V 	Required
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Proposed development is for commercial use. If the use changes to residential, park requirements would apply. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Proposed development is for commercial use. If the use changes to residential, park requirements would apply. 	NA
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. Proposed development is for commercial use. If the use changes to residential, park requirements would apply. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, need to submit a Trip Generation with the proposed land use to determine if a TIA will be required; prior to final. 	Required
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. **Ownership map of surrounding properties needed to assure no landlocked property exists, prior to final. ***Vicinity map references an irrigation district that appears to differ from the one shown on plat map. Verify and correct as needed. ****Provide the legal description of all adjacent properties on all sides, including on the north side of Pecan Blvd. 	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, AND UTILITY AND DRAINAGE APPROVALS</p>	Applied

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



P	PRESENT
A	ABSENT
MC	MEETING CANCELLED
LQ	LACK OF QUORUM

2024 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

2024 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]