

## **AGENDA**

### **PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 7, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

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

#### **CALL TO ORDER -**

#### **PLEDGE OF ALLEGIANCE -**

#### **INVOCATION -**

#### **1) MINUTES:**

- a) Approval/disapproval of minutes for the January 17, 2023 meeting

#### **2) PUBLIC HEARING**

##### **a) CONDITIONAL USE PERMITS:**

1. Request of Jane Cross on behalf of Lawn Chair Adventures, LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD) at a 10-acre tract out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2501 Russell Road. **(CUP2023-0003)**
2. Request of Niria J. Lopez, on behalf of Eclipse, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center, at Lots 1 & 2, Jackson Heights Subdivision, Hidalgo County, Texas; 1010 South 10th Street, Suite 1. **(CUP2023-0004)**
3. Request of Juan I. Verdura for a Conditional Use Permit, and adoption of an ordinance, for one year, for a bar and grill at Lot 1, Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2011 South 10th Street. **(CUP2023-0013)**

##### **b) REZONING:**

1. Rezone from A-O (agricultural and open space) District to R-3T (multifamily residential townhouse) District: 0.73 of an acre tract of land out of Lot 236, Pride O'

Texas Subdivision, Hidalgo County, Texas; 5828 North Bentsen Road. **(REZ2023-0001)**

2. Rezone from R-3A (multifamily residential apartment) District to R-3T (multifamily residential townhouse) District: 9.985 acres being out of Lot 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road. **(REZ2023-0002)**

### **3) CONSENT:**

- a) Nolana Retail Subdivision, 1300 East Nolana Avenue, South Padre Retail Center LTD **(SUB2020-0036)(REVISED FINAL)AEC**
- b) Bentsen View Subdivision, 4109 Highway 83, Adryca Properties, LLC **(SUB2021-0104)(PRELIMINARY 6-MONTH EXTENSION) M2E**
- c) McAllen Palms Business Park Subdivision, 4900 South Old 10th Street, Megaware Corp. **(SUB2020-0089)(PRELIMINARY 6-MONTH EXTENSION)JHE**
- d) Balderas Ranch Lots 1 and 2 Subdivision, 18500 North Moorefield Road, Leandro Balderas **(SUB2022-0101)(FINAL) R.E.GA**

### **4) SUBDIVISIONS:**

- a) Lark Apartments Subdivision, 6320 North Taylor Road, Lark Heights Development, LLC **(SUB2023-0004)(PRELIMINARY) M2E**
- b) Concord Plaza Subdivision, 2800 Trenton Road, Avusa Marketing Company, Inc. **(SUB2023-0005)(PRELIMINARY) M&H**

### **5) ELECTIONS**

- a) Election of Chairperson
- b) Election of Vice-Chairperson

### **6) INFORMATION ONLY:**

- a) City Commission Actions: January 23, 2023

### **ADJOURNMENT:**

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



STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday January 17, 2023, at 3:32p.m. in the McAllen City Hall, 3<sup>rd</sup> Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

<b>Present:</b>	<b>Michael Fallek</b> <b>Emilio Santos Jr.</b> <b>Marco Suarez</b> <b>Erica De la Garza</b> <b>Aaron D. Rivera</b>	<b>Chairperson</b> <b>Member</b> <b>Member</b> <b>Member</b> <b>Member</b>
<b>Absent:</b>	<b>Gabriel Kamel</b> <b>Jose Saldana</b>	<b>Vice Chairperson</b> <b>Member</b>
<b>Staff Present:</b>	<b>Austin Stevenson</b> <b>Michelle Rivera</b> <b>Edgar Garcia</b> <b>Luis Mora</b> <b>Mario Escamilla</b> <b>Liliana Garza</b> <b>Kaveh Forghanparast</b> <b>Katia Sanchez</b> <b>Porfirio Hernandez</b> <b>Jacob Salazar</b> <b>Bilkis Martinez</b> <b>Magda Ramirez</b>	<b>Assistant City Attorney III</b> <b>Assistant City Manager</b> <b>Planning Director</b> <b>Deputy Director</b> <b>Planner III</b> <b>Planner III</b> <b>Planner II</b> <b>Planner II</b> <b>Planner Technician II</b> <b>Planner Technician I</b> <b>Development Engineer</b> <b>Administrative Assistant</b>

**CALL TO ORDER** – Chairperson Mr. Michael Fallek

**PLEDGE OF ALLEGIANCE**

**INVOCATION-** Emilio Santos Jr.

**1) MINUTES:**

- a) Minutes for the Regular meeting held on January 4, 2023.

The minutes for the regular meeting held in January 4, 2023 was approved as submitted by Ms. Erica De la Garza. Seconding the motion was Mr. Marco Suarez which carried unanimously with 5 members present and voting.

**2) PUBLIC HEARING:**

- a) **CONDITIONAL USE PERMIT:**

- 1) Request of Saul E. Chavez for a Conditional Use Permit, for more than one year (life of the use), for an institutional use (prayer house), at Lot 7, Block 1, Monterrey Subdivision, Hidalgo County, Texas; 1214 South Main Street.  
**(CUP2022-0191)**

Ms. Katia Sanchez stated that the property is located approximately 180 feet south of Lindberg Avenue, on the west side of South Main Street. The subject property is zoned as C-2 (neighborhood commercial) District. The contiguous zoning is C-2 District to the north, and R-2 (duplex-fourplex) District to the east, south, and west. Surrounding land uses include single family residences and Roselawn Cemetery and Mausoleum. A prayer house is permitted in a C-2 District with a Conditional Use Permit and in compliance with the requirements.

The application for a Conditional Use Permit for an institutional use (prayer house) was submitted to the Planning Department on December 08, 2022.

The applicant is proposing to operate a prayer house from the proposed 956 square feet building. The building consists of a sitting area, an office, two restrooms, and one porch. The hours of operation of the prayer house will be from 10 AM through 12 PM on Sundays and 7 PM through 9 PM on Wednesday.

Based on 25 proposed seats in the main sitting area, seven parking spaces are required of which one parking space must be for persons with disabilities. There are eight total parking spaces proposed as per the submitted site plan.

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

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts South Main Street;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 25 proposed seats, 7 parking spaces are required; 8 parking spaces are proposed;
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The number of persons within each building shall be restricted to the existing seating capacity for the building.

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

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

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

- 2) Request of Diego A. Ramos for a Conditional Use Permit, for one year, for a portable building greater than ten feet by twelve feet, at Lot 7, Block 4, Orange Terrace Subdivision No. 3, Blocks 4 & 5, Hidalgo County, Texas; 1109 Pecan Boulevard. **(CUP2022-0199)**

Ms. Katia Sanchez stated that the subject property is located on the south of Pecan Boulevard, approximately 230 feet east of 12th Street. The property is zoned C-3 (general commercial), and it is zoned C-3 to the north, east, and west. The contiguous zoning to the south is zoned R-1 (single-family residential) District. Surrounding land uses include Kuressence Hair Salon, Michael Harms Construction, The Office Bar and Grill, and residential homes. A portable building for commercial use is permitted in the C-3 District with a conditional use permit.

Orange Terrace Subdivision No.3, Blocks 4 & 5 Subdivision was recorded on July 17, 1945. An application for a Conditional Use Permit was submitted to the Planning Department on December 21, 2022.

The applicant is requesting a conditional use permit for portable buildings to be located on the property near an existing commercial (snack shop) establishment. The portable building dimensions are 9 feet by 24 feet as per the submitted site plan. The portable building will be used for selling of food. The proposed hours of operation are from Wednesday to Sunday from 12 PM to 12 AM. As per the submitted site plan, the portable building will not be placed on any existing parking spaces. Any addition or canopy on site would require the necessary permits and must comply with our city ordinances.

The Fire and Health Department review are currently under review. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

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

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

- 1) Portable buildings must not be used for living quarters. The portable building will be used as a food truck;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 feet;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 4) Must provide garbage and trash collection and disposal;

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

Staff recommends approval of the Conditional Use Permit request, subject to compliance with the Zoning Ordinance, Health Department requirements, and in compliance with Fire Department requirements.

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

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

\*\* Chairperson Mr. Michael Fallek announced he will have to abstain from Item 2a3. Item was read by Mr. Emilio Santos Jr.

- 3) Request of OL Beverage Holdings, LLC for a Conditional Use Permit, for one year, for a bar at Lot A2, Lots A 2 & A3 Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street. **(CUP2022-0197)**

Ms. Katia Sanchez stated that the property is located on the 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, west, and east, and A-O (agricultural and open space) District to the south. Surrounding land uses include McAllen Country Club, Logan's Roadhouse, Mccrery Aviation Co., La Placita retail plaza, Fairway Plaza Shopping Center, and multifamily condominiums. A bar is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit was approved by the City Commission on December 4, 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 must be renewed annually therefore; it has to come before the Planning and Zoning Commission for consideration.

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 would be 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 inspection is pending. 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(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 businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses 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 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. 65 parking spaces are required and are provided as per site plan.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses 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 businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

Mr. Emilio Santos Jr. asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

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

- 4) Request of Damian C. Orozco, on behalf of Hacienda Las Mariposas, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center with a chapel at 4.32 acre tract of land, out of the North 5 acres of the South 20 acres of Lot 80, La Lomita Irrigation and Construction

Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road.  
**(CUP2022-0183)**

Mr. Kaveh Forghanparast stated that the property was located on the west side of North Ware Road, approximately 620 ft. south of Lark Avenue, also known as Mile 4 Road. The property had 165 ft. of frontage along North Ware Road and was zoned C-3L (light commercial) District. Two applications to rezone the front and middle portion of the property to C-3 District had been submitted and would be heard on January 17, 2023, by the Planning and Zoning Commission and on February 13, 2023, by the City Commission. A variance to subdivision process application is scheduled to be heard by the City Commission on January 23, 2023. The adjacent zoning was A-O (agricultural and open space) District to the south and west, and R-1 (single-family residential) District to the north and east. There was a restaurant on the property known as Hacienda Las Mariposas. Surrounding land uses include All Nations Seventh-day Adventist Church, single-family residences, fourplexes, Lark Crossing Plaza, El Rodeo Taco Express, El Rodeo Meat Market, Hendricks Elementary School, and vacant land. An event center was allowed in a C-3 District with a Conditional Use Permit and in compliance with the requirements.

The applicant was proposing to construct a 5,882 sq. ft. building for an event center and a chapel. The hours of operation will be from 11:00 A.M. to midnight daily.

The Fire Department inspected the property and allowed the CUP process to continue. The applicant must obtain the required health permits. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and a church;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to North Ware Road;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the 4,626 square footage of the existing restaurant (restroom spaces are deducted) and 5,288 sq. ft. of seating and chapel area for the proposed event center building, 99 parking spaces are required and 100 spaces are provided. Parking lot must be paved according to Section 138-400 of the Zoning Ordinance, free of potholes, and clearly striped;
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation. Ms. Erica De la Garza 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 C-3 (general business) District: 0.76 acres out of the North 5 acres of the South 20 acres of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road (Mid). **(REZ2022-0051)**

\*\* Chairperson Mr. Michael Fallek requested to vote on 2b1 & 2b2 together being that it is the same location. All members were in favor.

Mr. Kaveh Forghanparast stated that the property is an interior tract located on the west side of North Ware Road, approximately 620 ft. south of Lark Avenue, also known as Mile 4 Road. The property does not have a street frontage, but is part of a larger property, which fronts North Ware Road.

The applicant is requesting to rezone the property to C-3 (general business) District for the parking lot of a proposed event center. A rezoning request to rezone the front portion of the property from C-3L to C-3 District and a conditional use permit request for an event center with a chapel are scheduled to be heard on January 17, 2023, by the Planning and Zoning Commission and on February 13, 2023, by the City Commission. A variance to subdivision process application is scheduled to be heard by the City Commission on January 23, 2023.

The adjacent zoning is A-O (agricultural and open space) District on the south, R-1 (single-family residential) District to the north and west, and C-3L (light commercial) District to the east.

There is a restaurant on the C-3L portion of the property known as Hacienda Las Mariposas. Surrounding land uses include All Nations Seventh-day Adventist Church, single-family residences, fourplexes, Lark Crossing Plaza, El Rodeo Taco Express, El Rodeo Meat Market, Hendricks Elementary School, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as

Auto Urban Single Family which is comparable to R-1 (single-family residential) District.

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

The property was rezoned to R-1 (single-family residential) District during the City initiated A-O rezoning project in 2015. A rezoning request to C-3L District for the front portion of the property was approved on October 8, 2018. There has been no other rezoning request for the subject property since then.

Tracts located at the intersection of North Ware Road and Lark Avenue were rezoned to C-2 (neighborhood commercial), C-3L (light commercial), and C-3 (general business) Districts in 1981, 2006, and 2008. A rezoning request to C-3 (general business) District for the adjacent property to the north side was submitted on January 10, 2023.

The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it follows the rezoning and development trend in this area. The property will be part of a larger commercial development that fronts North Ware Road. North Ware Road is a high-speed arterial with 150 ft. of designated right-of-way as per the City's thoroughfare plan.

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

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

Staff recommends approval of the rezoning request to C-3 (general business) District since it follows the rezoning and development trend in this area and will be part of a larger property which fronts North Ware Road, a high-speed arterial road.

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

Being no discussion, Mr. Marco Suarez moved to approve items 2b1 & 2b2 together. Mr. Aaron Rivera seconded the motion, which were approved with five members present and voting.

- 2) Rezone from C-3L (light commercial) District to C-3 (general business) District: 1.70 acres out of the North 5 acres of the South 20 acres of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road. **(REZ2022-0054)**

Mr. Kaveh Forghanparast stated that the property is located on the west side of North Ware Road, approximately 620 ft. south of Lark Avenue, also known as Mile 4 Road. The property has 165 ft. of frontage along North Ware Road and a depth of 450 ft. for a lot size of 1.70 acres.

The applicant is requesting to rezone the property to C-3 (general business) District for a proposed event center. A rezoning request to rezone the middle portion of the property from R-1 to C-3 District and a conditional use permit request for an event center with a chapel are scheduled to be



heard on January 17, 2023, by the Planning and Zoning Commission and on February 13, 2023, by the City Commission. A variance to subdivision process application is scheduled to be heard by the City Commission on January 23, 2023.

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

There is a restaurant on the property known as Hacienda Las Mariposas. Surrounding land uses include All Nations Seventh-day Adventist Church, single-family residences, fourplexes, Lark Crossing Plaza, El Rodeo Taco Express, El Rodeo Meat Market, Hendricks Elementary School, and vacant land.

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

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

The property was rezoned to R-1 (single-family residential) District during the City initiated A-O rezoning project in 2015. A rezoning request to C-3L District for the property was approved on October 8, 2018. There has been no other rezoning request for the subject property since then.

Tracts located at the intersection of North Ware Road and Lark Avenue were rezoned to C-2 (neighborhood commercial), C-3L (light commercial), and C-3 (general business) Districts in 1981, 2006, and 2008. A rezoning request to C-3 (general business) District for the adjacent property to the north side was submitted on January 10, 2023.

The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it follows the rezoning and development trend in this area. The property fronts North Ware Road, which is a high-speed arterial with 150 ft. of designated right-of-way as per the City's thoroughfare plan.

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

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

Staff recommends approval of the rezoning request to C-3 (general business) District since it follows the rezoning and development trend in this area and fronts North Ware Road, a high-speed arterial road.

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

Being no discussion, Mr. Marco Suarez moved to approve items 2b1 & 2b2 together. Mr. Aaron Rivera seconded the motion, which were approved with five members present and voting.

- 3) Rezone from C-3L (light commercial) District to C-3 (general business)

District: Lot 1, Rooth Crossing Subdivision, Hidalgo County, Texas; 2825 Pecan Boulevard. **(REZ2022-0052)**

Mr. Kaveh Forghanparast stated that the property is located at the southwest corner of Pecan Boulevard and North 29th Street. The property has 155 ft. of frontage along Pecan Boulevard and 190 ft. along North 29th Street for a lot size of 29,450 sq. ft. according to the subdivision plat.

The applicant is requesting to rezone the property to C-3 (general business) District to allow for a greater variety of possible uses to rent the existing commercial suites.

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

There is a commercial plaza on the subject property including a restaurant, a hair salon, and a Goodwill store. Surrounding land uses include single-family residences, Ivy Terrace Apartments, Iglesia Adventista Del Septimo Dia church, South Texas College, Achieve Early College High School, and commercial plazas.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Multifamily which is comparable to R-3 (multifamily residential) District.

The development trend for this area along Pecan Boulevard is residential and commercial.

The property was zoned to C-2 (neighborhood commercial) District during the comprehensive zoning in 1979. A rezoning request to C-3L District for the property was approved on May 29, 2003. There has been no other rezoning request for the subject property since then.

The requested zoning does not conform to the Auto Urban Multifamily land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it follows the development trend in this area. Moreover, according to the City's thoroughfare plan, the property is located at the intersection of a principal arterial, Pecan Boulevard, and a minor arterial, North 29th Street.

An approved building permit is required prior to change of use for any commercial suites. If the rezoning is approved, some commercial uses including vape shops and bars require an approved conditional use permit prior to building permit issuance.

Staff has received one phone call in opposition to the rezoning request with concerns regarding possible increase of parking issue due to the rezoning. Staff explained that parking requirement will be verified during the building permit process.

Staff recommends approval of the rezoning request to C-3 (general business) District since it follows the development trend in this area and is located at the intersection of a principal arterial, Pecan Boulevard, and a minor arterial, North 29th Street.

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

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

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

**4) CONSENT:**

- a) Aqualina at Tres Lagos Phase II Subdivision, 6609 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2023-0002)(FINAL) M&H**
- b) Lakehurst Phase II Subdivision, 5101 8 Mile Line, Sunni J Miller & Ty Andrew Runge **(SUB2023-0003)(FINAL) M&H**
- c) Eagle's Nest Subdivision, 8401 North 2nd Street, Millennial Bear Farms, LLC **(SUB2021-0098)(PRELIMINARY 6-MONTH EXTENSION) M&H**
- d) Estancia at Tres Lagos Phase III Subdivision, 4800 Town Lake Drive, Rhodes Development, Inc. **(SUB2021-0138)(PRELIMINARY 6-MONTH EXTENSION) M&H**
- e) The District Phase II Subdivision, 1201 Auburn Avenue, Auriel Investments **(SUB2021-0133)(PRELIMINARY 6-MONTH EXTENSION) M&H**
- f) The District Phase III Subdivision, 1301 Auburn Avenue, Auriel Investments **(SUB2021-0134)(PRELIMINARY 6-MONTH EXTENSION) M&H**
- g) Arellano Subdivision, 6416 South 11th Street, Eva Yolanda Castillo Ibarra **(SUB2021-0100)(PRELIMINARY 6-MONTH EXTENSION) SEA**
- h) Georgia Subdivision, 7701 North 29th Street, Georgia A. Alanis **(SUB2021-0126)(PRELIMINARY 6-MONTH EXTENSION) SEA**
- i) Sister's Subdivision, 12200 Mile 7 Road, Patty Cash & Sansire Silva **(SUB2021-0102)(PRELIMINARY 6-MONTH EXTENSION) SEA**
- j) Habitat Estates No. 2 Subdivision, 3300 Hackberry Avenue, Habitat Developers, LLC **(SUB2021-0125)(PRELIMINARY 6-MONTH EXTENSION) SEC**
- k) Taylor Estates Subdivision, 7600 North Taylor Road, RGV Villa Investments, LLC **(SUB2021-0122)(PRELIMINARY 6-MONTH EXTENSION) SEC**

- I) Trenton Pecan Subdivision Phase I, Lot 1A, 1705 Umar Avenue, Valmor Service Corp. **(SUB2020-0050)(PRELIMINARY 6-MONTH EXTENSION) SEC**

Being no discussion, Ms. Erica De la Garza moved to approve subdivisions in consent form Items 4a-l. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

## 5) SUBDIVISION:

- a) Nolana Estates Subdivision, 3901 North McColl Road, Fred Loya Insurance **(SUB2022-0136) (FINAL)M&H**

Ms. Liliana Garza stated North McColl Road: Dedication required for 60 ft. from centerline for 120 ft. total ROW. Paving: By the state Curb & gutter: By the state. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Internal Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: Revise ROW dedication, see requirements above. Street names will be finalized prior to recording. Please clarify dimensions for Gate Details submitted, please revise gate details prior to recording for staff to review. ROW might have to be increased at gate sections. Engineer submitted a variance request on December 30, 2022, to allow a 50 ft. ROW with 40ft. of pavement and an additional 10 ft. utility & sidewalk easement on both sides of interior streets in lieu of the required 60 ft. ROW. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Paving, curb and gutter. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. 900 ft. Block Length for R-3 Zone Districts. Surrounding properties already developed, internal block length are complying. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Must comply with Public Works Department requirement. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: : In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner: In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on North McColl Road and 4 ft. sidewalk required along both sides of all interior streets. 5 ft. sidewalk may be required for both sides of all interior streets 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. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. \*\*Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North McColl Road. Must comply with City's Access Management Policy prior to final. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not

the City of McAllen. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 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 134-16. 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. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: C-3 Proposed: R-3T. Rezoning to R-3T was approved by CC on November 8, 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning to R-3T was approved by CC on November 8, 2021. Zoning Ordinance: Article V. Land dedication in lieu of fee. Land dedication is calculated at 1.6854 acres and fees in lieu of land amount to \$74,200 (based on \$700 X dwelling unit/lot). As per Parks Department, variance request of "Fees in Lieu of Land" to pay fifty percent up front prior to plat recording and fifty at permit application was approved with conditions mentioned in approval letter from Parks Director dated 10/4/2022. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Land dedication is calculated at 1.6854 acres and fees in lieu of land amount to \$74,200 (based on \$700 X dwelling unit/lot). As per Parks Department, variance request of "Fees in Lieu of Land" to pay fifty percent up front prior to plat recording and fifty at permit application was approved with conditions mentioned in approval letter from Parks Director dated 10/4/2022. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land. Land dedication is calculated at 1.6854 acres and fees in lieu of land amount to \$74,200 (based on \$700 X dwelling unit/lot). As per Parks Department, variance request of "Fees in Lieu of Land" to pay fifty percent up front prior to plat recording and fifty at permit application was approved with conditions mentioned in approval letter from Parks Director dated 10/4/2022. As per Traffic Department, Trip Generation was approved, no TIA is required. Comments/Revisions needed: Please include the words "(Private Subdivision)" underneath the subdivision name on plat prior to recording. Please revise reference of "Outparcel A" from Lot 101 and "Outparcel B" from Lot 102 to either Detention Area Common Areas prior to recording. Plat note 16 and 18 must be revised accordingly. Please revise plat note 17 with corresponding lot number accordingly prior to recording. Please clarify dimensions for the Gate Detail submitted, please revise gate details prior to recording for staff to review. ROW might have to be increased at gate sections. Owner's Signature block wording must be finalized prior to recording. As per plans submitted on 8/26/22, staff approved Option #2 with 100 lots. As per Engineer single-family homes are going to be built on the larger lots: Lots 27-30 and Lots 71-74. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in final form subject to conditions noted, and clarification of the variance request to row requirement for interior streets.

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

b) **Taylor Villas Subdivision, 2021 South Taylor Road, Port Bilbao Group, LLC  
(SUB2022-0151)(PRELIMINARY)MAS**

Ms. Liliana Garza stated S. Taylor Road: 10 ft. ROW dedication required for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or \*COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Uvalde Avenue: 49.63 ft. from centerline for 89.54 ft. ROW existing Paving: 52ft. -65ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Interior Streets (proposed as private): 60 ft. Paving: 40 ft. Curb & gutter: both sides. Revisions needed: Engineer is proposing 50 ft. ROW with 40 ft. pavement plus a 10 ft. sidewalk and utility easement on both sides of streets. Please clarify prior to final. Street names 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. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts Revisions needed: Current Subdivision layout exceeds 900 ft. Block Length requirement for R-3 Zone Districts, revise accordingly. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Revisions needed: Alley/service drive easement required for Commercial and Multi-Family properties. Must comply with Public Works Department requirements. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, which ever is greater applies. Revisions needed: Revise plat note #1.A as shown above prior to final. Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance, or greater for easements, which ever is greater applies Revisions needed: Revise plat note #1. B as shown above prior to final. Proposing: Rear: In accordance with the Zoning ordinance, or greater for easements, except 20 ft. for the double fronting lots along S. Taylor Road and Uvalde Avenue. Please clarify proposed note prior to final. Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for easements, which ever is greater applies Revisions needed: Please revise plat note #1.C as shown above prior to final. Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, which ever is greater applies Revisions needed: Revise plat note #1.A as shown above prior to final. Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plans. 4 ft. wide minimum sidewalk required on S. Taylor Road, Uvalde Avenue and on both sides of all interior streets. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses S. Taylor Road and Uvalde Avenue. Landscaping Ordinance: Section 110-46. 8ft. 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 S. Taylor Road and Uvalde Avenue. Must comply with City Access Management Policy. Site plan must be approved by the Planning and

Development Departments prior to building permit issuance. Overall site plan required as part of the CUP process for Planned Unit Development. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Revisions needed: Common Area Lot "B" on plat submitted on December 28, 2022- does not meet minimum 50ft. lot frontage requirement. Clarify and revise prior to final. Zoning Ordinance: Section 138-356. Existing: R-2 Proposed: R-2 (Duplex-Fourplex Residential) District. Applicant has met with staff and will be applying for a Conditional Use Permit for a Planned Unit Development. Rezoning or Conditional Use Permit for Planned Unit Development required prior to final. CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Applicant has met with staff and will be applying for a Conditional Use Permit for a Planned Unit Development. Rezoning or Conditional Use Permit for Planned Unit Development required prior to final. CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Park Department fees apply to this subdivision at a rate of \$700 per dwelling unit, this in accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Fees can go up or down, they are dependent on the number of units. Pending review by City Manager's Office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with requirements/conditions of the Conditional Use Permit for the Planned Unit Development (PUD), if applying for the CUP. The site plan for the PUD will be recorded at such time as the plat is recorded. Cross reference notes will need to be finalized prior to final. Any changes to approved site plan for Planned Unit Development may require for Conditional use permit to be amended and presented before the Planning and Zoning Commission. - Plat notes, setbacks, requirements, subject to be revised based on CUP for Planned Unit Development prior to final as process is reviewed simultaneously with the subdivision plat. CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. Gate Details submitted on December 28, 2022 have been approved by Traffic Department. Must comply with City's Access Management Policy.

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

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

- c) Villas on Bentsen Subdivision, 5912 North 42nd Street, Carlo and Brooke Cantu **(SUB2023-0001)(PRELIMINARY)QHA**

Mr. Mario Escamilla stated N.42nd Street: 50ft. of total ROW dedication. Paving: 32 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions Needed: Provide dimension from back of curb of Cul-de-Sac to centerline of Goldcrest Avenue to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Revisions Needed: As per Public Works Department service drive may be required, finalize prior to final. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Revise note as shown above prior to final. Proposing 10.00 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Note wording will be finalized once easement requirements have been established, finalize prior to final. Zoning Ordinance: Section 138-356. Corner: Current subdivision layout does not propose any buildable lots abutting a street, if layout changes and buildable lot abuts a street intersection, the corner setback note will be required. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on both sides of N. 42nd Street and around Cul-de-Sac. Revisions Needed: Revise note#9 as shown above prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Please finalize plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Revise note#14 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Common Areas, any Cul-de Sacs/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Add note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Compliance with lot requirement to be determined



once rezoning and site plan requirements have been finalized. Zoning Ordinance: Section 138-356 Existing: A-O(Agricultural Open-Space) District Proposed R3-T(townhouse residential) District Pending Items: Rezoning to R3-T scheduled for the Planning and Zoning Commission meeting of February 7, 2023 and City commission meeting of February 27, 2023. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Pending Items: Rezoning to R3-T scheduled for the Planning and Zoning Commission meeting of February 7, 2023 and City commission meeting of February 27, 2023. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application submitted on January 03, 2023 a total of 10 lots proposed park fees total to \$7,000 (\$700 X10 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. 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 owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. All setbacks are subject to increase for easements or approved site plan, once site plan has been submitted for staff review. Please provide ownership map to verify that no landlocked properties exist or will be created.

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

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

Planning Director, Mr. Edgar Garcia advised the board that there will be voting for Chairperson and Vice Chairperson at the next Planning and Zoning meeting held on February 7, 2023.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 3:53p.m. with Ms. Erica De La Garza seconding the motion and with five members present and voting.

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Chairperson Michael Fallek

ATTEST: \_\_\_\_\_  
Magda Ramirez, Administrative Assistant

## **Memo**

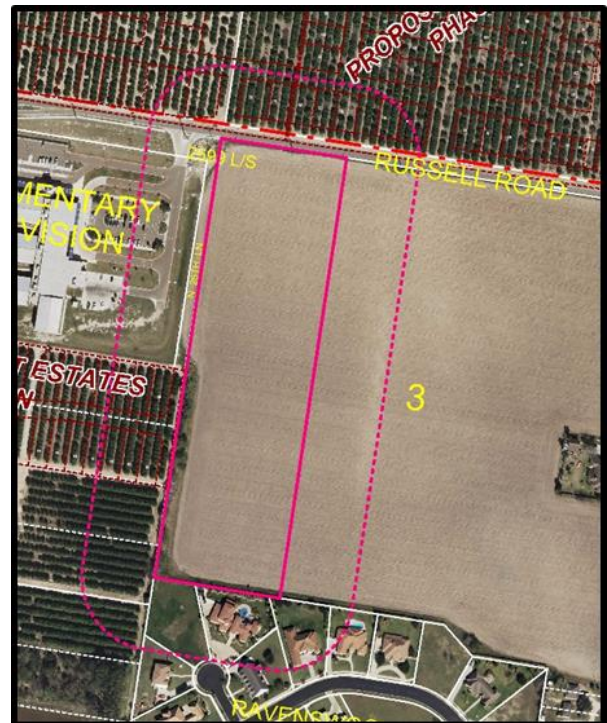
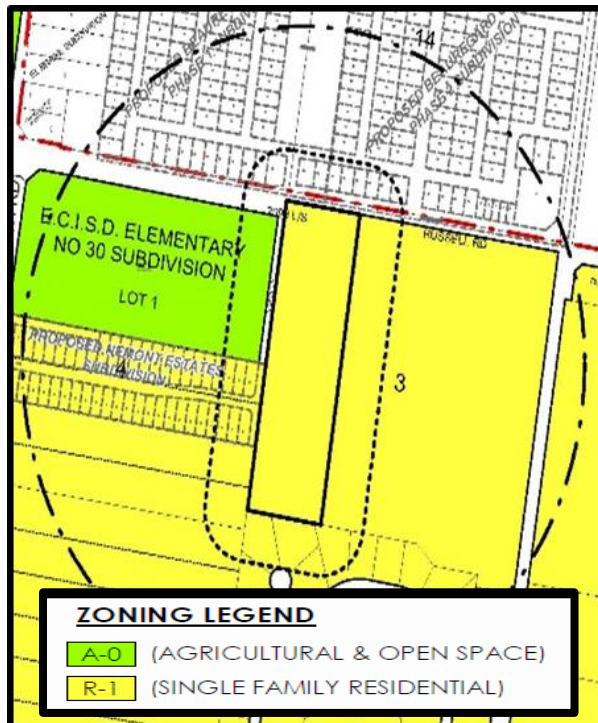
**TO:** Planning and Zoning Commission

**DATE:** January 31, 2023

**SUBJECT: REQUEST OF JANE CROSS ON BEHALF OF LAWN CHAIR ADVENTURES, LLC, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A PLANNED UNIT DEVELOPMENT (PUD) AT A 10-ACRE TRACT OUT OF LOT 3, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 2501 RUSSELL ROAD. (CUP2023-0003)**

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**BRIEF DESCRIPTION:** The property is located on the southeast corner of Russell Road and North 25<sup>th</sup> Lane, approximately 890 feet west of North 23<sup>rd</sup> Street. The tract has a lot size of 10 acres and is currently vacant. The property is zoned R-1 (single family residential) District. The adjacent zoning is A-O (agricultural and open space) District to the west, and R-1 District in all other directions. The area to the north, across Russell Road, is outside of McAllen's city limits. A Planned Unit Development (PUD) is permitted in an 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 for C-3 (general business) District was tabled at the Planning and Zoning Commission meeting of September 21, 2021 to allow time for the applicant to meet with staff and alternatively consider a Conditional Use Permit for a PUD. After meeting with staff, the applicant and property owner decided to withdraw their rezoning request to pursue the PUD process.

A Conditional Use Permit application for a PUD was submitted on October 6, 2021. This request was later approved at the City Commission meeting of November 22, 2021. However, the PUD was never recoded at Hidalgo County due to pending completion of the subdivision review process for the track of land.

Due to a change of the proposed building project layout, the applicant has now submitted a new Conditional Use Permit application as an amendment to the previously approved PUD. Said application was submitted on January 4, 2023.

**REQUEST/ANALYSIS:** The applicant is proposing to use the existing 10 acres of vacant land to develop a PUD for a self-storage facility. The new building project layout includes 4 enclosed buildings, 3 open structures, and a parking area. Buildings 1 through 4 would offer climate and non-climate storage, while the three open structures would offer storage for boats, trailers, and RV's.

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 C-3 (commercial general business) District for buildings designated as commercial.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Chapter 134 Article VI. General office or medical office: Four parking spaces for up to 200 square feet of floor area, plus one parking space for each additional 200 square feet of floor area. Based on the 1,980 square feet of office space 13 parking spaces are required, 13 parking spaces are being provided.
4. LANDSCAPING: A minimum of ten percent of the area of any lot or parcel shall be devoted to landscape material and comply with the intent and purpose of this article and 50 percent of such landscaped area for nonresidential lots shall be visible from the street fronting the developed property. Landscape areas located within the street and alley rights-of-way shall not be credited towards meeting the minimum landscape area requirement. However, right-of-way areas shall be landscaped. Landscape areas associated with drainage detention facilities located on the lot or parcel may be credited towards the landscape area requirement. A

minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material. Based on the lot area of 369,219.76 square feet, 36,922 square feet of landscaping is required, 49,448 square feet of landscaping will be provided.

When the required area being landscaped is from 10,001 or greater square feet a minimum of 26 trees for the first 10,000 square feet, and one tree for every 800 square feet over 10,000 square feet of landscape area shall be required. Based on the required landscape area of 36,321 square feet, 60 trees are required, 69 trees are being proposed.

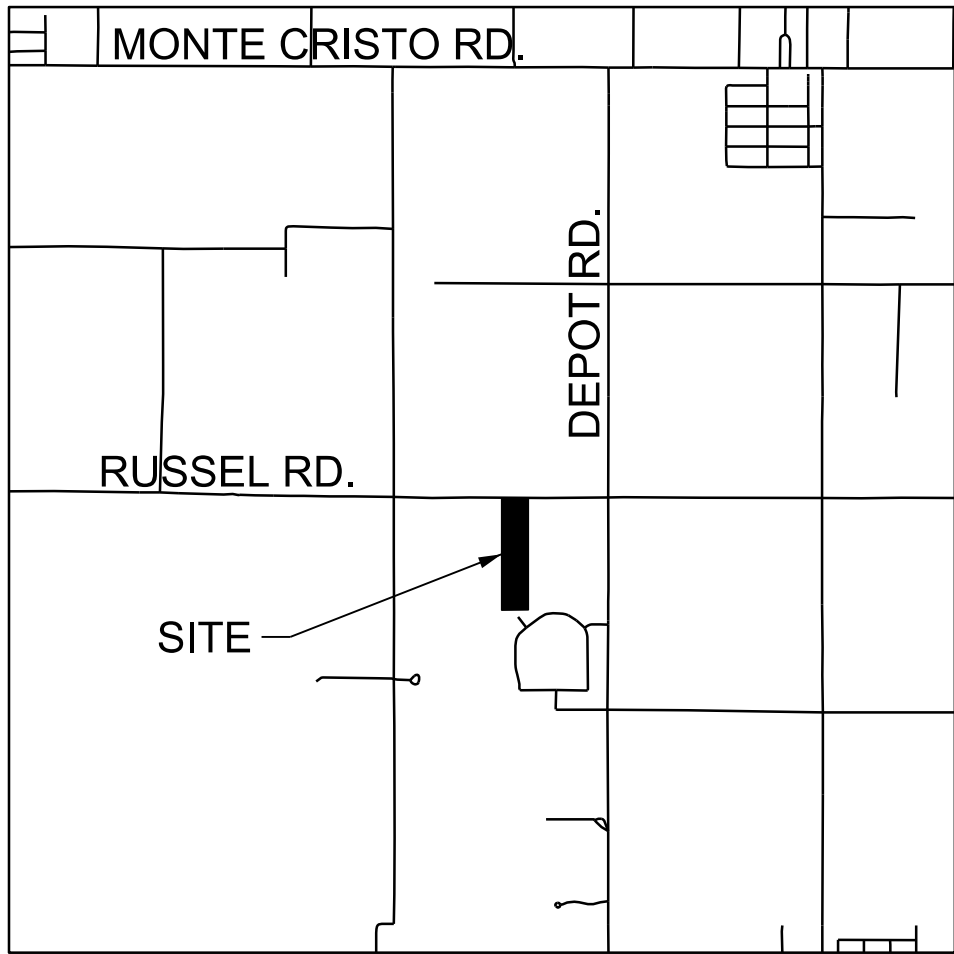
5. STREETS AND SETBACKS: Final setbacks and right-of-way dedication will be addressed and determined through the subdivision process.
6. DRAINAGE: Addressed through subdivision process. Final drainage detention and design and the drainage plan must be submitted and in accordance with City of McAllen 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 the Planning and Zoning Commission for recommendation to the City Commission Board for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 10 acres and is proposing a single use.
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 PUD site plan is required prior to issuance of building permits. The subdivision review process must be completed and recorded together with the site plan.

If the subdivision layout changes, the Conditional Use Permit will need to be amended to resemble the approved Subdivision Plat. The PUD must comply with all City department requirements, including but not limited to, the Building Permit & Inspections Department, Planning Department, Utility Department, Engineering 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 not receive any phone calls, emails, or letters 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.



LOCATION MAP: NTS

STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATION OF SURVEYOR  
I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLANNED UNIT DEVELOPMENT AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS HEREON DESCRIBED.

MANUEL CARRIZALES, R.P.L.S. # 6388  
DATE SURVEYED:

STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATION OF ENGINEER  
I, THE UNDERSIGNED, MARK D. CORBITT, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

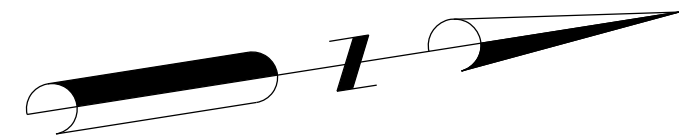
DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

MARK D. CORBITT, PROFESSIONAL ENGINEER No. 101980  
STATE OF TEXAS  
DATE PREPARED:

OWNER'S ACKNOWLEDGMENT  
STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLANNED UNIT DEVELOPMENT CERTIFY THE PROPOSED PLAN AS DEPICTED.

JANE CROSS \_\_\_\_\_ DATE \_\_\_\_\_

KENNETH JOHNSON \_\_\_\_\_ DATE \_\_\_\_\_



SCALE 1" = 50'

BASIS OF BEARINGS:  
TEXAS STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE 4205

## LEGAL DESCRIPTION

A 10 AC tract being out of lot 3 section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas Vol 1 Pg 12 HCMR

## SITE GENERAL NOTES

- NO WALK SLOPE TO EXCEED 5% & CROSS SLOPE NOT TO EXCEED 2% UNLESS OTHERWISE NOTED.
- REFER TO CIVIL DRAWINGS FOR GRADING, SITE UTILITIES, ASPHALT AND CONCRETE PAVEMENT, DRAINAGE, CURBS, GUTTERS, BUILDING & DRIVE DIMENSIONS & LOCATIONS.
- ALL DIMENSIONS AT CURB LINES TO BACK OF CONCRETE CURBS.
- REFER TO MEP DRAWINGS FOR UNDERGROUND ELECTRICAL & OVERHEAD UTILITIES.

## SITE INFORMATION

### PARKING REQUIREMENTS

SELF-SERVICE STORAGE PARKING	
PARKING REQUIRED.....	3
PARKING PROVIDED.....	3
OFFICE SPACE (1 SPACE FOR EA. 250 SQ.FT. OF FLOOR AREA IF SPACE EXCEEDS 500 SQ.FT.) (1,980 SQ.FT./250 SQ.FT.=7.92=8 PARKING SPACES)	
REQUIRED.....	8
PARKING PROVIDED.....	10
TOTAL PARKING PROVIDED.....	13

### LANDSCAPE REQUIREMENTS

LOT AREA.....	435,594 SQ. FT.
LANDSCAPE 10% REQUIREMENTS.....	43,559 SQ. FT.
LANDSCAPE PROVIDED.....	49,448 SQ. FT.

### TOTAL BUILDING AREA :

CLIMATE BUILDINGS.....	148,880 SQ. FT.
NON-CLIMATE BUILDINGS.....	36,750 SQ. FT.

## BUILDING AREA SCHEDULE

AREA	DATA
CLIMATE	
1 BUILDING #1 STORAGE	= 36,750 SQ. FT.
OFFICE SPACE	= 1,980 SQ. FT.
SUBTOTAL	= 38,730 SQ. FT.
2 BUILDING #2	= 36,750 SQ. FT.
3 BUILDING #3	= 36,750 SQ. FT.
4 BUILDING #4	= 36,750 SQ. FT.
SUBTOTAL	= 110,250 SQ. FT.
TOTAL	= 148,880 SQ. FT.

NON-CLIMATE	
5 OPEN STRUCTURE #5	= 12,250 SQ. FT.
6 OPEN STRUCTURE #6	= 12,250 SQ. FT.
7 OPEN STRUCTURE #7	= 12,250 SQ. FT.
TOTAL	= 36,750 SQ. FT.

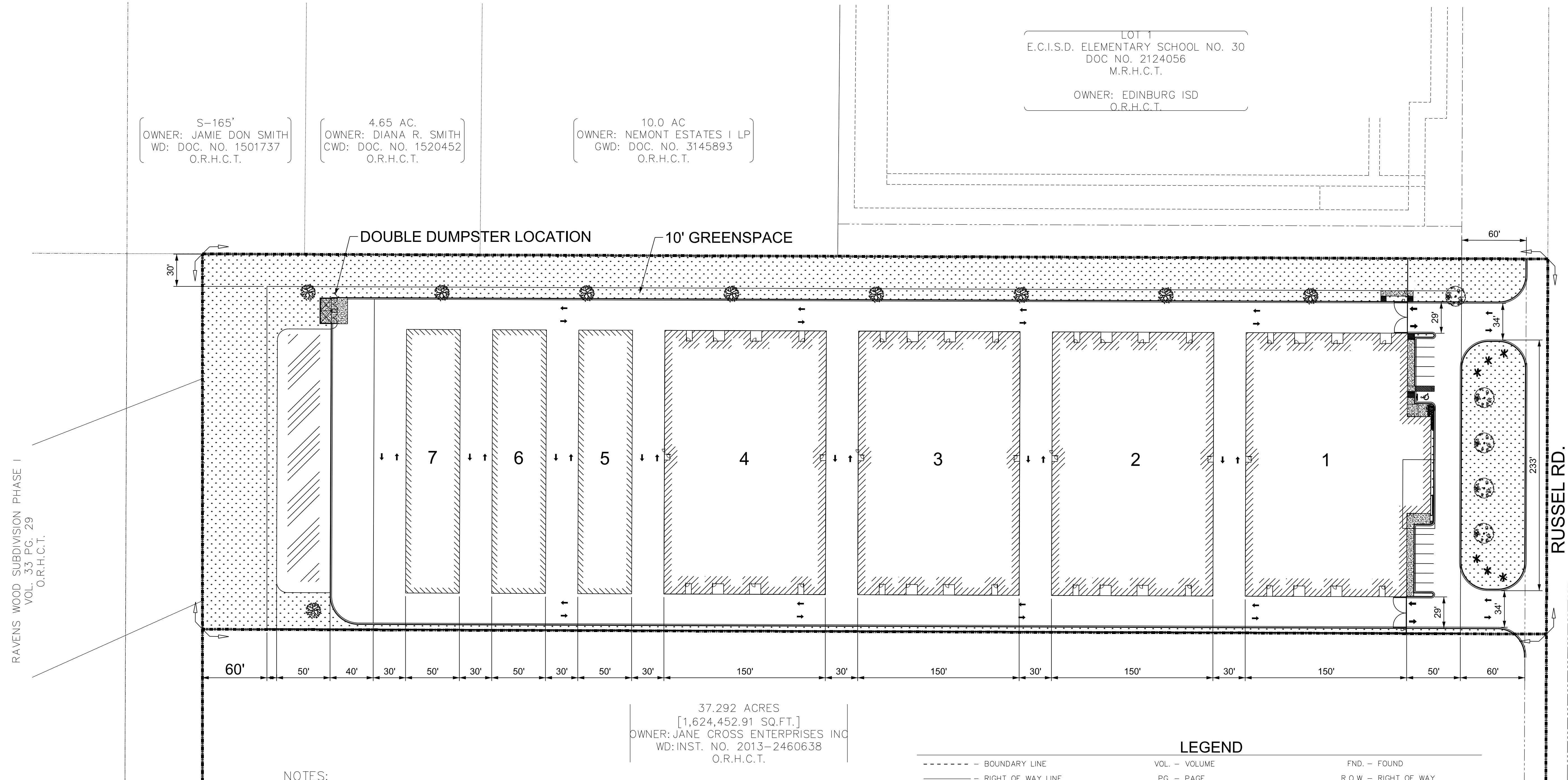
GRAND TOTAL	= 185,730 SQ. FT.
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## SITE LEGEND

	PROPOSED BUILDING LOCATION
	NEW DRIVEWAY
	LANDSCAPE AREA

## SITE KEY NOTES

- PROPOSED BUILDING
- NEW DRIVEWAY, TYP.
- LANDSCAPE AREA, TYP.
- NEW TREE, TYP. REFER TO PLANTS KEY NOTES
- PAINTED STRIPES 4" WIDE AND 12" O.C. AT 45° WITH 12" HIGH "NO PARKING" LETTERING. REF. SHEET D0.3-ADA GENERAL NOTES, 68.104.
- PAINTED STRIPING, TYP.
- INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON SURFER. REF. ADA GENERAL NOTES.
- VAN ACCESSIBLE H/C/ SIGN. REF. ADA GENERAL NOTES. REF. 3/D1.2
- CONCRETE CURB, TYP. REF. CIVIL DWGS
- CONCRETE SIDEWALK, TYP.
- ADA RAMP, TYP. REF. CIVIL DWGS.
- DUMPSTER ENCLOSURE.
- LINE OF CANOPY ABOVE.
- CONCRETE WHEEL STOP.
- ACCESS SWING GATE.
- C.M.U./ CONCRETE PLANTER
- LANDSCAPE LIGHTING, TYP. REF. MEP DWGS



RAVENS WOOD SUBDIVISION PHASE I  
VOL. 33 PG. 29  
O.R.H.C.T.

S-165'  
OWNER: JAMIE DON SMITH  
WD: DOC. NO. 1501737  
O.R.H.C.T.

4.65 AC.  
OWNER: DIANA R. SMITH  
CWD: DOC. NO. 1520452  
O.R.H.C.T.

10.0 AC  
OWNER: NEMONT ESTATES I LP  
GWD: DOC. NO. 3145893  
O.R.H.C.T.

37.292 ACRES  
[1,624,452.91 SQ.FT.]  
OWNER: JANE CROSS ENTERPRISES INC  
WD: INST. NO. 2013-2460638  
O.R.H.C.T.

## NOTES:

- ALL BUILDING HEIGHTS WILL BE STANDARD ONE STORY
- PROPOSED PAVEMENT WILL BE REINFORCED CONCRETE
- SANITARY SEWER WILL TIE INTO EXISTING MANHOLE AT NW CORNER OF THE PROJECT
- POTABLE WATER WILL BE TIED INTO EXISTING LINE ON RUSSEL RD.

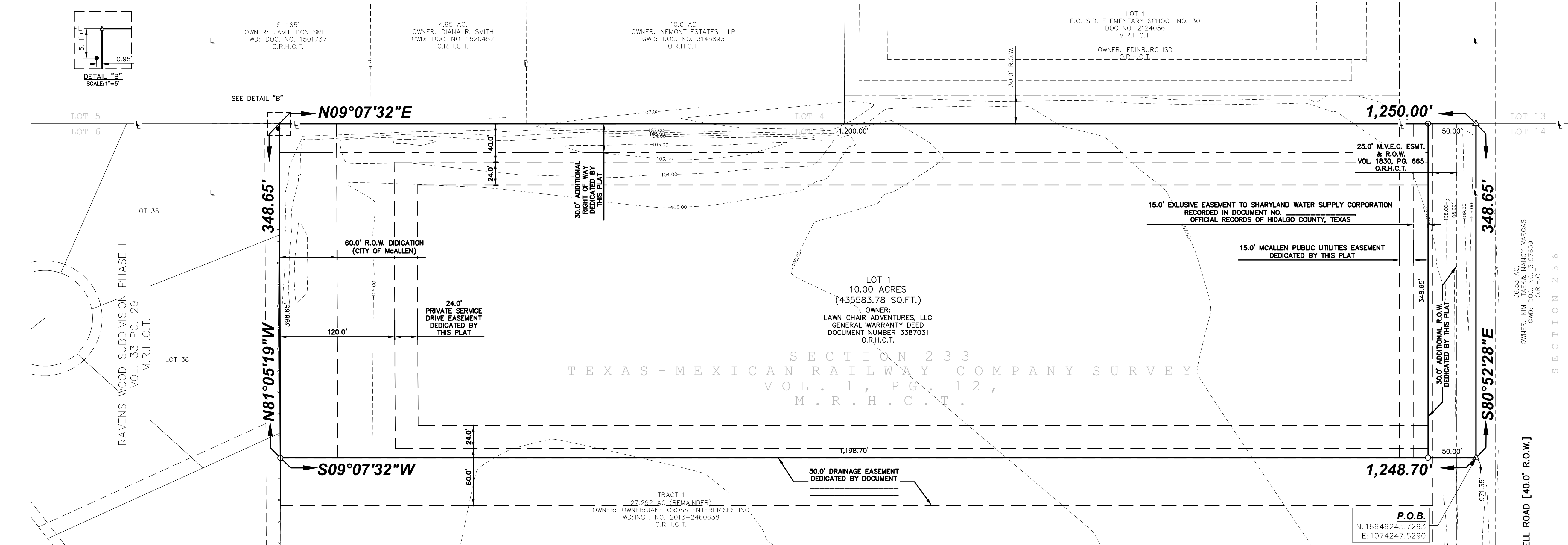
## LEGEND

-----	BOUNDARY LINE	VOL. -	VOLUME	FND. -	FOUND
-----	RIGHT OF WAY LINE	PG. -	PAGE	R.O.W. -	RIGHT OF WAY
-----	EASEMENT LINE	SECT. -	SECTION	NE -	NORTHEAST
-----	SECTION LINE	DOC. -	DOCUMENT	NW -	NORTHWEST
-----	LOT LINE	ESMT. -	EASEMENT	SW -	SOUTHWEST
-----	PROPERTY LINE	UTIL. -	UTILITY	CNR. -	CORNER
●	FOUND 1/2" IRON ROD	GWD. -	GENERAL WARRANTY DEED	O.R.H.C.T. -	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
●	FOUND 1/4" IRON ROD	AFH. -	AFFIDAVIT OF HEIRSHIP	M.R.H.C.T. -	MAP RECORDS HIDALGO COUNTY TEXAS
⊙	FOUND COTTON PICKER SPINDLE	SWD. -	SPECIAL WARRANTY DEED	H.C.I.D. No.1 -	HIDALGO COUNTY IRRIGATION DISTRICT No.1
●	SET 1/2" IRON ROD W/PINK CAP	WDL. -	WARRANTY DEED W/VENDOR'S LIEN		

PLANTS KEY NOTES						
SYMBOL	QUANTITY	PLANT TYPE	SIZE	SPACING	CREDIT	TOTAL
	9	ELM TREE	CALIPER 8"	PER PLAN	4 TREES	36 TREES
	5	ELM TREE	CALIPER 8"	PER PLAN	6 TREES	30 TREES
	6	PALM	MIN. 6" OF CLEAR TRUNK	PER PLAN	2x12 1/2" CALIBER TREE	3 TREES
MIN. OF 20 TREES FOR FIRST 10,000 S.F. AND ONE TREE FOR EVERY 600 S.F. OVER 10,000 S.F.						
10,000 S.F. = 26 TREES 43,559 S.F. - 10,000 S.F. = 33,559 S.F. 33,559 S.F./600 S.F. = 55.93 = 56 TREES						
TOTAL TREES NEEDED = 68						
TOTAL TREES PROVIDED = 69						

PLANNED UNIT DEVELOPMENT  
FOR WEST 10 AC OF:  
MCALLEN PROPERTY ID 294701





**GENERAL PLAT NOTES AND RESTRICTIONS:**

1. FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "X" [NO SHADING] DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 48033403250, DATED 06-06-2000, REVISED 05-17-2001, TO REFLECT LOMR 01-06-1095P-480334. COMMUNITY-PANEL NUMBER: 480338 0020 E; MAP REVISED: JUNE 6, 2000 REVISED TO REFLECT LOMR-F CASE NUMBER 01-06-1095P, DATED MAY 14, 2001

2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.

3. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

4. MINIMUM BUILDING SETBACK LINES AS PER CITY OF MCALLEN ORDINANCE.

FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES

INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES

CORNER: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES

5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 3.02 C.F. (129,923 ACRE-Feet) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.

6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

7. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY UTILITY EASEMENTS. EACH EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE AND/OR UTILITIES.

8. BENCHMARK IS CITY OF MCALLEN BENCHMARK "MC34" MONUMENT: 30 INCH ALUMINUM PIPE WITH A 3-1/4 INCH BRASS MONUMENT CAP ON TOP LOCATED APPROXIMATELY 4.0' FEET SOUTH OF THE BOROLO LANE AND 62.0' WEST OF 23RD STREET (DEPOT ROAD) [SEE LOCATION MAP FOR APPROXIMATE LOCATION]

PUBLISHED DATA: CITY OF MCALLEN BENCHMARK "MC34" ELEVATION = 105.86 COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88. US SURVEY FEET GRID N=16644511.41507 E=1074905.50377

OBSERVED DATA: CITY OF MCALLEN BENCHMARK "MC34" ELEVATION = COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88. US SURVEY FEET GRID: N: E:

9. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE ADJACENT DRAINAGE SWALE EASEMENT. THE OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR MAINTENANCE OF DITCH.

10. GENERAL NOTE FOR COMMERCIAL LOT: LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS TO DENY ACCESS ONTO LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

11. 5 FT WIDE MINIMUM SIDEWALK REQUIRED ON RUSSELL ROAD.

12. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

13. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

14. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING DEPARTMENT PRIOR TO BUILDING PERMIT ISSUANCE.

15. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.

16. PRIVATE SERVICE DRIVE FOR CITY SERVICES REQUIRED AT TIME OF SITE PLAN REVIEW.

17. COMMON AREAS AND PRIVATE SERVICE DRIVES TO BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF MCALLEN.

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



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: LAWN CHAIR ADVENTURES, LLC; ETHELYN JANE CROSS; KENNETH JOHNSON	5111 N. 10TH ST., #367	MCALLEN, TX 78504	956.369.8719
ENGINEER: MDC ENGINEERING, PLLC; MARK D. CORBITT, PE	3400 N. MCCOLL, #26	MCALLEN, TX 78501	956.650.6034
SURVEYOR: CARRIZALES LAND SURVEYING, LLC; MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78542	956.567.2167

**CERTIFICATE OF APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT No. 1**

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

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

**CERTIFICATE OF APPROVAL  
PLANNING & ZONING COMMISSION**

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

CHAIRMAN, PLANNING COMMISSION

**CERTIFICATE OF APPROVAL  
HIDALGO COUNTY IRRIGATION DISTRICT No. 1**

HIDALGO COUNTY IRRIGATION DISTRICT NO.1 HEREBY APPROVES THIS PLAT.

GENERAL MANAGER

**CITY OF MCALLEN  
MAYOR CERTIFICATION**

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

MAYOR, CITY OF MCALLEN

CITY SECRETARY

**SHARYLAND CONDITIONAL APPROVAL BLOCK FOR PRELIMINARY PLATS:**

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE CHASIS DE JARDIN SUBDIVISION LOCATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

GENERAL MANAGER

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATION OF SURVEYOR**

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

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

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATION OF ENGINEER**

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

MARK D. CORBITT, PROFESSIONAL ENGINEER No. 101980  
STATE OF TEXAS

DATE PREPARED: \_\_\_/\_\_\_/202\_\_

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

ETHELYN JANE CROSS, MEMBER

KENNETH JOHNSON, MEMBER  
LAWN CHAIR ADVENTURES, LLC; ETHELYN JANE CROSS; KENNETH JOHNSON  
5111 N. 10TH ST., NO. 367  
MCALLEN, TEXAS 78504

**STATE OF TEXAS  
COUNTY OF HIDALGO**

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

KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC



LOCATION MAP 1" = 2,000'

**PLAT OF  
CHAISES DE JARDIN SUBDIVISION**

BEING A 11.433 ACRE [498,013.98 SQ. FT.] TRACT BEING OUT OF TRACT 1, THAT CERTAIN 37.292 ACRE TRACT BEING OUT OF LOT 3, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**\*\*\*\*\* METES AND BOUNDS DESCRIPTION: \*\*\*\*\***

A 10.00 ACRE [435,583.78 SQ. FT.] TRACT BEING OUT OF TRACT 1, THAT CERTAIN 37.292 ACRE TRACT BEING OUT OF LOT 3, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS CONVEYED TO LAWN CHAIR ADVENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF GENERAL WARRANTY DEED DATED OCTOBER 6, 2022 AND FILED FOR RECORD ON OCTOBER 7, 2022 IN INSTRUMENT NUMBER: 3387031, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE [N:16646091.6700, E:1075206.5840] FOUND AT THE INTERSECTION OF DEPOT ROAD AND RUSSELL ROAD FOR THE NORTHEAST CORNER OF SAID LOT 3, SECTION 233, THENCE, NORTH 80 DEGREES 52 MINUTES 28 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 971.35 FEET TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, SOUTH 09 DEGREES 07 MINUTES 32 SECONDS WEST, PARALLEL TO THE WEST LINE OF SAID LOT 3, AT A DISTANCE OF 1,250.00 FEET PASS A HALF 1/2-INCH IRON ROD WITH A PINK CAP STAMPED C.L.S. RPLS #6388" SET AT THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID RUSSELL ROAD DEDICATED BY THIS PLAT, CONTINUING A TOTAL DISTANCE OF A 1,248.70 FEET TO A HALF 1/2-INCH IRON ROD WITH A PINK CAP STAMPED C.L.S. RPLS #6388" SET ON THE NORTH LINE OF RAVENS WOOD SUBDIVISION PHASE I, AS RECORDED IN VOLUME 33, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 05 MINUTES 19 SECONDS WEST, WITH THE NORTH LINE OF SAID RAVENS WOOD SUBDIVISION PHASE I, A DISTANCE OF A 348.65 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 09 DEGREES 07 MINUTES 32 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 3, AT A DISTANCE OF 1,200.00 FEET PASS A HALF 1/2-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET AT THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID RUSSELL ROAD DEDICATED BY THIS PLAT, CONTINUING A TOTAL DISTANCE OF 1,250.00 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID LOT 3, AND THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 80 DEGREES 52 MINUTES 28 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 348.65 FEET TO THE POINT OF BEGINNING CONTAINING 10.00 ACRES [435,583.78 SQ. FT.] OF LAND MORE OR LESS.

**LEGEND**

---	BOUNDARY LINE	VOL.	VOLUME
---	RIGHT OF WAY LINE	PG.	PAGE
---	EASEMENT LINE	SECT.	SECTION
---	SECTION LINE	DOC.	DOCUMENT
---	LOT LINE	ESMT.	EASEMENT
---	PROPERTY LINE	UTIL.	UTILITY
●	FOUND 1/2" IRON ROD	GWD:	GENERAL WARRANTY DEED
⊙	FOUND 1" IRON PIPE	AFH:	AFFIDAVIT OF HEIRSHIP
⊙	FOUND COTTON PICKER SPINDLE	SWD:	SPECIAL WARRANTY DEED
○	SET 1/2" IRON ROD W/PINK CAP	WDL:	WARRANTY DEED
FND.	FOUND	W/VENDOR'S LIEN	
R.O.W.	RIGHT OF WAY	O.R.H.C.T.	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
NE	NORTHEAST	M.R.H.C.T.	MAP RECORDS HIDALGO COUNTY TEXAS
NW	NORTHWEST	H.C.I.D. No.1	HIDALGO COUNTY IRRIGATION DISTRICT No.1
SW	SOUTHWEST	( )	RECORD CALL
CNR.	CORNER	⊕	CENTERLINE



**MD ENGINEERING, PLLC**  
TBPELS F-21922  
3400 N. MCCOLL RD.; SUITE 26  
MCALLEN, TX 78501 956-650-6034

NO.	DATE	DESCRIPTION	BY





NOTICE  
PLANNED UNIT  
DEVELOPMENT  
THIS PROPERTY  
CUP 2012-0001



## Memo

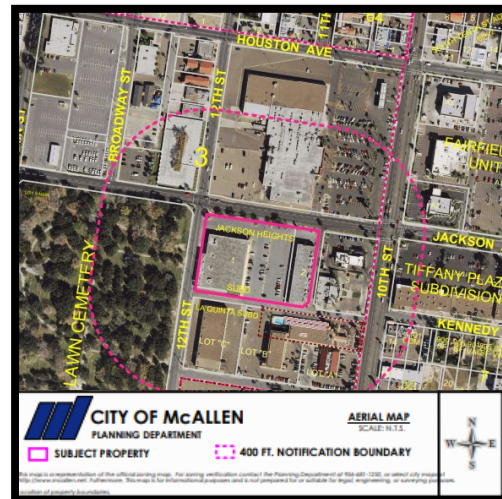
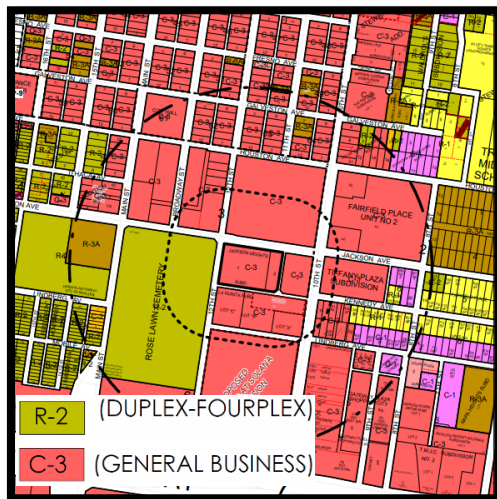
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** January 10, 2022

**SUBJECT: REQUEST OF NIRIA J. LOPEZ, ON BEHALF OF ECLIPSE, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER, AT LOTS 1 & 2, JACKSON HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 1010 SOUTH 10<sup>TH</sup> STREET, SUITE 1. (CUP2023-0004)**

**BRIEF DESCRIPTION:** The property is located on the southeast side of 12<sup>th</sup> Street and Jackson Avenue, west of 10<sup>th</sup> Street. The subject property is zoned C-3 (General Business) District. The zoning of the properties to the north are C-3 District. The contiguous properties to the east are zoned C-3 District. The properties to the south are zoned C-3 District. The properties to the west are zoned R-2 District (Duplex-Fourplex Residential District). Surrounding land uses include Taco Palenque, TruFit Athletic Club, La Quinta Inn and Roselawn Cemetery. An event center is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** This is the first Conditional Use Permit for an event center at Jackson Heights Subdivision. The Conditional Use Permit for an event center was submitted to the Planning Department on December 10, 2022. The Conditional Use Permit request is for one year.

**REQUEST/ANALYSIS:** There is an approximately 3,361.5 square foot building on the property with two floors, the first floor is comprised of the main party area, two restrooms and two kitchens. The second floor is comprised of three storage spaces and an additional restroom. The hours of operation will be Monday through Sunday from 12:00 PM to 1:00 AM. Based on the 3,361.5 square foot event center is being proposed, 34 parking spaces are required. For all businesses



to operate concurrently within the plaza, 162 parking spaces are required and 164 parking spaces are provided within the Jackson Heights Subdivision. Attached is the Police Activity Report for service calls from January 10, 2022 to January 10, 2023. A site visit was conducted, potholes and restriping of parking spaces are necessary. Applicant was informed that the landlord would need to resolve these issues.

The Fire Department have inspected the location, and the establishment is in compliance. The Health Department have inspected the location, and the establishment is in compliance. The Department received one phone call requesting the conditional use requirements for an event center. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

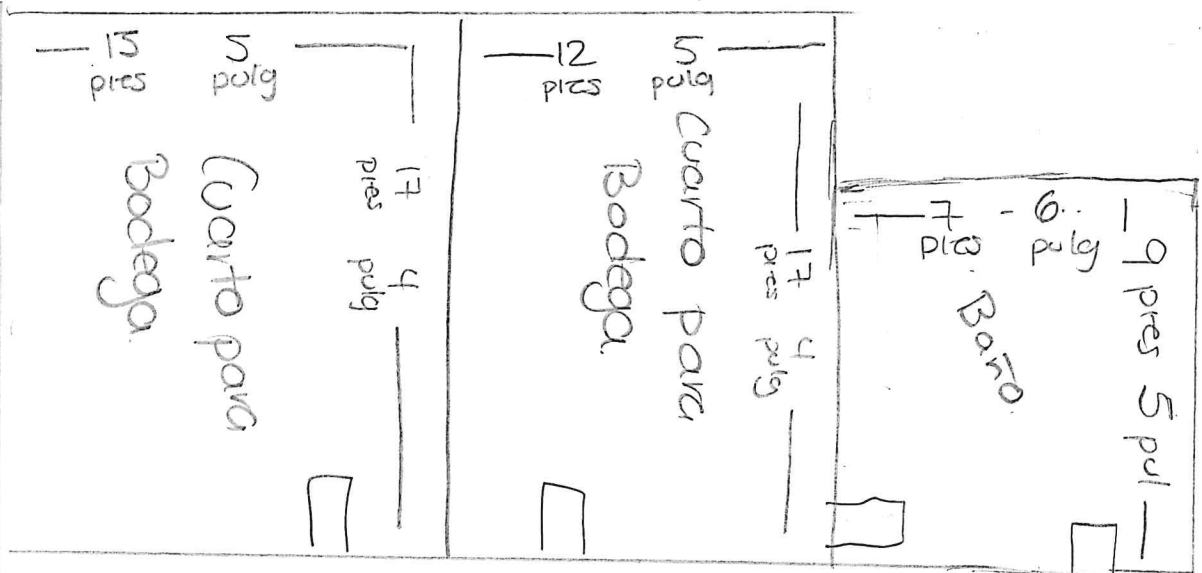
- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 400 ft. of residential zones or uses; event center is located within the same plaza as a Christian Church.
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property fronts 10<sup>th</sup> Street and it 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; Based on the 3,361.5 square feet suite where the event center is proposing to operate, 34 parking spaces are required; 164 parking spaces are provided on site. The proposed operation hours of the event center do not interfere with the operation hours of the other businesses within the plaza. For the whole plaza to operate at the same time, 162 parking spaces would be required.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses 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 businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses 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 #1 (distance) of the Zoning Ordinance.

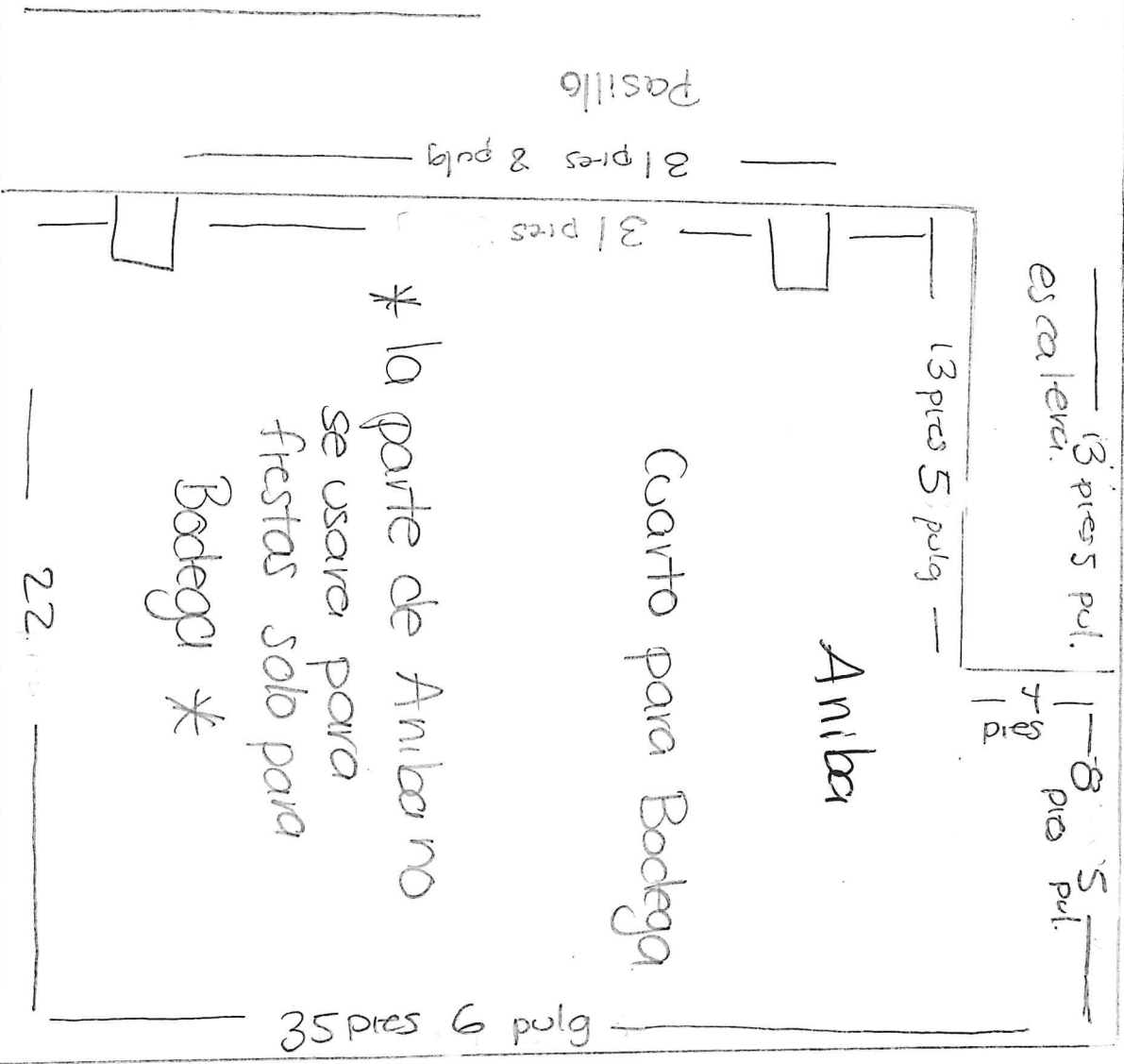
ODE

Pies

35.6 pulgada



37-pies-



45 pies

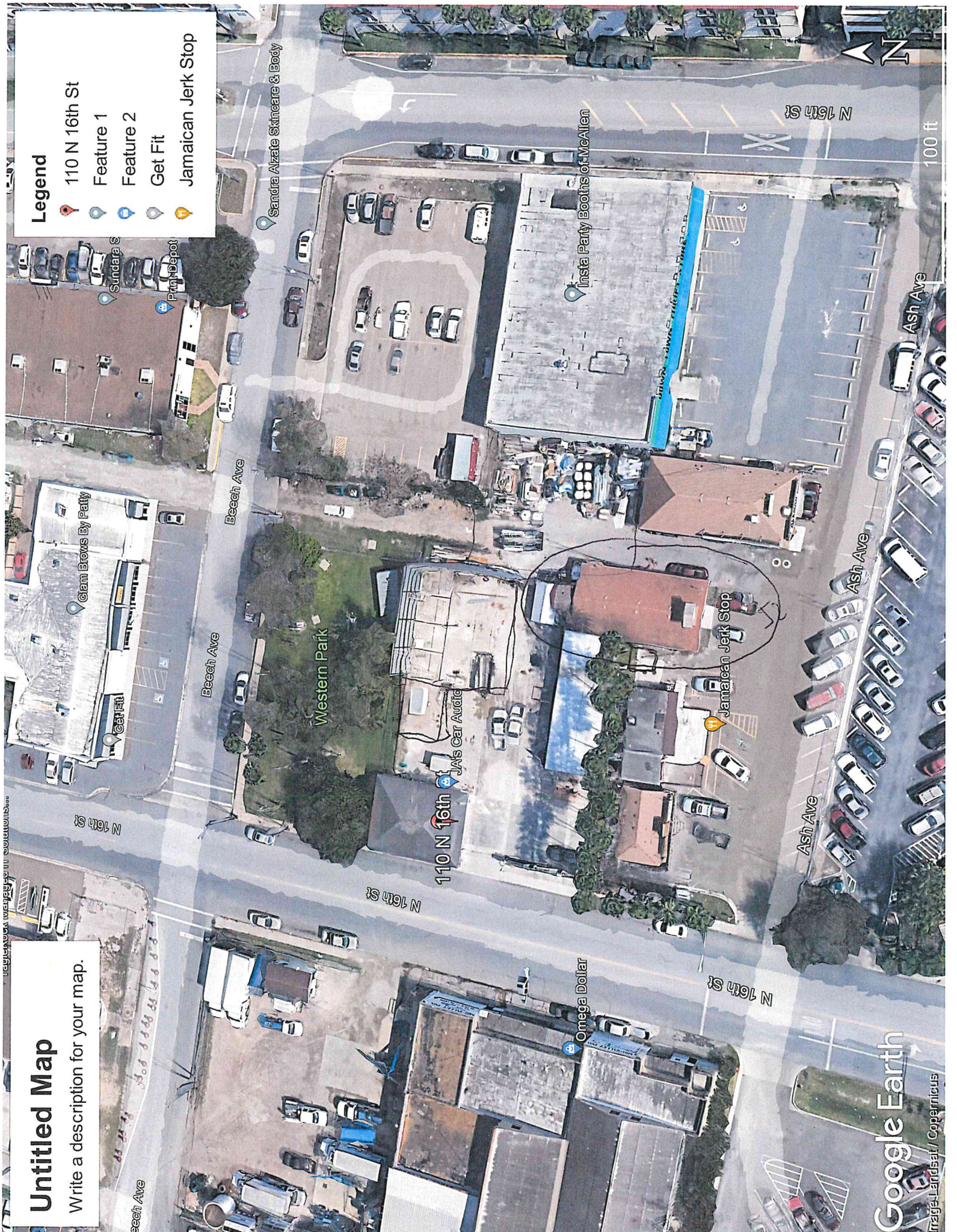


# Untitled Map

Write a description for your map.

## Legend

- 110 N 16th St
- Feature 1
- Feature 2
- Get Fit
- Jamaican Jerk Stop







## Memo

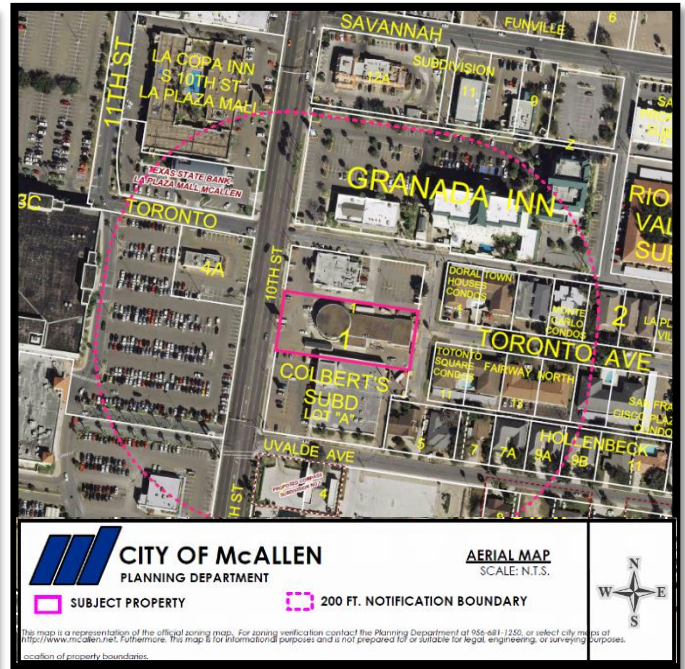
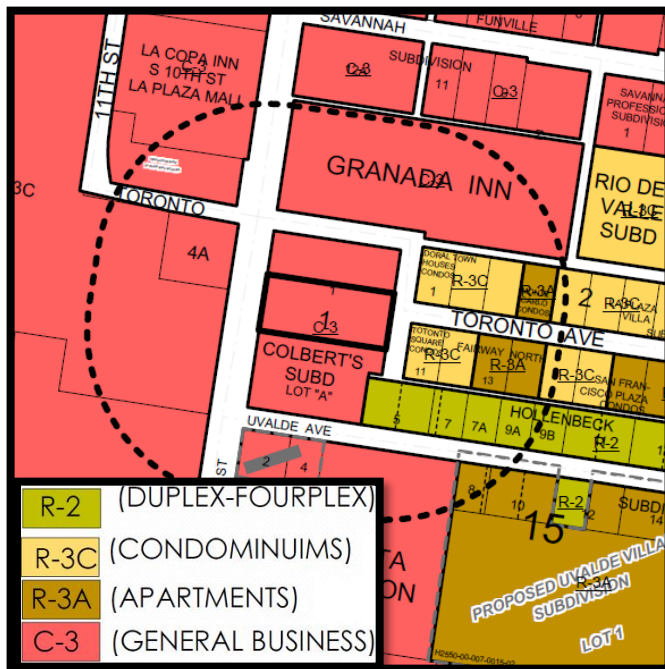
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** January 31, 2023

**SUBJECT:** REQUEST OF JUAN I. VERDURA FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR BAR AND GRILL AT LOT 1, BLOCK 1, FAIRWAY NORTH SUBDIVISION, HIDALGO COUNTY, TEXAS; 2011 SOUTH 10TH STREET. (CUP2023-0013)

**BRIEF DESCRIPTION:** The property is located on the east side of South 10<sup>th</sup> Street, west of Toronto Avenue. The subject property is zoned C-3 (general business) District. The contiguous zoning is C-3 to the north, south, and west. To the east, the zoning districts are R-2 (duplex-fourplex), R-3A (multifamily residential apartments), and R-3C (multifamily residential condominiums). Surrounding land uses include Buffalo Wings and Rings, Verizon, and La Plaza Mall. A bar and grill is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** The Conditional Use Permit for a bar and grill was submitted to the Planning Department on January 18, 2023. The Conditional Use Permit request is for one year.

**REQUEST/ANALYSIS:** There is an approximately 2,618 square feet of office and accessory floor space area and approximately 2,571 square feet of restaurant and accessory floor space

area. The hours of operation will be Monday through Sunday from 11:00 AM to 2:00 AM. Based on the proposed square footage of the bar and grill, 43 parking spaces are required and 46 parking spaces are provided on site as per the submitted site plan. The Police Activity Report for service calls is pending.

The Fire Department is pending the necessary inspection to verify that the establishment is in compliance. The Health Department are pending to conduct the necessary inspection. The Department has not receive any phone calls in opposition to the Conditional Use Permit request. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the 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 property is within 400 ft. of residential zones or uses;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property fronts 10<sup>th</sup> Street and it 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. Based on the square footage of the establishment where the bar and grill is proposing to operate, 43 parking spaces are required; 46 parking spaces are provided on site;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses 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 businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses 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.

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

**RECOMMENDATION:** Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of the Zoning Ordinance.





1" = 20'-0"

**PARKING SPACES COUNT (TOTAL BLDG. 10,244 SF) - REVISED PARKING SPACES PROVIDED = 54 SPACES (3 HIC INCLUDED)**

RESTAURANT PARKING 3,412 SF / 75 SF (1 parking space)

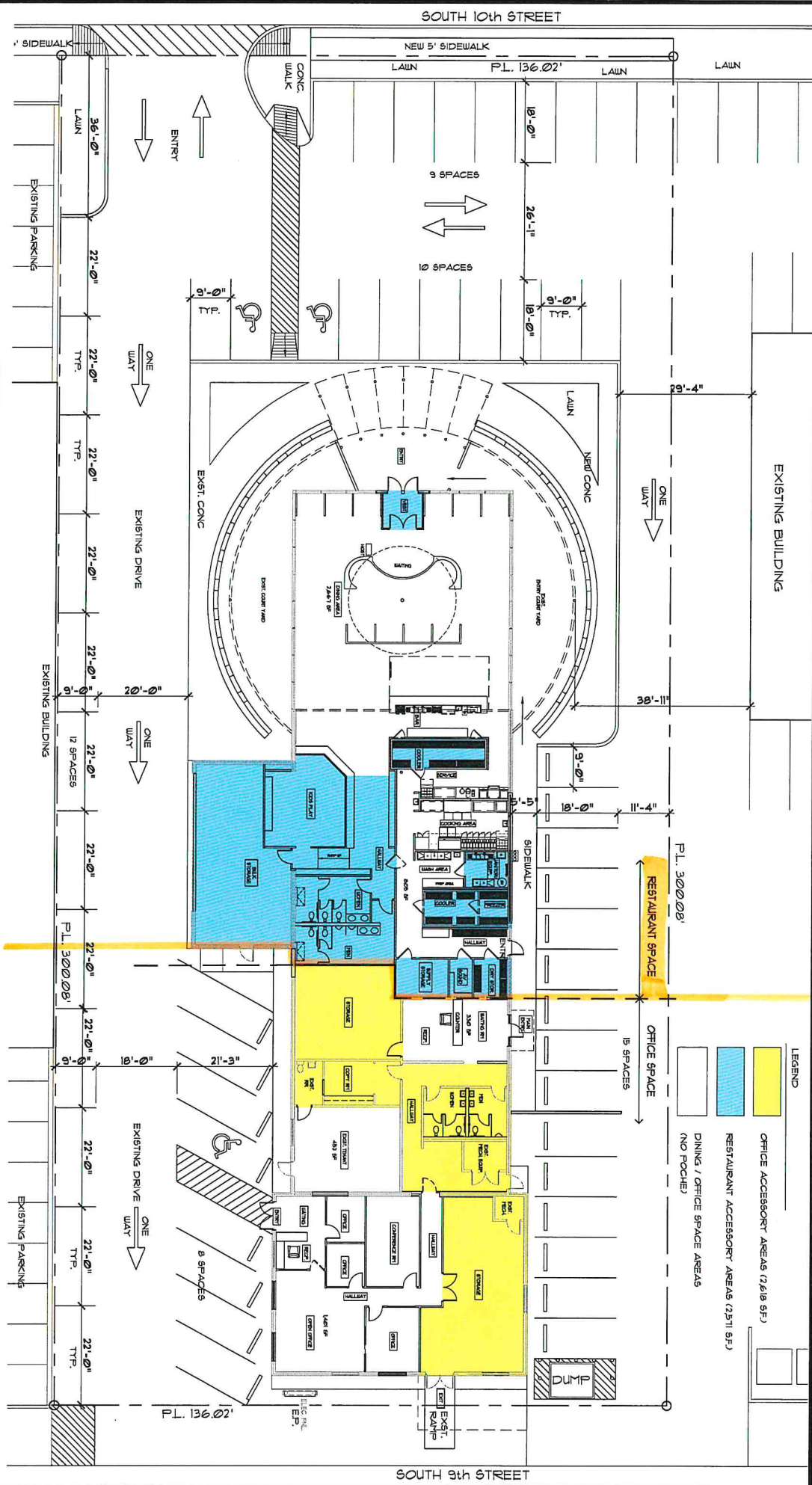
OFFICE PARKING 2,183 SF - 200 SF (4 parking spaces) + 1,983 SF / 200 SF (1 space) = 10 spaces,      • 46 SPACES

TOTAL REQUIRED PARKING SPACES 46 + 14 = 60 SPACES (INCLUDING 3 ACCESSIBLE SPACES PER TABS)      • 14 SPACES

- 6 ADDITIONAL SPACES NEEDED

NEW SITE PLAN 11.09.12  
SANBORN'S BUILDING  
2009 S. 10th St.  
McAllen, TX

**LUNA**  
ARCHITECTURE  
+ DESIGN





ATTEST: Phillip Meyer  
PHILLIP MEYER, CLERK



## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

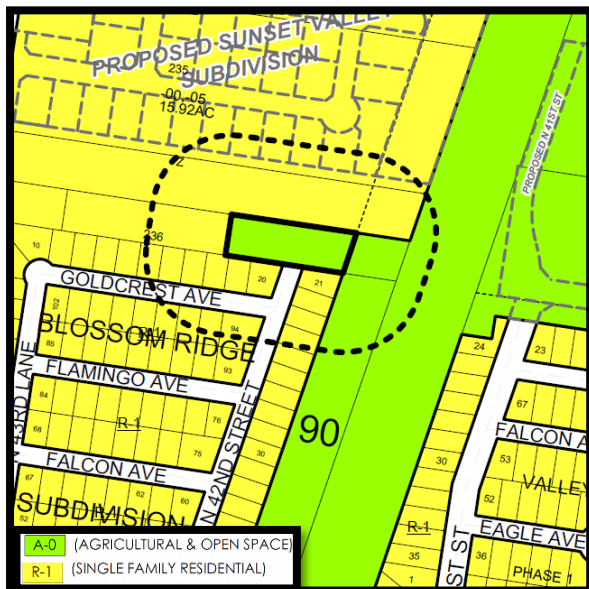
**DATE:** January 17, 2023

**SUBJECT:** REZONE FROM A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: 0.73 OF AN ACRE TRACT OF LAND OUT OF LOT 236, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 5828 NORTH BENTSEN ROAD. (REZ2023-0001)

**LOCATION:** The property is an interior tract; the subject property is located on the north side of North 42<sup>nd</sup> Street. The tract is approximately 660 feet east of North Bentsen Road. The lot size is approximately 31,798.8 square feet (.73 feet of an acre).

**PROPOSAL:** The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District for proposed townhouses. The applicant is proposing to develop the property into ten lots to construct townhouses.

**ADJACENT ZONING:** The contiguous zoning is R-1 (single-family residential) District to the north, south, and west. To the east of the subject property, it is zoned as A-O (agricultural and open space) District.



**LAND USE:** The property is currently vacant. Surrounding land uses include Blossom Ridge Subdivision (single-family residences), Hidalgo County Drainage District No. main canal, and vacant land.

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

**DEVELOPMENT TRENDS:** The development trend for this area along North Bentsen Road is single family residential uses. The property was zoned A-O District upon annexation in 1999.

**HISTORY:** The property was zoned A-O District upon annexation in 1999. The adjacent property to the south was rezoned to R-1 District in 2002 for Blossom Ridge Subdivision. The property was requested to be rezoned to R-1 District during the city initiated A-O rezoning project in 2015, however, it remained as an A-O District. There is a proposed single-family residential subdivision to the north under the name of "Sunset Valley Subdivision". Bentsen Road is currently designated as a minor arterial with 100 feet of right-of-way; it is currently constructed as a rural local street with two lanes and no shoulders.

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

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

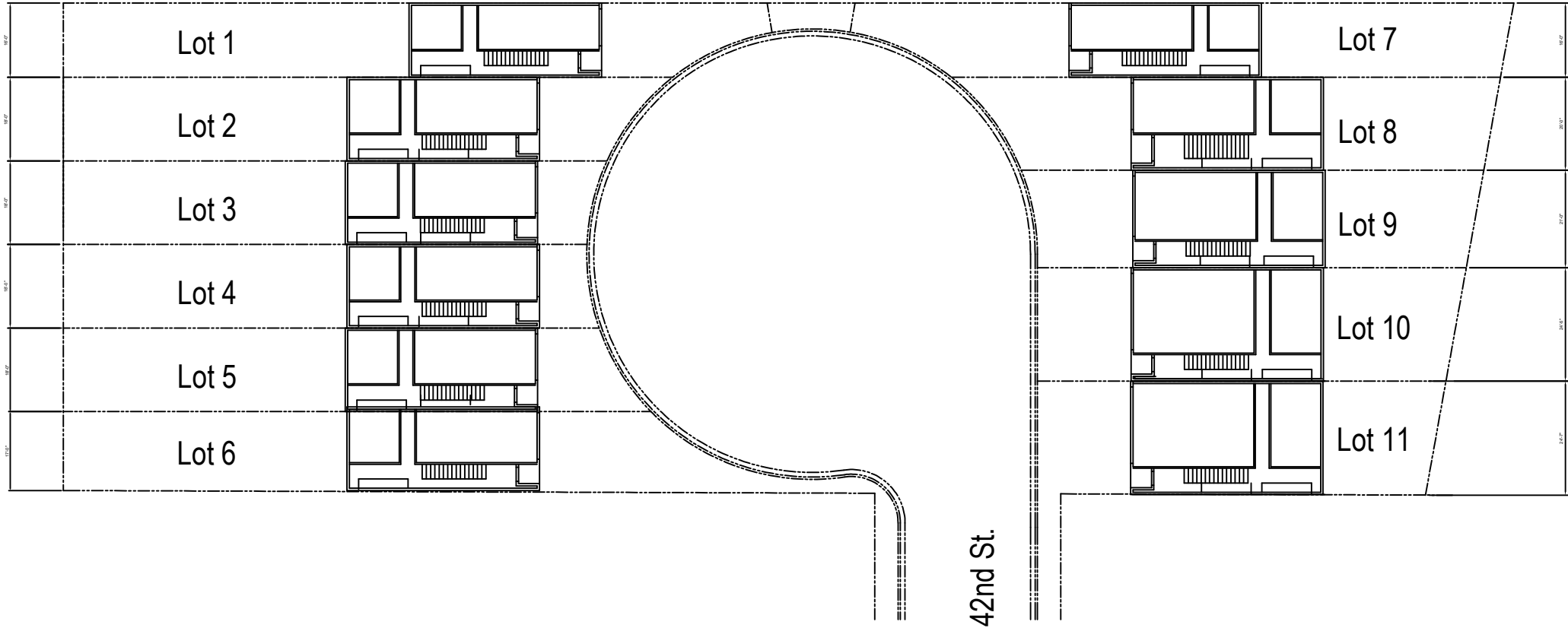
Staff has not received any calls, letters, or emails in opposition to the rezoning request.

**RECOMMENDATION:** Staff recommends disapproval of the rezoning request to R-3T District since it does not follow the R-1 zoning and development trend in this area.















## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

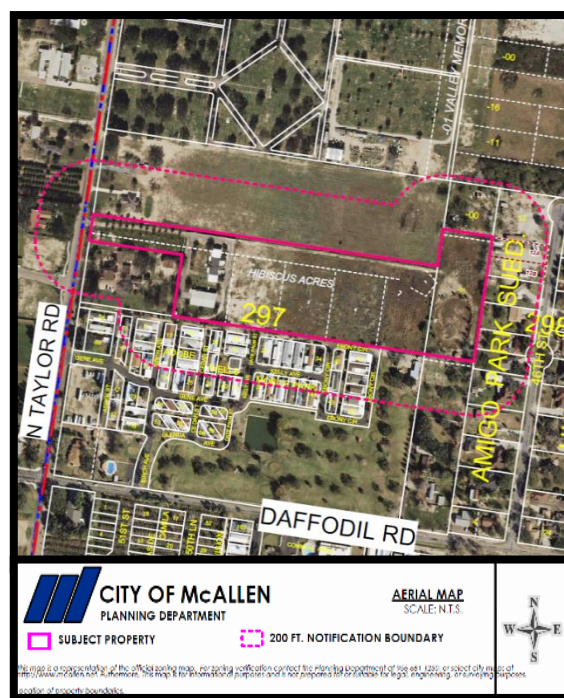
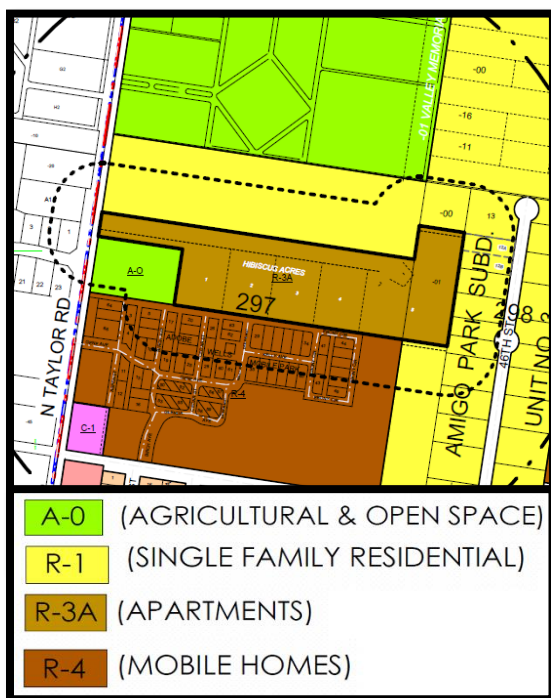
**DATE:** January 20, 2023

**SUBJECT: REZONE FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: 9.985 ACRES BEING OUT OF LOT 297 AND 298, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 3224 NORTH TAYLOR ROAD. (REZ2023-0002)**

**LOCATION:** The property is located along the east side of North Taylor Road. The property is an irregular tract and has 100 feet of frontage along North Taylor Road. The lot size is 434,946.6 square feet (9.985 acres).

**PROPOSAL:** The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District for proposed townhouses. The Planning Department has received a feasibility plan for the subject property. The feasibility plan indicates that the proposed development would be comprised of 55 lots.

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



**LAND USE:** The property is single-family residential. Surrounding land uses include Adobe Wells Mobile Home Park, Valley Memorial Gardens Cemetery, single-family residences, and vacant land.

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

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

**HISTORY:** The property was zoned A-O District upon annexation in 1986. A city initiated rezoning request to R-1 District for the subject property was approved on August 24, 2015. A rezoning request to R-3A (multifamily residential apartment) District for the subject property was approved on February 14, 2022.

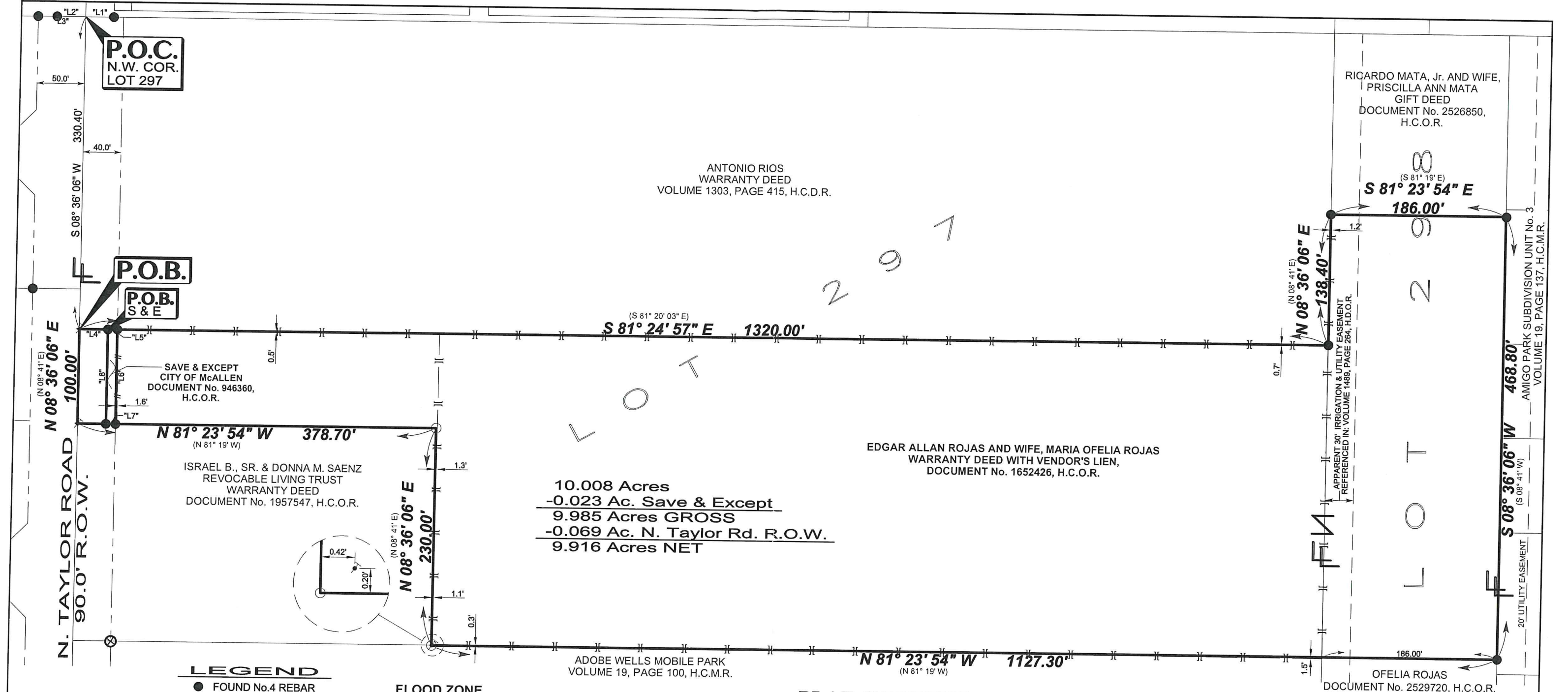
**ANALYSIS:** The requested zoning does not conform to the Auto Urban Single Family land use designations as indicated on the Foresight McAllen Comprehensive Plan, however, it follows the rezoning trend to multifamily in this area.

The proposed development is approximately 10 acres and is proposed as townhouse development. The request provides opportunity for residential development of the subject property.

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request as it provides opportunity for residential development of the subject property and follows the multi-family trend along North Taylor Road.



**LEGEND**

- FOUND No.4 REBAR
- ✱ FOUND PK NAIL IN POST
- ⊗ FOUND No.5 REBAR
- ✱ FOUND NAIL
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- //—//— WOOD FENCE
- ||—||— HOG WIRE FENCE
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- Ac. - OF ONE ACRE
- S & E - SAVE & EXCEPT
- ( ) - RECORDED DEED CALLS
- LF - LOT LINE
- Σ - SAME OWNER

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

SCALE: 1"=100'

**FLOOD ZONE**  
ZONE "C"  
AREAS OF MINIMAL FLOODING.  
COMMUNITY-PANEL NUMBER: 480334 0400 C  
MAP REVISED: NOVEMBER 16, 1982

Line Table		
Line #	Direction	Length
"L1"	S 81° 23' 54" E	30.00'
"L2"	N 81° 23' 54" W	30.00'
"L3"	N 81° 23' 54" W	50.00'
"L4"	S 81° 24' 57" E	30.00'
"L5"	S 81° 24' 57" E (S 81° 19' E)	10.00'
"L6"	S 08° 36' 06" W (S 08° 41' W)	100.01' (100.00')
"L7"	N 81° 23' 54" W (N 81° 19' W)	10.00'
"L8"	N 08° 36' 06" E (N 08° 41' E)	100.01' (100.00')



**PLAT SHOWING**  
**9.985 ACRES BEING OUT OF LOT 297 AND LOT 298**  
**JOHN H. SHARY SUBDIVISION**  
**VOLUME 1, PAGE 17, H.C.M.R.**  
**CITY OF McALLEN,**  
**HIDALGO COUNTY, TEXAS**

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 12/30/2022 UNDER MY DIRECTION AND SUPERVISION.

*Roberto N. Tamez*  
ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 01/04/2023

- NOTES:
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
  - 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.
  - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

TBPELS No. 10096900

PAGE 3 OF 3  
REV DATE: 01/04/2023  
DATE: 11/23/2021  
JOB No. 21203.08  
FILE NAME: 21203  
DRAWN BY: Y.B.

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

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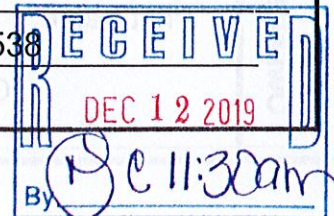
SUB2019-000



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

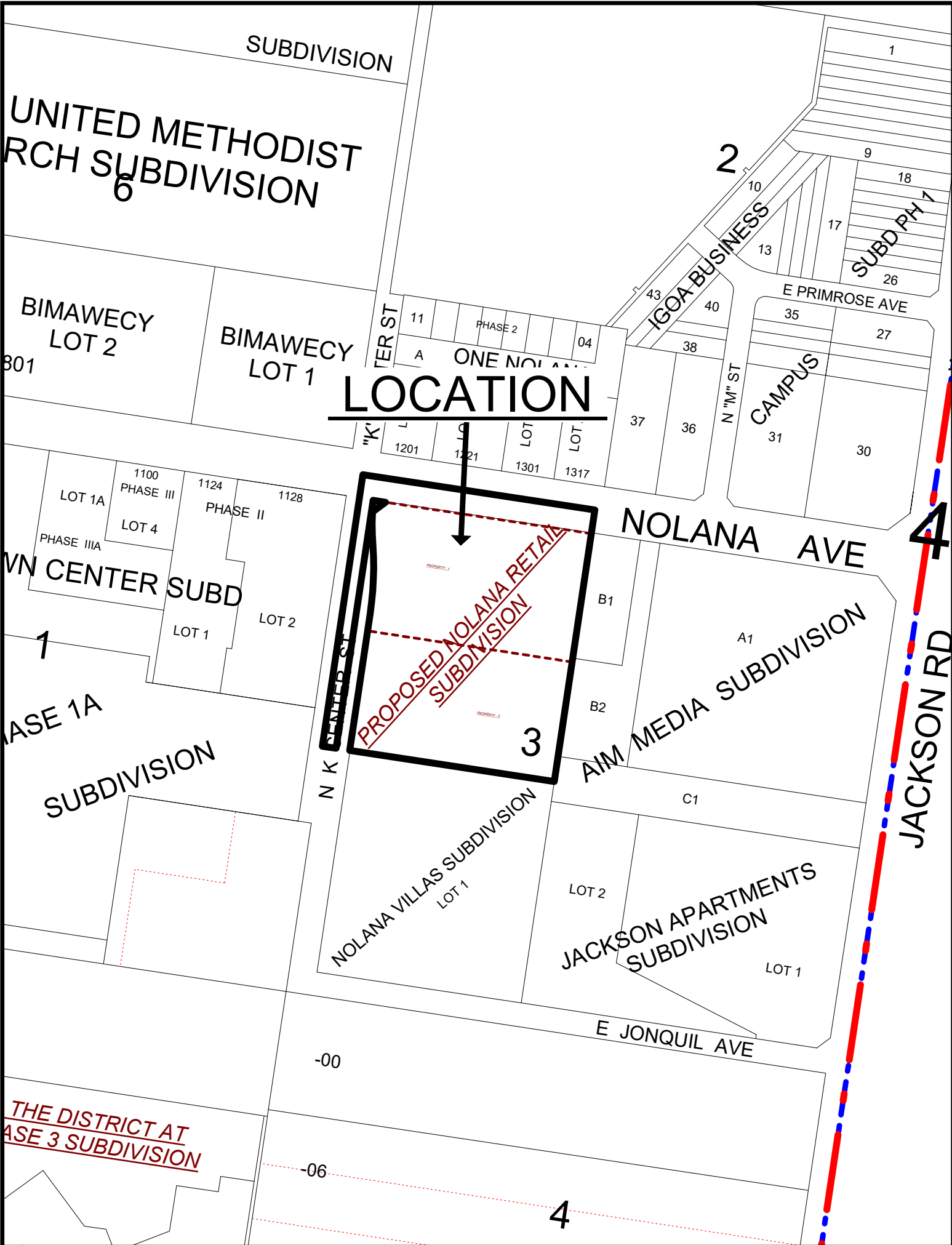
311 North 15<sup>th</sup> Street  
McAllen, TX 78501  
P. O. Box 220  
McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

Project Description	Subdivision Name <u>Nolana Retail Subdivision</u> Location <u>Southeast corner E.Nolana Loop (FM 3461) and North "K" Center Street</u> City Address or Block Number <u>TBD</u> Number of lots <u>2 Lots</u> Gross acres <u>9.00</u> Net acres <u>7.68</u> Existing Zoning <u>C-3</u> Proposed <u>N/A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>N/A</u> Existing Land Use <u>Vacant</u> Proposed Land Use <u>Comm/Ret</u> Irrigation District # <u>2</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>As Provided</u> Parcel No. <u>M2650-00-004-0003-00</u> Tax Dept. Review <u>As Provided</u> Legal Description <u>9.00 ac (gross) 7.68 ac (net) out of Lot 3, Block 4, A.J.McColl Subdivision, Hidalgo County, Texas Volume 21, Page 598, H.C.D.R.</u>
Owner	Name <u>South Padre Retail Center, LTD</u> Phone <u>210-424-8015</u> Address <u>4629 Macro Drive</u> City <u>San Antonio</u> State <u>TX</u> Zip <u>78218</u> E-mail <u>Reuben@CBGcre.com</u>
Developer	Name <u>CBG Commercial Real Estate</u> Phone <u>210-424-8081</u> Address <u>4629 Macro Drive</u> City <u>San Antonio</u> State <u>TX</u> Zip <u>78218</u> Contact Person <u>German Valdes - Director of Architecture and Planning</u> E-mail <u>GValdes@CBGcre.com</u>
Engineer	Name <u>AEC Engineering, LLC</u> Phone <u>956-380-6558</u> Address <u>204 E. Stubbs STE B</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u> Contact Person <u>Carlos Garza, P.E.</u> E-mail <u>carlos@aecengineering.net</u>
Surveyor	Name <u>Rio Delta Surveying</u> Phone <u>956-380-5156</u> Address <u>8207 Mateo Escobar</u> City <u>Monte Alto</u> State <u>TX</u> Zip <u>78538</u>



Rct# 480908 pd \$300





UNITED METHODIST  
RCH SUBDIVISION  
6

BIMAWECY  
LOT 2  
801

BIMAWECY  
LOT 1

LOCATION

PROPOSED NOLANA RETAIL  
SUBDIVISION  
3

LOT 1A  
PHASE III  
LOT 4  
PHASE IIIA  
VN CENTER SUBD  
LOT 1  
LOT 2  
1100  
PHASE III  
1124  
PHASE II  
1128

ASE 1A  
SUBDIVISION  
1

NOLANA VILLAS SUBDIVISION  
LOT 1

JACKSON APARTMENTS  
SUBDIVISION  
LOT 1

AIM MEDIA SUBDIVISION

NOLANA AVE

E JONQUIL AVE

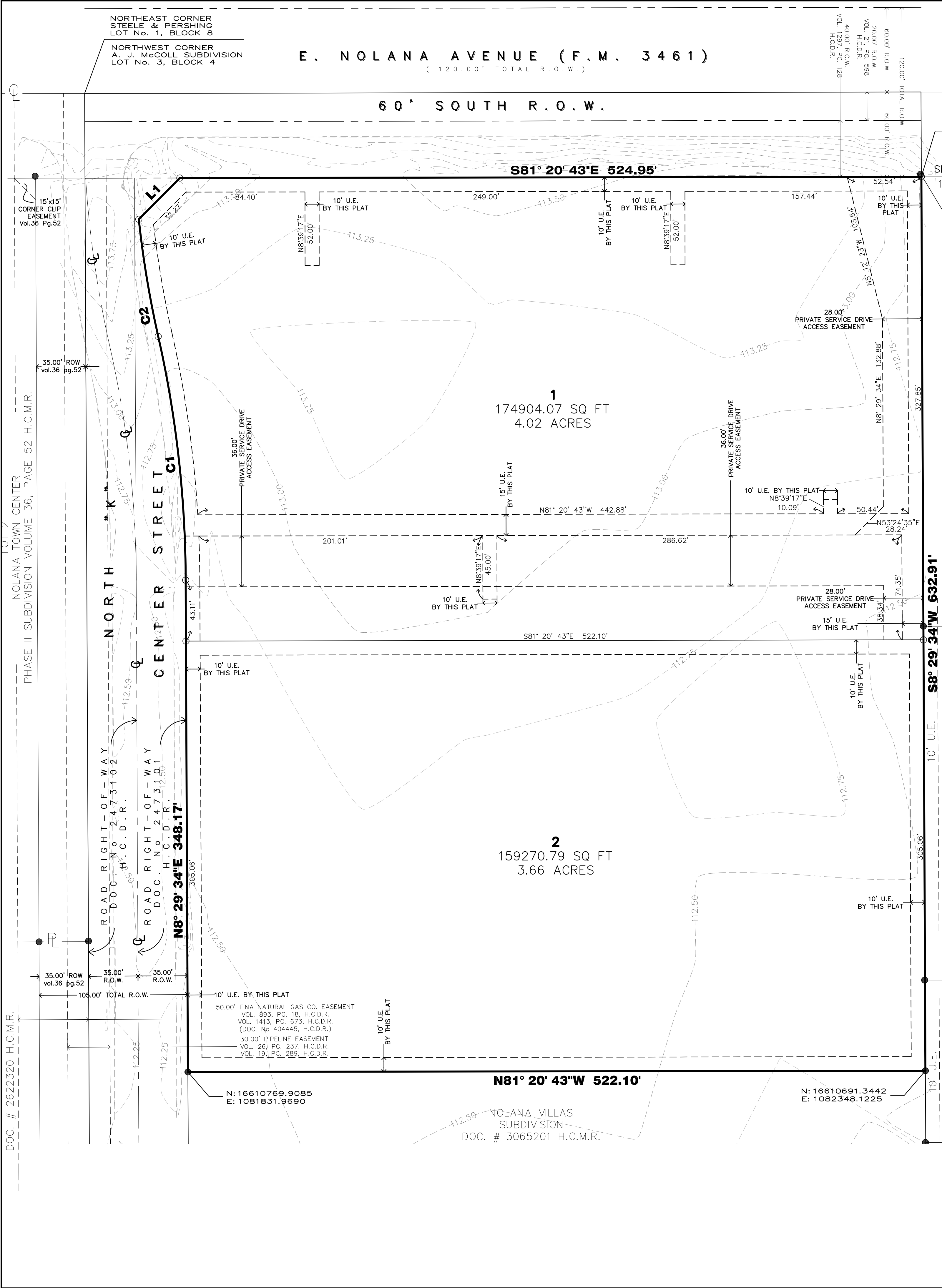
THE DISTRICT AT  
ASE 3 SUBDIVISION

2

4

JACKSON RD

4



# Nolana Retail Subdivision

7.68 ACRES  
OUT OF LOT 3, BLOCK 4  
A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS  
VOLUME 21, PAGE 598, H.C.D.R.

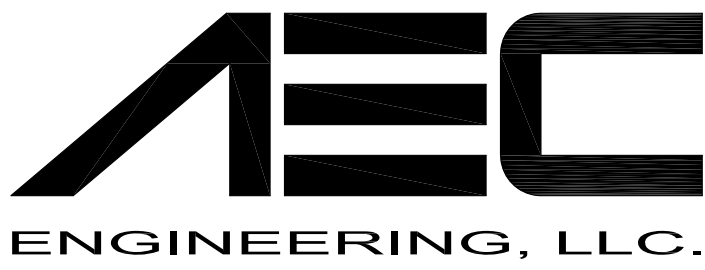
Plat Scale: 1"=40' JOB # 1141.023

Issue Date: JANUARY 18, 2023

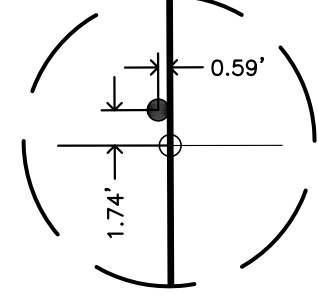
Drawn by: R. HERNANDEZ

2 Commercial Lots

A Texas Registered Engineering Firm F-9688



A TEXAS REGISTERED ENGINEERING FIRM F-9688  
1116 S. 10TH AVENUE, EDINBURG, TX 78539  
PHONE: (956) 380-6558 www.aecengineering.net



"DETAIL A"  
Not to Scale

## GENERAL PLAT NOTES

- THIS SUBDIVISION LIES IN ZONE "B" AS DEFINED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL #480334 0425 C MAP REVISED NOVEMBER 16, 1982.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE EXISTING T.C. AT THE APPROXIMATE CENTER OF THE LOTS.
- MINIMUM SETBACKS SHALL COMPLY WITH CITY OF McALLEN ZONING:  

LOT	FRONT (E. NOLANA AVE)	SIDE, REAR, & CORNER SIDE
LOT 1	60', OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN.	AS PER ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN.
LOT 2	35', OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN.	AS PER ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN.
- THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 87,587 C.F. (2.01 AC.-FT.) AND SHALL BE HANDLED PER LOT PRORATED INDIVIDUALLY AS FOLLOWS:  
LOT 1: 44,902 C.F. (1.03 AC.-FT.)  
LOT 2: 42,685 C.F. (0.98 AC.-FT.)
- CITY OF McALLEN BENCHMARK: "MC68" - 30" ALUMINUM PIPE WITH 3.75" BRASS MONUMENT CAP LOCATED AT THE NORTH WEST CORNER-INTERSECTION OF JACKSON RD. & EL DORA RD.  
APPROX HORIZ. AND VERT INFO:  

	GRID ZONE:	HORIZ DATUM:	VERT DATUM:
N	-16608729.28513	TEXAS	NAD 83
E	-1082910.61419	SOUTH	NAVD88
Z	-111.23	(4205)	
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 4' WIDE MIN. SIDEWALK REQUIRED ALONG K. CENTER STREET AND 5' WIDE MIN. SIDEWALK REQUIRED ALONG E. NOLANA AVE.
- SET NO. 4 CAPPED IRON RODS SET AT ALL LOT CORNERS.
- OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- UPON LOT 2 DEVELOPMENT, PRIVATE SERVICE DRIVE ACCESS EASEMENT SHALL BE EXTENDED THROUGH LOT 2 AND WEST TO N. "K" CENTER STREET.
- 10' X 10' SIGHT OBSTRUCTION EASEMENT ON EVERY SERVICE DRIVE INTERSECTION.
- COMMON AREAS, PRIVATE SERVICE DRIVE EASEMENTS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT AND DESIGNATED AS NOLANA RETAIL SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HERBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER/SEWER/STORM SEWER LINES, HIRE 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.

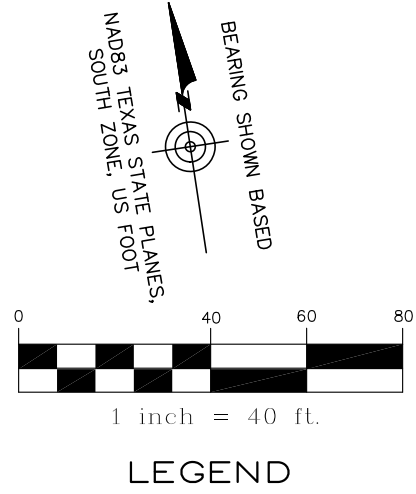
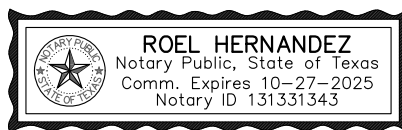
REUBEN BAR-YARDIN  
SOUTH PADRE RETAIL CENTER, GP, L.L.C.  
4629 MACRO DRIVE  
SAN ANTONIO, TX 78218

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REUBEN BAR-YARDIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

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

ROEL HERNANDEZ, NOTARY PUBLIC



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N53° 37' 16"E	41.21'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	174.04'	792.00'	12° 35' 26"	N2° 19' 33"E	173.69'
C2	84.11'	732.00'	6° 35' 00"	N0° 40' 39"W	84.06'



VICINITY MAP  
1" = 1000'

## METES AND BOUNDS DESCRIPTION

7.68 ACRES OF LOT 3, BLOCK 4, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD ALONG THE SOUTH RIGHT-OF-WAY LINE OF E. NOLANA LOOP (F.M. 3461), NORTH WEST CORNER OF LOT B1, AIM MEDIA SUBDIVISION, DOC. # 2438686, H.C.M.R., FOR THE NORTH EAST CORNER CORNER OF THIS TRACT OF LAND;

THENCE, S 08° 29' 34" W, PASS A FOUND IRON ROD FOR THE SOUTH LINE OF LOT B1, NORTH LINE OF LOT B2 AT 318.23 FEET, PASS THE SOUTH LINE OF LOT B2, NORTH LINE OF LOT C1 AT 568.74 FEET, AIM MEDIA SUBDIVISION, DOC. # 2438686, AND CONTINUING FOR A TOTAL DISTANCE OF 632.91 FEET, TO A FOUND IRON ROD FOR THE SOUTH EAST CORNER OF THIS TRACT OF LAND;

THENCE, N 81° 20' 43" W, A DISTANCE OF 522.10 FEET TO A FOUND IRON ROD ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH K CENTER STREET, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE, N 08° 29' 34" E, ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH K CENTER STREET, A DISTANCE OF 348.17 FEET TO A SET IRON ROD AND BEGINNING OF A CURVE TO THE LEFT;

THENCE, IN A NORTH EASTERLY DIRECTION, WITH THE EAST RIGHT-OF-WAY LINE OF NORTH "K" CENTER STREET, ALONG A CURVE TO TO THE LEFT HAVING A LENGTH OF 174.04 FEET, RADIUS OF 792.00 FEET, DELTA OF 12° 35' 26", CHORD BEARING OF N 02° 19' 33" E, CHORD LENGTH OF 173.69 FEET, AND A TANGENT LENGTH OF 87.37 TO A SET IRON ROD AND BEGINNING OF A CURVE TO THE RIGHT;

THENCE, IN A NORTH WESTERLY DIRECTION, WITH THE EAST RIGHT-OF-WAY LINE OF NORTH "K" CENTER STREET, ALONG A CURVE TO TO THE RIGHT HAVING A LENGTH OF 84.11 FEET, RADIUS OF 732.00 FEET, DELTA OF 06° 35' 00", CHORD BEARING OF N 00° 40' 39" W, CHORD LENGTH OF 84.06 FEET, AND A TANGENT LENGTH OF 42.10 FEET TO A SET IRON ROD AND BEGINNING OF A CORNER CLIP OF THIS TRACT OF LAND;

THENCE, N 53° 37' 16" E, ALONG A CORNER CLIP, A DISTANCE OF 41.21 FEET TO A SET IRON ROD ALONG THE SOUTH RIGHT-OF-WAY LINE OF E. NOLANA LOOP (F.M. 3461);

THENCE, S 81° 20' 43" E, A DISTANCE OF 524.95 FEET RETURNING TO A SET IRON ROD ALONG THE SOUTH RIGHT-OF-WAY LINE OF E. NOLANA LOOP (F.M. 3461), NORTH WEST CORNER OF LOT B1, AIM MEDIA SUBDIVISION, DOC. # 2438686, H.C.M.R., FOR THE NORTH EAST CORNER CORNER AND POINT OF BEGINNING OF THIS TRACT OF LAND, CONTAINING 7.68 ACRES OF LAND MORE OR LESS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

REGISTERED PROFESSIONAL SURVEYOR  
JOSE MARIO GONZALEZ, RPLS - RIO DELTA SURVEYING  
8207 WATCO ESCOBAR  
MONTE ALTO, TEXAS 78538  
TEL: 956-380-5154 FAX: 956-380-5156  
NO. 5571 STATE OF TEXAS



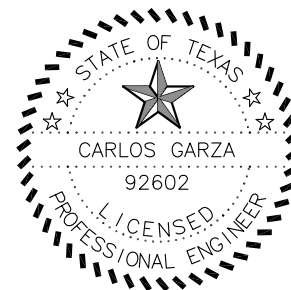
STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

LICENSED PROFESSIONAL ENGINEER

CARLOS GARZA, PE  
P.O. BOX 480  
EDINBURG, TEXAS 78540  
TEL: 956-380-6558  
FAX: 956-380-6110



STATE OF TEXAS  
COUNTY OF HIDALGO

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE



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

ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 1/30/2023

### SUBDIVISION NAME: NOLANA RETAIL

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

E. Nolana Ave.: 60 ft. from centerline for 120 ft. ROW.  
Paving: 65 ft. Curb & gutter: Both sides

Applied

N. "K" Center St.: 72-105 ft. ROW  
Paving: 44 ft. Curb & gutter: Both sides

Applied

\* 800 ft. Block Length

Applied

\* 600 ft. Maximum Cul-de-Sac

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

\*\*In lieu of an alley, plat provides for a 28-36 ft. wide paved private service drive easement as shown on Lot 1. See lot 2 drive below.

\*\*\*Plat submitted May 28, 2020 has a plat note indicating private service drive will be extended through Lot 2 and west to N. "K" Center St. upon Lot 2 development.

Compliance

##### SETBACKS

\* Front:

Lot 1: E. Nolana Ave: 60 ft. or greater for easements or approved site plan.

Applied

Lot 2: N. K. Center Street: 35 ft. or greater for easements, or approved site plan.

\* Rear: In accordance with zoning ordinance or greater for easements, or approved site plan.

Applied

\* Sides: In accordance with zoning ordinance or greater for easements, or approved site plan.

Applied

\* Side, Rear, & Corner Side: In accordance with zoning ordinance or greater for easements, or approved site plan.

Applied

\*\*\*Previously proposed Corner (N. "K" Center St.):35 ft. or greater for easements, or approved site plan.

\* Garage

NA

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

Applied

##### SIDEWALKS

\* 5 ft. wide minimum sidewalk required on E. Nolana Ave. and 4 ft. wide minimum sidewalk required on N. "K" Center St.

Applied

\* Perimeter sidewalks must be built or money escrowed if not built at this time.

Required

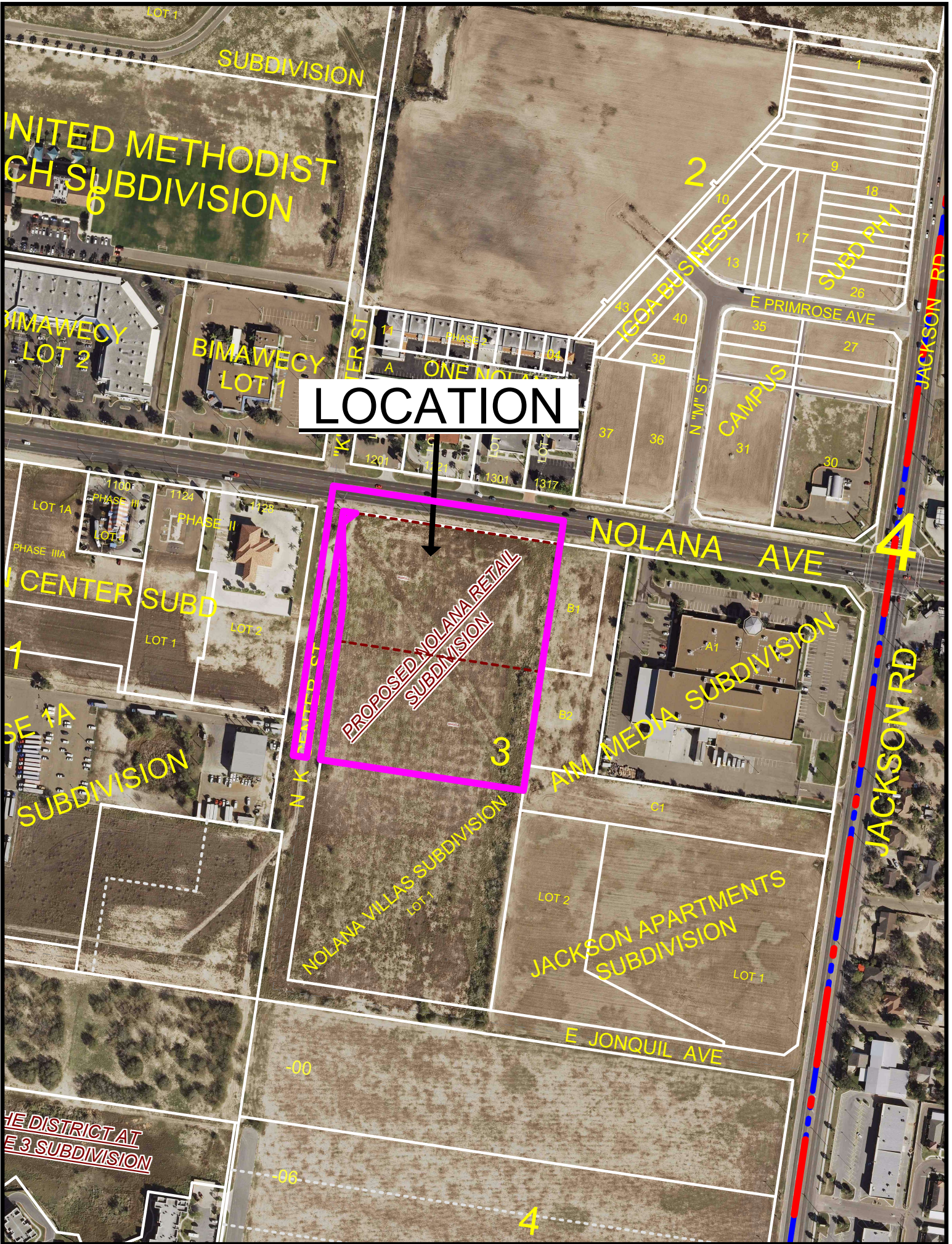
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along	Applied
**Per Traffic Department, curb cut has been approved for the east-most access, movements will be restricted to exit only and right turn only.	
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Required
* Common Areas, private streets must be maintained by the lot owners and not the City of McAllen	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Applied
<b>ZONING/CUP</b>	
* Existing: C-3 Proposed: C-3	Compliance
* Rezoning Needed Before Final Approval	Applied
<b>PARKS</b>	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit / lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* Trip Generation to determine if TIA is required, prior to final plat.	Compliance
**Per Traffic Department, need to submit Trip Generation to determine if a TIA will be required, prior to final.	
***Per Traffic Department Trip Generation has been completed, TIA will be required prior to final.	
* Traffic Impact Analysis (TIA) required prior to final plat.	Compliance
**Per Traffic Department, TIA has been approved with conditions for the east-most access; movements will be restricted to exit only and right turn only.	

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

COMMENTS	
<p>Comments:</p> <p>**Must comply with City's Access Management Policy</p> <p>**Subdivision previously approved in Revised Final form at the P&amp;Z meeting of June 16, 2020. Revised Final review required due to corner setback change.</p> <p>**Subdivision previously approved in Revised Final form at the P&amp;Z meeting of September 7, 2022. Revised Final review is required due to acreage change.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied





LOCATION

PROPOSED NOLANA RETAIL  
SUBDIVISION

3

4



SUB2021-0104



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

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

<b>Project Description</b>	Subdivision Name <u>Bentsen View Subdivision</u> Location <u>Approximate 800' east of N. Bentsen Rd/Bus. 83 intersection</u> City Address or Block Number <u>4109 HWY 83</u> Number of lots <u>2</u> Gross acres <u>4.676</u> Net acres _____ Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>7/20/2021</u> Existing Land Use _____ Proposed Land Use <u>C-3</u> Irrigation District # <u>1</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Parcel No. _____ Tax Dept. Review _____ Legal Description <u>Being 4.676 Acres out of Lot 150 of La Lomita Irrigation and Construction Company</u> <u>Subdivision of Porciones 61, 62, and 63, recorded in volume 24, Page 68-69 official public deed records Hidalgo Co.</u>
<b>Owner</b>	Name <u>Adryca Properties, LLC</u> Phone <u>956-600-8628</u> Address <u>1804 N. 23rd Street</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u> E-mail <u>robertog20@yahoo.com</u>
<b>Developer</b>	Name <u>SAME AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person <u>Roberto Garza</u> E-mail <u>robertog20@yahoo.com</u>
<b>Engineer</b>	Name <u>M2 Engineering, PLLC</u> Phone <u>956-600-8628</u> Address <u>1810 E. Griffin Parkway</u> City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u> Contact Person <u>Hector Moreno</u> E-mail <u>hector@m2-engineers.com</u>
<b>Surveyor</b>	Name <u>Manuel Carrizalez, RPLS</u> Phone <u>512-470-1489</u> Address <u>4807 Gondola Ave.</u> City <u>Edinburg</u> State <u>Texas</u> Zip <u>78542</u>

**ENTERED**

SEP 14 2021

Initial: DM



January 10, 2023

City of McAllen  
Planning Department  
311 N. 15<sup>th</sup> Street  
McAllen, Texas 78501

**Re: Bentsen View Subdivision – Extension Request**

Dear Mr. Garcia,

On behalf of the property owners, Adryca Properties, LLC, we are respectfully requesting to receive a six-month extension to allow us to continue with the subdivision process.

At this time, we will begin to re-submit the subdivision documents to the city as a portion of the property was recently approved by the Planning and Zoning Board and City Commission to change the zone from C-3 to R-3A on January 9<sup>th</sup>, 2023.

Thank you for all of your assistance with the subdivision. Please call if you have any questions or desire additional information.

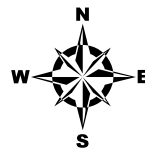
Respectfully,

A handwritten signature in blue ink, appearing to read "Hector Moreno", is written over a light blue rectangular background.

Hector Moreno  
Project Manager  
**M2 Engineering, PLLC**



# LA LOMITA (HOIT)





SURVEYOR: MANUEL CARRIZALES, R.P.L.S.      4807 GONDOLA AVE.      EDINBURG, TEXAS 78542      (512) 470-1489





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 1/30/2023

### SUBDIVISION NAME: BENTSEN VIEW SUBDIVISION

#### 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:  
- Show centerline and label existing ROW on both sides to determine if any ROW dedication is required 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.

Interior street(s): 60 ft.  
Paving: 40 ft. Curb & gutter: both sides  
Revision needed:  
- As per plat submitted, Lot 2 has no frontage to a street, please revise plat and label interior ROW  
\*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 \_\_\_\_\_

\* 1,200 ft. Block Length  
\* 900 ft. Block Length for R-3 Zone Districts.  
Revisions needed:  
- Revise layout to determine whether a variance request will be needed i.e. will there be interior streets? Lot 2 has no frontage.  
\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac  
Revisions needed:  
- Proposed layout needs to be revised since Lot 2 is appears to be landlocked.  
\*\*Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

Applied

Non-compliance

Non-compliance

##### ALLEYS

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

Non-compliance

##### SETBACKS

\* Front: In accordance with the zoning ordinance or in line with existing structures, or greater for easements, or approved site plan, whichever is greater applies.  
Revisions needed:  
- Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final.  
- Revise note as shown above and once established prior to final.  
\*Proposing: Front: 50 ft.  
\*\*\*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 the zoning ordinance or greater for easements, or approved site plan, whichever is greater applies. Revisions needed: - Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. - Revise note as shown above and once established prior to final. *Proposing: Rear: 15 ft. or easement, whichever is greater *Zoning Ordinance: Sec.138-356</p>	Non-compliance
<p>* Interior Sides: In accordance with the zoning ordinance or greater for easements, or approved site plan, whichever is greater applies. Revisions needed: - Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. - Revise note as shown above and once established prior to final. *Proposing: Sides: 6 ft. or easement, whichever is greater **Zoning Ordinance: Sec.138-356</p>	Non-compliance
<p>* Corner: Not Applicable **Current subdivision layout does not propose any buildable lots abutting a street, if layout changes and buildable lot abuts a street intersection, the corner setback note will be required. **Zoning Ordinance: Section 138-356</p>	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
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on U.S. Business Highway 83 and other street as applicable **5 ft. sidewalk might be required on U.S. Business Highway 83 by Engineering Department Revisions needed: - Revise plat note #16 as shown above and once finalized prior to final ***Subdivision Ordinance: Section 134-120  * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Revisions needed: - Revise Note #17 as shown above prior to final. Remove "Perimeter buffer must be built at time of subdivision improvements" as it is a requirement, but not as a plat note. ** Landscaping Ordinance: Sec.110-46  * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses *Subdivision Ordinance: Section 134-105  *Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Applied
	Required
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along *Per Traffic Department, access spacing along U.S. Business Highway is 250 ft., variance letter request is needed prior to final approval.</p>	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"> <li>* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.</li> <li>***Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final.</li> <li>***Zoning Ordinance: Section 138-210.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 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.</li> <li>*Section 110-72 applies for public subdivisions</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> </ul>	Applied
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>Revisions needed: <ul style="list-style-type: none"> <li>- Lot 2 appears to be landlocked, please revise plat and show Lot 2 fronting into a street, or show any proposed interior streets as applicable prior to final approval.</li> </ul> </li> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: 138-1</li> </ul>	Non-compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-3 Proposed: C-3 &amp; R-3A</li> <li>**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.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>**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.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Pending review by the City Manager Office.</li> </ul>	TBD
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* Trip Generation needed per Traffic Department to determine if TIA is required, prior to final plat.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	TBD

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

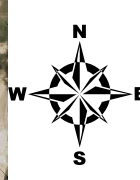
COMMENTS	
<p>Comments/Revisions needed:</p> <ul style="list-style-type: none"><li>- Requirements subject to change once updated plat has been submitted and reviewed by staff.</li><li>- Please pass by the office to update the proposed zoning district on the application and clarify how many apartment dwelling units are being proposed prior to final.</li><li>- Revise proposed plat layout since Lot 2 is landlocked prior to final.</li><li>- Revise Note #16 since it references a different street name</li></ul> <p>**Subdivision approved in Preliminary form at the P&amp;Z meeting of October 5, 2021</p> <p>*Must comply with City's Access Management Policy</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE PRELIMINARY 6-MONTH EXTENSION SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied





# LOCATION

## LA LOMITA (HOIT)





Sub 2020-0089

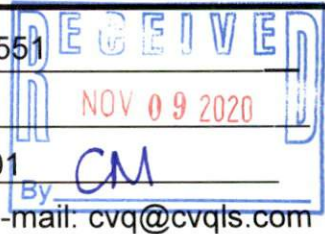


City of McAllen  
Planning Department

**APPLICATION FOR  
SUBDIVISION PLAT REVIEW**

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

Project Description	<p>Subdivision Name <u>McAllen Palms Business Park Subdivision</u></p> <p>Location <u>West side of old south 10th St. approx. 2,000' north of W. Military Highway</u></p> <p>City Address or Block Number <u>4900 S. OLD 10<sup>th</sup> ST.</u></p> <p>Number of lots <u>25</u> Gross acres <u>76.03</u> Net acres <u>74.28</u></p> <p>Existing Zoning <u>I-1</u> Proposed <u>I-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Open</u> Proposed Land Use <u>Light Industrial</u> Irrigation District # _____</p> <p><b>Residential</b> Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Commercial</b> Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>ETJ</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Legal Description <u>75.81 acres out of lots 11 and 12, section 5, Hidalgo Canal Company Subdivision, Hidalgo County, Texas recorded in Volume Q, Page 177, Deed Records.</u></p>
Owner	<p>Name <u>Megaware Corp., A Texas Corporation</u> Phone <u>(956) 631-2133</u></p> <p>Address <u>2501 Military Highway, Suite F-8</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u></p> <p>E-mail <u>eliojb@usa.net</u></p>
Developer	<p>Name <u>Megaware Corp., A Texas Corporation</u> Phone <u>(956) 631-2133</u></p> <p>Address <u>2501 Military Highway, Suite F-8</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u></p> <p>Contact Person <u>Elio Botello</u></p> <p>E-mail <u>eliojb@usa.net</u></p>
Engineer	<p>Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u></p> <p>Address <u>416 E. Dove Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>Contact Person <u>Javier Hinojosa, P.E.</u></p> <p>E-mail <u>javhin@rgv.rr.com</u></p>
Surveyor	<p>Name <u>CVQ Land Surveyors, LLC</u> Phone <u>(956) 618-1551</u></p> <p>Address <u>517 Beaumont Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person: <u>Carlos Vasquez, R.P.L.S.</u></p>





## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

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

Signature \_\_\_\_\_ Date 11-4-2020

Print Name Elio Botello

Owner ☒

Authorized Agent ☐

09/15





## MEGAWARE CORPORATION

---

January 11, 2023

Mr. Edgar I. Garcia, Director of Planning  
City of McAllen  
P.O. Box 220  
McAllen, TX 78505-0220

**Re: McAllen Palms Business Park Subdivision**

Dear Mr. Garcia,

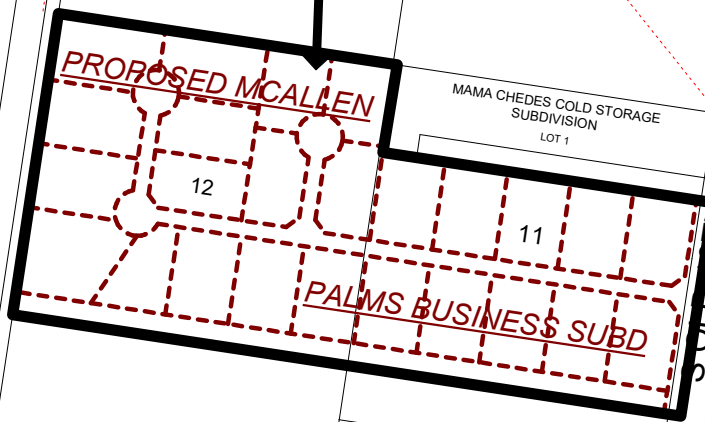
This letter will act our request for a ten-month extension for the McAllen Palms Business Park Subdivision. We are currently working with the City's Engineering Department on the off-site drainage improvements for this area and the construction is currently ongoing. We will follow up with all remaining items for the final approval of this subdivision. Your assistance in this matter is greatly appreciated.

Sincerely,

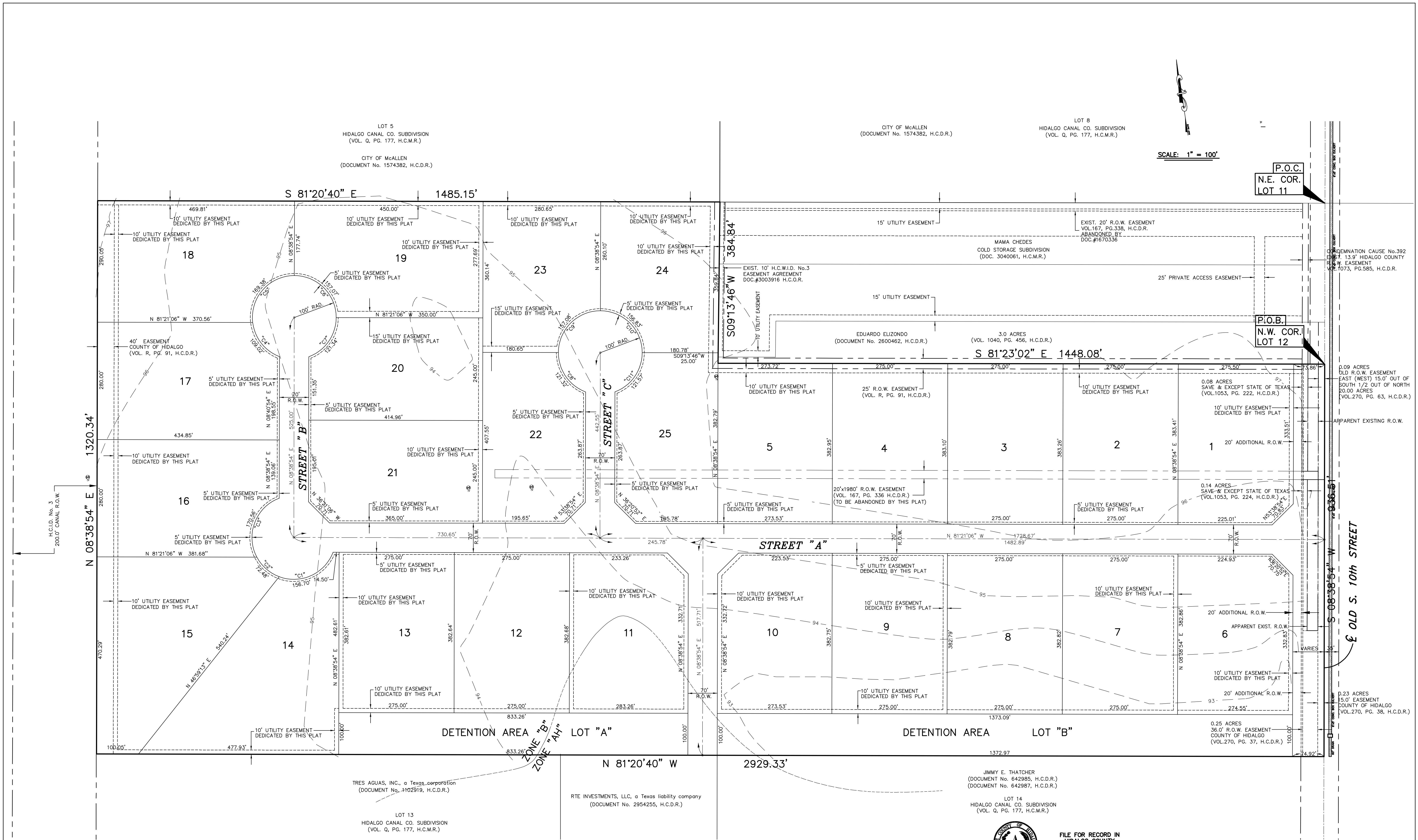
**MEGAWARE CORP.**

**Elio J. Botello, Owner/Developer**

# LOCATION







DATE OF PREPARATION: SEPTEMBER 01, 2020

DRAWN BY: P.G. & L.H.

**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS  
416 E. DOVE AVENUE McALLEN, TEXAS 78504  
PHONE (956) 668-1588  
javhin@rgv.rr.com  
TBPE FIRM NUMBER F-1295

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: MEGAWARE CORPORATION	2501 MILITARY HIGHWAY, SUITE F-8	McALLEN, TX 78503	(956) 631-2133
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551

JIMMY E. THATCHER  
(DOCUMENT No. 642985, H.C.D.R.)  
(DOCUMENT No. 642987, H.C.D.R.)

LOT 14  
HIDALGO CANAL CO. SUBDIVISION  
(VOL. Q, PG. 177, H.C.M.R.)

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

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

SUBDIVISION PLAT OF  
**McALLEN PALMS  
BUSINESS PARK**

SHEET 2 OF 2



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/1/2023

### SUBDIVISION NAME: MCALLEN PALMS BUSINESS PARK

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

S. Old 10th Street: 20 ft. additional ROW

Paving: 65 ft. Curb & gutter: Both sides

Revisions needed:

- Label existing ROW and on both sides of centerline and to new property line after accounting for dedication

- Label ROW dedication as "dedicated by this plat"

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

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

Non-compliance

Interior Streets A, B & C: 70 ft. ROW

Paving: 44 ft. Curb & gutter: Both sides

Revisions needed:

- Street A exceeds the 800 ft. in length. Plat needs to be revised or engineer needs to submit a variance letter.

- Unlabeled stub out street cannot dead end, plat needs to be revised accordingly

- Street names will be revised 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.

Non-compliance

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

Applied

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

Applied

\* 800 ft. Block Length

\*\*Plat exceeds 800 ft. without a stub-out street.

\*\*\*Street "A" was proposed to extend into Lots 14 & 15; revise plat accordingly or submit variance request prior to final.

Non-compliance

\* 600 ft. Maximum Cul-de-Sac

\*\*Plat exceeds 600 ft. in length without a cul-de-sac, revise accordingly or submit variance letter.

Non-compliance

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

\*\*Revise plat to show a minimum 24 ft. service drive to accommodate waste collection services and/or provide site plan for review with proposed dumpster locations

Non-compliance

##### SETBACKS

\* Front: 35 ft. or greater for easements.

Applied

\* Rear: In accordance with the zoning ordinance or greater for easements

Applied

\* Interior Sides: In accordance with the zoning ordinance or greater for easements.

Applied

\* Corner side: 10 ft. or greater for easements

Applied

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



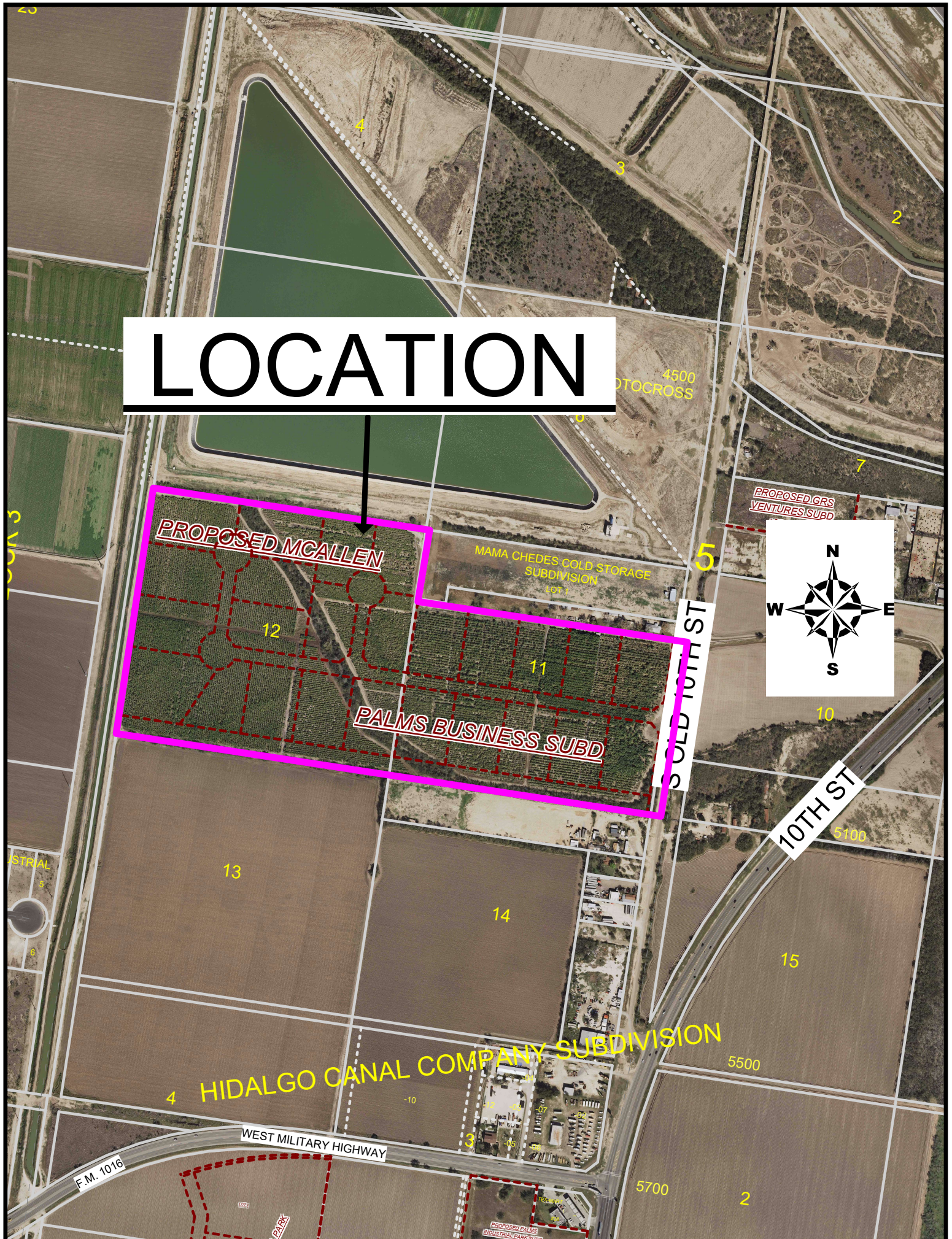
* Garage: 18 ft. except where greater setback is required, greater setback applies.	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 5 ft. wide minimum sidewalk required on S. Old 10th Street and 4 ft. sidewalk required on both sides of all interior streets.	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along S. Old 10th Street.	Applied
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
<b>ZONING/CUP</b>	
* Existing: I-1 Proposed: I-1	Applied
* Rezoning Needed Before Final Approval	NA
<b>PARKS</b>	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA

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

<b>TRAFFIC</b>	
* Trip Generation required by Traffic Department.	Completed
* Traffic Impact Analysis (TIA) Level 1 required prior to final plat per Traffic Department.	Non-compliance
<b>COMMENTS</b>	
Comments/Revisions needed: - Requirements subject to change once updated plat has been submitted and reviewed by staff. - Plat needs to be revised to provide for a minimum 24 ft. service drive for waste collection services - Revise plat and provide stub out street and/or variance request since street exceeds 600 ft. without a cul-de-sac and 800 ft. in length. - Unlabeled stub out street shown on plat submitted February 19, 2021 cannot dead end, revise accordingly prior to final approval - Street "A" was proposed to extend into Lots 14 & 15; revise plat accordingly or submit variance request prior to final **Subdivision approved in Preliminary form at the P&Z meeting of December 1, 2020. *Must comply with City's Access Management Policy	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE PRELIMINARY 6-MONTH EXTENSION SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied



# LOCATION





SUB 2022-0101



City of McAllen  
Planning Department  
**APPLICATION FOR**

**SUBDIVISION PLAT REVIEW**

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

Project Description	<p>Subdivision Name <u>Re-Plat of Lot 1, Balderas Ranch Subdivision</u></p> <p>Location <u>East Side of FM 681 (Moorfield Road) 1.7 Miles North of FM 1925</u></p> <p>City Address or Block Number <u>18500 N MOOREFIELD RD</u></p> <p>Number of lots <u>2</u> Gross acres <u>6.70</u> Net acres <u>6.70</u></p> <p>Existing Zoning <u>n/a</u> Proposed <u>n/a</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>      </u></p> <p>Existing Land Use <u>Single Family</u> Proposed Land Use <u>Single Family</u> Irrigation District # <u>None</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Parcel No. <u>1178212</u> Tax Dept. Review <u>N/A</u></p> <p>Legal Description <u>A 6.70 acre tract of land being all of Lot 1, Balderas Ranch Subdivision</u></p>
Owner	<p>Name <u>Leandro Balderas</u> Phone <u>(956) 222-4564</u></p> <p>Address <u>22680 N MOOREFIELD RD</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p> <p>E-mail <u>rosa20064@yahoo.com</u></p>
Developer	<p>Name <u>Leandro Balderas</u> Phone <u>(956) 222-4564</u></p> <p>Address <u>22680 N. Moorefield Road</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p> <p>Contact Person <u>Leandro Balderas</u></p> <p>E-mail <u>rosa20064@yahoo.com</u></p>
Engineer	<p>Name <u>R. E. Garcia &amp; Associates</u> Phone <u>(956) 381-1061</u></p> <p>Address <u>116 N. 12th</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p> <p>Contact Person <u>Raul E. Garcia, PE, RPLS, CFM</u></p> <p>E-mail <u>regaassoc@aol.com</u></p>
Surveyor	<p>Name <u>R. E. Garcia &amp; Associates</u> Phone <u>(956) 381-1061</u></p> <p>Address <u>116 N. 12th</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p>

ENTERED

AUG 25 2022

Initial: NM

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

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

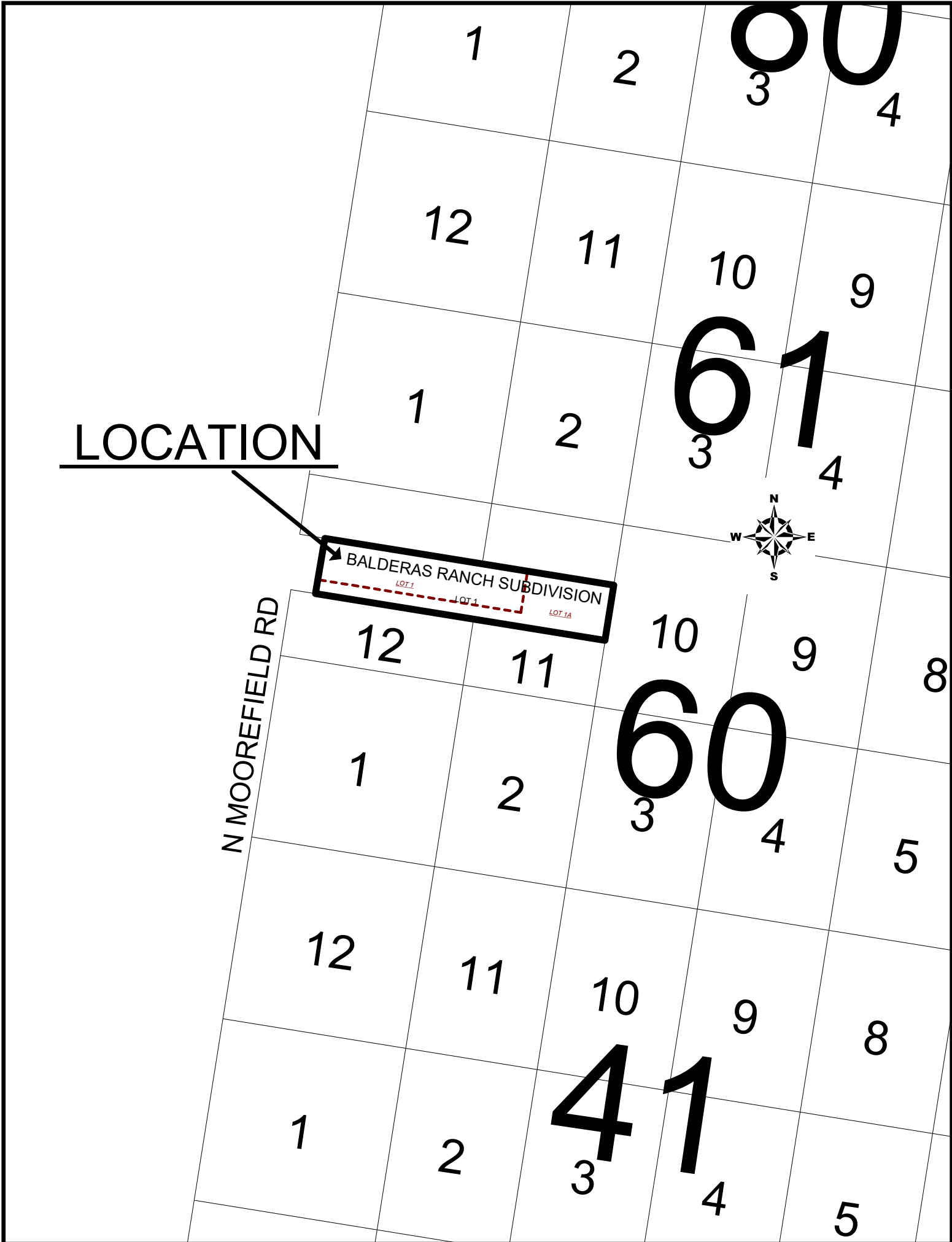
Signature  Date 8/24/22

Print Name Leandro Balderas

Owner ☒

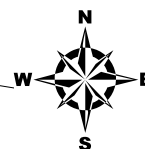
Authorized Agent ☐





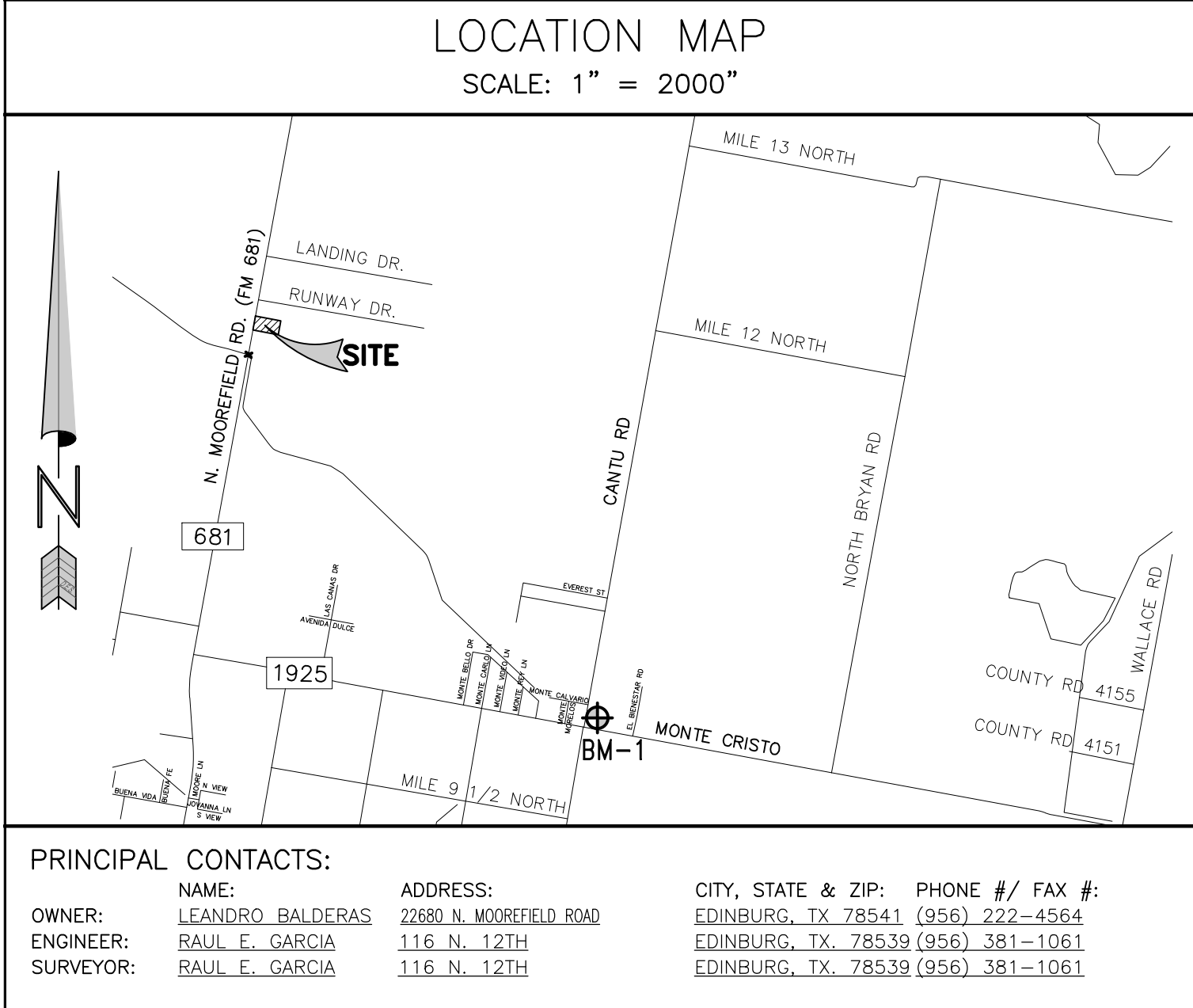
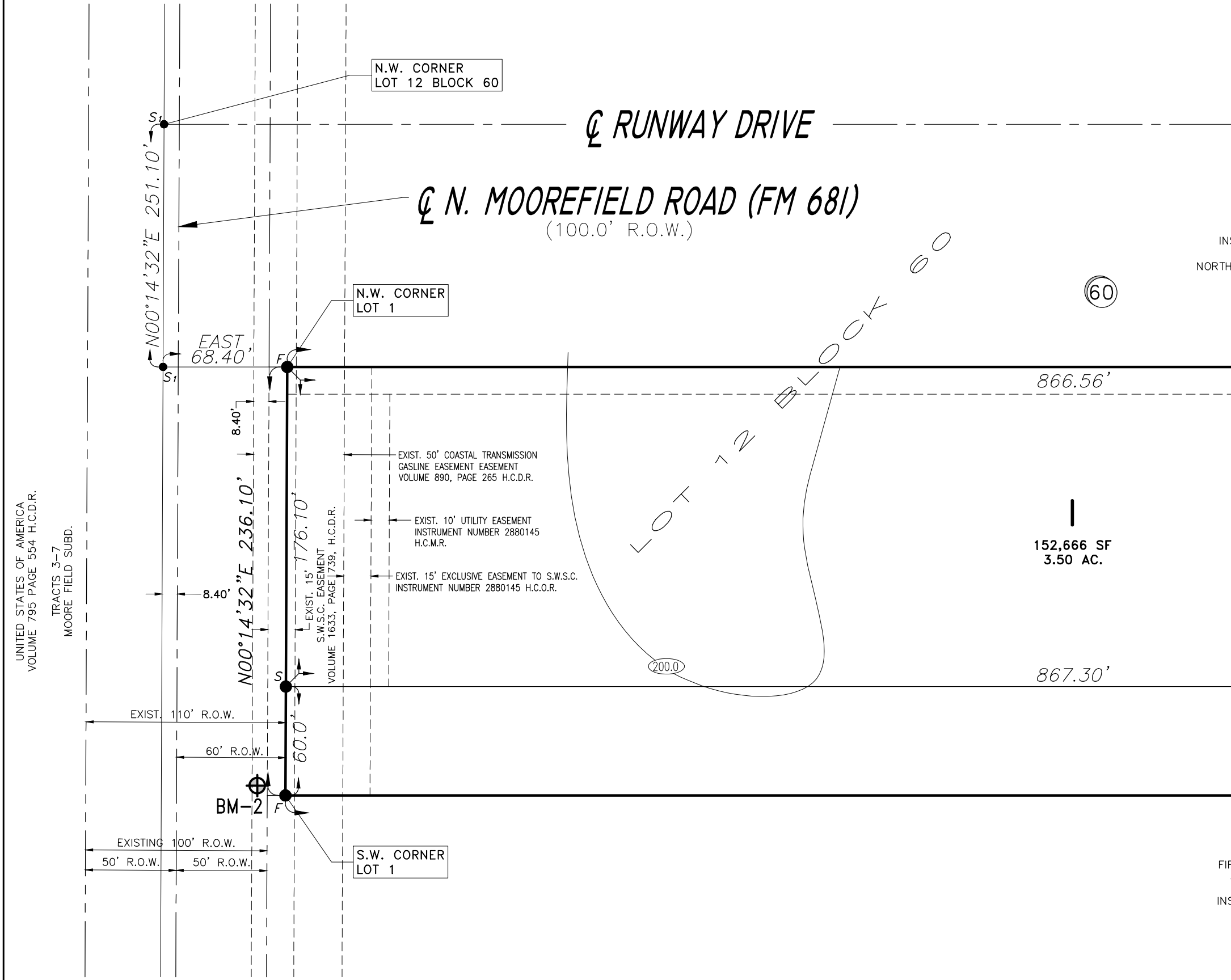
LOCATION

BALDERAS RANCH SUBDIVISION  
LOT 1 LOT 1A



N MOOREFIELD RD

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



SHEET NO. 1  
OF 2 SHEETS

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:	
REPLAT OF BALDERAS RANCH SUBDIVISION IS LOCATED IN WEST CENTRAL HIDALGO COUNTY IN H.C.P. #3 ON THE EAST SIDE OF MOOREFIELD ROAD, APPROXIMATELY 1 1/2 MILES NORTH OF MOOREFIELD ROAD (FM681) AND MONTE CRISTO (FM1925) INTERSECTION. THE NEAREST MUNICIPALITY IS THE CITY OF McALLEN POPULATION 138,082 (2015 CENSUS). ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN, REPLAT OF BALDERAS RANCH SUBDIVISION LIES ADJACENT TO THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.	
INDEX OF SHEETS	
	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.O. APPROVAL; REVISION NOTES; CITY APPROVAL AND H.C.H.D. CERTIFICATION
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

**METES AND BOUNDS DESCRIPTION**

A 6.70 ACRE TRACT OF LAND BEING ALL OF LOT 1, BALDERAS RANCH SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2880145, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN SECOND TRACT DESCRIBED IN PARTITION DEED RECORDED IN DOCUMENT NUMBER 2133064, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF FM 681 (MOOREFIELD ROAD) ALSO BEING THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3349673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **EAST 1,235.56 FEET** ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3349673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTH LINE OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3290153, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3349673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **SOUTH 236.10 FEET** ALONG SAID WEST LINE OF TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3290153, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE EAST LINE OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3214647, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **WEST 1,236.56 FEET** ALONG SAID NORTH LINE OF TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3214647, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTH LINE OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 681 BEING THE SOUTHWEST CORNER OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N00°14'32"E 236.10 FEET** ALONG SAID EAST RIGHT-OF-WAY LINE OF FM 681 ALSO BEING THE WEST LINE OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, TO THE POINT OF BEGINNING AND CONTAINING 6.70 ACRES OF LAND, MORE OR LESS.

**PLAT NOTES & RESTRICTIONS:**

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" ZONE "X" IS DEFINED AS COMMUNITY-PANEL NO. 480334 0300 D EFFECTIVE DATE: JUNE 06, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFY AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAN.

2. SETBACKS:

LOT 1: FRONT: 60.00 FEET OR EASEMENT, WHICHEVER IS GREATER REAR: 15.00 FEET ALONG THE NORTH SIDE OR EASEMENT, WHICHEVER IS GREATER 60.00 FEET ALONG THE SOUTH SIDE OR EASEMENT, WHICHEVER IS GREATER

LOT 2: FRONT: 60.00 FEET OR EASEMENT, WHICHEVER IS GREATER REAR: 15.00 FEET ALONG THE NORTH SIDE OR EASEMENT, WHICHEVER IS GREATER 60.00 FEET ALONG THE SOUTH SIDE OR EASEMENT, WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE THE 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.

5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

**BM-1** MC18-30" ALUMINUM PIPE PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. NORTHWEST INTERSECTION OF FM2993 & FM1925. ELEVATION 163.27 N.G.V.D. 83.

**BM-2** RAIL ROAD SPIKE IN A POWER POLE ADJACENT TO SOUTHWEST CORNER OF LOT 1. ELEVATION 201.91 N.G.V.D. 83.

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 **15,518.00 CUBIC-FEET (0.36 ACRE-FEET)** OF STORM WATER RUNOFF. LOT 1 SHALL DETAIN 8,107 CUBIC-FEET (0.186 ACRE-FEET) AND LOT 1A SHALL DETAIN 7,412 CUBIC-FEET (0.17 ACRE-FEET).

7. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

8. 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.

9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL & INDUSTRIAL USES 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.

11. 6.00' FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

12. 8.00 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

13. THE OWNER OF LOT 1A SHALL DEDICATE/DONATE THIRTY FEET (30.00') OF RIGHT-OF-WAY ALONG THE EAST SIDE OF LOT 1A SHOULD A FUTURE COLLECTOR ROADWAY BE REQUIRED ALONG THE EAST SIDE OF THIS SUBDIVISION.

14. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER DRAINAGE PLAN.

15. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT OF THIS PLAT.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL PLANNING MATERIALS PERMIT TO OCCUPANCY A LOT.

16. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

17. LEANDRO BALDERAS THE OWNER & SUBDIVIDER OF REPLAT OF BALDERAS RANCH SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

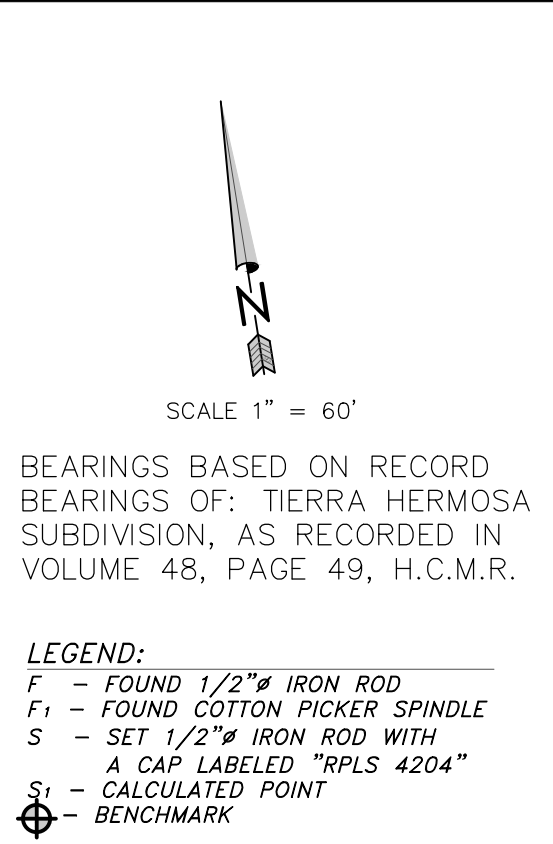
18. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

19. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

20. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN LEANDRO BALDERAS AND THE CITY OF McALLEN EXECUTED ON DECEMBER 7, 2017 AND RECORDED IN THE FOLLOWING INSTRUMENT-DOCUMENT NO. 2871379, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

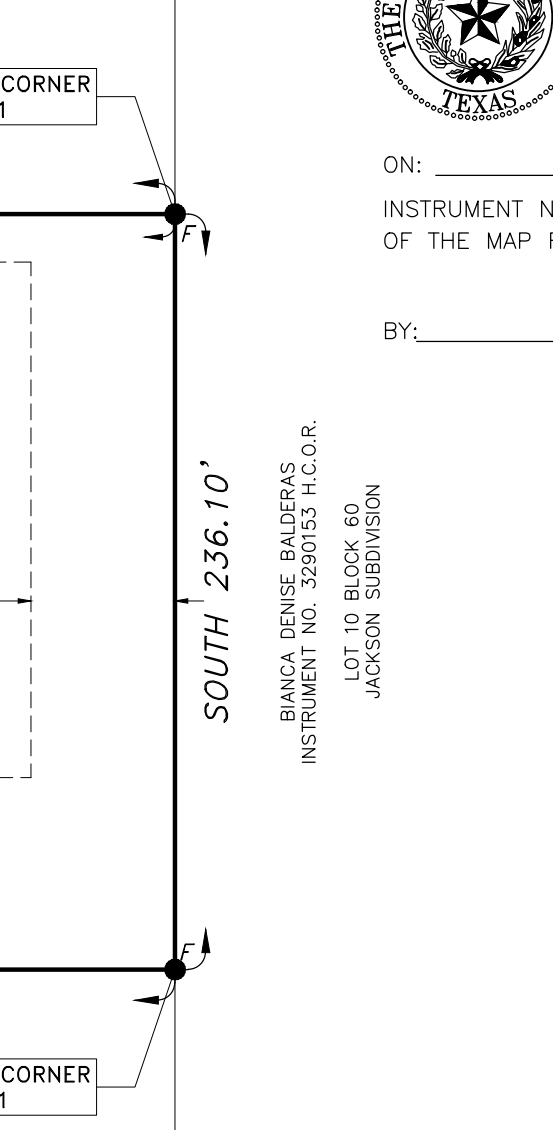
21. 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON N. MOOREFIELD RD. (FM681). SUBDIVISION ORIGINATE: SECTION 134-120

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



BEARINGS BASED ON RECORD BEARINGS OF: TIERRA HERMOSA SUBDIVISION, AS RECORDED IN VOLUME 48, PAGE 49, H.C.M.R.

**LEGEND:**  
F - FOUND 1/2" IRON ROD  
F1 - FOUND COTTON PICKER SPINDLE  
S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"  
S1 - CALCULATED POINT  
B - BENCHMARK



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

BY: \_\_\_\_\_ DEPUTY

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

BIANCA BENISE BALDERAS H.C.O.R.  
INSTRUMENT NO. 3260153 H.C.O.R.  
LOT 10 BLOCK 60  
JACKSON SUBDIVISION

SHAYLAND WATER SUPPLY CORPORATION:

I, **SHERILYN DAHLBERG**, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR **BALDERAS RANCH LOTS 1 AND 2 SUBDIVISION** LOCATED AT McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE AND FEDERAL AGENCIES.

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

SHERILYN DAHLBERG  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

DATE \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, RAUL GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING IMPROVEMENTS, VISIBLE UTILITY LINES OR RIGHTS 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 EDINBURG, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

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

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER #64790

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

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER #64790

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

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER #64790

PLAT OF  
**BALDERAS RANCH LOTS 1 AND 2 SUBDIVISION**

A 6.70 ACRE TRACT OF LAND BEING ALL OF LOT 1, BALDERAS RANCH SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2880145, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN SECOND TRACT DESCRIBED IN PARTITION DEED RECORDED IN DOCUMENT NUMBER 2133064, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: **OCTOBER 11, 2022**

SCALE IN FEET  
0 60' 120' 180'  
SCALE: 1" = 60'

PREPARED BY:  
DRAWN BY: **E.S.**

**R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
(7-800) 4 SURVEYOR (10015300)  
116 NORTH 12TH AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGAASSO@AOL.COM

**R.E. Garcia**  
Associates

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION

I, LEANDRO BALDERAS THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **BALDERAS RANCH LOTS 1 AND 2 SUBDIVISION** LOCATED AT McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE ALL STREET, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME THE PURPOSES THEREIN EXPRESSED, EITHER ON THE THE PLAT HEREOF OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT

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

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

LEANDRO BALDERAS  
22680 N. MOOREFIELD ROAD  
PALMHURST, TEXAS 78573

DATE \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **LEANDRO BALDERAS**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

CITY OF McALLEN  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE  
§212.009(C) & §212.0115(B)

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

MAYOR, CITY OF McALLEN \_\_\_\_\_ DATE \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **BALDERAS RANCH LOTS 1 AND 2 SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE §232.028(a)  
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **BALDERAS RANCH LOTS 1 AND 2 SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_







# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/2/2023

### SUBDIVISION NAME: RE-PLAT OF BALDERAS RANCH SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

N. Moorefield Road (FM 681): 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 recording.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*\*\*COM Thoroughfare Plan

N/S Collector(eastern boundary): 60 ft. of total ROW

Paving: 40 ft. Curb & gutter: both sides

Revisions Needed:

-Plat note#13 must be revised to include correct lot number, finalize prior to recording.

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

\*\*\*Balderas ranch subdivision was approved in final form at the Planning and Zoning Commission meeting of October 17,2017 subject to plat note regarding future dedication of ROW along eastern boundary. Plat note provided states" The owner of Lot 1 shall dedicate/donate thirty feet (30.00') of Right-of Way along the east side of lot 1 should future collector roadway be required along the east side of this subdivision.', wording or revisions for note as needed prior to recording.

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

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

\*\*\*\*\*COM Thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac.

\*\*Subdivision Ordinance: Section 134-105

Required

Required

Applied

Applied

Applied

NA

NA

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



<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	NA
<b>SETBACKS</b>	
* Front(Lot 1/Lot 2) :60.00 feet or easement, whichever is greater. **Existing setback as per recorded plat. ***Zoning Ordinance: Section 138-356  * Rear(Lot 1/Lot 2) : 60.00 feet or easement, whichever is greater. **Existing setback as per recorded plat. **Zoning Ordinance: Section 138-356  * Sides(Lot 1/Lot 2): 15.00 feet along the north side or easement, whichever is greater. 60.00 feet along the south side or easement, whichever is greater. **Existing setback as per recorded plat. ***Zoning Ordinance: Section 138-356  * Corner **Zoning Ordinance: Section 138-356  * Garage(Lot 1/Lot 2): 18 ft. except where greater setback is required; greater setback applies. Revisions Needed: -Include note as shown prior to recording. **Zoning Ordinance: Section 138-356  *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
	Applied
	Applied
	NA
	Required
	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on N. Moorefield Road (FM 681). ** Proposing:5 ft. wide minimum sidewalk required on N. Moorefield Road (FM 681). ***Subdivision Ordinance: Section 134-120  * Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46  * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46  *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Applied
	Required
<b>NOTES</b>	
*Must comply with City Access Management Policy.  * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.  * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.  * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
	NA
	Applied
	NA

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

<ul style="list-style-type: none"> <li>* 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.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing : ETJ (Extraterritorial jurisdiction) Proposed: ETJ (Extraterritorial jurisdiction)</li> <li>**Proposed land use is single-family.</li> <li>**Zoning Ordinance: Article V</li> </ul>	Completed
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval.</li> <li>***Zoning Ordinance: Article V</li> </ul>	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation for 2-Lot Single Family subdivision is waived.</li> </ul>	Completed
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>** As per Traffic Department, Trip Generation for 2-Lot Single Family subdivision is waived.</li> </ul>	NA

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



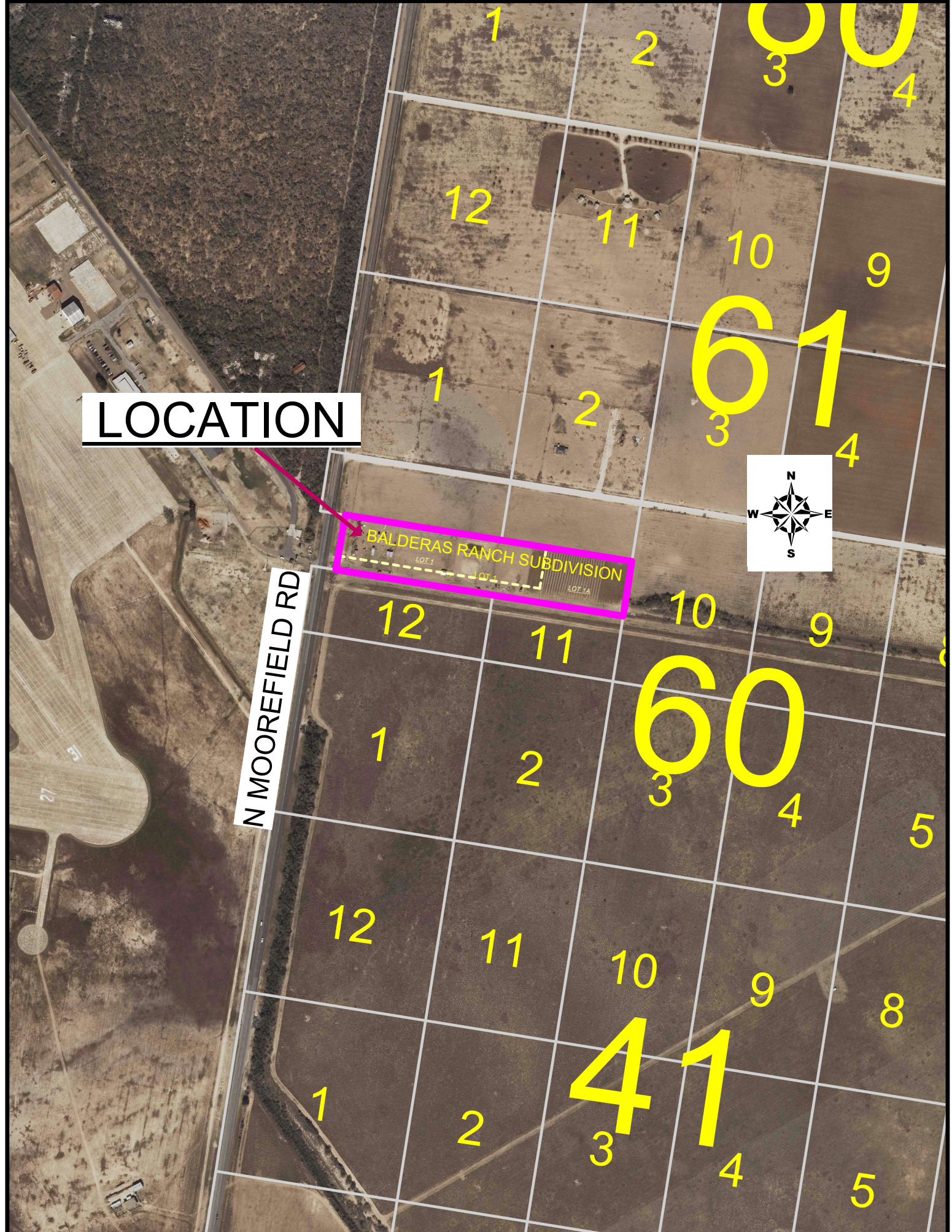
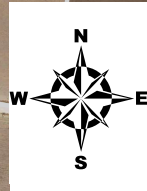
COMMENTS	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>**Revise name as shown, on plat and all corresponding documents as applicable: Balderas Ranch Lots 1A and 1 B Subdivision., Clarify proposed name change prior to recording.</p> <p>****Please provide ownership map to verify that no landlocked properties exist or will be created, prior to recording.</p> <p>*****Existing contractual agreement regarding public improvements must be revised/amended, finalize prior to recording.</p>	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



# LOCATION

N MOOREFIELD RD

BALDERAS RANCH SUBDIVISION  
LOT 1 LOT 2 LOT 3A





SUB 2023-0004



City of McAllen  
Planning Department

APPLICATION FOR  
SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>Lark Apartments Subdivision</u></p> <p>Location <u>Southeast Corner of Taylor Road and Mile 4 Road (Lark Road)</u></p> <p>City Address or Block Number <u>6320 N TAYLOR RD</u></p> <p>Number of lots <u>1</u> Gross acres <u>4.294</u> Net acres <u>5.49</u></p> <p>Existing Zoning <u>R-3A</u> Proposed <u>R-3A</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Ag</u> Proposed Land Use <u>R-3A</u> Irrigation District # <u>2</u> (United)</p> <p>Residential Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>\$</u></p> <p>Parcel No. <u>281987</u> Tax Dept. Review <u>E.V.</u></p> <p>Legal Description <u>John H Shary N279' W856.80' Lot 367 5.49 Ac. Gro. 4.30 Ac. Net</u></p>
Owner	<p>Name <u>Lark Heights Development LLC</u> Phone _____</p> <p>Address <u>5433 Westheimer Rd; Ste. 1100</u></p> <p>City <u>Houston</u> State <u>Tx</u> Zip <u>77056</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>Lark Heights Development LLC</u> Phone _____</p> <p>Address <u>5433 Westheimer Rd; Ste. 1100</u></p> <p>City <u>Houston</u> State <u>Tx</u> Zip <u>77056</u></p> <p>Contact Person <u>Fernando Estevan</u></p> <p>E-mail <u>fernando@m2-engineers.com</u></p>
Engineer	<p>Name <u>M2 Engineering, PLLC</u> Phone <u>956-600-8628</u></p> <p>Address <u>1810 E Griffin Parkway</u></p> <p>City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u></p> <p>Contact Person <u>Fernando Estevan</u></p> <p>E-mail <u>fernando@m2-engineers.com</u></p>
Surveyor	<p>Name <u>Manuel Carrizales, RPLS</u> Phone <u>512-470-1489</u></p> <p>Address <u>4807 Gondola Ave</u></p> <p>City <u>Edinburg</u> State <u>Tx</u> Zip <u>78542</u></p>

ENTERED

JAN 18 2023

Initial: NM

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

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

Signature \_\_\_\_\_ Date 1-13-2023

Print Name Fernando L. Estevan

Owner ☐

Authorized Agent ☒



6

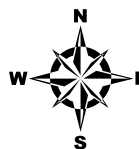
TAYLOR ROAD

SELINDA DR

377

VITO SUBDIVISION  
LOT 1

LOCATION



LARK AVE

PROPOSED LARK APARTMENTS  
SUBDIVISION

TAYLOR CROSSING

JAY AVE

367

KIWI AVE

N 51ST ST

N 50TH ST

IBIS AVE

SUBDIVISION

N 48TH LN

HERON AVE

TAYLOR ROAD

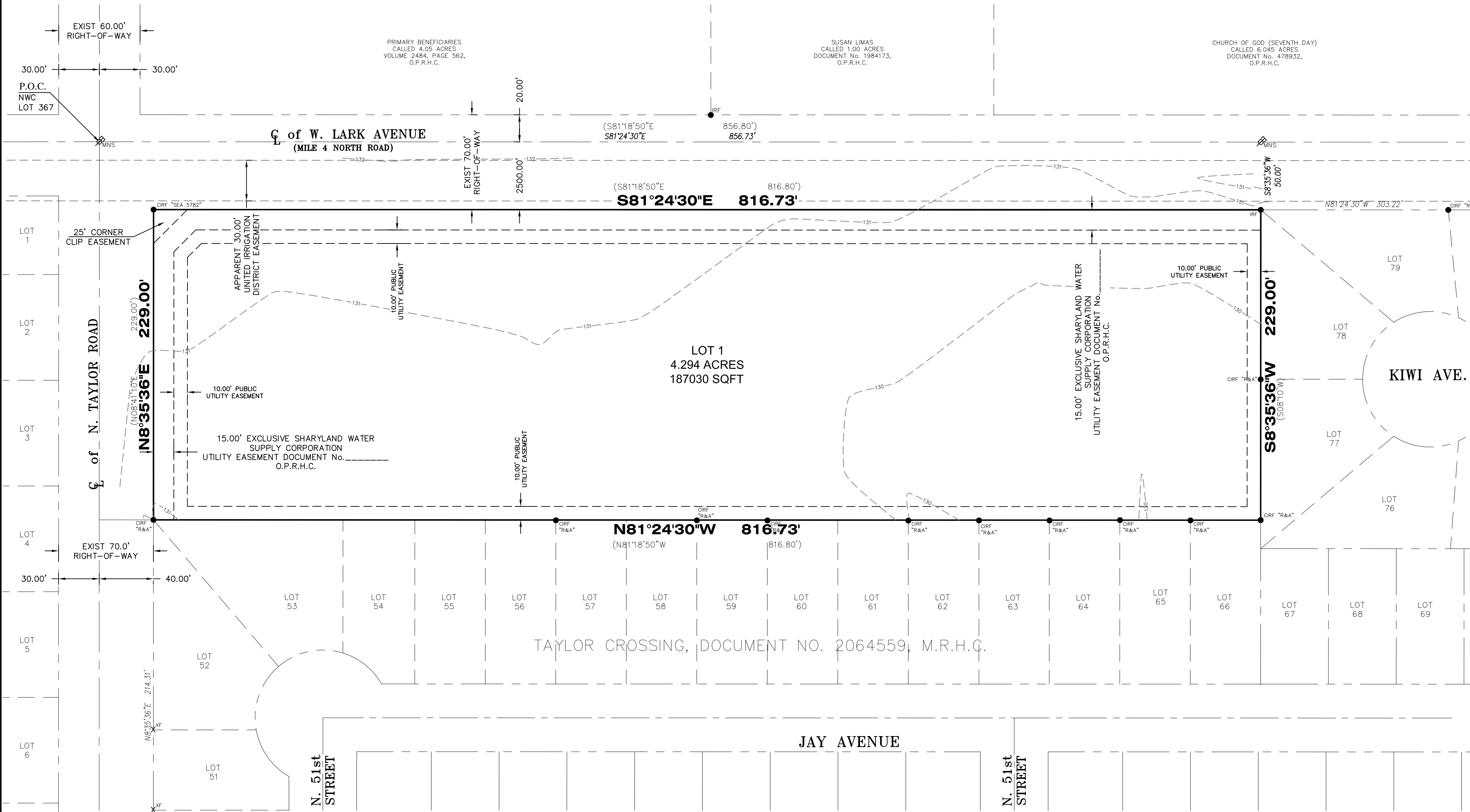
-10 6004 -10 6004 Z -11 6008

DRAINAGE  
DETENTION  
FACILITY

30' canal row



PREPARATION DATE: OCTOBER 2022  
SUBMITTAL DATE: SEPTEMBER 2022



**STATE OF TEXAS  
COUNTY OF HIDALGO**

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, LARK HEIGHTS DEVELOPMENT, L.L.C., SUBDIVIDER(S), AND OWNER(S) OF THE 4.294 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LARK APARTMENTS 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.

\_\_\_\_\_  
JAMES CASANOVAS OWNER  
5433 WESTHEIMER RD STE 1100  
HOUSTON, TEXAS 77056

DATE: \_\_\_\_\_

\_\_\_\_\_  
RODNEY MARTINEZ OWNER  
5433 WESTHEIMER RD STE 1100  
HOUSTON, TEXAS 77056

DATE: \_\_\_\_\_

\_\_\_\_\_  
JOSE TAMEZ OWNER  
5433 WESTHEIMER RD STE 1100  
HOUSTON, TEXAS 77056

DATE: \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF \_\_\_\_\_**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES CASANOVAS, 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 \_\_\_\_\_, 2022

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_ COUNTY, TEXAS

DATE MY COMMISSION EXPIRES \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF \_\_\_\_\_**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODNEY MARTINEZ, 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 \_\_\_\_\_, 2022

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_ COUNTY, TEXAS

DATE MY COMMISSION EXPIRES \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF \_\_\_\_\_**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE TAMEZ, 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 \_\_\_\_\_, 2022

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_ 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 LARK APARTMENTS SUBDIVISION PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
CHAIRMAN OF PLANNING AND ZONING COMMISSION

**STATE OF TEXAS  
CITY OF McALLEN  
MAYOR APPROVAL**

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

\_\_\_\_\_  
MAYOR, CITY OF McALLEN

ATTESTED BY: \_\_\_\_\_

\_\_\_\_\_  
CITY SECRETARY

**CERTIFICATION OF APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT No. 1**

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

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

DATE: \_\_\_\_\_

**UNITED IRRIGATION DISTRICT**

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT OF HIDALGO COUNTY SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM THIS SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN THIS SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES. AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS, IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

ATTEST: \_\_\_\_\_  
SECRETARY

DATE: \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT

DATE: \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, 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

DATE: \_\_\_\_\_

**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 PREPARE 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

DATE: \_\_\_\_\_

**METES AND BOUNDS**

BEING 4.294 ACRES OUT OF LOT THREE HUNDRED SIXTY-SEVEN (367), JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO MIGUEL A. LERMA AND WIFE LOURDES LERMA, RECORDED IN DOCUMENT NO. 2121639, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 4.294 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT THE NORTHWEST CORNER OF THE SAID LOT 367, SAME POINT BEING THE INTERSECTION OF W. LARK AVENUE (MILE 4 NORTH ROAD) AND TAYLOR ROAD, SAME BEING THE NORTHWEST CORNER OF A 1.19 ACRES TRACT OF LAND CONVEYED TO CITY OF McALLEN, RECORDED IN DOCUMENT NO. 2159431, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, S81°24'30"E, ALONG THE NORTH LINE OF THE SAID LOT 367, SAME BEING THE CENTERLINE OF W. LARK AVENUE (MILE 4 NORTH ROAD), A DISTANCE OF 856.73 FEET TO A CALCULATED POINT, THE NORTHEAST CORNER OF THE SAID 1.19 ACRES TRACT;

THENCE, S8°35'36"W, ACROSS THE SAID LOT 367, SAME BEING ACROSS THE RIGHT-OF-WAY OF W. LARK AVENUE (MILE 4 NORTH ROAD), A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND, ON THE NORTH RIGHT-OF-WAY OF W. LARK AVENUE (MILE 4 NORTH ROAD), SAME BEING THE SOUTHEAST CORNER OF THE SAID 1.19 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 79 OF A CALLED TAYLOR CROSSING, RECORDED IN DOCUMENT NO. 2064559, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S8°35'36"W, ALONG THE WEST LINE OF THE SAID TAYLOR CROSSING, A DISTANCE OF 229.00 FEET TO A CAPPED IRON ROD FOUND "R&A"; ALONG THE WEST LINE OF LOT 77, TAYLOR CROSSING, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°24'30"W, ALONG THE NORTH LINE OF THE SAID TAYLOR CROSSING, A DISTANCE OF 816.73 FEET TO A CAPPED IRON ROD FOUND "R&A"; ALONG THE WEST LINE OF LOT 53, TAYLOR CROSSING, SAME BEING THE EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, SAME BEING AN EXTERIOR CORNER OF THE SAID 1.19 ACRES TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N8°35'36"E, ALONG THE EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, SAME BEING ALONG THE BOUNDARY LINE OF THE SAID 1.19 ACRES TRACT, A DISTANCE OF 229.00 FEET TO A CAPPED IRON ROD FOUND "SEA 5782"; AN INTERIOR CORNER OF THE SAID 1.19 ACRES TRACT, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF W. LARK AVENUE (MILE 4 NORTH ROAD), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°24'30"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF W. LARK AVENUE (MILE 4 NORTH ROAD), A DISTANCE OF 816.73 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.294 ACRE OF LAND, MORE OR LESS.

**GENERAL NOTES:**

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C"

ZONE "C" AREAS, AREAS OF MINIMAL FLOODING. ACCORDING TO COMMUNITY-PANEL NO. 480334 0400 C, MAP REVISED: NOVEMBER 16, 1982.

2. SETBACKS:  
FRONT: 50.00 FEET, ALONG LARK  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER ALONG TAYLOR

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

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

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

ON-SITE B.M. NO. 1--

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

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

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

16. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG TAYLOR AND LARK

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

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

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

**SHARYLAND WATER SUPPLY CORPORATION:**

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE SANTA FE AT ALTON SUBDIVISION LOCATED AT ALTON IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES. DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

\_\_\_\_\_  
SHERILYN DAHLBERG  
GENERAL MANAGER

DATE: \_\_\_\_\_



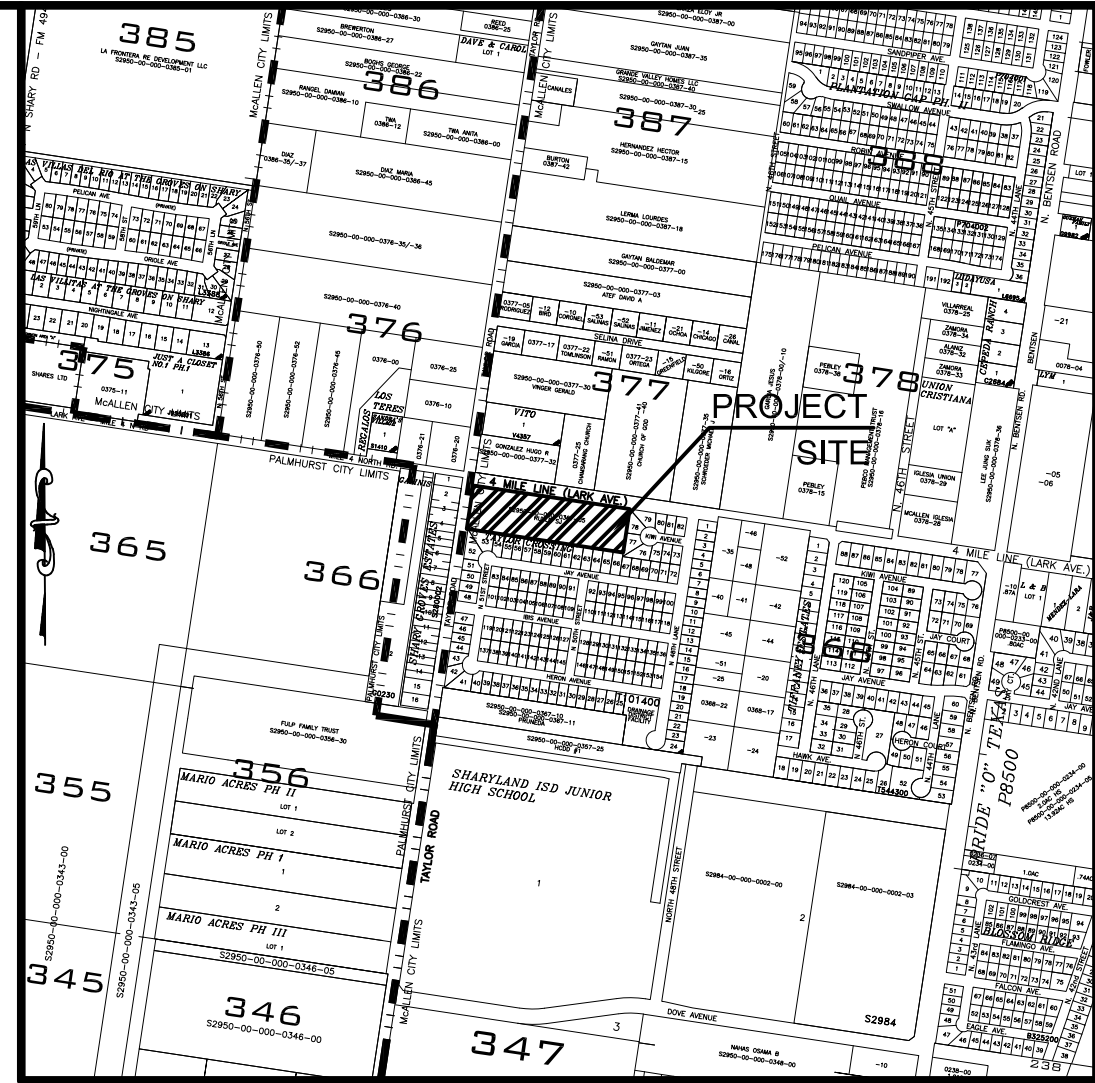
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JAMES CASANOVAS	5433 WESTHEIMER RD STE 1100	HOUSTON, TEXAS 77056	( ) -
OWNER: RODNEY MARTINEZ	5433 WESTHEIMER RD STE 1100	HOUSTON, TEXAS 77056	( ) -
OWNER: JOSE TAMEZ	5433 WESTHEIMER RD STE 1100	HOUSTON, TEXAS 77056	( ) -
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



LOCATION MAP  
SCALE: 1" = 1000'

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

SCALE: 1"=60'

**LEGEND**

- 1/2" CAPPED IRON ROD FOUND "CIRF"  
● 1/2" IRON ROD FOUND "IRF"  
○ PIPE FOUND "PFF"  
○ 1/2" IRON ROD SET WITH PINK CAP "CIRS"  
(50'00"00"W 0.0') - RECORD BEARING & DISTANCE  
MAG NAIL SET "MNS"  
▲ CALCULATED POINT "CP"

# LARK APARTMENTS SUBDIVISION

BEING 4.294 ACRES OUT OF LOT THREE HUNDRED SIXTY-SEVEN (367), JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS



**TBPELS FIRM REGISTRATION F-19545**

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





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/2/2023

### SUBDIVISION NAME: LARK APARTMENTS SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

N. Taylor Road: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW.  
Paving: 52 ft. - 65 ft. Curb & gutter: both side  
Revisions Needed:  
-Provide Dimensions on both sides of centerline, prior final, needed to establish dedication requirements.  
-Provide document number on plat exhibiting how existing ROW was dedicated, prior final.  
Provide document for staff review, prior to final.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are not built prior to recording.  
\*\*COM Thoroughfare Plan

Non-compliance

Lark Avenue (4 Mile Line): Dedication as needed for 50 ft. from centerline for 100 ft. ROW  
Paving: 65 ft. Curb & gutter: both sides  
Revisions Needed:  
-Revise street names as shown above were applicable, prior to final.  
-Provide Dimensions on both sides of centerline, prior final, needed to establish dedication requirements.  
-Provide document number on plat exhibiting how existing ROW was dedicated, prior final.  
Provide document for staff review, prior to final.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are not built prior to recording.  
\*\*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

Compliance

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
\*Alley/service drive easement required for commercial and multi-family properties.  
Revisions Needed:  
-Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end.  
\*\*Subdivision Ordinance: Section 134-106

Non-compliance

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

SETBACKS	
<p>N. Taylor Road / Lark Avenue (4 Mile Line): 40 feet, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to final. *Proposing: 50 feet along lark avenue. **Clarify proposed setbacks as variance request may be required, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to final. *Proposing: 15 feet or easement whichever is greater. **Clarify proposed setbacks, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to final. *Proposing: 25 feet or easement whichever is greater along Taylor. **Clarify proposed setbacks as variance request may be required, prior to final. ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: See front setback section above. Revisions Needed: -Add note as shown prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 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</p>	Non-compliance
<p><b>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</b></p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along N. Taylor Road and Lark Avenue (4 Mile Line). Revisions Needed: -Revise note#16, as shown above prior to final. **Proposing: A 5 foot wide minimum sidewalk required along Taylor and Lark ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. ****Please finalize plat note prior to final. ****Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Revise note#17 as shown above prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance



* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy ***As per Traffic Department, As per McAllen's Access Policy, Spacing requirement and corner clearance along Taylor Road (collector) is 200 ft. and for Mile 4(Lark, minor arterial) is 250 ft. from any entrance, exit or street. * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Include note, finalize wording for note once subdivision requirements have been established, prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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	TBD
	Required
	Non-compliance
	NA
	Applied
	Applied
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
	Compliance
<b>ZONING/CUP</b>	
* Existing :R-3A (Apartment Residential) District Proposed: R-3A (Apartment Residential) District ***Zoning Ordinance: Article V	Compliance

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
<b>PARKS</b>	
* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of dwelling units prior to final.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final.	TBD
* Pending review by the City Manager's Office.	TBD
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat. Pending Items: -As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Provide number of dwelling units prior to final.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS	Applied

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





LOCATION

SELINDA DR

377

VITO SUBDIVISION  
LOT 1

TRES REGALOS  
LOT 1

LARK AVE

PROPOSED LARK APARTMENTS  
SUBDIVISION

TAYLOR CROSSING



KIWI AVE

JAY AVE

N 51ST ST

367

IBIS AVE

N 48TH LN

TAYLOR ROAD

HERON AVE

N 50TH ST

IBIS SUBDIVISION

DRAINAGE  
DETENTION  
FACILITY

30' Canal



Sub 2023-0005



City of McAllen  
Planning Department  
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Concord Plaza  
Location N. 29th and Trenton Rd  
City Address or Block Number 2900 TRENTON RD  
Number of lots 1 Gross acres 3.45 Net acres 3.45  
Existing Zoning C-3L Proposed C-3L Rezoning Applied For ☐ Yes ☐ No Date \_\_\_\_\_  
Existing Land Use Abandoned Proposed Land Use Plaza Irrigation District # 1  
Residential Replat Yes ☐ No ☐ Commercial Replat Yes ☐ No ☐ ETJ Yes ☐ No ☐  
Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due 0  
Parcel No. 210602 L1300-00-000 Tax Dept. Review Quiera  
Legal Description 3.45 Acre being out of Lot 59, La Lomita Irrigation and Construction Company

Owner

Name Esperanza Villacana and Angel Urullu Phone 956-381-0981  
Address 2120 Dallas Ave  
City McAllen State Texas Zip 78501  
E-mail Robert@meldenandhunt.com

Developer

Name Avusa Marketing Company, Inc. Phone 956-572-0696  
Address 1623 Central Blvd, Suite 201  
City Brownsville State Texas Zip 78520  
Contact Person Antonio Del Pozo  
E-mail adelpozo@delpogroup.com

Engineer

Name Melden and Hunt Inc. Phone 956-381-0981  
Address 115 W. McIntyre Street  
City Edinburg State Texas Zip 78541  
Contact Person Roberto Tamez  
E-mail Robert@meldenandhunt.com

Surveyor

Name Same As Engineer Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_



## Proposed Plat Submittal

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

### PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owner's Signature

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

Signature  Date 01/20/2023

Print Name Roberto Tamez

Owner ☐

Authorized Agent ☒

SUBDIVISION

AUBURN AVE. (5 MILE RD.)  
PROPOSED MCALLEN I.S.D. AG  
FARM SUBDIVISION  
FFA Farm  
LOT 1

LOCATION

THREE LYNN'S SUBD.  
7616

PROPOSED CONCORD PLAZA  
SUBDIVISION  
2800

59

TRENTON RD

62

VERDIN AVE

SUBDIVISION PHASE 1

UMBRELLABIRD AVE

MADISON

UMAR AVE

TOUCAN AVE

PARK



AMHERST

ESTATES PHASE 1  
PHASE 2

MONTILLA  
SUBDIVISION

LOT 1  
PROPOSED PALM  
Electric Sub

TRENTON RD

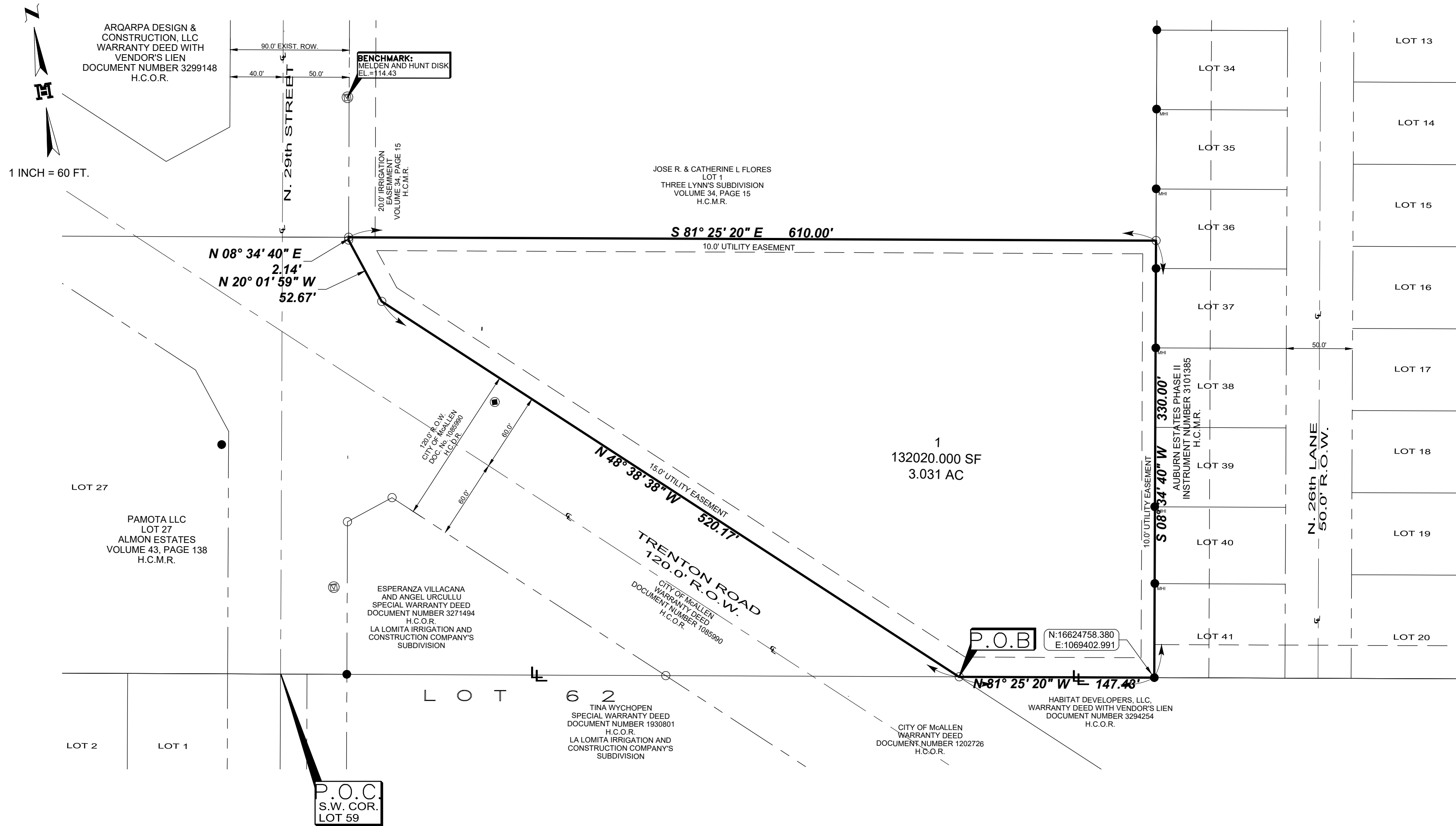
PARKWAY

THUNDER



SUBDIVISION MAP OF  
**CONCORD PLAZA  
SUBDIVISION**

BEING A SUBDIVISION OF 3.031 OF ONE ACRE SITUATED IN THE CITY OF  
MCALLEN, COUNTY OF HIDALGO TEXAS, OUT OF LOT 59, LA LOMITA  
IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO  
THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY  
MAP RECORDS



**METES AND BOUNDS DESCRIPTION:**

A tract of land containing 3.031 acres situated in the City of McAllen, County of Hidalgo Texas, out of Lot 59, La Lomita Irrigation and Construction Company's Subdivision, according to the plat thereof recorded in Volume 24, Page 68, Hidalgo County Deed Records, which said 3.031 acres being out of a certain tract conveyed to Esperanza Villacana and Angel Urcullu, by virtue of a Special Warranty Deed recorded under Document Number 3271494 Hidalgo County Official Records, said 3.031 acres also being more particularly described as follows:

COMMENCING, at the Southwest corner of said Lot 59, and within the existing right-of-way of N. 29<sup>th</sup> Street;

THENCE, S 81° 25' 20" E, along the South line of said Lot 59, at a distance of 50.00 feet pass a No. 4 rebar found on the existing East right-of-way line of N. 29<sup>th</sup> Street, continuing a total distance of 512.65 feet to a No. 4 rebar set on the existing North right-of-way line of Trenton Road, for the POINT OF BEGINNING, and the Southwest corner of this herein described tract;

- THENCE, N 48° 38' 38" W, along the existing North right-of-way line of Trenton Road, a distance of 520.17 feet to a No. 4 rebar set, for the beginning of a cut back corner, for an outside corner of this tract;
- THENCE, N 20° 01' 59" W, along said out back, a distance of 52.67 feet, to a No. 4 rebar set on the existing East right-of-way line of N. 29<sup>th</sup> Street, for the end of said cut back corner, for an outside corner of this tract;
- THENCE, N 08° 34' 40" E, along the existing East right-of-way line of N. 29<sup>th</sup> Street, a distance of 2.14 feet to a No. 4 rebar set on the Southwest corner of Lot 1, Three Lynn's Subdivision according to the plat thereof recorded in Volume 34, Page 15, Hidalgo County Map Records, for the Northwest corner of this tract;
- THENCE, S 81° 25' 20" E, along the South line of said Lot 1, Three Lynn's Subdivision, a distance of 610.00 feet, to a No. 4 rebar set on the West line of Auburn Estates Phase II according to the plat thereof recorded in Instrument Number 3101385, Hidalgo County Map Records, for the Northeast corner of this tract;
- THENCE, S 08° 34' 40" W along the West line of said Auburn Estates Subdivision, a distance of 330.00 feet to a No. 4 rebar found [Northing: 16624758.380, Easting: 1069402.991] on the South line of said Lot 59 and the North line of said Lot 62, for the Southeast corner of this tract;
- THENCE, N 81° 25' 20" W, along the South line of said Lot 59, and North line of said Lot 62, a distance of 147.43 feet, to the POINT OF BEGINNING and containing 3.031 acres of land, more or less.

- LEGEND**
- FOUND No.4 REBAR
  - FOUND CONCRETE MONUMENT
  - ▲ FOUND PK NAIL
  - FOUND "X" MARK ON CONCRETE
  - ⊗ SET "X" MARK ON CONCRETE
  - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - S.W. COR. - SOUTHWEST CORNER
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING

DRAWN BY: L.H. DATE 01-19-2023  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

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

**GENERAL NOTES :**

- THIS SUBDIVISION IS IN FLOOD ZONE "C". ZONE "C" IS DETERMINED "AS AREAS OF MINIMAL FLOODING, ZONE "C" SHOWN ON ; COMMUNITY-PANEL NUMBER: 480343 0505 C MAP REVISED: NOVEMBER 02, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
FRONT: AS SHOWN ON PLAT  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.  
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
- CITY OF McALLEN BENCHMARK: MELDEN AND HUNT DISK  
N=16625280.3610' E=16625280.3610' ELEVATION=114.426'
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 24.520 C.F. - - - - - Ac.-Ft. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG TRENTON ROAD.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISIONS IMPROVEMENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- COMMON AREAS, PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, TC.
- MINIMUM 25 FT. PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR THIS PROPERTY AND MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- RECIPROCAL AGREEMENT HAS BEEN ESTABLISHED AND RECORDED IN Doc. No. 3293305 H.C.O.R.
- SITE PLAN APPROVAL BY THE PLANNING AND ZONING COMMISSION REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.
- A SERVICE ACCESS DRIVE MAY BE REQUIRED AT BUILDING PERMIT STAGE.

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

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

MAYOR, CITY OF McALLEN \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY DRAINAGE DISTRICT:**

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

**LIENHOLDER CONSENT:**

FW FUNDING LLC, AS SUCCESSOR TRUSTEE UNDER THE DEED OF TRUST DATED SEPTEMBER 24, 2021, RECORDED IN DOC. No. 3269033, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, SECURING THE PAYMENT OF ONE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$385,000.00 AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS OF SAID DEED OF TRUST, PAYABLE AS THEREIN PROVIDED TO THE ORDER OF FW FUNDING LLC, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSE AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FW FUNDING LLC.

BY: \_\_\_\_\_  
7000 NORTH 10TH STREET  
2ND FLOOR, STE. C5  
MCALLEN, TEXAS 78504

STATE OF §  
COUNTY OF §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY \_\_\_\_\_, 2023 BY \_\_\_\_\_, AUTHORIZED SIGNER, FW FUNDING, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED ON BEHALF OF ANGEL URCULLU AND ESPERANZA VILLACANA.

NOTARY PUBLIC, \_\_\_\_\_  
IN AND FOR THE STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

ESPERANZA VILLACANA \_\_\_\_\_ DATE \_\_\_\_\_

ANGEL URCULLU  
2120 DALLAS AVE  
MCALLEN, TEXAS 78501 \_\_\_\_\_ DATE \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ESPERANZA VILLACANA AND ANGEL URCULLU KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

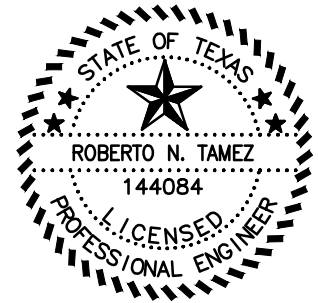
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

ROBERTO N. TAMEZ, PROFESSIONAL ENGINEER No. 144084  
STATE OF TEXAS

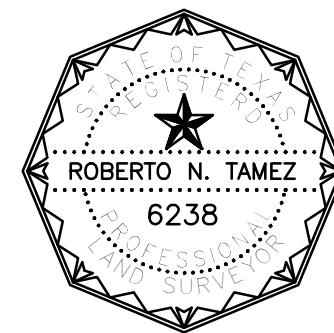
DATE PREPARED: 01/19/2023  
ENGINEERING JOB # 22182



STATE OF TEXAS  
COUNTY OF HIDALGO

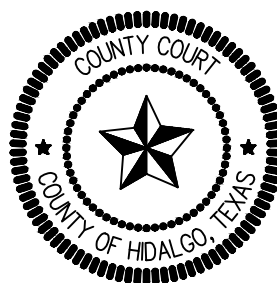
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,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

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.



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

DATE SURVEYED: 01/19/2023  
SURVEY JOB # 22182.02.08



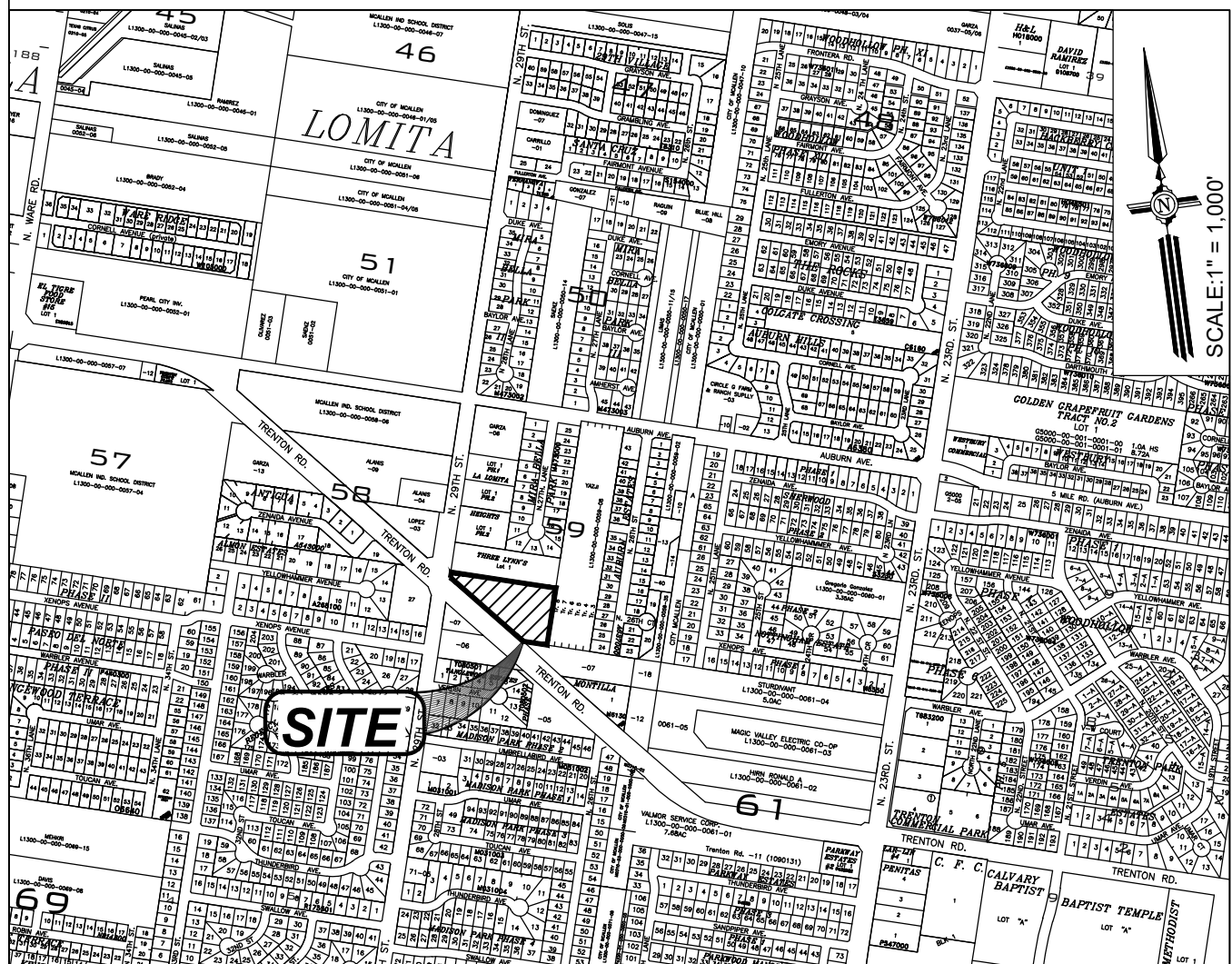
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

**LOCATION MAP**





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/2/2023

### SUBDIVISION NAME: CONCORD PLAZA

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

Trenton Road: 60 ft. from centerline for 120 ft. Total ROW.

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

Revisions Needed:

-Include "Existing" Labeling in ROW, prior to final.

-Provide document regarding existing ROW 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.

N.29th Street: Dedication as needed for 50 ft. centerline for 100 ft. Total ROW.

Paving 65 ft. Curb & gutter : Both Sides

Revisions needed:

-Provide document number on plat regarding existing dedication, prior to final.

-Provide document regarding existing ROW for staff review, prior to final.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac.

\*\*Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

Applied

Compliance

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

Revisions Needed:

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

-Clarify plat note #16 and #19, prior to final.

\*\*Subdivision Ordinance: Section 134-106

Non-compliance



SETBACKS	
<p>* Front: Trenton Road/N.29th Street: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Revise plat note as shown above or clarify proposed setback note, prior to final. *Proposing: As shown on plat. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	Applied
<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>	Applied
<p>* Corner: See front setback section above. Revisions Needed: -Add note as shown above, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: Commercial Development. **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along Trenton Road and N. 29th Street. Revisions Needed: -Revise plat note#8, as shown above prior to final. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. ***Please finalize plat note prior to final. **Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **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. Revisions needed: -Remove plat note #11 prior to final, it is a requirement but not needed as a plat note.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along _____. **Must comply with City Access Management Policy ***As per Traffic Department, access Management Policy requires 360 ft spacing between accesses along Trenton Road and 250 ft. for N. 29th Street.</p>	TBD

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

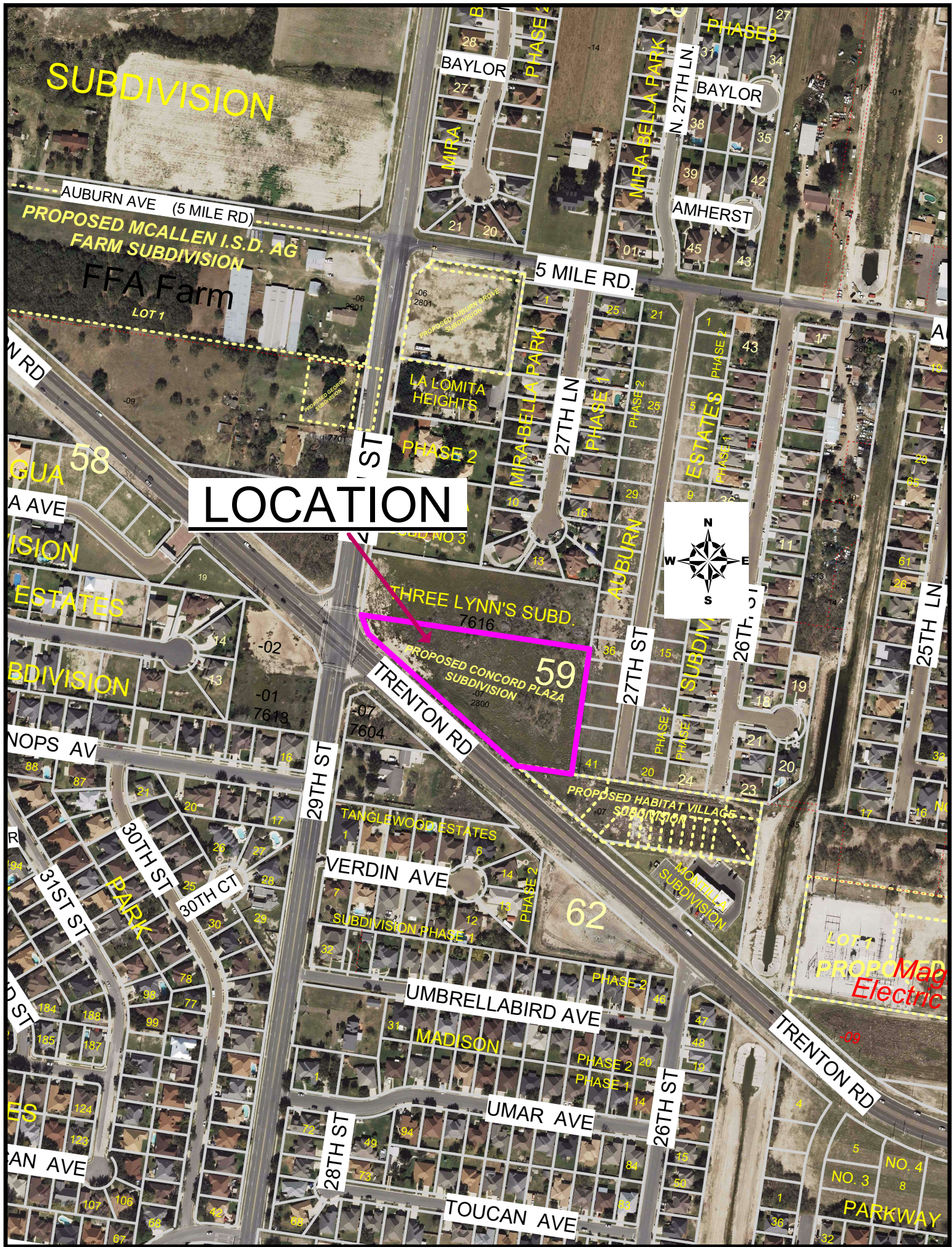
<p>Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions needed: - Remove plat note #18 as it is not needed, site plan will be reviewed by the Planning and Development Departments.</p> <p>* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Revisions needed: - Clarify and revise plat note #14 as shown above and once finalized 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 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. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Non-compliance
	Non-compliance
	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<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
<b>ZONING/CUP</b>	
<p>* Existing: C-3L Proposed: C-3L ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	Compliance
	Applied
<b>PARKS</b>	
<p>* Land dedication in lieu of fee.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p> <p>* Pending review by the City Manager's Office.</p>	NA
	NA
	NA
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Non-compliance
	TBD

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

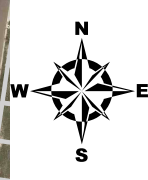


COMMENTS	
<p>Comments/Revisions needed:</p> <ul style="list-style-type: none"><li>- There appears to be a recorded subdivision with the same name, revise accordingly prior to final.</li><li>- Revise plat note #13 as follow: "25 ft. X 25 ft. sight obstruction easement required at all street intersections," prior to final.</li><li>- Remove plat note #17 since it does not pertain to this subdivision prior to final.</li></ul> <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.	Applied





LOCATION



PROPOSED MAG Electric



# Planning & Zoning Commission Board

2023

Election of Chairperson

# Planning & Zoning Commission Board

2023

Election of

Vice-Chairperson











# PLANNING DEPARTMENT

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



## 2023 CALENDAR

### Meetings:





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

### Deadlines:





D- Zoning/CUP Application      N - Public Notification

\* **Holiday** - Office is closed





### JANUARY 2023

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





### FEBRUARY 2023

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





### MARCH 2023

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





### APRIL 2023

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

### MAY 2023

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

### JUNE 2023



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

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



## 2023 CALENDAR








### Meetings:

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









### Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- \* **Holiday** - Office is closed









### JULY 2023

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









### AUGUST 2023

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










### SEPTEMBER 2023

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






### OCTOBER 2023

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

### NOVEMBER 2023

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

### DECEMBER 2023

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