AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JANUARY 10, 2024 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Approval/disapproval of minutes for the December 19, 2023 meeting

2) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:
 - 1. Request of Abigail L. Quinn for a Conditional Use Permit, for one year, for a home occupation (Boutique Facial Spa) at Lot 6, Block 1, Bonita Heights Subdivision; 1507 Fern Avenue. (CUP2023-0167)
 - 2. Request of Ruben Martinez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at 0.86 acre out of a part or portion out of Lots 3, 4, 6 and all of Lots 7 and 8, Block 54, a part or portion out of a 20' alley, North McAllen Subdivision and 0.37 acre adjoining the south line of said Block 54, Hidalgo County, Texas; 110 North 16th Street, Suite B. (CUP2023-0169)
 - **3.** Request of Melden and Hunt, Inc., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD), Campo De Suenos Phase II, and (Proposed) Campo De Suenos Phase III, at 13.908 acres, out of Lots 45 and 52, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8300 North Ware Road. (CUP2023-0131)
 - 4. Request of Melden and Hunt of (Proposed) Harvest Cove Phase I and II, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD), at 18.677 acres, out of Lots 138 and 137, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2601 North Ware Road. (CUP2023-0161)
- **b)** REZONING:
 - 1. Rezone from R-1 (single-family residential) District to C-3 (general business) District: Lot 8, Rowland Addition Subdivision, Hidalgo County, Texas; 2312 Galveston Avenue. (REZ2023-0059)

- Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: Lot 1, Yuma Subdivision, Hidalgo County, Texas; 2400 South McColl Road. (REZ2023-0060)
- **3.** Rezone from R-2 (Duplex-Fourplex Residential) District to C-2 (Neighborhood Commercial) District: Lots 1, Block 2, Nelson Addition Subdivision, Hidalgo County, Texas; 803 South 15th Street. (**REZ2023-0061**)

3) SITE PLAN:

a) Site Plan Approval for LOT 2-A, Trenton Crossing Shopping Center Phase 2-B Subdivision, Hidalgo County, Texas; 7912 North 10th Street. (SPR2023-0044)

4) SUBDIVISIONS:

- a) Replat of Lot 2 Sharyland Business Park No. 11 Subdivision, 5501 Honduras Avenue, M & S Estate, Ltd. (SUB2023-0139) (PRELIMINARY) STIG
- b) Neuhaus Estates II Subdivision, 4223 Neuhaus Drive, Castores Builders, LLC (SUB2023-0140) (PRELIMINARY) MAS
- c) Re-plat of the District Phase I Subdivision, 7901 North 10th Street, Domain Development, Corp (SUB2023-0141) (PRELIMINARY) M&H
- d) Barton Subdivision, 8501 North Main Street, Antonio Esparza (SUB2023-0082) (REVISED PRELIMINARY) TE
- e) Maebelle Estates Subdivision, 11201 North Moorefield Road, Onesimo Guerrero & Griselda Gutierrez (SUB2023-0076) (REVISED FINAL) M2E

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.

12/19/2023 MEETING MINUTES TO BE UPLOADED ON MONDAY, 1/8/2024.

Planning Department

Memo

TO: Planning and Zoning Commission

- FROM: Planning Staff
- DATE: January 3, 2024
- SUBJECT: REQUEST OF ABIGAIL L. QUINN FOR A CONDITONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (BOUTIQUE FACIAL SPA) AT LOT 6, BLOCK 1, BONITA HEIGHTS SUBDIVISION; 1507 FERN AVENUE (CUP2023-0167)

BRIEF DESCRIPTION:

The subject property is located along the south side of Fern Avenue, approximately 103 feet east of North 16th Street and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions. Surrounding land use is single-family residential. A home occupation is permitted in an R-1 District with a Conditional Use Permit (CUP) and in compliance with requirements.



HISTORY:

The initial Conditional Use Permit for the spa home occupation was approved on February 16, 2016. The Conditional use Permit was renewed annually, but lapsed in 2022. Due to the expired status, the application will follow the approval process as a new application.

REQUEST/ANALYSIS:

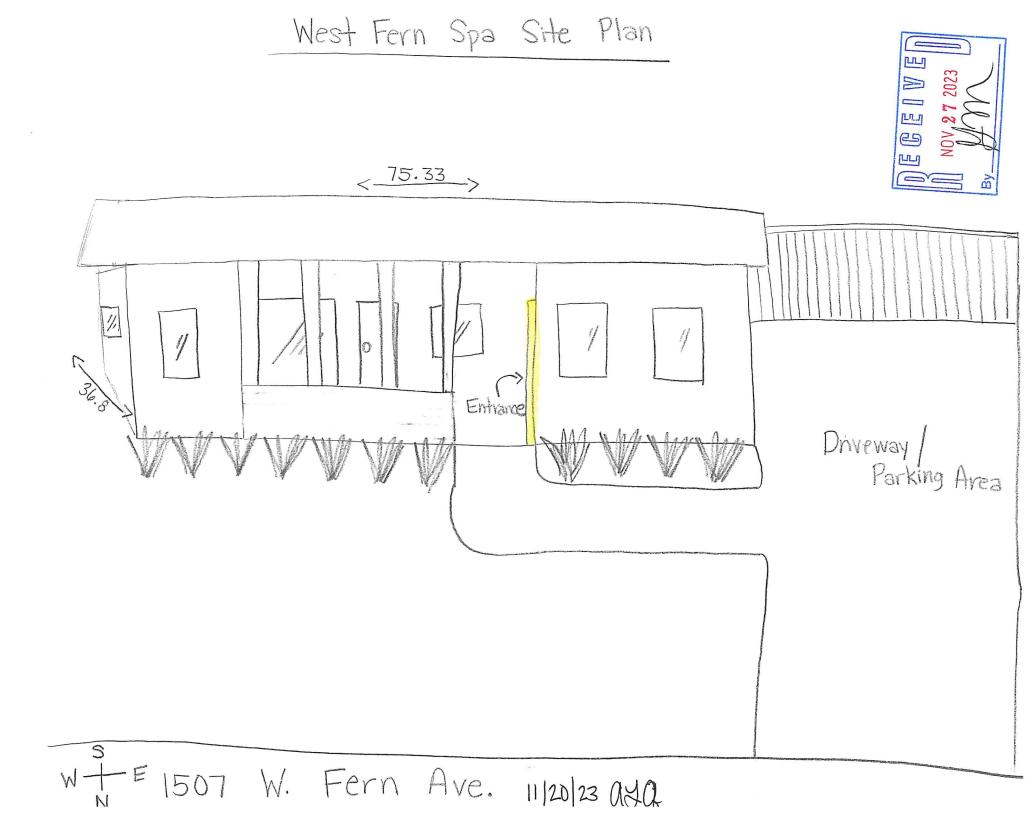
The applicant is proposing to operate a Boutique Facial Spa business from the existing residence. The hours of operation are Monday through Friday between the hours of 9 a.m. to 5 p.m. with only one employee. Staff has not received any calls or emails in opposition to the Conditional Use Permit Request.

The Fire Department has inspected the location and has allowed CUP process to continue. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The establishment must also comply with requirements set forth in Section 138-118 (a)(1) of the Zoning Ordinance as follows:

- a) The home occupation shall be clearly secondary to the residential use. The applicant resides at this address.
- b) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district. No signs are proposed.
- c) No exterior display or alterations indicating that the building is being used for any purpose other than residential shall be permitted.
- d) No more than one additional unrelated employee other than immediate family members residing on the premises shall be permitted. There is only one employee.
- e) No outside storage of materials or products shall be permitted. The applicant proposes no outside storage;
- f) Traffic generated by the proposed use shall not exceed 10 % of the average load per hour per street. Customers are to be scheduled by appointment.
- g) No retail sales shall be permitted. No retails sales are proposed;
- h) No additions to the residence or accessory building specifically to accommodate the use shall be permitted; the applicant proposes no additions or accessory building to accommodate the business.
- j) The propose use shall take place in the primary residential structure rather than a detached garage or accessory building.
- k) The proposed use shall take place at the location specified on the permit.

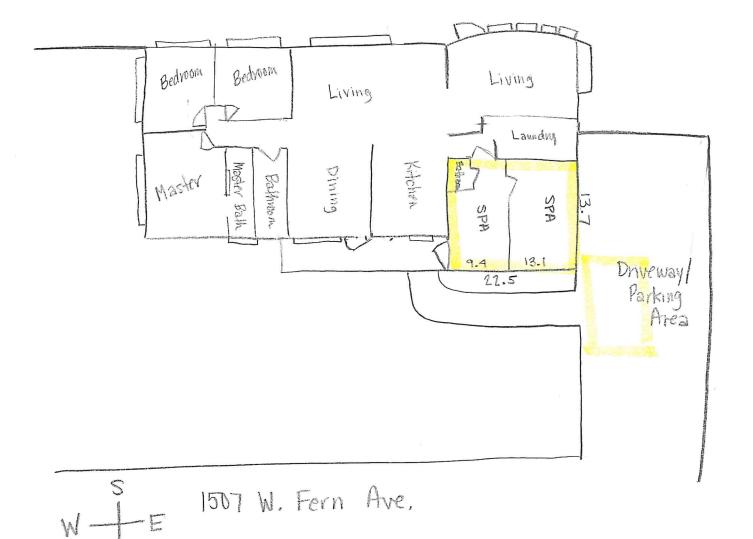
RECOMMENDATION:

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



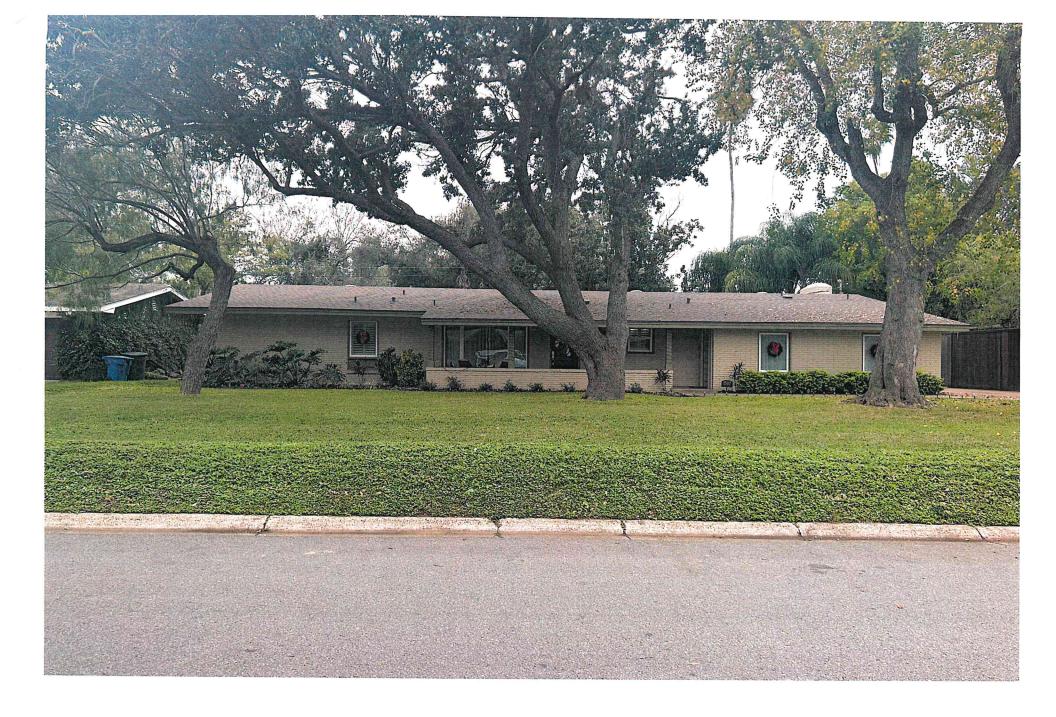
West Fern Spa Floor Plan





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11/20/22 AMA





Planning Department

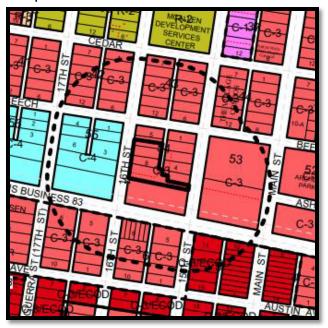
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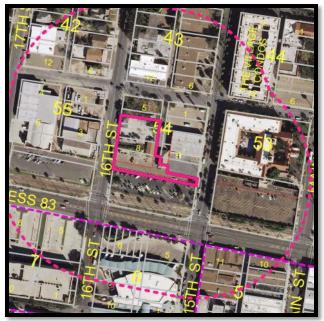
TO: Planning and Zoning Commission

FROM: Planning Staff

- DATE: January 3, 2024
- SUBJECT: REQUEST OF RUBEN MARTINEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR, AT 0.86 ACRE OUT OF A PART OR PORTION OUT OF LOTS 3, 4, 6 AND ALL OF LOTS 7 AND 8, BLOCK 54, A PART OR PORTION OUT OF A 20' ALLEY, NORTH MCALLEN SUBDIVISION AND 0.37 ACRE ADJOINING THE SOUTH LINE OF SAID BLOCK 54, HIDALGO COUNTY, TEXAS; 110 NORTH 16TH STREET, SUITE B. (CUP2023-0169)

BRIEF DESCRIPTION: The property is located north of Highway Business 83 between North 15th and North 16th Street. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions except to the west across North 16th street there is C-4 (commercial industrial) District. Surrounding land uses are Jamaican Jerk Stop restaurant, an auto parts retail store, Balsero Latin Kitchen and Seafood, JPC Recycling, Mercancia Credencial, and a parking facility for the McAllen Central Station. A Bar is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.





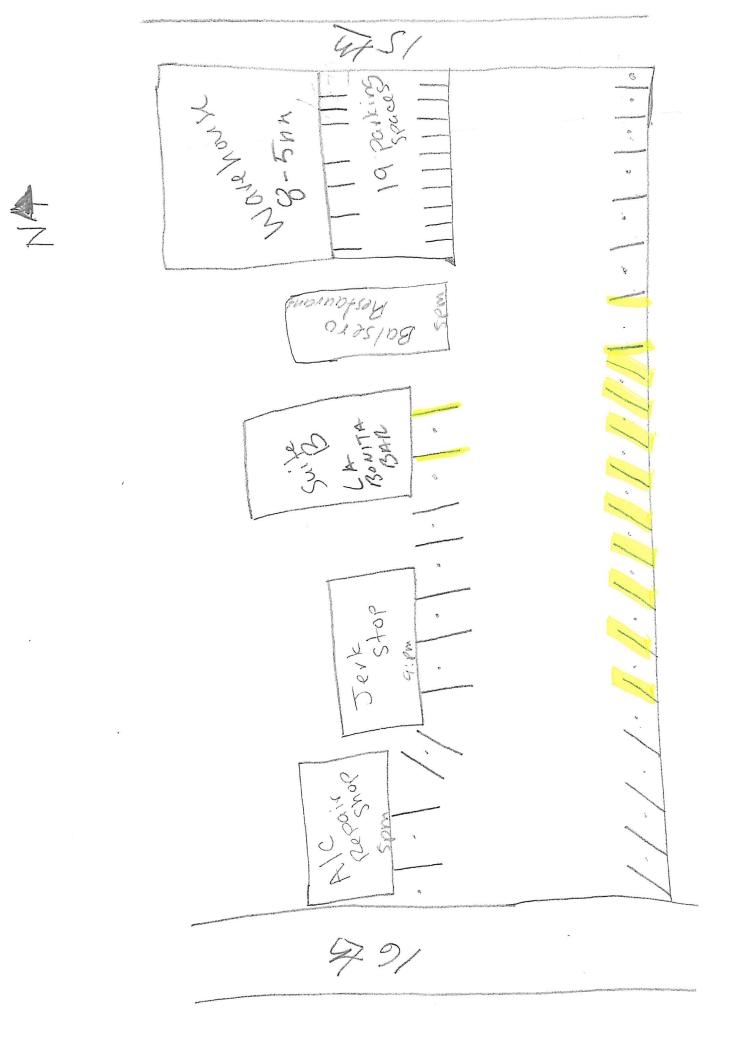
HISTORY: This is the initial application for a Conditional Use Permit for a bar at this location.

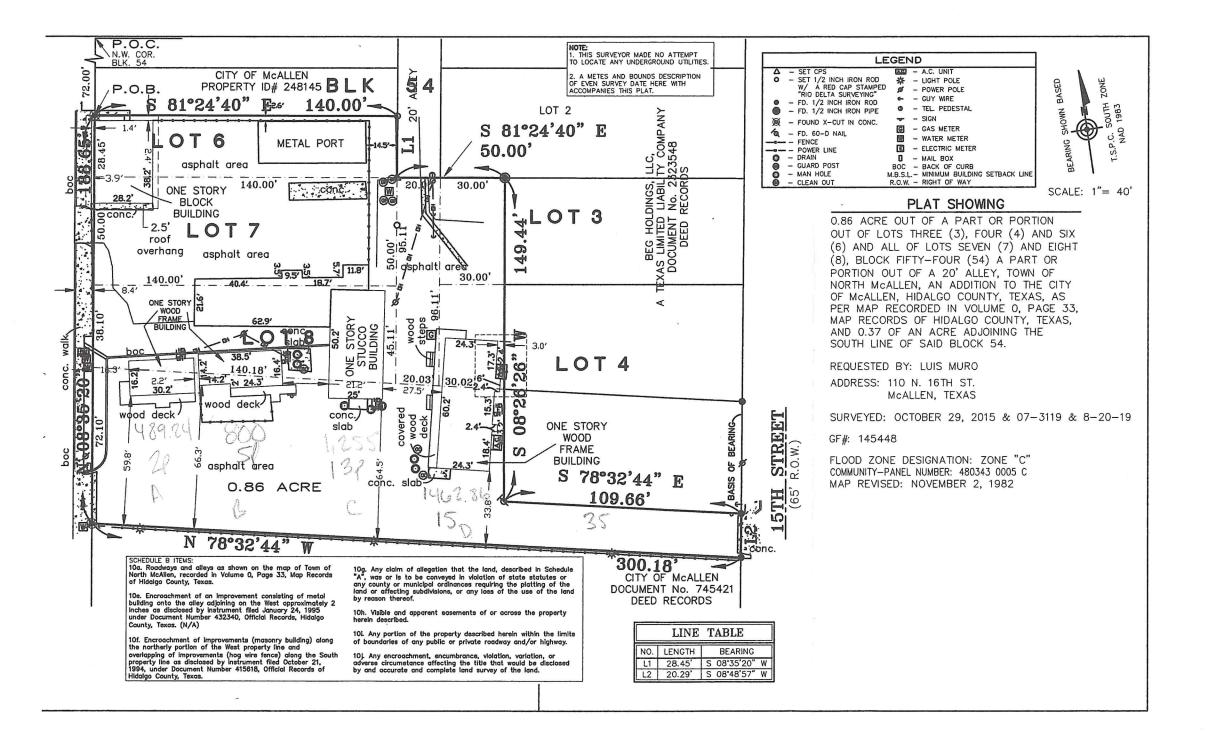
SUMMARY/ANALYSIS: The applicant is proposing to operate a bar in the 1,255 square ft. Building. The proposed business hours are Tuesday through Saturday from 5 p.m to 2 a.m. Required parking for the proposed bar is 13 parking spaces and 10 are provided. The area location contains 30 parking spaces. The applicant is proposing to obtain a parking agreement to accommodate parking requirements and overflow parking.

The Fire Department and the Health Department are pending inspections. The Planning Department has received no inquiries regarding this proposed establishment. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

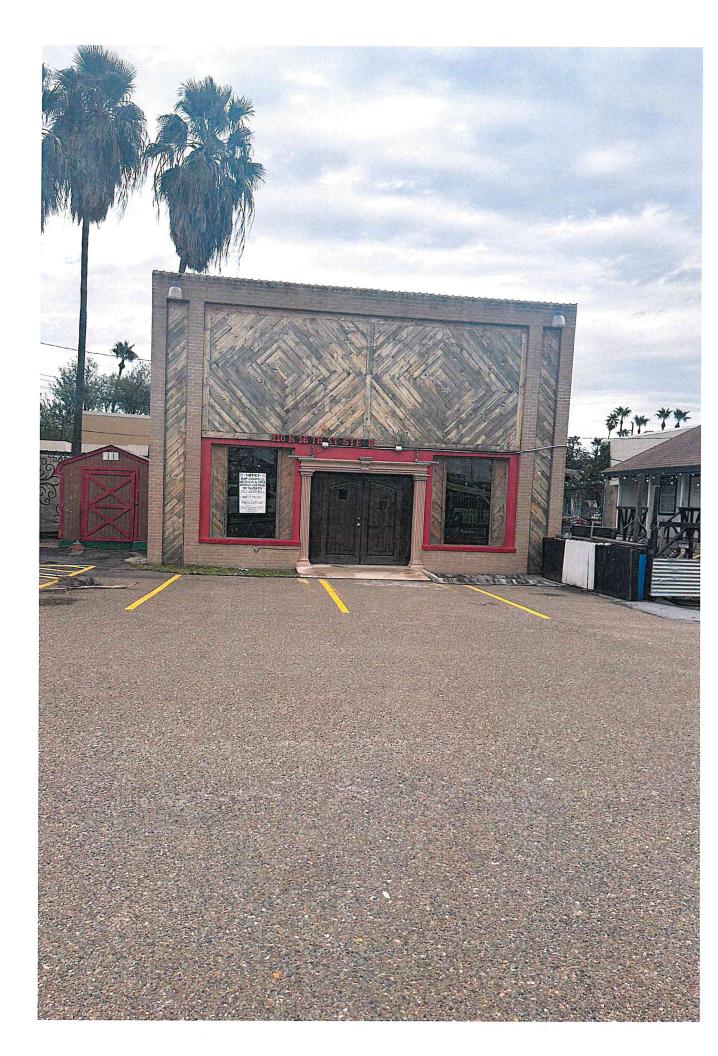
- 1) The property line of the Lot of the above mentioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from a publicly owned property to the north and adjacent to the south.
- 2) The business must be as close as possible to a major arterial and not generate traffic onto residential sized streets.
- 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. The 1,255 sq. ft. bar would require 13 parking spaces; and 10 parking spaces are provided for a deficiency of three parking spaces.
- 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.

RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement listed above as #1 (distance to a publicly owned property) of Section 138-118(a)(4)(a) and #3 (parking requirements) of Section 138-118(a)(4)(c) of the Zoning Ordinance.





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Planning Department

Memo

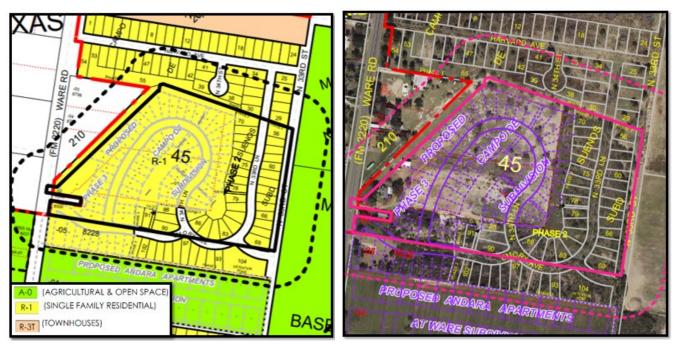
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 11, 2023

SUBJECT: Request of Melden and Hunt, Inc., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD), Campo De Suenos Phase II, and (Proposed) Campo De Suenos Phase III, at 13.908 acres, out of Lots 45 and 52, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8300 North Ware Road. (CUP2023-0131)

BRIEF DESCRIPTION: The subject property is located along the east side of North Ware Road and north of Auburn Avenue. The property consists of 23.663 acres of vacant land. The property is zoned R-1 (single family residential) District. The adjacent zoning is A-O (agricultural and open space) District to the east and south, R-3T (multifamily townhouses) District to the north and ETJ (extra-territorial jurisdiction) to the west. A Planned Unit Development (PUD) is permitted in a R-1 District with a Conditional Use Permit and in compliance with Article IV for Planned Developments of the Subdivision Ordinance.



HISTORY: The Planning and Zoning Commission Board voted to approve the proposed subdivisions in revised preliminary form subject to staff recommendations and variances with

conditions noted on January 19, 2021. A variance request to the block length requirement at Campo de Sueños Phase II was approved by City Commission on February 22, 2021. Annexation and initial zoning to R-1 District for the portion of the tract that was outside City limits was approved by City Commission on May 24, 2021. The applicant applied for a variance request to allow a lot width less than 50 ft. for proposed Campo de Sueños Phase II subdivision and proposed Campo de Sueños Phase III subdivision; however, they withdrew the request in favor of a Planned Unit Development. At the City Commission meeting held on September 13, 2021, the Board voted to approve the request for life of the use with variances noted for the planned unit development.

On May 5, 2023 a request to amend the Planned Unit Development was submitted for Campo de Suenos Phase II and III, which consisted of one hundred eighteen (118) lots, and one being the common area. At the City Commission meeting of May 22, 2023 the Board unanimously voted to recommend approval subject to conditions noted.

REQUEST/ANALYSIS: A request is being made for the Planned Unit Development to be amended reflecting the new plat conditions below. Currently, the property does have single family homes built within phase II and vacant land. Phase III is composed of vacant land. The property consists of one hundred seventeen (117) lots, excluding lot 173. The applicant is proposing to develop a Planned Unit Development, which will include single family residences and a common area labeled as *Common Area "B"*.

The proposed PUD for Campo De Suenos Phase II and III is requesting the following:

- 67 total lots are not meeting the 50 ft. frontage minimum requirement.
- Lot 130 is not meeting the minimum lot area of 5,000 ft.
- Elevations: Maximum home height proposed at 30 ft.
- Lots 90, 123 & 170 are not meeting the minimum 18 ft. driveway width, the minimum proposed is 12.52 feet Engineering Department approved.
- Some lots such as lots 107, 116, 117 may not meet the 50% landscape requirement.

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

- 1. <u>CONCEPTUAL SITE PLAN</u>: Development and use of the property must comply with the conditional use permit conceptual site plan.
- 2. <u>PERMITTED USES:</u> Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing single family residences and a common area.
- 3. <u>OFF-STREET PARKING AND LOADING:</u> Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback. Must provide floor plan with garage to determine if in compliance.

- 4. <u>LANDSCAPING</u>: Each lot requires 10% landscaping in an R-1 zone. Based on the lot area of 1,030,760.28 sq. ft., 103,076 sq. ft. of landscaping is required. Also, 50% of the required front yard must be landscape, including the side yard setback areas. Some lots such as lots 107, 116, 117 may not meet the 50% landscape requirement. A minimum of one tree is required. Must provide front landscaping area and trees to determine if in compliance. Some lots show driveway on one side of the side yard setback, it is not in compliance.
- 5. <u>STREETS AND SETBACKS</u>: Additional 35 ft. right-of-way dedication required along Ware Road. Provide minimum of 50 ft. right-of-way and 40 ft. of pavement width for Emory Avenue. Provide minimum of 50 ft. right-of-way and 32 ft. of pavement for N. 33rd Lane. Setbacks are Front: 20 ft. or greater for easements, except 25 feet for lots 83-86, 91-103 & 139-149 or greater for easements; Rear: 10 ft. or greater or easements; Sides: 5 ft. or greater for easements; Side corner: 10 ft. or greater for easements; and Garage: 18 ft. except where greater setback is required or greater setback applies. An R-1 zone requires a front yard setback of 25 ft. on interior streets. The development is proposing less than 25 ft. of front yard setback, instead proposing a 20 ft. front yard setback for certain lots as mentioned above. The development is proposing 25 ft. of front yard setback for certain lots (Lots 84-85, 93-103, & 143-147). Provide setback lines with building envelope on site plan. A 5 ft. wide minimum sidewalk required on Ware Road and a 4 ft. wide minimum sidewalk required on N. 33rd Street and both sides of all interior street. Must provide sidewalk width dimension on site plan.
- 6. <u>DRAINAGE</u>: During the Campo de Sueños Phase II Subdivision and Campo de Sueños Phase III Subdivision process final drainage detention and design and drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
- ADDITIONAL PROVISIONS: Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 23.663 acres and is providing mixed uses, which include single family residences and common area.
- 8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. Submitted site plan meets requirements.
- A recorded subdivision plat and PUD site plan is required prior to issuance of building permits. Therefore, Campo de Sueños Phase II Subdivision and Campo de Sueños Phase III Subdivision process must be completed, and recorded together with the site plan.

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

Staff did 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.

PLANNED UNIT DEVELOPMENT FOR CAMPO DE SUEÑOS SUBDIVISION PHASE II

BEING A SITE PLAN OF 9.755 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS

PLANNED UNIT DEVELOPMENT FOR CAMPO DE SUEÑOS SUBDIVISION PHASE III

BEING A SITE PLAN OF 13.908 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS

GENERAL NOTES :

- THE SITE LIES IN ZONE "X" UNSHADED . ZONE "X" UNSHADED IS DEFINED AS " AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN". ZONE "X" UNSHADED SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0295 D MAP REVISED: JUNE 6, 2000
- 2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
 <u>FRONT:</u> 20 FEET OR GREATER FOR EASEMENT <u>FRONT:</u> 25 FEET FOR LOTS 84-85, 91-103, & 143-147 OR GREATER FOR EASEMENT <u>REAR:</u> 10 FEET OR GREATER FOR EASEMENT EXCEPT 25 FT. FOR DOUBLE FRONTING LOTS <u>SIDE CORNER:</u> 10 FEET OR GREATER FOR EASEMENT <u>INTERIOR SIDES:</u> 5 FEET OR GREATER FOR EASEMENT

DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL & VOID.

- GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES.
 AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR CAMPO DE SUEÑOS SUBDIVISION PHASE II & CAMPO DE SUEÑOS SUBDIVISION PHASE III RECORDED UNDER DOCUMENT NUMBER ________, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF
- 5. COMMON LOT 104, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION. CAMPO DE SUEÑOS SUBDIVISION PHASE II & CAMPO DE SUEÑOS SUBDIVISION PHASE III HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT 104. WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 104 TRANSFER OF TITLE TO THE CAMPO DE SUEÑOS SUBDIVISION PHASE II & CAMPO DE SUEÑOS SUBDIVISION PHASE III HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE CAMPO DE SUEÑOS SUBDIVISION PHASE II & CAMPO DE SUEÑOS SUBDIVISION PHASE III HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 104 THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No._ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO

- 6. LOT 173 WILL NOT BE PART OF THE P.U.D.
- 7. CAMPO DE SUEÑOS SUBDIVISION PHASE II AND CAMPO DE SUEÑOS SUBDIVISION PHASE III IS SUBJECT TO CITY OF MCALLEN ORDINANCE AS PER SECTION 134-152 AND CAMPO DE SUENOS SUBDIVISION PHASE II AND CAMPO DE SUENOS SUBDIVISION PHASE III RESTRICTIVE COVENANTS & HOME OWNERS ASSOCIATION BUT NOT LIMITED TO TYPICAL BUILDING ELEVATION, ARCHITECTURE CONTROLS AND MAINTENANCE OF COMMON AREAS INCLUDING PERIMETER FENCES AND LANDSCAPING WITHIN RIGHT-OF-WAYS. HOME OWNER'S ASSOCIATION RESTRICTIONS DOC#______.
- 8. CAMPO DE SUENOS SUBDIVISION PHASE II RECORDED UNDER DOCUMENT NO. ______ HIDALGO COUNTY MAP RECORDS AND CAMPO SUENOS SUBDIVISION PHASE III RECORDED UNDER DOCUMENT NO______ HIDALGO COUNTY MAP RECORDS.
- 9. ALL INTERIOR SIDEWALKS TO BE 5.0' AS PER ENGINEERING DEPARTMENT.
- 10. A MINIMUM 2.5' CALIPER TREE SHALL BE REQUIRED IN THE FRONT AND REAR OF EACH LOT.

Bu	ildable Ai	rea	Bu	ildable Ai	rea	Γ	Lar	ndscape A	vrea	[Lar	ndscape A	rea
Lot #	SQ, FT,	Area	Lot #	SQ, FT,	Area		Lot #	SQ, FT,	Area		Lot #	SQ, FT,	Aroa
56	4057.00	0.093	117	4135.93	0.095	ł	56	4421.40	Area 0.102		LOL #	2301.51	Area 0.053
57	2511.56	0.058	118	3513.75	0.081		50	-	0.102		120	2301.51	0.055
58	2427.03	0.056	119	3038.56	0.070		57	2795.17 2753.93	0.064		120	2415.73	0.055
59	2443.19	0.056	120	4060.84	0.093		59	2767.98	0.063		121	2972.80	0.060
60	2625.65	0.060	121	4620.05	0.106		60	2823.08	0.065		122	2372.80	0.008
61	2766.96	0.064	122	5233.40	0.120		61	2855.30	0.065		123	2206.25	0.055
62	2781.41	0.064	123	3947.01	0.091							2206.25	
63	2817.73	0.065	124	3103.99	0.071		62	2836.28	0.065		125	-	0.051
64	2723.67	0.063	125	3264.76	0.071		63	2851.65	0.065		126	2238.92	
65	2526.79	0.058	126	3149.57	0.072		64	2832.00	0.065		127	2336.66	0.054
66	2320.79	0.054	120	3244.11	0.072		65	2788.36	0.064		128	2367.42	0.054
67	2464.09	0.054	127	3415.14	0.074		66	2790.57	0.064		129	2464.99	0.057
							67	2846.21	0.065		130	2087.16	0.048
68	2748.90	0.063	129	4070.50	0.093		68	2882.19	0.066		131	2145.43	0.049
69	5604.61	0.129	130	2676.51	0.061		69	4576.35	0.105		132	2186.62	0.050
70	6631.33	0.152	131	2899.18	0.067		70	3056.14	0.070		133	2268.38	0.052
71	4018.32	0.092	132	2919.07	0.067		71	2510.94	0.058		134	2305.79	0.053
72	3637.99	0.084	133	3378.56	0.078		72	2433.37	0.056		135	2380.84	0.055
73	3710.40	0.085	134	3371.23	0.077	l	73	2525.10	0.058		136	2461.34	0.057
74	3270.61	0.075	135	3666.57	0.084	l	74	2295.30	0.053		137	2609.15	0.060
75	3385.91	0.078	136	3921.47	0.090		75	2322.85	0.053		138	3568.29	0.082
76	3544.62	0.081	137	3892.73	0.089		76	2313.20	0.053		139	2689.89	0.062
77	3598.85	0.083	138	5547.78	0.127		77	2352.74	0.054		140	4224.32	0.097
78	3662.94	0.084	139	2954.08	0.068		78	2360.91	0.054		141	3261.87	0.075
79	3448.23	0.079	140	4800.32	0.110		79	2305.04	0.053		142	2449.52	0.056
80	3218.19	0.074	141	3270.91	0.075		80	2362.97	0.054		143	2375.16	0.055
81	3417.21	0.078	142	2729.55	0.063		81	2579.66	0.059		144	2356.76	0.054
82	3308.06	0.076	143	2625.84	0.060		82	2590.37	0.059		145	2363.93	0.054
83	3022.14	0.069	144	2644.24	0.061		83	2875.44	0.066		146	2387.25	0.055
84	2994.32	0.069	145	2637.08	0.061	1	84	2787.83	0.064		147	2412.50	0.055
85	2985.30	0.069	146	2876.14	0.066	1	85	2786.54	0.064		148	2585.24	0.059
86	2931.46	0.067	147	2927.52	0.067	1	86	2908.94	0.067		149	2610.80	0.060
87	3207.38	0.074	148	3149.00	0.072	1	87	2544.85	0.058		150	3164.06	0.073
88	2882.93	0.066	149	3217.20	0.074	1	88	2192.98	0.050		151	2291.78	0.053
89	3746.07	0.086	150	4302.65	0.099	İ	89	2612.34	0.060		152	2352.57	0.054
90	5065.83	0.116	151	3249.51	0.075	ĺ	90	3037.15	0.070		153	3316.03	0.076
91	2903.55	0.067	152	3222.10	0.074	1	91	2373.36	0.054		154	2724.28	0.063
92	2971.88	0.068	153	6157.16	0.141		92	2396.95	0.055		155	2699.45	0.062
93	2866.97	0.066	154	4545.17	0.104	1	93	2409.93	0.055		156	2722.65	0.063
94	3004.38	0.069	155	4518.14	0.104		94	2406.28	0.055		157	2729.42	0.063
95	3265.28	0.075	156	4648.16	0.107		95	2507.16	0.058		158	2738.50	0.063
96	3336.09	0.077	157	4724.64	0.108		96	2717.42	0.062		150	2729.85	0.063
97	4279.88	0.098	158	4700.55	0.108		97	3061.18	0.002				
98	3559.73	0.090	150	4613.01	0.106	ł	97 98				160 161	2696.01	0.062
99	3145.39	0.002	160	4489.37	0.100	ł		2778.73	0.064		161	2673.77	0.061
100	2774.03	0.072	161	4489.37	0.099	ł	99	2447.75	0.056		162	3203.35	0.074
100	2927.01	0.067	162	4312.97	0.099		100	2357.36	0.054		163	2795.90	0.064
101		0.067	162	4253.66 3594.05	0.098	ł	101	2384.83	0.055		164	2782.08	0.064
	3115.65					ł	102	2431.64	0.056		165	3227.02	0.074
103 105	3107.73 6157.94	0.071 0.141	164 165	3568.89	0.082	ł	103	2509.39	0.058		166	2884.38	0.066
	6157.94		165	4121.86		ł	105	2640.21	0.061		167	2827.94	0.065
106	5678.90	0.130	166	4221.13	0.097	ł	106	2428.97	0.056		168	2702.02	0.062
107	5617.21	0.129	167	4717.94	0.108		107	2257.31	0.052		169	2652.22	0.061
108	3325.23	0.076	168	4757.68	0.109	ł	108	2260.43	0.052		170	2739.00	0.063
109	3005.60	0.069	169	4998.88	0.115	ļ	109	2202.12	0.051		171	2804.49	0.064
110	2886.19	0.066	170	5685.89	0.131	ļ	110	2157.96	0.050		172	3343.19	0.077
111	3031.56	0.070	171	5609.78	0.129		111	2178.84	0.050				
112	3182.20	0.073	172	7148.97	0.164	l	112	2226.37	0.051				
113	3175.72	0.073					113	2273.21	0.052				
114	4455.25	0.102					114	2502.85	0.057				
115	6608.33	0.152					115	2955.70	0.068				
116	6080.18	0.140					116	2854.62	0.066				
							117	2415.73	0.055				
							118	2315.70	0.053				

Lots not Meeting 50' frontage Requirement											
Lot #	Lot #	Lot #	Lot #								
58	93	120	146								
59	94	121	147								
60	95	122	151								
61	99	123	156								
62	100	124	157								
63	101	125	168								
64	102	126	169								
66	103	128									
67	107	129									
68	108	130									
71	109	131									
74	110	132									
75	111	133									
76	112	134									
77	113	135									
78	114	136									
79	115	137									
88	116	143									
91	117	144									
92	118	145									

DENSITY	
DWELLING UNITS (DU)=	116
SUBDIVISION (ACRES)=	23.663
DENSITY (DU/ACS)=	4.90

HOME HEIGHT
MIN. HEIGHT OF HOME
15 FEET
MAX. HEIGHT OF HOME
30 FEET

LOTS NOT MEETING MINIMUM LOT AREA							
LOT #	AREA (SQFT)						
130	4,763.68						
LOTS NOT MEETING 18'							

DRIVEWAY WIDTH									
LOT #	WIDTH								
90	13.29'								
123	13.56'								
170	12.52'								

			Curve	Table
Curve #	Length	Radius	Delta	Chord Direction
C1	29.78'	625.00'	002° 43' 47"	N9° 59' 44"E'
C2 C3	44.40' 6.70'	625.00' 625.00'	004° 04' 13" 000° 36' 50"	N13° 23' 44"E' N15° 44' 16"E'
C3	36.78	875.00'	000 30 30 002° 24' 30"	S14° 50' 26"W
C5	43.01'	875.00'	002° 48' 58"	S12° 13' 42"W'
C6	44.43'	875.00'	002° 54' 32"	S9° 21' 56"W'
C7	48.50'	875.00'	003° 10' 33"	S6° 19' 24"W'
C8	49.98'	875.00'	003° 16' 21"	S3° 05' 57"W'
C9	42.12' 9.08'	875.00'	002° 45' 29"	S0° 05' 02"W' N0° 07' 23"W'
C10 C11	9.08 42.95'	222.00' 222.00'	002° 20' 39" 011° 05' 04"	N0 07 23 W N6° 35' 29"E'
C12	42.52'	222.00'	010° 58' 30"	N17° 37' 17"E'
C13	45.12'	222.00'	011° 38' 46"	N28° 55' 55"E'
C14	31.53'	222.00'	008° 08' 16"	N38° 49' 26"E'
C15	31.34'	20.00'	089° 46' 23"	S1° 59' 37"E'
C16	117.38'	195.00'	034° 29' 21"	S64° 07' 29"E'
C17 C18	162.99' 25.19'	245.00' 20.00'	038° 06' 59" 072° 10' 25"	S62° 18' 40"E' N79° 20' 23"W'
C18 C19	59.50'	20.00	012 10 23 015° 21' 20"	N72° 15' 04"E'
C20	45.20'	222.00'	011° 39' 58"	N85° 45' 42"E'
C21	42.08'	222.00'	010° 51' 41"	S82° 58' 28"E'
C22	44.30'	222.00'	011° 25' 58"	S71° 49' 39"E'
C23	56.64'	222.00'	014° 37' 05"	S58° 48' 08"E'
C24	26.13'	222.00'	006° 44' 35"	S48° 07' 18"E'
C25 C26	27.69' 8.94'	21.00' 195.00'	075° 32' 46" 002° 37' 38"	N82° 31' 24"W' N61° 01' 02"E'
C20	56.14'	195.00	016° 29' 38"	N70° 34' 40"E'
C28	42.36'	195.00'	012° 26' 50"	N85° 02' 54"E'
C29	43.61'	195.00'	012° 48' 53"	S82° 19' 15"E'
C30	7.60'	195.00'	002° 14' 02"	S74° 47' 47"E'
C31	35.33'	1,175.00'	001° 43' 23"	N74° 32' 28"W'
C32	42.64'	1,175.00'	002° 04' 44"	N76° 26' 31"W'
C33	48.35'	1,175.00'	002° 21' 28"	N78° 39' 37"W'
C34 C35	42.67' 42.50'	1,225.00' 1.225.00'	001° 59' 44" 001° 59' 15"	N79° 21' 14"W' N77° 21' 44"W'
C36	42.49'	1,225.00'	001° 59' 14"	N74° 40' 23"W'
C37	112.44'	145.00'	044° 25' 48"	N84° 06' 20"E'
C38	29.66'	20.00'	084° 57' 40"	N19° 24' 36"E'
C39	60.84'	222.00'	015° 42' 04"	S15° 13' 12"E'
C40	45.70'	222.00'	011° 47' 43"	S1° 28' 19"E'
C41	76.27'	172.00'	025° 24' 24"	S10° 16' 08"E'
C42	82.15	172.00'	027° 21' 56"	S36° 39' 18"E' S62° 22' 12"E'
C43 C44	72.24' 72.07'	172.00' 172.00'	024° 03' 54" 024° 00' 30"	S86° 24' 25"E'
C45	78.13'	172.00'	026° 01' 37"	N68° 34' 32"E'
C46	78.07'	172.00'	026° 00' 21"	N42° 33' 33"E'
C47	74.72'	172.00'	024° 53' 24"	N17° 06' 40"E'
C48	17.90'	172.00'	005° 57' 41"	N1° 41' 08"E'
C49	37.82'	925.00'	002° 20' 34"	S0° 07' 26"E'
C50 C51	42.94' 42.16'	925.00' 925.00'	002° 39' 35" 002° 36' 42"	S2° 22' 39"W' S5° 37' 57"W'
C52	42.91	925.00'	002° 39' 28"	S8° 16' 03"W
C53	41.18'	925.00'	002° 33' 02"	S10° 52' 18"W'
C54	46.65'	925.00'	002° 53' 23"	S13° 35' 31"W'
C55	16.27'	925.00'	001° 00' 28"	S15° 32' 27"W'
C56	28.76'	575.00'	002° 51' 56"	N14° 36' 43"E'
C57	45.65'	575.00'	004° 32' 54"	N10° 54' 18"E'
C139 C140	40.38' 19.56'	1,525.00' 1,475.00'	001° 31' 02" 000° 45' 35"	S82° 07' 40"E' S81° 44' 57"E'
C141	60.04'	1,475.00'	002° 19' 56"	S83° 17' 42"E'
C142	47.68'	1,525.00'	002 13 30 001° 47' 29"	S83° 46' 56"E'
C143	46.32'	1,525.00'	001° 44' 25"	S85° 32' 53"E'
C144	47.43'	1,525.00'	001° 46' 56"	S87° 18' 33"E'
C145	55.79'	725.00'	004° 24' 32"	S7° 16' 48"W'
C147	30.28'	20.00'	086° 45' 10"	N48° 27' 07"E'
C149	95.53'	1,475.00'	003° 42' 38"	S86° 18' 59"E'
C150	29.85'	1,175.00'	001° 27' 21"	N88° 00' 49"W'
C151	14.40'	1,525.00'	000° 32' 28"	S88° 28' 15"E'

Curve	Table						Curve	Table		
	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Т
13' 47"	N9° 59' 44"E'	29.77'	14.89	C153	43.83'	725.00'	003° 27' 50"	S18° 12' 26"W'	43.83'	2
04' 13"	N13° 23' 44"E'	44.39'	22.21	C154	0.58'	1,025.00'	000° 01' 57"	S23° 24' 20"W'	0.58'	6
36' 50"	N15° 44' 16"E'	6.70'	3.35	C155	43.66'	725.00'	003° 27' 00"	S21° 39' 52"W'	43.65'	2
24' 30"	S14° 50' 26"W'	36.78'	18.39	C156	46.85'	675.00'	003° 58' 36"	S10° 49' 18"W'	46.84'	2
18' 58"	S12° 13' 42"W'	43.00'	21.51	C157	45.01'	1,175.00'	002° 11' 41"	N86° 11' 18"W'	45.00'	
54' 32"	S9° 21' 56"W'	44.42'	22.22				002° 11 41			┢
10' 33"	S6° 19' 24"W'	48.49'	24.26	C158	43.13'	1,025.00'		S24° 37' 38"W	43.12'	
16' 21"	S3° 05' 57"W'	49.97'	25.00	C159	54.83'	675.00'	004° 39' 13"	S15° 08' 13"W'	54.81'	1
15' 29"	S0° 05' 02"W'	42.11'	21.06	C160	45.12'	1,025.00'	002° 31' 19"	S27° 05' 37"W'	45.12'	Ľ
20' 39"	N0° 07' 23"W'	9.08'	4.54	C161	56.92'	675.00'	004° 49' 52"	S19° 52' 46"W'	56.90'	1
				C162	40.97'	1,025.00'	002° 17' 25"	S29° 29' 59"W'	40.97'	1
05' 04"	N6° 35' 29"E'	42.88'	21.54	C163	39.31'	975.00'	002° 18' 36"	S24° 32' 40"W'	39.31'	Ĺ
58' 30"	N17° 37' 17"E'	42.46'	21.33	C164	12.89'	675.00'	001° 05' 40"	S22° 50' 32"W'	12.89'	(
38' 46"	N28° 55' 55"E'	45.05'	22.64	C165	53.61'	1,175.00'	002° 36' 52"	N83° 47' 02"W'	53.61'	1
8' 16"	N38° 49' 26"E'	31.50'	15.79	C166	41.72'	1,025.00'	002° 19' 55"	S31° 48' 39"W'	41.72'	1
6' 23"	S1° 59' 37"E'	28.23'	19.92	C167	50.70'	975.00'	002° 58' 47"	S27° 11' 21"W'	50.70'	
9' 21"	S64° 07' 29"E'	115.62'	60.53	C168	42.76'	1,025.00'	002° 23' 24"	S34° 10' 18"W'	42.75'	1
6' 59"	S62° 18' 40"E'	160.00'	84.64	C169	49.27'	975.00'	002° 53' 44"	S30° 07' 37"W'	49.27'	
0' 25"	N79° 20' 23"W'	23.56'	14.58	C170	104.96'	1,225.00'	002 00 44 004° 54' 33"	N82° 48' 23"W'	104.93'	
1' 20"	N72° 15' 04"E'	59.32'	29.93	C170	31.64'	20.00'	004 34 33 090° 39' 15"	S39° 56' 02"E'	28.45'	
9' 58"	N85° 45' 42"E'	45.12'	22.68							┝
1' 41"	S82° 58' 28"E'	42.02'	21.11	C172	40.53'	675.00'	003° 26' 25"	S7° 06' 48"W'	40.52'	1
5' 58"	S71° 49' 39"E'	44.22'	22.22	C173	54.09'	1,175.00'	002° 38' 15"	N81° 09' 29"W'	54.08'	1
7' 05"	S58° 48' 08"E'	56.49'	28.47	C174	49.42'	1,025.00'	002° 45' 44"	S36° 44' 52"W'	49.41'	1
4' 35"	S48° 07' 18"E'	26.11'	13.08	C175	47.85'	975.00'	002° 48' 43"	S32° 58' 50"W'	47.85'	1
2' 46"	N82° 31' 24"W'	25.73'	16.27	C176	49.25'	975.00'	002° 53' 39"	S35° 50' 01"W'	49.24'	1
7' 38"	N61° 01' 02"E'	8.94'	4.47	C177	51.03'	1,025.00'	002° 51' 08"	S39° 33' 19"W'	51.02'	:
9' 38"	N70° 34' 40"E'	55.94'	28.26	C178	43.19'	1,025.00'	002° 24' 52"	S42° 11' 19"W'	43.19'	:
6' 50"	N85° 02' 54"E'	42.28'	21.27	C179	50.63'	975.00'	002° 58' 30"	S38° 46' 06"W'	50.62'	:
8' 53"	S82° 19' 15"E'	43.52'	21.27	C180	6.57'	200.00'	001° 52' 53"	S46° 08' 22"W'	6.57'	1
				C181	32.25'	1,025.00'	001° 48' 11"	S44° 17' 50"W'	32.25'	1
4' 02"	S74° 47' 47"E'	7.60'	3.80	C182	50.65'	975.00'	002° 58' 36"	S41° 44' 39"W'	50.65'	
3' 23"	N74° 32' 28"W'	35.33'	17.67	C183	41.36'	200.00'		S53° 00' 15"W	41.28'	
4' 44"	N76° 26' 31"W'	42.63'	21.32	C183	20.11	150.00	011° 50' 54" 007° 40' 46"	S49° 02' 18"W	20.09'	•
1' 28"	N78° 39' 37"W'	48.35'	24.18		33.46'	975.00'	007 40 46 001° 57' 59"	S49 02 18 W	33.46'	
9' 44"	N79° 21' 14"W'	42.66'	21.34	C185						⊢
9' 15"	N77° 21' 44"W'	42.49'	21.25	C186	34.26'	200.00'	009° 48' 50"	S63° 50' 07"W'	34.21'	
9' 14"	N74° 40' 23"W'	42.49'	21.25	C187	34.97'	200.00'	010° 01' 05"	S73° 45' 04"W	34.93'	
5' 48"	N84° 06' 20"E'	109.64'	59.22	C188	38.73'	200.00'	011° 05' 38"	S84° 18' 26"W	38.66'	
7' 40"	N19° 24' 36"E'	27.01'	18.31	C189	42.97'	222.00'	011° 05' 21"	S9° 58' 13"W'	42.90'	1
2' 04"	S15° 13' 12"E'	60.65'	30.61	C190	84.34'	150.00'	032° 12' 52"	S72° 48' 38"W'	83.23'	Ŀ
7' 43"	S1° 28' 19"E'	45.62'	22.93	C191	10.01'	150.00'	003° 49' 30"	S54° 47' 27"W'	10.01'	!
4' 24"	S10° 16' 08"E'	75.65'	38.77	C192	41.03'	222.00'	010° 35' 20"	S20° 48' 33"W'	40.97'	1
4 24 1' 56"	S36° 39' 18"E'	81.37'	41.87	C193	34.69'	222.00'	008° 57' 07"	S30° 34' 47"W'	34.65'	Ĺ
3' 54"	S62° 22' 12"E'	01.37 71.71'	36.66	C194	37.71'	200.00'	010° 48' 10"	N84° 44' 40"W'	37.65'	1
				C195	5.49'	222.00'	001° 25' 01"	S45° 51' 42"W'	5.49'	2
0' 30"	S86° 24' 25"E'	71.55'	36.57	C196	39.12'	222.00'	010° 05' 51"	S40° 06' 16"W'	39.07'	1
1' 37"	N68° 34' 32"E'	77.46'	39.75	C197	78.41'	172.00'	026° 07' 07"	S15° 29' 38"W'	77.73'	3
0'21"	N42° 33' 33"E'	77.40'	39.72	C198	41.00'	275.00'	008° 32' 34"	N42° 17' 56"E'	40.96'	2
3' 24"	N17° 06' 40"E'	74.13'	37.96	C199	52.95'	200.00'	015° 10' 12"	N71° 45' 28"W'	52.80'	:
7' 41"	N1° 41' 08"E'	17.89'	8.96	C200	92.21'	150.00'	035° 13' 17"	N73° 28' 18"W'	90.76'	4
0' 34"	S0° 07' 26"E'	37.82'	18.91	C201	59.83'	275.00'	012° 27' 57"	N31° 47' 41"E'	59.71'	;
9' 35"	S2° 22' 39"W'	42.94'	21.47	C202	9.10'	325.00'	001° 36' 18"	N45° 46' 04"E'	9.10'	
6' 42"	S5° 37' 57"W'	42.16'	21.09	C203	54.09'	172.00'	018° 01' 01"	S37° 33' 42"W	53.86'	:
9' 28"	S8° 16' 03"W'	42.91'	21.46	C204	41.13'	325.00'	007° 15' 02"	N40° 06' 18"E'	41.10'	
3' 02"	S10° 52' 18"W	41.18'	20.59	C204	40.89'	200.00'	011° 42' 48"	N58° 18' 58"W'	40.82'	
3' 23"	S13° 35' 31"W'	46.65'	23.33	C205	76.37'	275.00'	011 42 48 015° 54' 39"	N17° 36' 22"E'	76.12'	:
0' 28"	S15° 32' 27"W	16.27'	8.13			325.00'	015° 54° 39° 007° 18' 45"	N17* 36* 22*E* N32* 49' 24"E'	41.45'	· :
1' 56"	N14° 36' 43"E'	28.75'	14.38	C207	41.48'					┢
2' 54"	N10° 54' 18"E'	45.63'	22.83	C208	91.44'	150.00'	034° 55' 36"	N38° 23' 51"W'	90.03'	Ĺ
1' 02"	S82° 07' 40"E'	40.38'	20.19	C209	34.12'	200.00'	009° 46' 31"	N47° 34' 19"W'	34.08'	Ľ
5' 35"	S81° 44' 57"E'	19.56'	9.78	C210	72.65'	150.00'	027° 44' 57"	N7° 03' 34"W'	71.94'	1
9' 56"	S83° 17' 42"E'	60.03'	30.02	C211	13.61'	275.00'	002° 50' 08"	N8° 13' 58"E'	13.61'	(
				C212	43.50'	325.00'	007° 40' 08"	N25° 19' 58"E'	43.47'	1
7' 29"	S83° 46' 56"E'	47.68'	23.84	C213	24.65'	200.00'	007° 03' 46"	N39° 09' 10"W'	24.64'	Ĺ
4' 25"	S85° 32' 53"E'	46.32'	23.16	C214	26.89'	200.00'	007° 42' 16"	N31° 46' 09"W'	26.87'	Ĺ
6' 56"	S87° 18' 33"E'	47.43'	23.72	C215	42.58'	325.00'	007° 30' 24"	N17° 44' 42"E'	42.55'	1
4' 32"	S7° 16' 48"W'	55.78'	27.91	C216	34.83'	200.00'	009° 58' 41"	N22° 55' 41"W'	34.79'	
5' 10"	N48° 27' 07"E'	27.47'	18.90	C217	40.71'	325.00'	007° 10' 35"	N10° 24' 12"E'	40.68'	:
2' 38"	S86° 18' 59"E'	95.51'	47.78	C218	41.31'	200.00'	011° 50' 07"	N0° 53' 51"E'	41.24'	1
7' 21"	N88° 00' 49"W'	29.85'	14.93	C219	45.10'	200.00'	012° 55' 08"	N11° 28' 47"W'	45.00'	
01.00"	S88° 28' 15"E'	14.40'	7.20	C220	44.22'	725.00'	003° 29' 41"	S11° 13' 55"W'	44.21'	
32' 28"					1			1		L

Lo	t Area Tal	ole
Lot #	SQ, FT,	Area
56	8478.40	0.195
57	5306.73	0.122
58	5180.96	0.119
59	5211.16	0.120
60	5448.72	0.125
61	5622.26	0.129
62	5617.69	0.129
63	5669.38	0.130
64	5555.67	0.128
65	5315.15	0.122
66	5130.30	0.118
67	5310.30	0.122
68	5631.09	0.129
69	10180.96	0.234
70	9687.47	0.222
71	6529.26	0.150
72	6071.36	0.139
73	6235.50	0.143
74	5565.91	0.128
75	5708.76	0.131
76	5857.82	0.134
77	5951.59	0.137
78	6023.85	0.138
79	5753.27	0.132
80	5581.17	0.128
81	5996.86	0.138
82	5898.42	0.135
83	5897.58	0.135
84	5782.15	0.133
85	5771.84	0.133
86	5840.39	0.134
87	5752.23	0.132
88	5075.90	0.117
89	6358.40	0.146
90	8102.97 5276.91	0.186
91		0.121
92 93	5368.83	0.123
93	5276.91 5410.67	0.121
94	5772.44	0.124
95	6053.51	0.133
97	7341.06	0.169
98	6338.46	0.146
99	5593.13	0.128
100	5131.40	0.118
101	5311.84	0.122
102	5547.29	0.127
103	5617.11	0.129
104	29232.46	0.671
405	0457.01	

105 6157.94 0.141

			_								
Lot Area Table											
Lot #	SQ, FT,	Area									
106	5678.90	0.130									
107	5617.21	0.129									
108	5585.66	0.128									
109	5207.72	0.120									
110	5044.15	0.116									
111	5210.40	0.120									
112	5408.58	0.124									
113	5448.93	0.125									
114	6958.10	0.160									
115	9564.03	0.220									
116	8934.81	0.205									
117	6551.67	0.150									
118	5829.45	0.134									
119	5340.08	0.123									
120	6476.58	0.149									
121	7212.10	0.166									
122	8206.20	0.188									
123	6326.14	0.145									
124	5310.25	0.122									
125	5485.48	0.126									
126	5388.49	0.124									
127	5580.77	0.128									
128	5782.56	0.133									
129	6535.50	0.150									
130	4763.68	0.109									
131	5044.61	0.116									
132	5105.69	0.117									
133	5646.94	0.130									
134	5677.03	0.130									
135	6047.42	0.139									
136	6382.81	0.147									
137	6501.88	0.149									
138	9116.08	0.209									
139	5643.97	0.130									
140	9024.65	0.207									
141	6532.78	0.150									
142	5179.07	0.119									
143	5001.00	0.115									
144	5001.00	0.115									
145	5001.01	0.115									
146	5263.39	0.121									
147	5340.02	0.123									
148	5734.24	0.132									
149	5828.00	0.134									
150	7466.71	0.171									
151	5541.30	0.127									
152	5574.68	0.128									
153	9473.19	0.217									

154 7269.75 0.167

155 7217.59 0.166

Lot Area Table									
Lot #	SQ, FT,	Area							
156	7370.80	0.169							
157	7454.06	0.171							
158	7439.05	0.171							
159	7342.86	0.169							
160	7185.39	0.165							
161	6986.74	0.160							
162	7457.00	0.171							
163	6389.95	0.147							
164	6350.97	0.146							
165	7348.88	0.169							
166	7105.51	0.163							
167	7545.88	0.173							
168	7459.70	0.171							
169	7651.09	0.176							
170	8424.88	0.193							
171	8414.28	0.193							
172	10492.16	0.241							
173	33692.80	0.773							

STATE OF TEXAS COUNTY OF HIDALGO:

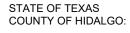
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS SITE PLAN.

DATE

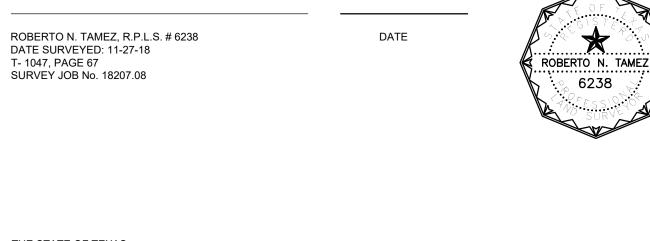
MARIO A. REYNA, P.E. # 117368 DATE PREPARED: 01/07/2022 ENGINEERING JOB No. 20145.00 TEXAS REGISTRATION F-1435

MELDEN & HUNT, INC.

117368



I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED SITE PLAN AND DESCRIPTION OF <u>CAMPO DE SUEÑOS SUBDIVISION PHASE</u> <u>II & CAMPO DE SUEÑOS SUBDIVISION PHASE III</u>, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON <u>11-27-17</u>, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



THE STATE OF TEXAS COUNTY OF HIDALGO

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

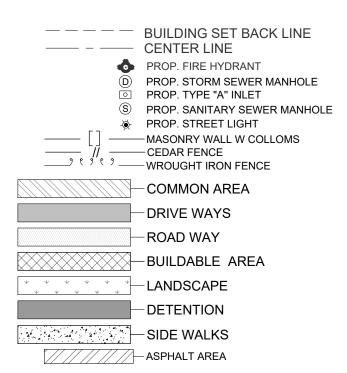
RIVERSIDE DEVELOPMENT SERVICES, LLC ANTONIO M. AGUIRRE, JR. MANAGER 2606 ZINNIA AVE. McALLEN, TX. 78504 DATE

©Copyright 2020 Melden & Hunt, Inc. All Rights Reserved. File Name: 18207.01 SHEET 1 OF 2

CAMPO DE SUEÑOS SUBDIVISION PHASE II BEING A SITE PLAN OF 9.755 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS

PLANNED UNIT DEVELOPMENT FOR

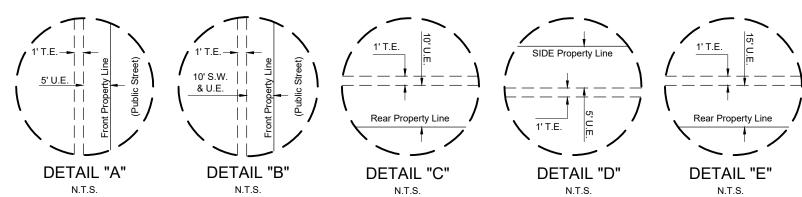
LEGEND



PLANNED UNIT DEVELOPMENT FOR CAMPO DE SUEÑOS SUBDIVISION PHASE III

BEING A SITE PLAN OF 13.908 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS





April 7, 2021 METES AND BOUNDS 13.908 ACRES OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION HIDALGO COUNTY, TEXAS

A tract of land containing 13.908 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lots 45 and 52, La Lomita Irrigation and Construction Company's Subdivision, according to the plat thereof recorded in Volume 24, Pages 67-68, Hidalgo County Deed Records, which said 13.908 acres were conveyed to Riverside Development Services, by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 3135302 and Document Number 3135352, a Special Warranty Deed with Vendor's Lien recorded under Document Number 3158972, and by a Deed without Warranty recorded under Document Number 3205186, Hidalgo County Official Records, said 13.908 acres also being more particularly described as follows:

BEGINNING at a Nail set at the Southwest corner of said Lot 45 and within the Existing right-ofway of Ware Road, for an outside corner of this herein described tract;

- 1. THENCE, S 81° 22' 09" E along the South line of said Lot 45 and the North line of said Lot 52, a distance of 30.00 feet to a No. 4 rebar set for an inside corner of this tract;
- THENCE, N 08° 37' 51" E a distance of 80.00 feet to a No. 4 rebar set for an outside corner of this tract;
- THENCE, S 81° 22' 09" E at a distance of 10.00 feet pass a No. 4 rebar set on the existing East right-of-way line of Ware Road, continuing a total distance of 170.00 feet to a No. 4 rebar set for an inside corner of this tract;
- THENCE, N 08° 37' 51" E a distance of 40.00 feet to a No. 4 rebar set for an inside corner of this tract;
- THENCE, N 81° 22' 09" W at a distance of 160.00 feet pass a No. 4 rebar set on the East right-of-way line of Ware Road, continuing a total distance of 200.00 feet to a Nail set for an outside corner of this tract;
- THENCE, N 08° 37' 51" E along the West line of said Lot 45 and within the existing rightof-way of Ware Road, a distance of 35.60 feet to a No. 4 rebar set for the Southernmost Northwest corner of this tract;
- THENCE, N 45° 56' 21" E along an East line of Lot 210, Pride O' Texas Subdivision, according to the plat thereof recorded in Volume 5, Pages 58 and 59, Hidalgo County Map Records, a distance of 5.53 feet to a No. 4 rebar set for an outside corner of this tract;
- THENCE, S 81° 22' 09" E a distance of 52.65 feet to a No. 4 rebar set for an inside corner of this tract;
- THENCE, N 46° 24' 51" E a distance of 784.14 feet to a No. 4 rebar set for the Northernmost Northwest corner of this tract;
- THENCE, S 71° 43' 09" E a distance of 15.35 feet to a No. 4 rebar set for an inside corner of this tract;
- 11. THENCE, N 04° 21' 48" E a distance of 38.04 feet to a No. 4 rebar set for an outside corner of this tract;
- 12. THENCE, N 76° 14' 57" E a distance 13.53 feet to a No. 4 rebar found for an outside corner of this tract;
- THENCE, S 70° 51' 03" E a distance of 433.80 feet to a No. 4 rebar set for the Northeast corner of this tract;
- THENCE, S 05° 00' 00" W a distance of 330.54 feet to a No. 4 rebar set for an outside corner of this tract;



- THENCE, S 24° 03' 41" W a distance of 92.78 feet to a No. 4 rebar set for an inside corner of this tract;
- THENCE, S 04° 52' 53" W a distance of 152.25 feet to a No. 4 rebar set for an outside corner of this tract;
- 17. THENCE, S 28° 00' 00" W a distance of 52.56 feet to a No. 4 rebar set for an outside corner of this tract;
- THENCE, S 80° 00' 00" W a distance of 52.47 feet to a No. 4 rebar set for an outside corner of this tract;
- 19. THENCE, N 51° 00' 00" W a distance of 50.41 feet to a No. 4 rebar set for an outside corner of this tract;
- 20. THENCE, N 03° 00' 00" E a distance of 25.16 feet to a No. 4 rebar set for an inside corner of this tract;
- 21. THENCE, N 86° 00' 00" W a distance of 116.95 feet to a No. 4 rebar set for an angle point of this tract;
- 22. THENCE, N 78° 46' 21" W a distance of 50.46 feet to a No. 4 rebar set for an angle point of this tract;
- 23. THENCE, N 82° 00' 00" W a distance of 109.84 feet to a No. 4 rebar set for an inside corner of this tract;
- 24. THENCE, S 08° 00' 00" W a distance of 37.16 feet to a No. 4 rebar set for an outside corner of this tract;
- 25. THENCE, N 77° 00' 00" W a distance of 119.00 feet to a No. 4 rebar set for an inside corner of this tract;
- THENCE, S 05° 00' 00" W a distance of 114.52 feet to a No. 4 rebar set for an inside corner of this tract;
- 27. THENCE, S 02° 12' 35" E a distance of 51.14 feet to a No. 4 rebar set for an outside corner of this tract;
- THENCE, S 15° 00' 00" W a distance of 122.66 feet to a No. 4 rebar set for the Southeast corner of this tract;
- 29. THENCE, N 81° 22' 09" W at a distance of 474.66 feet pass a No. 4 rebar set on the existing East right-of-way line of Ware Road, continuing a total distance of 514.66 feet to a Nail set for the Southwest corner of this tract
- 30. THENCE, N 08° 37' 51" E along the West line of said Lot 52 and within the existing right-of-way of Ware Road, a distance of 165.00 feet to the POINT OF BEGINNING and containing 13.908 acres, of which 0.207 of one acre lies within the existing right-of-way of Ware Road, leaving a net of 13.701 acres of land, more or less.

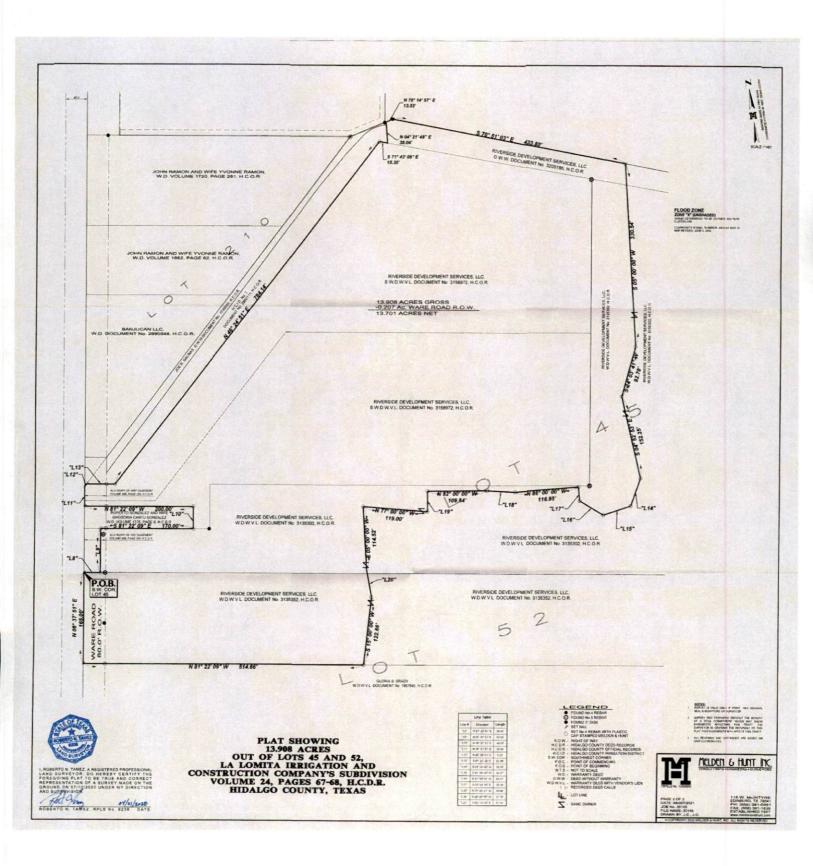
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 07/10/2020 UNDER MY DIRECTION AND SUPERVISION.

1/2020

DATE:

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









Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 26, 2023

SUBJECT: Request of Melden and Hunt of (Proposed) Harvest Cove Phase I and II, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD), at 18.677 acres, out of Lots 138 and 137, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2601 North Ware Road. (CUP2023-0161)

BRIEF DESCRIPTION: The subject property is located along the west side of North Ware Road and north of Warrior Drive. The property consists of 18.677 acres of vacant land. The property is zoned R-1 (single family residential) District. The adjacent zoning is A-O (agricultural and open space) District, R-3T (multifamily townhouses) District, and R-1 District to the north, A-O District to the west and east and R-3A (multifamily apartments) District to the south. A Planned Unit Development (PUD) is permitted in a R-1 District with a Conditional Use Permit and in compliance with Article IV for Planned Developments of the Subdivision Ordinance.



HISTORY: A rezoning request from A-O District to R-1 District for this tract was approved by City Commission on February 15, 2022. The Planning and Zoning Commission Board

voted to approve the proposed subdivisions in preliminary form subject to conditions noted, drainage and utilities approval on October 13, 2023 regarding Phase I.

On November 9, 2023 a request for a Planned Unit Development was submitted for Harvest Cove Phase I and II, which consisted of one hundred ninety-six (196) lots, and an existing detention pond to the southwest corner.

REQUEST/ANALYSIS: A request is being made for the Planned Unit Development to be reflecting the new plat conditions below. Currently, the property does is composed of vacant land. The property consists of one hundred ninety-six (196) lots. The applicant is proposing to develop a Planned Unit Development, which will include single family residences.

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

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

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

- 1. <u>CONCEPTUAL SITE PLAN</u>: Development and use of the property must comply with the conditional use permit conceptual site plan.
- 2. <u>PERMITTED USES</u>: Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing single family residences and a common area.
- 3. <u>OFF-STREET PARKING AND LOADING:</u> Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback. Must provide floor plan with garage to determine if in compliance.
- 4. <u>LANDSCAPING:</u> Each lot requires 10% landscaping in an R-1 zone. Based on the lot area of 813,570.12 sq. ft., 81,357.012 sq. ft. of landscaping is required. Also, 50% of the required front yard must be landscape, including the side yard setback areas. Some lots such as lots 48, 50-52, 186 may not meet the 50% landscape requirement. A minimum of one tree is required. Must provide front landscaping area and trees to determine if in compliance. Some lots show driveway on one side of the side yard setback, it is not in compliance.

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

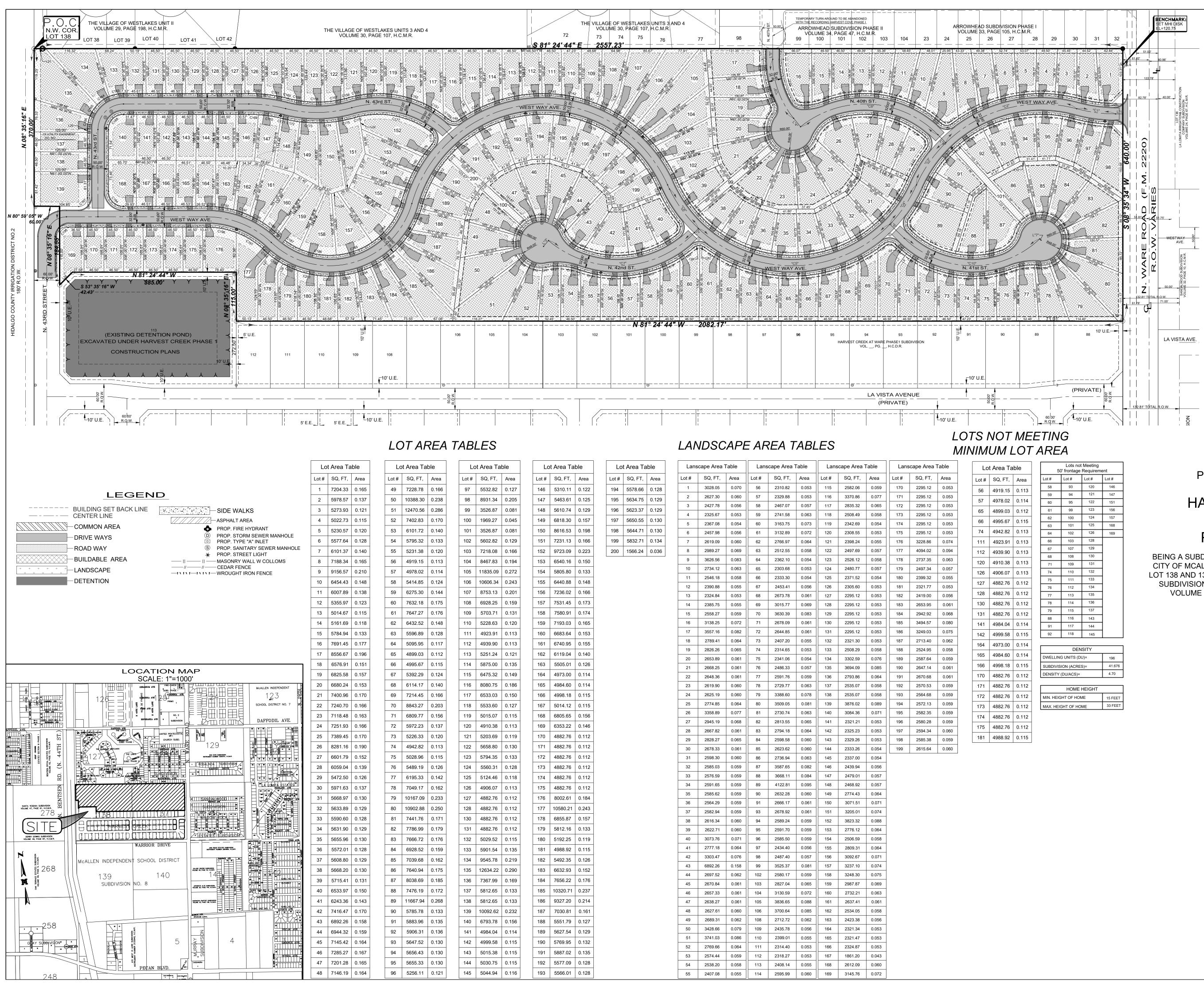
An access variance on Ware Road were approved by the Traffic Department.

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

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

Staff did 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.



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Lans	scape Area ⁻	Table	Lans	cape Area	Table	Lans	cape Area	Table	Lans	scape Area	Table
Lot #	SQ, FT,	Area	Lot #	SQ, FT,	Area	Lot #	SQ, FT,	Area	Lot #	SQ, FT,	Area
1	3028.05	0.070	56	2310.82	0.053	115	2582.06	0.059	170	2295.12	0.053
2	2627.30	0.060	57	2329.88	0.053	116	3370.86	0.077	171	2295.12	0.053
3	2427.78	0.056	58	2467.07	0.057	117	2835.32	0.065	172	2295.12	0.053
4	2325.67	0.053	59	2741.58	0.063	118	2508.49	0.058	173	2295.12	0.053
5	2367.08	0.054	60	3163.75	0.073	119	2342.69	0.054	174	2295.12	0.053
6	2457.98	0.056	61	3132.89	0.072	120	2308.55	0.053	175	2295.12	0.053
7	2619.09	0.060	62	2766.97	0.064	121	2398.24	0.055	176	3228.86	0.074
8	2989.27	0.069	63	2512.55	0.058	122	2497.69	0.057	177	4094.02	0.094
9	3626.56	0.083	64	2362.10	0.054	123	2526.12	0.058	178	2737.35	0.063
10	2734.12	0.063	65	2303.68	0.053	124	2480.77	0.057	179	2497.34	0.057
11	2546.18	0.058	66	2333.30	0.054	125	2371.52	0.054	180	2399.32	0.055
12	2390.88	0.055	67	2453.41	0.056	126	2305.60	0.053	181	2321.77	0.053
13	2324.84	0.053	68	2673.78	0.061	127	2295.12	0.053	182	2419.00	0.056
14	2385.75	0.055	69	3015.77	0.069	128	2295.12	0.053	183	2653.95	0.061
15	2558.27	0.059	70	3630.39	0.083	129	2295.12	0.053	184	2942.92	0.068
16	3138.25	0.072	71	2678.09	0.061	130	2295.12	0.053	185	3494.57	0.080
17	3557.16	0.082	72	2644.85	0.061	131	2295.12	0.053	186	3249.03	0.075
18	2789.41	0.064	73	2407.20	0.055	132	2321.30	0.053	187	2713.40	0.062
19	2826.26	0.065	74	2314.65	0.053	133	2508.29	0.058	188	2524.95	0.058
20	2653.89	0.061	75	2341.06	0.054	134	3302.59	0.076	189	2587.64	0.059
21	2668.25	0.061	76	2486.33	0.057	135	3694.09	0.085	190	2647.14	0.061
22	2648.36	0.061	77	2591.76	0.059	136	2793.86	0.064	191	2670.68	0.061
23	2619.90	0.060	78	2729.77	0.063	137	2535.07	0.058	192	2570.53	0.059
24	2625.19	0.060	79	3388.60	0.078	138	2535.07	0.058	193	2564.68	0.059
25	2774.85	0.064	80	3509.05	0.081	139	3876.02	0.089	194	2572.13	0.059
26	3358.89	0.077	81	2730.74	0.063	140	3084.36	0.071	195	2582.35	0.059
27	2945.19	0.068	82	2813.55	0.065	141	2321.21	0.053	196	2580.28	0.059
28	2667.82	0.061	83	2794.18	0.064	142	2325.23	0.053	197	2594.34	0.060
29	2828.27	0.065	84	2598.58	0.060	143	2329.26	0.053	198	2585.38	0.059
30	2678.33	0.061	85	2623.62	0.060	144	2333.26	0.054	199	2615.64	0.060
31	2598.30	0.060	86	2736.94	0.063	145	2337.00	0.054		<u>I</u>	
32	2585.03	0.059	87	3587.65	0.082	146	2439.94	0.056			
33	2576.59	0.059	88	3668.11	0.084	147	2479.01	0.057			
34	2591.65	0.059	89	4122.81	0.095	148	2468.92	0.057			
35	2585.62	0.059	90	2632.28	0.060	149	2774.43	0.064			
36	2564.29	0.059	91	2666.17	0.061	150	3071.51	0.071			
37	2582.94	0.059	93	2678.92	0.061	151	3205.01	0.074			
38	2616.34	0.060	94	2589.24	0.059	152	3823.32	0.088			
39	2622.71	0.060	95	2591.70	0.059	153	2776.12	0.064			
40	3073.76	0.071	96	2585.50	0.059	154	2506.59	0.058			
41	2777.18	0.064	97	2434.40	0.056	155	2809.31	0.064			
42	3303.47	0.076	98	2487.40	0.057	156	3092.67	0.071			
43	6892.26	0.158	99	3525.37	0.081	157	3237.10	0.074			
44	2697.52	0.062	102	2580.17	0.059	158	3248.30	0.075			
45	2670.84	0.061	103	2827.04	0.065	159	2987.87	0.069			
46	2657.33	0.061	104	3130.59	0.072	160	2732.21	0.063			
47	2638.27	0.061	105	3836.65	0.088	161	2637.41	0.061			
48	2627.61	0.060	106	3700.64	0.085	162	2534.05	0.058			
49	2689.31	0.062	108	2712.72	0.062	163	2423.38	0.056			
50	3428.66	0.079	109	2435.78	0.056	164	2321.34	0.053			
51	3741.03	0.086	110	2399.01	0.055	165	2321.47	0.053			
52	2769.66	0.064	111	2314.40	0.053	166	2324.87	0.053			
53	2574.44	0.059	112	2318.27	0.053	167	1861.20	0.043			
55	2017.74	0.000	11 114	2010.21	0.000	101	1001.20	0.040	1		

			1				
Lot Area Table				50	Meeting Requireme	ent	
Lot #	SQ, FT,	Area		Lot #	Lot #	Lot #	Lot #
56	4919.15	0.113		58	93	120	146
				59	94	121	147
57	4978.02	0.114		60	95	122	151
65	4899.03	0.112		61	99	123	156
66	4995.67	0.115		62 63	100 101	124 125	157 168
74	4942.82	0.113		64	101	126	169
111	4923.91	0.113		66	103	128	
112	4939.90	0.113		67	107	129	
112	4939.90	0.113		68	108	130]
120	4910.38	0.113		71	109	131	
126	4906.07	0.113		74	110	132	
127	4882.76	0.112		75	111	133	
128	4882.76	0.112		76	112	134 135	
		-		77 78	113 114	135	-
130	4882.76	0.112		79	114	137	
131	4882.76	0.112		88	116	143	
141	4984.04	0.114		91	117	144	
142	4999.58	0.115		92	118	145	
164	4973.00	0.114					
165	4984.60	0.114			G UNITS (D		196
166	4998.18	0.115			ION (ACRE		41.676
170	4882.76	0.112			(DU/ACS)=	/	4.70
171	4882.76	0.112					
172	4882.76	0.112			-		
							15 FEET 33 FEET
173	4882.76	0.112		MAX. HEI	GHT OF HO		JULE
174	4882.76	0.112					
175	4882.76	0.112					
181	4988.92	0.115					

PLANNED UNIT DEVELOPMENT FOR HARVEST COVES PHASE I SUBDIVISION PHASE I AND PHASE II

BEING A SUBDIVISION OF A 36.114 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PORTION OF LOT 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67, HIDALGO COUNTY DEED RECORDS.



DRAWN BY: <u>R.D.J.</u> DATE <u>03-16-23</u> SURVEYED, CHECKED J.L.G. DATE 08/18/23 FINAL CHECK DATE

MELDEN & HUNT

CONSULTANTS • ENGINEERS • SURVEYORS 115 W. McINTYRE EDINBURG, TX 78541 ESTABLISHED 1947



iΠC

TBPE FIRM # F-1435

THE STATE OF TEXAS COUNTY OF HIDALGO

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

JEFFERY ERICKSON, MANAGER ESCANABA, LLC A TEXAS LIMITED LIABILITY COMPANY 3520 BUDDY OWENS AVENUE

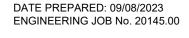
STATE OF TEXAS COUNTY OF HIDALGO:

McALLEN, TEXAS 78504

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

DAT

MARIO A. REYNA, P.E. # 117368





ROBERTO N. TAMEZ

6238

MELDEN & HUNT, INC.

STATE OF TEXAS COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED SITE PLAN AND DESCRIPTION OF HARVEST CREEK AT WARE SUBDIVISION . WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-27-17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

DATE

ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE SURVEYED: 11-27-18 T- 1047, PAGE 67 SURVEY JOB No. 18207.08

GENERAL NOTES :

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

FRONT: 20 FEET OR GREATER FOR EASEMENT REAR: 10 FEET OR GREATER FOR EASEMENT. INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENT GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES. CORNER: 10 FEET OR GREATER FOR EASEMENTS.

- 4. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR HARVEST COVES SUBDIVISION RECORDED UNDER DOCUMENT NUMBER HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER. THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL & VOID.
- 5. COMMON LOT 113, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, HARVEST COVES SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT 113, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 113 TRANSFER OF TITLE TO THE HARVEST CREEK AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE HARVEST CREEK AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 113 THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. No.
- HARVEST COVES SUBDIVISION IS SUBJECT TO CITY OF MCALLEN ORDINANCE AS PER SECTION 134-152 6. AND HARVEST CREEK AT WARE SUBDIVISION RESTRICTIVE COVENANTS & HOME OWNERS ASSOCIATION BUT NOT LIMITED TO TYPICAL BUILDING ELEVATION, ARCHITECTURE CONTROLS AND MAINTENANCE OF COMMON AREAS INCLUDING PERIMETER FENCES AND LANDSCAPING WITHIN RIGHT-OF-WAYS. HOME OWNER'S ASSOCIATION RESTRICTIONS DOC#____
- 7. HARVEST COVES SUBDIVISION RECORDED UNDER DOCUMENT NO. ______ HIDALGO COUNTY MAP RECORDS.
- 8. NO 3 STORY BUILDINGS, MAX BUILDING HEIGHT TO BE 33'.
- 9. A TREE TO BE PROVIDED ON EACH LOT, EACH TREE MUST HAVE A 2.5' CALIPER MINIMUM.
- 10. ALL INTERIOR SIDEWALKS TO BE 5.0 FEET AS PER ENGINEERING DEPARTMENT.
- 11. SUBDIVISION APPROVED AS A PLANNED UNIT DEVELOPMENT (PUD) AT THE CITY COMMISSION MEETING OF _____

PHASE I CURVE DATA

	Curve Table									Curv	e Table						Curv	e Table			Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	30.01'	325.00'	005° 17' 25"	S77° 20' 02"E'	30.00'	15.01	C38	61.06'	215.00'	016° 16' 17"	N59° 40' 55"W'	60.85'	30.74	C75	47.73'	275.00'	009° 56' 41"	S68° 16' 21"E'	47.67'	23.93	C112	25.68'	60.00'	024° 31' 05"	S75° 26' 23"W'	25.48'	13.04
C2	47.85'	325.00'	008° 26' 06"	S70° 28' 16"E'	47.80'	23.97	C39	41.98'	215.00'	011° 11' 15"	N45° 57' 10"W'	41.91'	21.06	C76	46.62'	275.00'	009° 42' 44"	S78° 06' 04"E'	46.56'	23.36	C113	15.04'	60.00'	014° 21' 41"	S56° 00' 00"W'	15.00'	7.56
C3	7.57'	345.00'	001° 15' 24"	N66° 52' 55"W'	7.57'	3.78	C40	30.51'	20.00'	087° 24' 47"	N3° 20' 51"E'	27.64'	19.12	C77	46.89'	275.00'	009° 46' 10"	S87° 50' 31"E'	46.83'	23.50	C114	25.72'	60.00'	024° 33' 37"	S36° 32' 21"W'	25.52'	13.06
C4	50.74'	345.00'	008° 25' 35"	N71° 43' 24"W'	50.69'	25.41	C41	87.29'	345.00'	014° 29' 48"	S39° 48' 21"W'	87.06'	43.88	C78	48.63'	275.00'	010° 07' 59"	N82° 12' 25"E'	48.57'	24.38	C115	58.57'	60.00'	055° 55' 42"	N52° 13' 23"E'	56.27'	31.85
C5	45.79'	345.00'	007° 36' 16"	N79° 44' 19"W'	45.76'	22.93	C42	65.06'	295.00'	012° 38' 09"	N38° 52' 31"E'	64.93'	32.66	C79	52.42'	275.00'	010° 55' 16"	N71° 40' 48"E'	52.34'	26.29	C116	34.21'	205.00'	009° 33' 41"	N84° 58' 05"E'	34.17'	17.14
C6	44.82'	345.00'	007° 26' 36"	N87° 15' 45"W'	44.79'	22.44	C43	65.39'	295.00'	012° 42' 04"	N51° 32' 38"E'	65.26'	32.83	C80	40.82'	275.00'	008° 30' 15"	N61° 58' 02"E'	40.78'	20.45	C117	72.19'	205.00'	020° 10' 32"	S80° 09' 49"E'	71.81'	36.47
C7	44.96'	345.00'	007° 28' 03"	S85° 16' 55"W'	44.93'	22.51	C44	64.70'	295.00'	012° 33' 55"	N64° 10' 37"E'	64.57'	32.48	C81	15.16'	20.00'	043° 26' 01"	S79° 25' 55"W'	14.80'	7.97	C118	117.18'	205.00'	032° 45' 00"	S53° 42' 02"E'	115.59'	60.24
C8	46.78'	345.00'	007° 46' 06"	S77° 39' 51"W'	46.74'	23.42	C45	64.71'	295.00'	012° 34' 02"	N76° 44' 36"E'	64.58'	32.48	C82	11.88'	20.00'	034° 01' 42"	N61° 50' 13"W'	11.70'	6.12	C119	28.94'	20.00'	082° 55' 05"	S4° 08' 01"W'	26.48'	17.67
C9	56.74'	345.00'	009° 25' 25"	S69° 04' 05"W'	56.68'	28.44	C46	65.43'	295.00'	012° 42' 26"	N89° 22' 50"E'	65.29'	32.85	C83	42.14'	345.00'	006° 59' 52"	S48° 19' 18"E'	42.11'	21.09	C120	58.79'	345.00'	009° 45' 48"	N40° 42' 39"E'	58.72'	29.47
C10	18.72'	345.00'	003° 06' 30"	S62° 48' 08"W'	18.71'	9.36	C47	64.04'	295.00'	012° 26' 18"	S78° 02' 49"E'	63.92'	32.15	C84	51.32'	345.00'	008° 31' 23"	S56° 04' 55"E'	51.27'	25.71	C121	19.70'	345.00'	003° 16' 18"	N34° 11' 36"E'	19.70'	9.85
C11	27.86'	20.00'	079° 49' 08"	S78° 50' 33"E'	25.66'	16.73	C48	63.90'	295.00'	012° 24' 41"	S65° 37' 20"E'	63.78'	32.08	C85	48.57'	345.00'	008° 03' 58"	S64° 22' 35"E'	48.53'	24.32	C122	45.70'	295.00'	008° 52' 32"	S36° 59' 43"W'	45.65'	22.90
C12	47.05'	265.00'	010° 10' 18"	N44° 01' 08"W'	46.98'	23.58	C49	65.43'	295.00'	012° 42' 28"	S53° 03' 45"E'	65.30'	32.85	C86	47.08'	345.00'	007° 49' 05"	S72° 19' 06"E'	47.04'	23.57	C123	67.50'	295.00'	013° 06' 36"	S47° 59' 17"W'	67.35'	33.90
C13	47.74'	265.00'	010° 19' 17"	N54° 15' 55"W'	47.67'	23.93	C50	68.23'	295.00'	013° 15' 06"	S40° 04' 58"E'	68.08'	34.27	C87	46.54'	345.00'	007° 43' 45"	S80° 05' 31"E'	46.51'	23.31	C124	15.00'	295.00'	002° 54' 49"	S56° 00' 00"W'	15.00'	7.50
C14	43.21'	265.00'	009° 20' 35"	N64° 05' 51"W'	43.17'	21.65	C51	15.00'	295.00'	002° 54' 49"	S32° 00' 00"E'	15.00'	7.50	C88	46.87'	345.00'	007° 47' 02"	S87° 50' 55"E'	46.83'	23.47	C125	69.32'	295.00'	013° 27' 51"	S64° 11' 20"W'	69.16'	34.82
C15	43.93'	265.00'	009° 29' 53"	N73° 31' 05"W'	43.88'	22.01	C52	67.63'	295.00'	013° 08' 10"	S23° 58' 30"E'	67.49'	33.97	C89	48.12'	345.00'	007° 59' 30"	N84° 15' 49"E'	48.08'	24.10	C126	64.68'	295.00'	012° 33' 41"	S77° 12' 06"W'	64.55'	32.47
C16	45.78'	265.00'	009° 53' 51"	N83° 12' 56"W'	45.72'	22.95	C53	80.35'	345.00'	013° 20' 40"	S23° 53' 41"E'	80.17'	40.36	C90	50.53'	345.00'	008° 23' 33"	N76° 04' 17"E'	50.49'	25.31	C127	64.68'	295.00'	012° 33' 44"	S89° 45' 49"W'	64.55'	32.47
C17	47.48'	265.00'	010° 15' 58"	S86° 42' 09"W'	47.42'	23.80	C54	31.65'	20.00'	090° 40' 11"	N14° 46' 04"E'	28.45'	20.24	C91	54.69'	345.00'	009° 04' 58"	N67° 20' 02"E'	54.63'	27.40	C128	63.94'	295.00'	012° 25' 09"	N77° 44' 44"W'	63.82'	32.10
C18	21.66'	265.00'	004° 40' 57"	S79° 13' 42"W'	21.65'	10.83	C55	51.28'	225.00'	013° 03' 26"	N66° 37' 53"E'	51.16'	25.75	C92	18.28'	345.00'	003° 02' 10"	N61° 16' 28"E'	18.28'	9.14	C129	27.20'	295.00'	005° 16' 56"	N68° 53' 41"W'	27.19'	13.61
C19	26.94'	120.00'	012° 51' 39"	N83° 19' 03"E'	26.88'	13.52	C56	72.71'	225.00'	018° 30' 52"	N82° 25' 02"E'	72.39'	36.67	C93	28.94'	20.00'	082° 55' 05"	N78° 47' 05"W'	26.48'	17.67	C130	26.59'	375.00'	004° 03' 43"	S68° 17' 04"E'	26.58'	13.30
C20	25.46'	120.00'	012° 09' 16"	S84° 10' 30"E'	25.41'	12.78	C57	107.41'	225.00'	027° 21' 09"	S74° 38' 58"E'	106.40'	54.75	C94	29.71'	255.00'	006° 40' 28"	S40° 39' 46"E'	29.69'	14.87	C131	46.87'	375.00'	007° 09' 40"	S73° 53' 46"E'	46.84'	23.47
C21	19.84'	20.00'	056° 51' 06"	S49° 40' 18"E'	19.04'	10.83	C58	8.96'	225.00'	002° 16' 50"	S59° 49' 58"E'	8.96'	4.48	C95	31.34'	255.00'	007° 02' 31"	S47° 31' 15"E'	31.32'	15.69	C132	17.62'	375.00'	002° 41' 34"	S78° 49' 23"E'	17.62'	8.81
C22	101.54'	195.00'	029° 50' 02"	S6° 19' 45"E'	100.39'	51.95	C59	52.07'	70.00'	042° 37' 07"	S37° 22' 59"E'	50.88'	27.31	C96	51.07'	255.00'	011° 28' 32"	S56° 46' 47"E'	50.99'	25.62							·,
C23	37.01'	245.00'	008° 39' 20"	S4° 15' 36"W'	36.98'	18.54	C60	1.02'	70.00'	000° 49' 57"	S15° 39' 27"E'	1.02'	0.51	C97	47.81'	255.00'	010° 44' 36"	S67° 53' 21"E'	47.74'	23.98							
C24	55.59'	245.00'	013° 00' 04"	S6° 34' 05"E'	55.47'	27.92	C61	31.64'	60.00'	030° 13' 01"	N30° 21' 00"W'	31.28'	16.20	C98	46.42'	255.00'	010° 25' 49"	S78° 28' 34"E'	46.36'	23.27							
C25	18.69'	245.00'	004° 22' 17"	S15° 15' 16"E'	18.69'	9.35	C62	25.96'	60.00'	024° 47' 29"	N57° 51' 15"W'	25.76'	13.19	C99	46.72'	255.00'	010° 29' 51"	S88° 56' 24"E'	46.65'	23.43							
C26	22.16'	20.00'	063° 29' 18"	N14° 18' 15"E'	21.05'	12.37	C63	23.98'	60.00'	022° 54' 13"	N81° 42' 07"W'	23.83'	12.15	C100	34.74'	255.00'	007° 48' 24"	N81° 54' 29"E'	34.72'	17.40							
C27	12.28'	60.00'	011° 43' 19"	S40° 11' 15"W'	12.25'	6.16	C64	24.38'	60.00'	023° 17' 07"	S75° 12' 13"W'	24.22'	12.36	C101	13.77'	150.00'	005° 15' 42"	S80° 38' 08"W'	13.77'	6.89							
C28	36.61'	60.00'	034° 57' 23"	S16° 50' 54"W'	36.04'	18.89	C65	15.11'	60.00'	014° 25' 29"	S56° 20' 56"W'	15.07'	7.59	C102	43.73'	150.00'	016° 42' 10"	N88° 22' 56"W'	43.57'	22.02							
C29	25.33'	60.00'	024° 11' 22"	S12° 43' 28"E'	25.14'	12.86	C66	25.75'	60.00'	024° 35' 18"	S36° 50' 32"W'	25.55'	13.08	C103	9.92'	150.00'	003° 47' 21"	N78° 08' 11"W'	9.92'	4.96							
C30	15.04'	60.00'	014° 21' 41"	S32° 00' 00"E'	15.00'	7.56	C67	27.99'	60.00'	026° 43' 48"	S11° 10' 59"W'	27.74'	14.26	C104	25.44'	60.00'	024° 17' 52"	S88° 23' 26"E'	25.25'	12.92							
C31	25.13'	60.00'	023° 59' 47"	S51° 10' 44"E'	24.95'	12.75	C68	27.82'	60.00'	026° 34' 12"	S15° 28' 00"E'	27.58'	14.17	C105	26.08'	60.00'	024° 54' 19"	N67° 00' 29"E'	25.88'	13.25							
C32	25.59'	60.00'	024° 25' 59"	S75° 23' 37"E'	25.39'	12.99	C69	27.54'	60.00'	026° 18' 08"	S41° 54' 10"E'	27.30'	14.02	C106	25.01'	60.00'	023° 53' 06"	N42° 36' 46"E'	24.83'	12.69							
C33	25.28'	60.00'	024° 08' 22"	N80° 19' 13"E'	25.09'	12.83	C70	30.70'	60.00'	029° 19' 04"	S69° 42' 46"E'	30.37'	15.69	C107	25.20'	60.00'	024° 03' 54"	N18° 38' 16"E'	25.02'	12.79							
C34	39.98'	60.00'	038° 10' 40"	N49° 09' 42"E'	39.24'	20.76	C71	8.37'	60.00'	007° 59' 39"	S88° 22' 08"E'	8.36'	4.19	C108	25.67'	60.00'	024° 30' 40"	N5° 39' 00"W'	25.47'	13.03							
C35	71.18'	80.00'	050° 58' 37"	S55° 33' 40"W'	68.85'	38.14	C72	35.64'	150.00'	013° 36' 42"	N85° 33' 36"W'	35.55'	17.90	C109	25.11'	60.00'	023° 58' 47"	N29° 53' 44"W'	24.93'	12.74							
C36	34.04'	215.00'	009° 04' 12"	S85° 35' 05"W'	34.00'	17.05	C73	42.97'	150.00'	016° 24' 55"	N70° 32' 48"W'	42.83'	21.64	C110	26.80'	60.00'	025° 35' 25"	N54° 40' 50"W'	26.58'	13.63							
C37	82.79'	215.00'	022° 03' 46"	N78° 50' 57"W'	82.28'	41.91	C74	4.61'	275.00'	000° 57' 40"	S62° 49' 11"E'	4.61'	2.31	C111	26.00'	60.00'	024° 49' 32"	N79° 53' 18"W'	25.79'	13.21							

PHASE II CURVE DATA

			C	Tabla						C	Tabla						<u></u>	. Tabla							. Tabla		
			Curve	e Table	1			1		Curv	e Table				1		Curv	re Table		_		1	1		e Table	1	
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction	Chord Lengt	th Tangent
C133	10.43'	295.00'	002° 01' 32"	S16° 23' 40"E'	10.43'	5.21	C156	11.67'	275.00'	002° 25' 50"	N84° 00' 47"E'	11.67'	5.83	C179	36.71'	345.00'	006° 05' 48"	S46° 19' 36"W'	36.69'	18.37	C202	46.00'	225.00'	011° 42' 51"	S79° 46' 39"E'	45.92'	23.08
C134	51.73'	345.00'	008° 35' 29"	N19° 40' 38"W'	51.68'	25.91	C157	47.00'	275.00'	009° 47' 32"	S89° 52' 32"E'	46.94'	23.56	C180	45.51'	345.00'	007° 33' 29"	S39° 29' 57"W'	45.48'	22.79	C203	43.38'	225.00'	011° 02' 51"	N88° 50' 30"E'	43.32'	21.76
C135	44.41'	345.00'	007° 22' 34"	N27° 39' 40"W'	44.38'	22.24	C158	46.58'	275.00'	009° 42' 18"	S80° 07' 37"E'	46.52'	23.35	C181	44.13'	345.00'	007° 19' 44"	S32° 03' 21"W'	44.10'	22.09	C204	38.41'	225.00'	009° 46' 56"	N78° 25' 36"E'	38.37'	19.25
C136	35.18'	345.00'	005° 50' 33"	N34° 16' 14"W'	35.16'	17.61	C159	38.94'	275.00'	008° 06' 44"	S71° 13' 06"E'	38.90'	19.50	C182	25.20'	345.00'	004° 11' 06"	S26° 17' 56"W'	25.19'	12.61	C205	35.32'	225.00'	008° 59' 38"	N69° 02' 19"E'	72.64'	17.70
C137	30.84'	345.00'	005° 07' 21"	N39° 45' 11"W'	30.83'	15.43	C160	8.54'	375.00'	001° 18' 19"	N67° 48' 53"W'	8.54'	4.27	C183	42.38'	175.00'	013° 52' 31"	N31° 08' 38"E'	42.28'	21.29	C206	35.89'	225.00'	009° 08' 19"	N59° 58' 21"E'	35.85'	17.98
C138	37.12'	345.00'	006° 09' 52"	N45° 23' 47"W'	37.10'	18.58	C161	47.24'	375.00'	007° 13' 03"	N72° 04' 34"W'	47.21'	23.65	C184	79.72'	175.00'	026° 06' 03"	N51° 07' 55"E'	79.03'	40.56	C207	28.37'	225.00'	007° 13' 30"	N51° 47' 26"E'	28.35'	14.21
C139	33.25'	345.00'	005° 31' 17"	N51° 14' 22"W'	71.67'	16.64	C162	37.49'	375.00'	005° 43' 38"	N78° 32' 54"W'	37.47'	18.76	C185	89.97'	175.00'	029° 27' 18"	N78° 54' 36"E'	88.98'	46.00	C208	33.75'	225.00'	008° 35' 36"	N43° 52' 53"E'	33.71'	16.90
C140	36.13'	345.00'	006° 00' 00"	N57° 00' 00"W'	36.11'	18.08	C163	34.20'	85.00'	023° 03' 18"	S87° 03' 37"W'	33.97'	17.34	C186	88.06'	175.00'	028° 49' 57"	S71° 56' 47"E'	87.14'	44.99	C209	54.41'	225.00'	013° 51' 16"	N32° 39' 26"E'	54.27'	27.34
C141	37.59'	345.00'	006° 14' 35"	N63° 07' 18"W'	73.78'	18.81	C164	35.07'	85.00'	023° 38' 19"	S63° 42' 49"W'	34.82'	17.79	C187	59.71'	175.00'	019° 33' 00"	S47° 45' 18"E'	59.42'	30.15	C210	5.98'	225.00'	001° 31' 25"	N24° 58' 05"E'	5.98'	2.99
C142	47.24'	345.00'	007° 50' 45"	N70° 09' 58"W'	47.21'	23.66	C165	31.35'	85.00'	021° 07' 52"	S41° 19' 43"W'	31.17'	15.85	C188	3.88'	245.00'	000° 54' 24"	N38° 26' 00"W'	63.62'	1.94	C211	59.45'	295.00'	011° 32' 48"	S29° 58' 47"W'	59.35'	29.83
C143	46.65'	345.00'	007° 44' 51"	N77° 57' 47"W'	78.77'	23.36	C166	32.90'	85.00'	022° 10' 31"	S19° 40' 32"W'	32.69'	16.66	C189	43.98'	245.00'	010° 17' 10"	N44° 01' 47"W'	43.93'	22.05	C212	69.40'	295.00'	013° 28' 46"	S42° 29' 33"W'	69.24'	34.86
C144	46.63'	345.00'	007° 44' 40"	N85° 42' 32"W'	78.76'	23.35	C167	31.57'	20.00'	090° 25' 39"	N53° 48' 06"E'	28.39'	20.15	C190	33.55'	245.00'	007° 50' 46"	N53° 05' 45"W'	71.81'	16.80	C213	15.00'	295.00'	002° 54' 49"	S50° 41' 21"W'	15.00'	7.50
C145	47.49'	345.00'	007° 53' 15"	S86° 28' 30"W'	47.46'	23.78	C168	54.98'	35.00'	090° 00' 00"	S53° 35' 16"W'	49.50'	35.00	C191	41.08'	245.00'	009° 36' 26"	N61° 49' 21"W'	41.03'	20.59	C214	69.21'	295.00'	013° 26' 34"	S58° 52' 02"W'	69.05'	34.77
C146	49.39'	345.00'	008° 12' 11"	S78° 25' 47"W'	49.35'	24.74	C169	22.51'	325.00'	003° 58' 06"	N79° 25' 41"W'	22.51'	11.26	C192	43.22'	245.00'	010° 06' 31"	N71° 40' 49"W'	76.78'	21.67	C215	64.69'	295.00'	012° 33' 49"	S71° 52' 14"W'	64.56'	32.47
C147	32.08'	345.00'	005° 19' 41"	S71° 39' 51"W'	32.07'	16.05	C170	53.13'	325.00'	009° 21' 57"	N72° 45' 39"W'	53.07'	26.62	C193	20.00'	245.00'	004° 40' 39"	N79° 04' 24"W'	66.57'	10.01	C216	64.65'	295.00'	012° 33' 23"	S84° 25' 50"W'	90.53'	32.45
C148	31.75'	345.00'	005° 16' 22"	S66° 21' 49"W'	31.74'	15.89	C171	5.19'	325.00'	000° 54' 57"	N67° 37' 12"W'	5.19'	2.60	C194	54.98'	35.00'	090° 00' 00"	S36° 24' 44"E'	49.50'	35.00	C217	65.32'	295.00'	012° 41' 11"	N82° 56' 53"W'	91.00'	32.79
C149	26.26'	20.00'	075° 14' 12"	S78° 39' 17"E'	24.42'	15.41	C172	39.83'	325.00'	007° 01' 17"	S70° 40' 22"E'	39.80'	19.94	C195	31.42'	20.00'	090° 00' 00"	S53° 35' 16"W'	28.28'	20.00	C218	64.62'	295.00'	012° 33' 05"	N70° 19' 45"W'	90.51'	32.44
C150	16.58'	255.00'	003° 43' 28"	N42° 53' 55"W'	16.57'	8.29	C173	43.14'	325.00'	007° 36' 22"	S77° 59' 11"E'	43.11'	21.60	C196	70.56'	195.00'	020° 43' 54"	N71° 03' 04"W'	70.17'	35.67	C219	64.64'	295.00'	012° 33' 14"	N57° 46' 35"W'	90.52'	32.45
C151	54.42'	255.00'	012° 13' 42"	N50° 52' 30"W'	54.32'	27.32	C174	42.49'	325.00'	007° 29' 30"	S85° 32' 07"E'	42.46'	21.28	C197	77.27'	195.00'	022° 42' 19"	N49° 19' 58"W'	76.77'	39.15	C220	65.36'	295.00'	012° 41' 39"	N45° 09' 08"W'	65.23'	32.81
C152	49.39'	255.00'	011° 05' 55"	N62° 32' 18"W'	49.32'	24.78	C175	44.93'	325.00'	007° 55' 17"	N86° 45' 30"E'	44.90'	22.50	C198	15.79'	225.00'	004° 01' 12"	S39° 59' 24"E'	15.78'	7.90	C221	64.71'	295.00'	012° 34' 07"	N32° 31' 15"W'	90.57'	32.49
C153	47.10'	255.00'	010° 34' 57"	N73° 22' 44"W'	47.03'	23.62	C176	12.05'	205.00'	003° 22' 06"	S84° 28' 54"W'	12.05'	6.03	C199	39.27'	225.00'	010° 00' 00"	S47° 00' 00"E'	39.22'	19.68	C222	55.89'	295.00'	010° 51' 18"	N20° 48' 33"W'	84.54'	28.03
C154	46.59'	255.00'	010° 28' 06"	N83° 54' 15"W'	46.53'	23.36	C177	175.55'	205.00'	049° 03' 58"	N69° 18' 04"W'	170.24'	93.57	C200	38.24'	225.00'	009° 44' 11"	S56° 52' 06"E'	74.10'	19.16	C223	11.09'	345.00'	001° 50' 28"	S16° 18' 08"E'	64.46'	5.54
C155	35.89'	255.00'	008° 03' 50"	S86° 49' 47"W'	35.86'	17.97	C178	32.86'	20.00'	094° 08' 35"	N2° 18' 13"E'	29.29'	21.50	C201	47.85'	225.00'	012° 11' 02"	S67° 49' 42"E'	47.76'	24.01	L						

	DT MEETING 18' EWAY WIDTH		OT MEETING 18' EWAY WIDTH	-	OT MEETING 18' EWAY WIDTH
LOT #	WIDTH	LOT #	WIDTH	LOT #	WIDTH
1	12.00'	80	12.00'	53	12.00'
15	13.89'	81	12.00'	70	14.76'
16	12.52'	82	12.28'	98	12.00'
17	14.50'	83	12.52'	184	12.00'
18	12.21'	84	12.85'	185	12.00'
19	12.52'	85	12.77'	186	13.03'
20	14.59'	44	12.60'		
21	12.59'	45	12.00'		
22	12.00'	46	12.00'		
23	13.28'	47	12.26'		
24	12.27'	48	12.00'		
25	13.05'	49	14.61'		
77	12.00'	50	15.52'		
78	12.00'	51	17.34'		
79	12.00'	52	14.30'		

PLANNED UNIT DEVELOPMENT FOR HARVEST COVES SUBDIVISION PHASE I AND PHASE II

BEING A SUBDIVISION OF A 36.114 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PORTION OF LOT 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67, HIDALGO COUNTY DEED RECORDS.

	Line Table									
Line #	Direction	Length								
L1	N 53° 42' 31" E	35.28'								
L2	S 08° 35' 16" W	25.06'								
L3	S 08° 35' 16" W	25.06'								
L4	N 04° 30' 00" E	5.12'								
L5	N 66° 00' 00" W	2.93'								
L6	N 64° 30' 00" W	3.51'								
L7	S 15° 30' 00" W	2.71'								
L8	S 37° 19' 32" E	4.60'								
L9	S 46° 00' 00" W	33.86'								
L10	N 81° 24' 43" W	10.52'								
L11	N 62° 00' 00" W	11.51'								
L12	N 83° 00' 00" W	10.43'								
L13	S 37° 19' 32" E	4.60'								
L14	N 36° 18' 25" W	35.42'								
L15	N 81° 24' 44" W	15.74'								
L16	N 36° 00' 00" E	41.88'								
L17	N 30° 00' 00" E	28.21'								
L18	N 21° 00' 00" W	36.63'								
L19	N 81° 24' 44" W	9.10'								
L20	S 08° 35' 16" W	6.47'								
L21	N 81° 24' 44" W	27.09'								
L22	S 00° 00' 00" E	29.36'								
L23	S 80° 00' 00" W	7.53'								
L24	S 80° 00' 00" W	14.55'								
L25	N 52° 00' 00" W	15.75'								
L26	N 53° 35' 16" E	42.43'								
L27	S 48° 00' 00" W	40.73'								
L28	S 38° 00' 00" W	24.03'								
L29	N 15° 30' 00" E	22.12'								
L30	S 82° 30' 00" E	25.06'								



DRAWN BY: <u>R.D.J.</u> DATE <u>03-16-23</u> SURVEYED, CHECKED J.L.G. DATE 08/18/23 FINAL CHECK DATE

115 W. McINTYRE EDINBURG, TX 78541 ESTABLISHED 1947



September 7, 2023

METES AND BOUNDS DESCRIPTION 18.677 ACRES BEING OUT OF LOTS 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION Co. SUBDIVISION CITY OF McALLEN, HIDALGO COUNTY, TEXAS

A tract of land containing 18.677 acres situated in the City of McAllen, County of Hidalgo, Texas, being out of Lots 138 and 137, La Lomita Irrigation & Construction Co. Subdivision, according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records, which said 18.677 acres are out of a certain tract conveyed to Escanaba, LLC, a Texas Limited Liability Company by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 3334895, Hidalgo County Official Records, said 18.677 acres also being more particularly described as follows:

COMMENCING at a No. 4 rebar set on the Northwest corner of said Lot 138;

THENCE, S 81° 24' 44" E along the North line of said Lot 138, a distance of 1,578.60 feet to a No. 4 rebar set, for the Northwest corner of this herein described tract;

- 1. THENCE, S 81° 24' 44" E along the North line of said Lot 138 at a distance of 241.40 feet pass a No. 4 rebar found on the Southeast corner of Lot 99, Arrowhead Subdivision Phase II, according to the plat thereof recorded in Volume 34, Page 47, Hidalgo County Map Records, at a distance of 291.40 feet pass a No. 4 rebar found on the Southeast corner of Lot 100, of said Arrowhead Subdivision Phase II, at a distance of 391.40 feet pass a No. 4 rebar found on the Southeast corner of Lot 100, of said Arrowhead Subdivision Phase II, at a distance of 391.40 feet pass a No. 4 rebar found on the Southeast corner of Lot 102, of said Arrowhead Subdivision Phase II, at a distance of 841.40 feet pass a No. 4 rebar found on the Southeast corner of Lot 29, of Arrowhead Subdivision Phase I, according to the plat thereof recorded in Volume 33, Page 105, Hidalgo County Map Records, at a distance of 891.40 feet pass a No. 4 rebar found on the Southeast corner of Lot 30, of said Arrowhead Subdivision Phase I, at a distance of 941.40 feet pass a No. 4 rebar found on the Southeast corner of Lot 31, of said Arrowhead Subdivision Phase I, continuing a total distance of 978.62 feet to a No. 4 rebar found on the existing West right-of-way line of N. Ware Road for the Northeast corner of this tract;
- 2. THENCE, S 08° 35' 34" W along the West right-of-way line of N. Ware Road, a distance of 640.00 feet to a No. 4 rebar set for the Southeast corner of this tract;
- 3. THENCE, N 81° 24' 44" W at a distance of 1,237.17 feet pass the West line of said Lot 137, and the East line of said Lot 138, continuing a total distance of 1,574.07 feet to a No. 4 rebar set for the Southwest corner of this tract;
- 4. THENCE, N 15° 30' 00" E a distance of 240.10 feet to a No. 4 rebar set for an outside corner of this tract;
- 5. THENCE, N 27° 30' 00" E a distance of 41.66 feet to a No. 4 rebar set for an outside corner of this tract;
- 6. THENCE, N 42° 00' 00" E a distance of 41.29 feet to a No. 4 rebar set for an outside corner of this tract;
- THENCE, N 55° 52' 29" E a distance of 15.05 feet to a No. 4 rebar set for an outside corner of this tract;
- 8. THENCE, N 58° 00' 00" E a distance of 42.66 feet to a No. 4 rebar set for an outside corner of this tract;
- 9. THENCE, N 71° 30' 00" E a distance of 41.93 feet to a No. 4 rebar set for an outside corner of this tract;

Z:\Surveys\2023\23145\Metes & Bounds\18.677 ACRES METES AND BOUNDS.doo

PAGE 1 OF 3

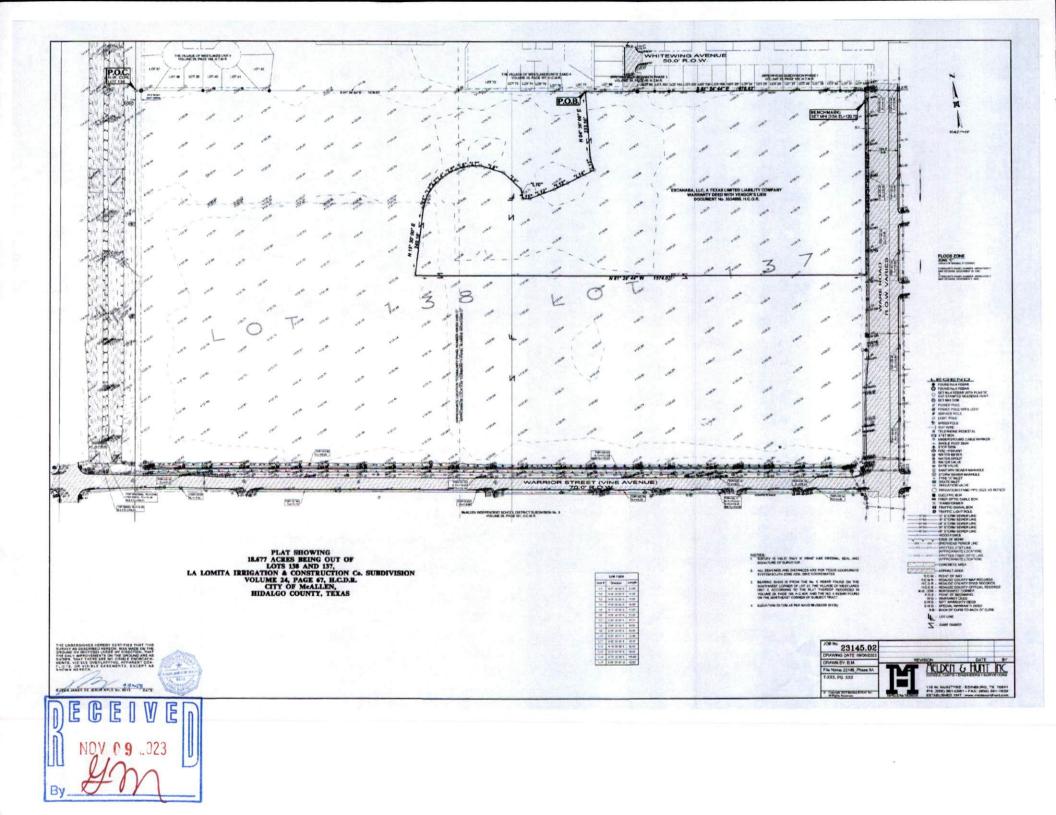
- 10.THENCE, N 84° 30' 00" E a distance of 41.93 feet to a No. 4 rebar set for an outside corner of this tract;
- 11.THENCE, S 83° 30' 00" E a distance of 41.74 feet to a No. 4 rebar set for an outside corner of this tract;
- 12.THENCE, S 64° 30' 00" E a distance of 83.64 feet to a No. 4 rebar set for an outside corner of this tract;
- 13.THENCE, S 38° 30' 00" E a distance of 83.55 feet to a No. 4 rebar set for an outside corner of this tract;
- 14. THENCE, S 00° 39' 51" E a distance of 33.49 feet to a No. 4 rebar set for an inside corner of this tract;
- 15. THENCE, S 82° 30' 00" E a distance of 25.06 feet to a No. 4 rebar set for an inside corner of this tract;
- 16. THENCE, N 78° 00' 00" E a distance of 92.61 feet to a No. 4 rebar set for an inside corner of this tract;
- 17. THENCE, N 73° 51' 55" E a distance of 50.01 feet to a No. 4 rebar set for an inside corner of this tract;
- 18. THENCE, N 72° 30' 00" E a distance of 103.95 feet to a No. 4 rebar set for an inside corner of this tract;
- 19. THENCE, N 09° 30' 00" E a distance of 42.80 feet to a No. 4 rebar set for an outside corner of this tract;
- 20. THENCE, N 04° 30' 00" E a distance of 233.50 feet to the POINT OF BEGINNING and containing 18.677 acres of land, more or less.

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

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

DATE:









TO: Planning and Zoning Commission

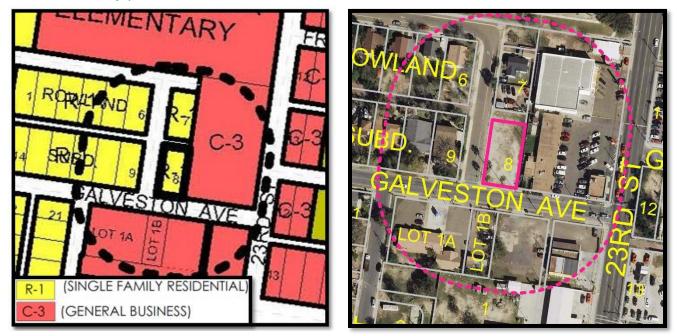
FROM: Planning Staff

DATE: December 28, 2023

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOT 8, ROWLAND ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 2312 GALVESTON AVENUE. (REZ2023-0059)

LOCATION: The subject property is located on the northeast corner of South 24th Street and Galveston Avenue.

PROPOSAL: The applicant is proposing to rezone the property from R-1 (single-family residential) District to C-3 (general business) District in order to develop the land for commercial use. A feasibility plan has not been submitted.



ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the north and to the west across South 24th Street and C-3 (general business) District to the east and to the south across Galveston Avenue.

LAND USE: The subject property is currently vacant. Surrounding land uses include residential homes and commercial businesses.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future

land use for this property as Complete Communities which allow for commercial uses via incremental infill. The most appropriate type of development includes single-family detached homes, accessory uses to single-family residences, neighborhood-scale offices and retail, civic buildings, and parks and open space uses.

DEVELOPMENT TRENDS: The development trend along the south side of Galveston Avenue is commercial. The subject property is adjacent to C-3 District along the east property line.

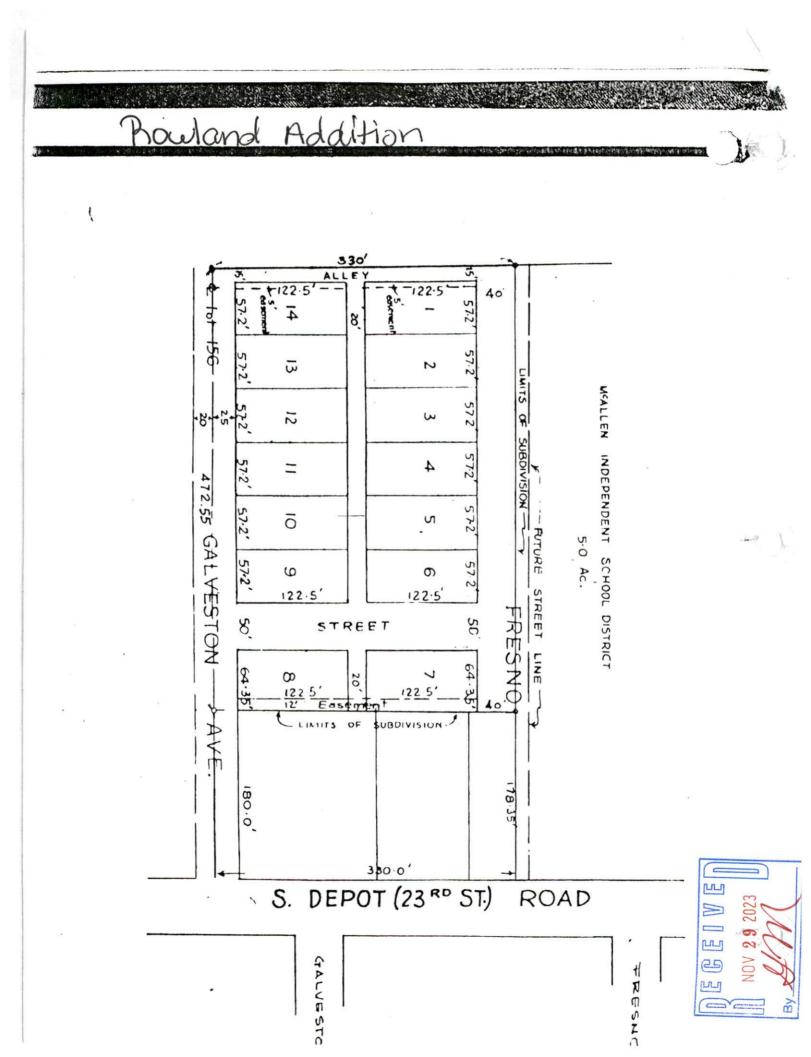
HISTORY: The subject property was zoned R-1 District during the comprehensive zoning in 1979. A subdivision under the name of Rowland Addition was recorded on April 11, 1950. The property has been vacant since 2007.

ANALYSIS: The requested zoning and proposed use conform to the future land use designation on the Envision McAllen Future Land Use Plan. Infill development can provide opportunities for small businesses contained within a single building or development.

A building permit for a commercial use to comply with off-street parking, landscaping, buffers and building and fire codes will be required.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3 (general business) District.







TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 28, 2023

SUBJECT: REZONE FROM C-2 (NEIGHBORHOOD COMMERCIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOT 1, YUMA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2400 SOUTH MCCOLL ROAD. (REZ2023-0060)

LOCATION: The subject property is located on the northwest corner of South McColl Road and East Yuma Avenue.

PROPOSAL: The applicant is proposing to rezone the property from C-2 (neighborhood commercial) District to C-3 (general business) District to be able to sell and dispense a wine-based "ready to drink" margarita product utilizing a crew served program.



ADJACENT ZONING: The adjacent zoning is C-3 (general business) District to the north, R-3A (multifamily residential apartment) District to the east across South McColl Road, C-3L (light commercial) District to the south across East Yuma Avenue, and R-3T (multifamily residential townhouse) District to the west.

LAND USE: There is a Stripes convenience store located on the subject property. Surrounding land uses include a self-storage, apartments, and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future

land use for this property as Regional Commercial. The most appropriate type of development includes shopping center neighborhood and community scale, civic buildings, and parks and open space uses.

DEVELOPMENT TRENDS: The development trend along this area of South McColl Road is commercial.

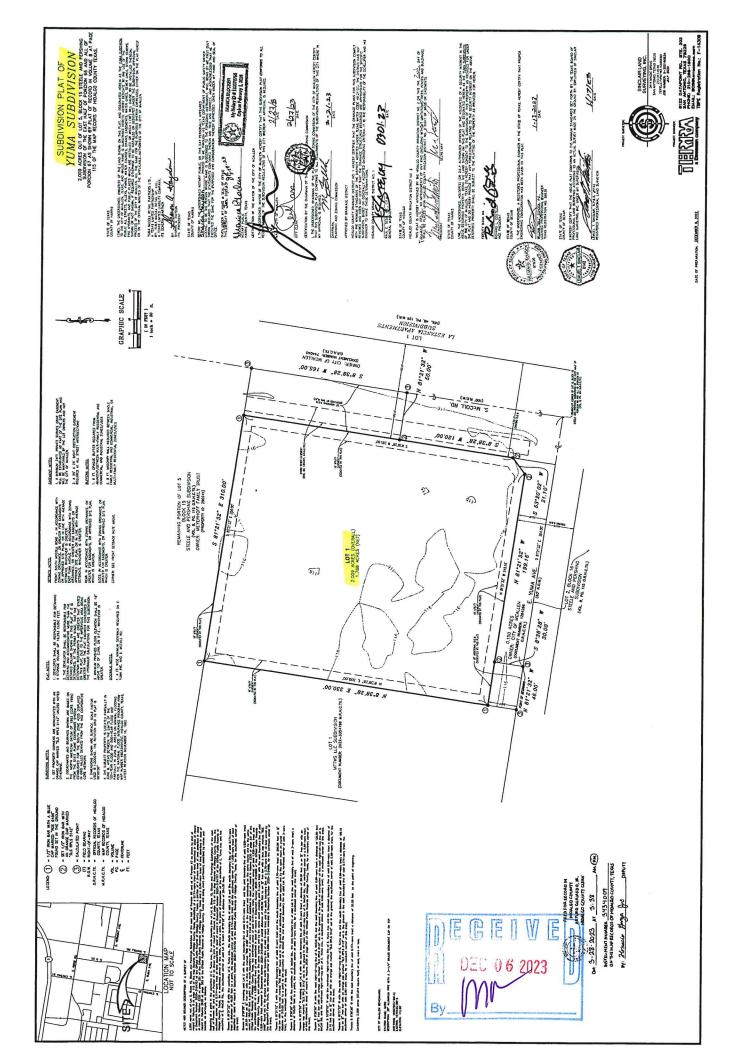
HISTORY: The property was zoned C-1 (office building) District upon annexation in November 1995. A rezoning request for C-2 (neighborhood commercial) District was approved in August 2021. A Conditional Use Permit for a convenience store where gasoline products are sold was approved for life of use in August 2021. A subdivision under the name of Yuma Subdivision was recorded on March 28, 2023.

ANALYSIS: The requested zoning and use conform to the future land use designation on the Envision McAllen Future Land Use Plan.

There is an existing Stripes convenience store that will need to continue to comply with requirements of the Conditional Use Permit as per Sections 138-257 through 138-261 of the Zoning Ordinance. The proposed program addition is a crew served wine-based margarita program by TABC trained staff for customers interested in purchasing a margarita. The margarita is a wine-based "ready to drink" product that is not customer facing and would require the staff to request age verification and staff dispensing. The approval would allow the applicant to pursue TABC requirements.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3 (general business) District.





TO: Planning and Zoning Commission

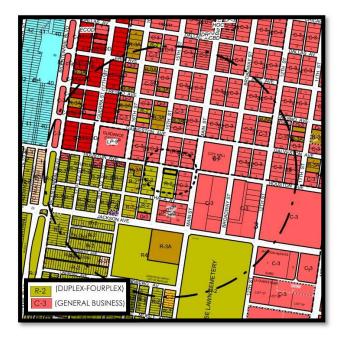
FROM: Planning Staff

DATE: December 27, 2023

SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO C-2 (NEIGHBORHOOD COMMERCIAL) DISTRICT: LOT 1, BLOCK 2, NELSON ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 803 SOUTH 15TH STREET. (REZ2023-0061)

LOCATION: The subject property is located at the southeast corner of South 15th Street and Houston Avenue.

PROPOSAL: The applicant is proposing to rezone the property to C-2 (neighborhood commercial) District in order to use the subject property as a parking facility for McAllen Pregnancy Center. A feasibility plan has been submitted for a proposed parking area with enclosed garage for mobile transport units.





ADJACENT ZONING: The adjacent zoning is C-3 (general business) District to the north and east and R-1 (single family residential) District to the south and west across South 15th Street.

LAND USE: The 7,000 square-foot property is currently vacant. Surrounding land uses include The Warren Group Architects Inc., Campos Insurance Agency, Bella Kara Skin Care, and other commercial businesses. There is also multifamily and single family residential.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Downtown which allows for mixed use to include retail and services. The intended land uses include residential, commercial, business and office use. The most appropriate type of development includes mixed-use Urban, Neighborhood Scale.

DEVELOPMENT TRENDS: The development trend for this area along South 15th Street is commercial and service uses.

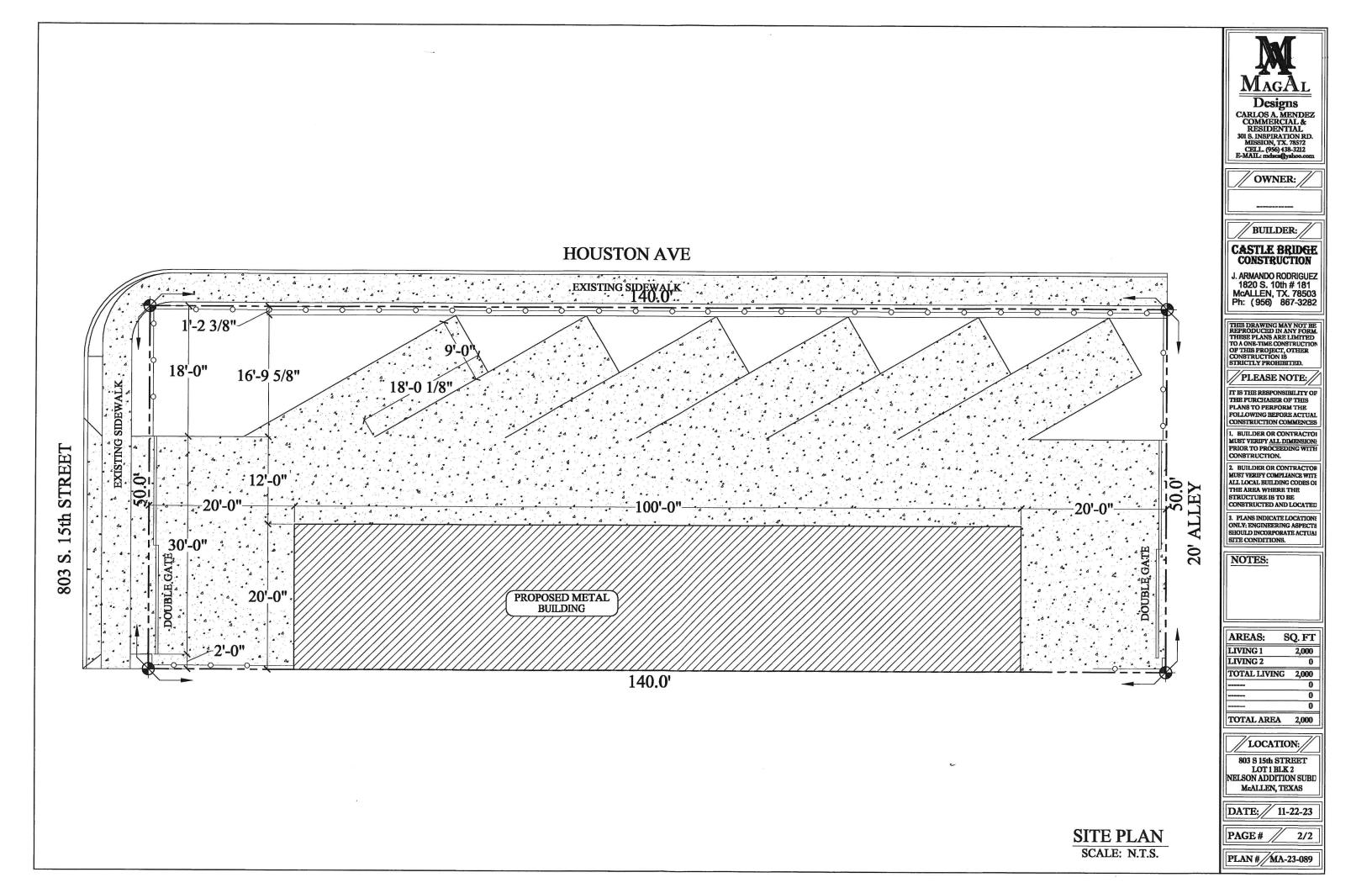
HISTORY: The Nelson Addition Subdivision was recorded on December 29, 1917. The subject property was zoned R-2 District during the comprehensive zoning in 1979.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed zoning aligns with existing developments and zoning districts along South 15th Street. The proposed development will serve as an extension to the McAllen Pregnancy Center located at the east of the property.

An approved site plan review will be required prior to building permit issuance.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-2 (neighborhood commercial) District.



ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE

McALLEN, TX 78504 PH: (956) 618-5565

FAX: (956) 618-5540

T.B.P.E. FIRM REG. NO. F-5154

T.B.L.S. FIRM REG. NO. 10004000

METES AND BOUNDS DESCRIPTION

(All of Lot 1, Block 2, Nelson Addition, McAllen)

All of Lot 1, Block 2, NELSON ADDITION TO McALLEN, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 45, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes. Said Lot 1, Block 2 is that same property granted from Primera Iglesia Bautista, a/k/a Primera Iglesia Bautista of McAllen, TX, a Texas non-profit corporation to McAllen Pregnancy Center, a Texas non-profit corporation recorded under Document No. 3461996, Official Records, Hidalgo County, Texas and is more particularly described by metes & bounds as follows:

COMMENCING at a point lying in a concrete sidewalk and in the intersection of the East right of way line of S. 15th St. and the South right of way line of W. Houston Ave. for the Northwest corner of said Lot 1, Block 2, POINT OF BEGINNING and the Northwest corner of this tract. Said POINT OF BEGINNING is referenced and witnessed by a found "x" mark in said concrete walk at 0.3 feet West;

THENCE, East coincident with the North line of said Lot 1 and the South right of way line of W. Houston Ave., a distance of 140.0 feet to a point in the West line of a 20 foot Alley right of way for the Northeast corner of said Lot 1, Block 2 and the Northeast corner of this tract;

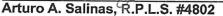
THENCE, South coincident with the East line of said Lot 1, Block 2 and the West right of way line of said 20 foot Alley right of way, a distance of 2.5 feet pass the South line of a 2.5 foot Sidewalk & Passageway Easement to the City of McAllen (V. 1166, P. 146, D/R), at 3.5 feet pass a set 1/2" iron rod in line for reference, at a total distance of 50.0 feet to a found 1/2" iron rod for the Southeast corner of said Lot 1, Block 2 and the Southeast corner of this tract;

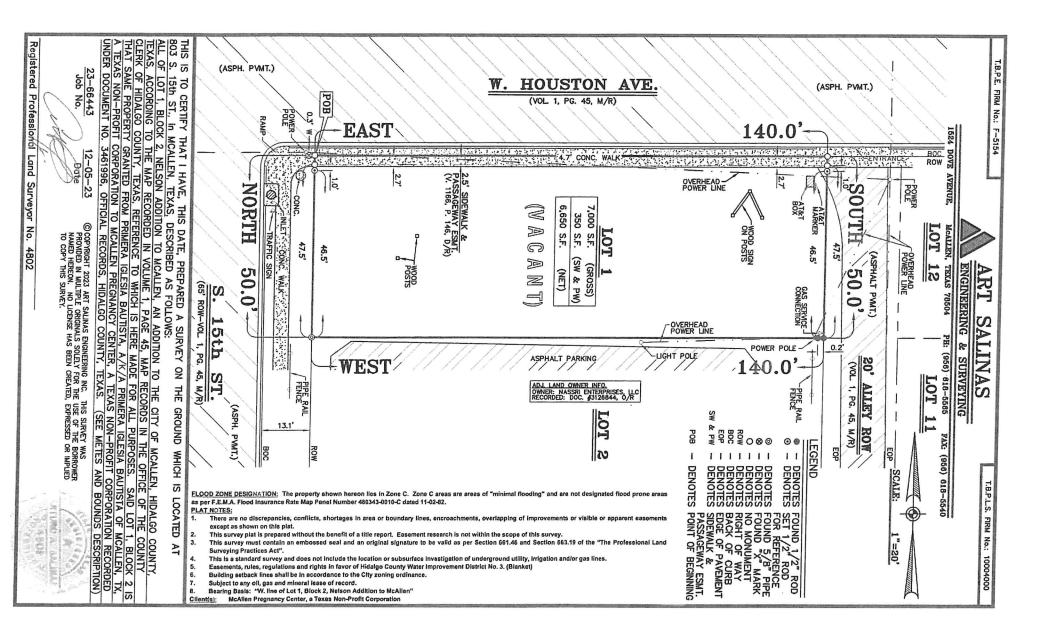
THENCE, West coincident with the South line of said Lot 1, Block 2, a distance of 140.0 feet to a found 5/8" iron pipe in the East right of way line of S. 15th St. for the Southwest corner of said Lot 1, Block 2 and the Southwest corner of this tract;

THENCE, North coincident with the West line of said Lot 1, Block 2 and the East right of way line of S. 15th St., a distance of 46.5 feet pass a set 1/2" iron rod in line for reference, at a distance of 47.5 feet pass a point in a concrete walk for the South line of said 2.5 foot Sidewalk & Passageway Easement to the City of McAllen, at a total distance of 50.0 feet to the POINT OF BEGINNING, containing 7,000.0 square feet of land, more or less, of which 350.0 square feet of land are reserved as a Sidewalk & Passageway Easement, leaving 6,650.0 square feet of net land.

Bearing Basis: "W. line of Lot 1, Block 2, Nelson Addition to McAllen"

Job No. 23-66443 Date: 12-05-23







TO: Planning and Zoning Commission

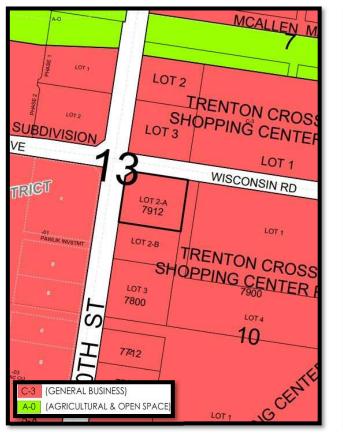
FROM: Planning Staff

DATE: December 27, 2023

SUBJECT: SITE PLAN APPROVAL FOR LOT 2-A, TRENTON CROSSING SHOPPING CENTER PHASE 2-B SUBDIVISION, HIDALGO COUNTY, TEXAS; 7912 NORTH 10TH STREET. (SPR2023-0044)

LOCATION: The subject property is located on the southeast corner of North 10th Street and Wisconsin Road. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 District in all directions. Surrounding land uses include commercial retail and office uses.

PROPOSAL: The applicant is proposing to construct a 6,253 square-foot building and operate a restaurant with drive thru by the name of "Reyna's BBQ."





ANALYSIS:

Access:

Access to the site is from North 10th Street and Wisconsin Road and adjacent lot to the east and south. No alley exists or is proposed.

Parking Requirements:

Based on 6,253 square feet that will be used for the restaurant, 50 parking spaces are required for the site. 52 parking spaces are proposed. Moreover, 3 of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot-wide aisle. The applicant is meeting parking requirements for the new development.

Landscape Requirements:

6727 square feet of green area is required for the new development and 17,135 square feet is proposed. The tree requirement is as follows: 20 two-and-a half-inch-caliper trees, 10 four-inch caliper trees, 5 six-inch caliper trees, or 8 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

Other Planning Requirements:

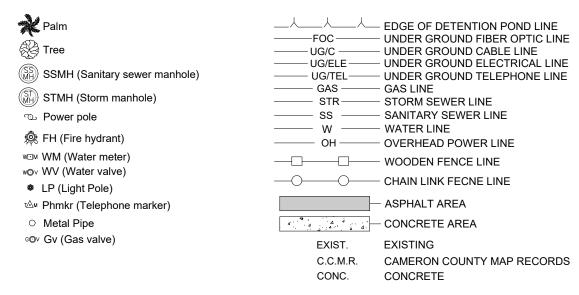
There is a 60-foot front yard setback along North 10th Street, a 40-foot corner side setback along Wisconsin Road and other setbacks as per Zoning Ordinance or greater for approved site plan or easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

A 4-foot-wide minimum sidewalk is required along North 10th Street and Wisconsin Road.

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

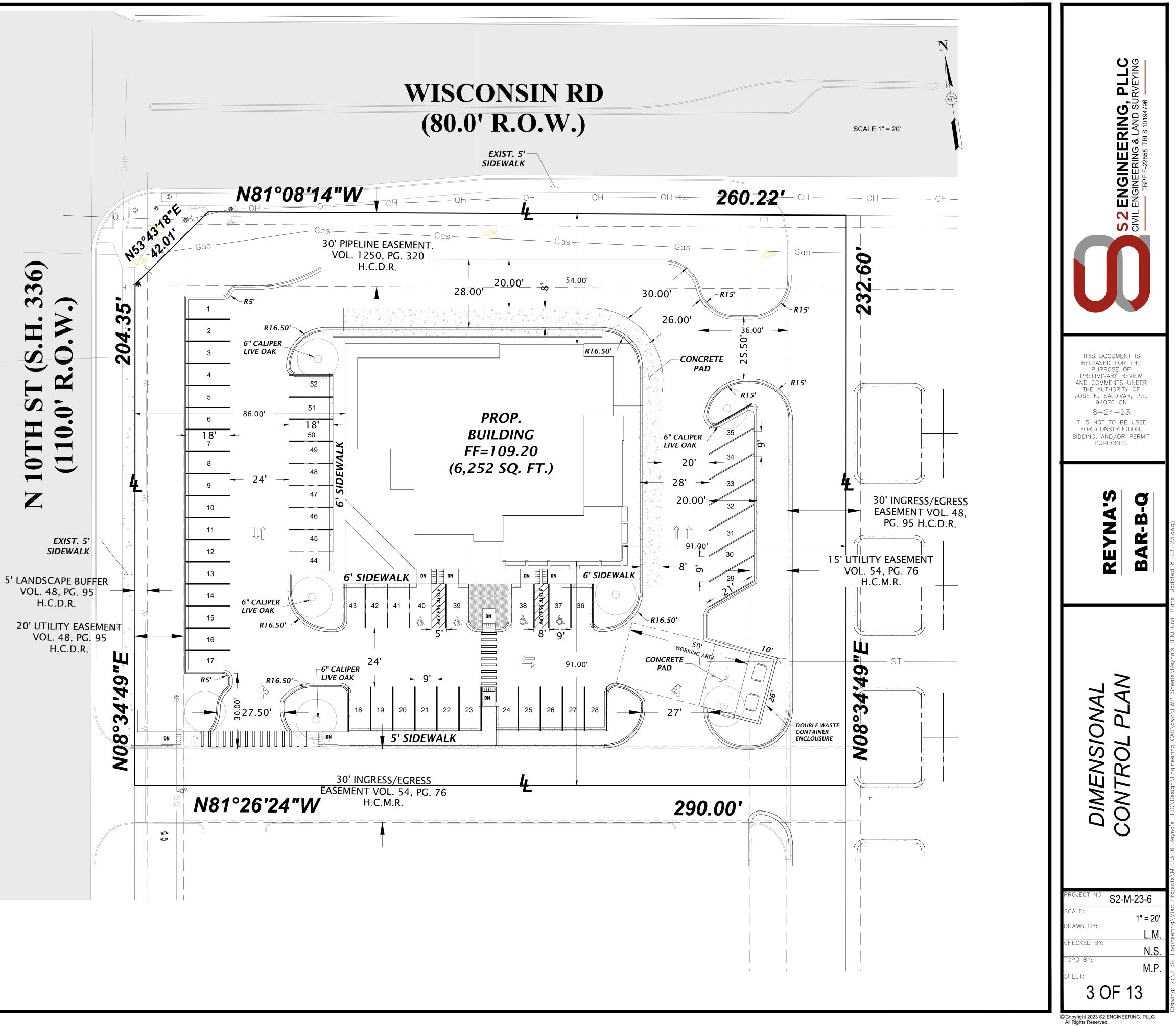
RECOMMENDATION: Staff recommends approval of the site plan subject to the conditions noted, Building Permit requirements and the subdivision and zoning ordinances.

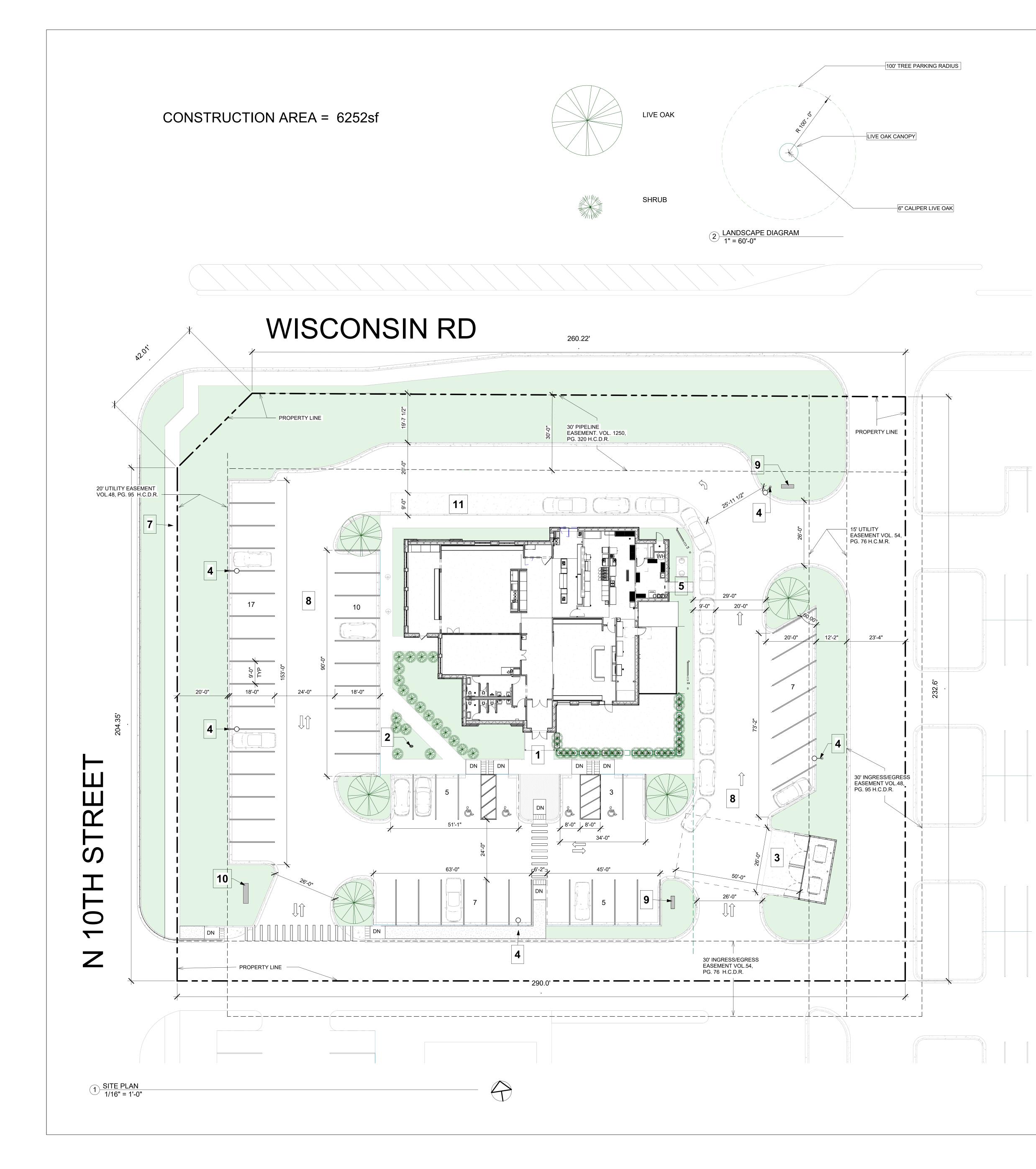
LEGEND

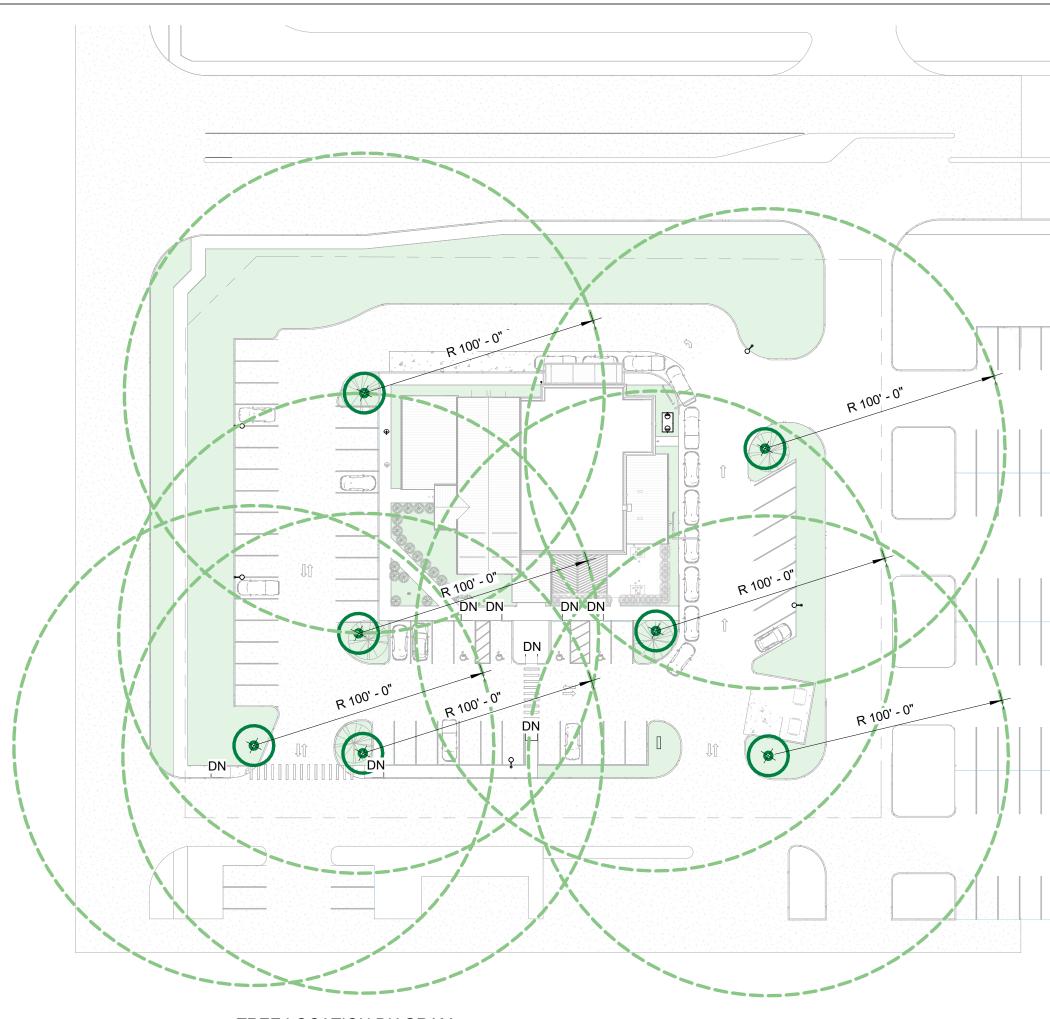


4 HANDICAP PARKING SPACES 51 REGULAR PARKING SPACES

55 TOTAL PARKING SPACES







3 TREE LOCATION DIAGRAM 1" = 40'-0"

- 1. MAIN BUSINESS ENTRANCE
- 2. FIRE HYDRANT
- 3. DUMPSTER ENCLOSURE, REFERENCE SHEET A 15.0 FOR DETAILS
- 4. SITE POLE LIGHTING, REFERENCE SITE ELECTRICAL SCOPE OF WORK
- 5. SERVICE ENTRANCE
- 6. 6" CALIPER LIVE OAK
- 7. NEW CONCRETE SIDEWALK, REFERENCE CIVIL SCOPE OF WORK
- 8. NEW HMAC PAVEMENT REFERENCE CIVIL SCOPE OF WORK. PROVIDE ALTERNATE #1 FOR REINFORCED CONCRETE PARKING LOT
- 9. INSTALL ILLUMINATED WAYFINDING SIGNAGE
- 10. MONUMENT SIGN REF MEP
- 11. DRIVE-THRU REINFORCED CONCRETE REF CIVIL

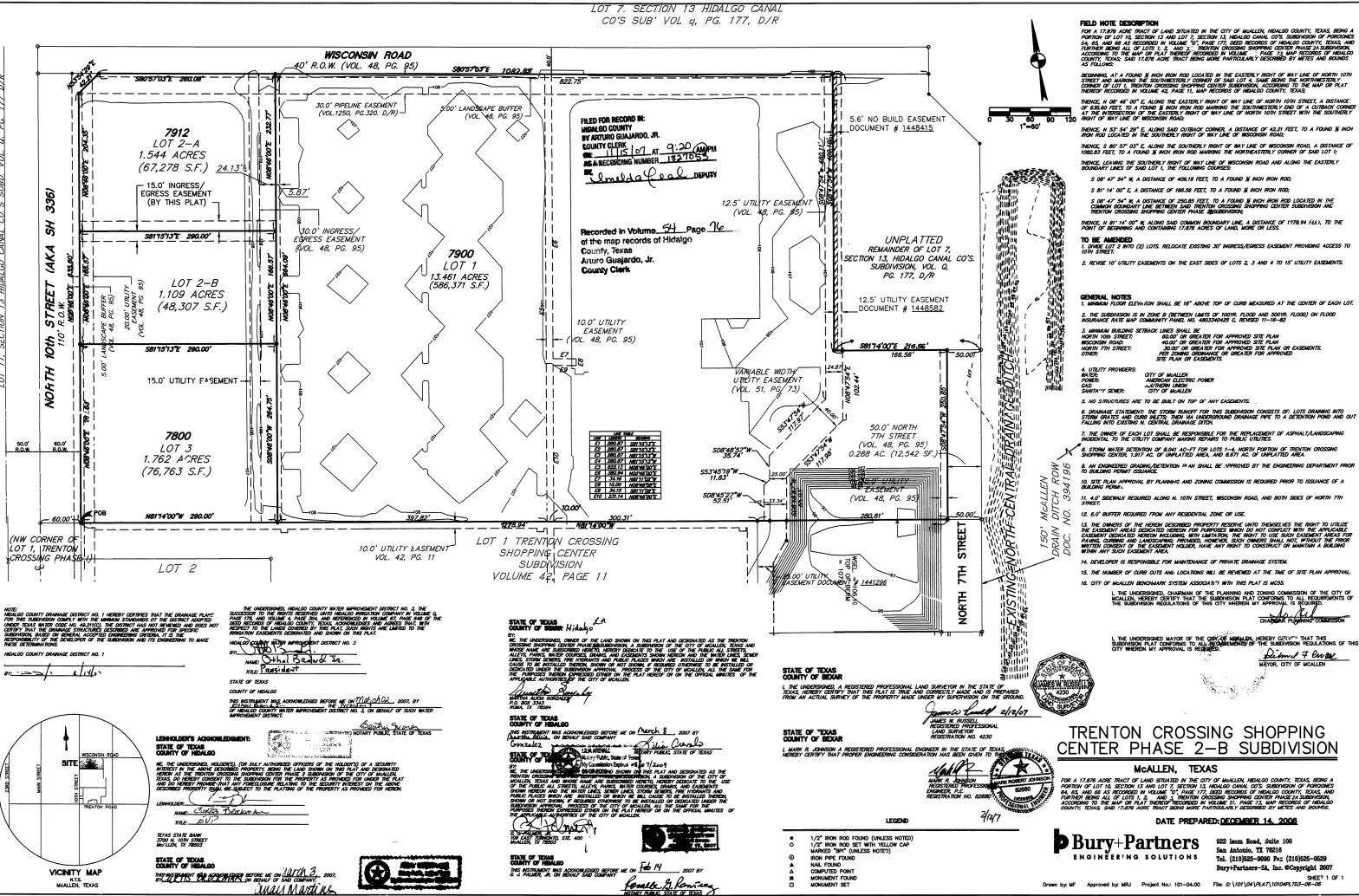
GENERAL NOTES:

- A. FULL LANDSCAPE & IRRIGATION PLANS TO BE SUBMITTED AS SHOP / FABRICATION / INSTALLATION DRAWING AT CONSTRUCTION STAGE
- B. ALL LANDSCAPED AREA WILL BE IRRIGATED
- C. ALL LANDSCAPED AREA LOCATED IN THE ROW WILL HAVE DRIP IRRIGATION
- D. REFER TO CIVIL SITE PLAN & MECHANICAL, ELECTRICAL, PLUMBING ENGINEERING DRAWINGS FOR SCOPE OF WORK. TYP.

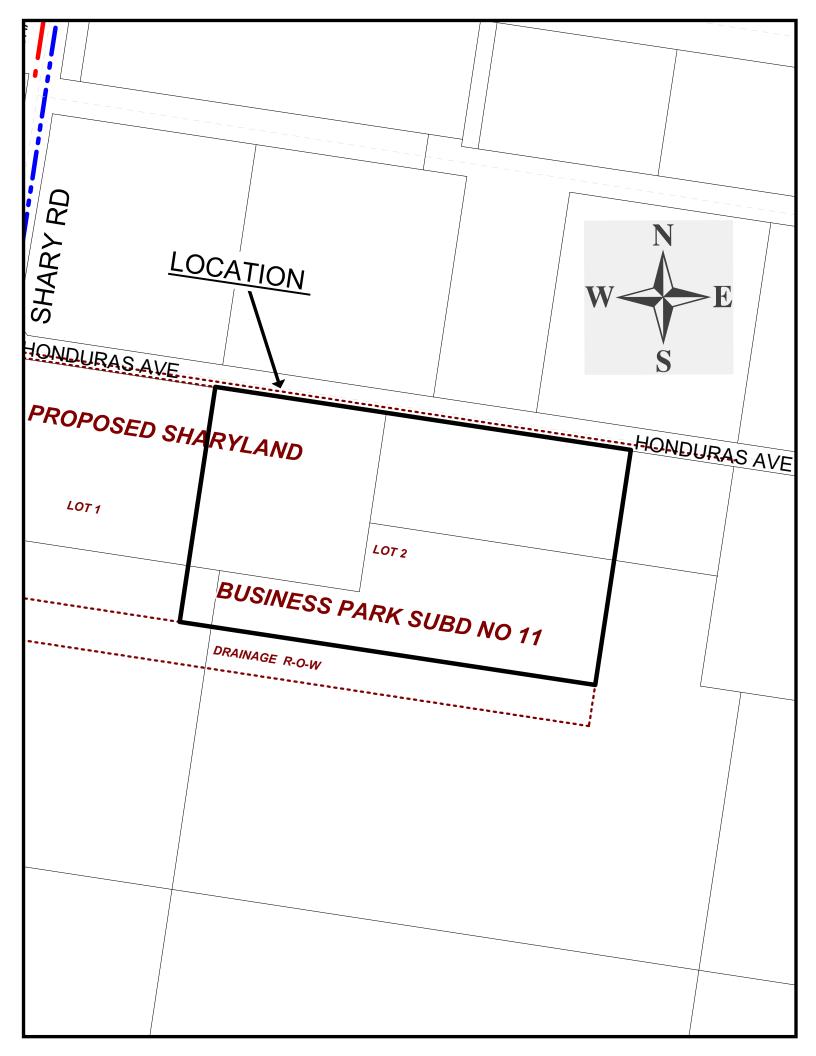
CITY OF MCALLEN LANDSCAPE ORDINANCE COMPLIANCE WORKSHEET

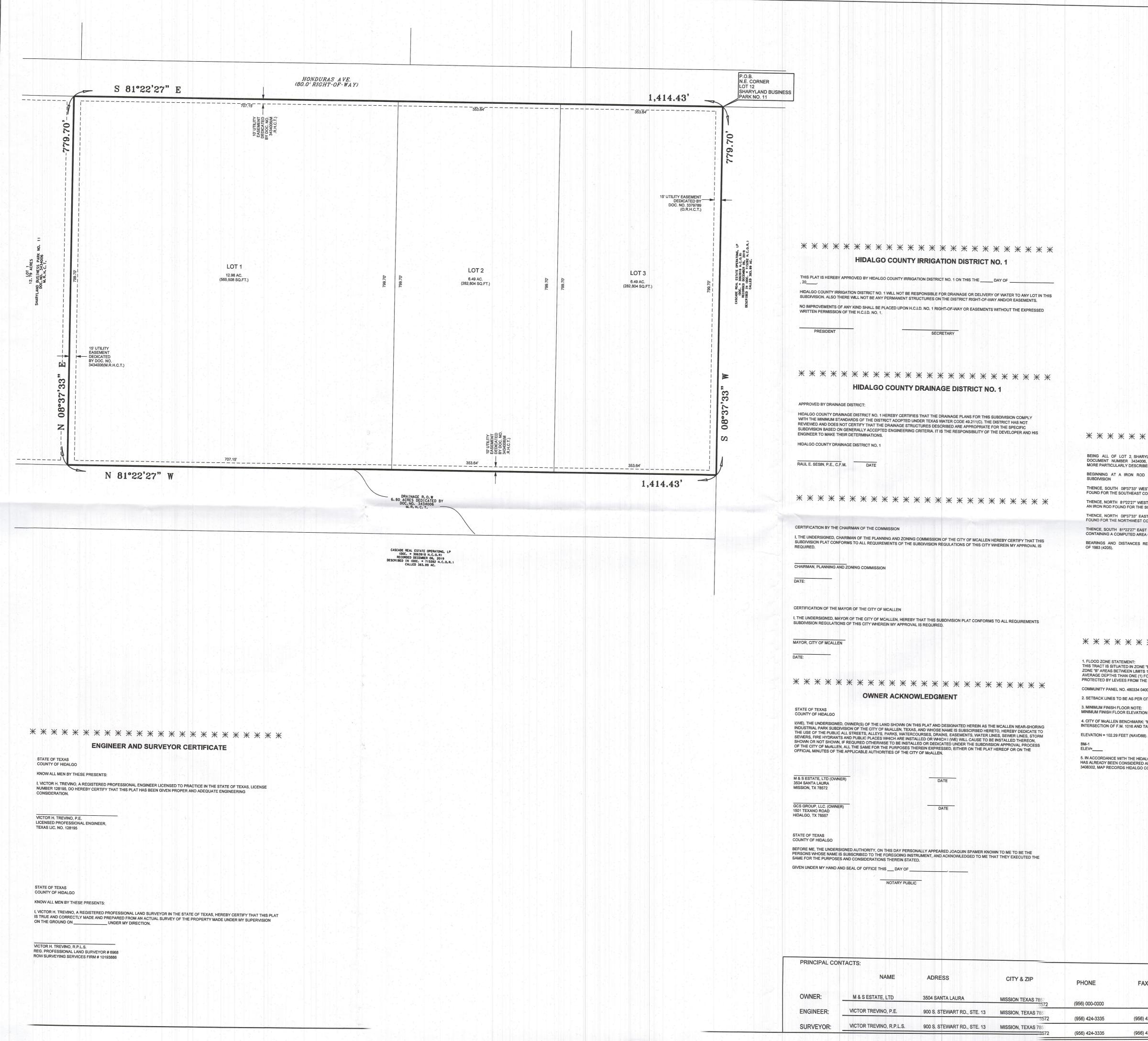
DEVELOPMENT AREA IMPERVIOUS AREA (*) INDICATES NEW DEVELOPMENT	PROPERTY 67,232.70 sf	CONCRETE PAVING 4750.97 SF				PIT ROOM* PATIO* TOTAL AREAS AR 67,232.70 sf 585 sf 1066 sf 50,097.16 LANDSCAPE AREA 17,135.54 sf
PARKING SPACES REQUIRED	63			nt, nightclub, caf		
PARKING SPACES PROPOSED	55ps		<i>parking</i> space area, or one s	amusement estab for each 100 squ pace for each five	are feet of floor e seats,	Each 100 sf = 1 parking spaces (ps) Building area 6,252sf /100 = 62.52 (ps) 63 ps required. Provided 55 ps
ZONING DISTRICT	C-3		whichever is g	reater. (CITY OF MCA	LLEN ORDINANCE)	
REQUIRED % LANDSCAPE	10%	NOTE 1:				
REQUIRED LANDSCAPE AREA	6,723.27 sf	Shared parking agreem	ent in place wit	h()		
PROPOSED % LANDSCAPE	25%			···(/		
		NOTE 2: (1)When the required a feet of landscape area s			e to 2,000 square f	eet a minimum of one tree for every 200 square
PRIMARY LANDSCAPE CALCULATION				Contraction of the second s		re feet a minimum of ten trees for the first 2,000 of landscape area shall be required.
REQUIRED TREES PER SQUARE FOOTAGE PROPOSED TREES PROPOSED PALM TREES	19 7 0					are feet a minimum of 26 trees for the first are feet of landscape area shall be required.
PROPOSED SHRUBS	25	(4)Two palm trees with number of palms trees				ent of one two and one-half-inch caliper tree. The trees required.
TREE CALIPERS & PALM CLEAR TRUNK HEIGHT	≥ 8" CALIPER 25FT	≥6" CALIPER	≥4" CALIPER	≥2" CALIPER	≥6' OF CLEAR PA	ALM TRUNK
TREE HEIGHTS CREDIT FOR TREES	6	14'-16' 4	12FT-14FT 2	8FT-10FT 1	10FT	
CREDIT FOR TREES	U	4	2	T		
NEW LIVE OAK TREES		5				
NEW PALM TREES		-			0	
TREE CREDITS		20			0	
TOTAL TREE CREDITS	20	NOTE 3:				
		For every new (X") cali	per tree, (Y) tree	es are credited.		
TREE COUNT AND CANOPY CALCULATION						
TOTAL LOT SF AREA= 67,232.70						
AMOUNT OF TREES	TREE CANOPY	TOTAL TREE CANOPY				
LIVE OAK 6" CALIPER 5	14 SF					
PALM TREE 0	0 SF	0 SF				

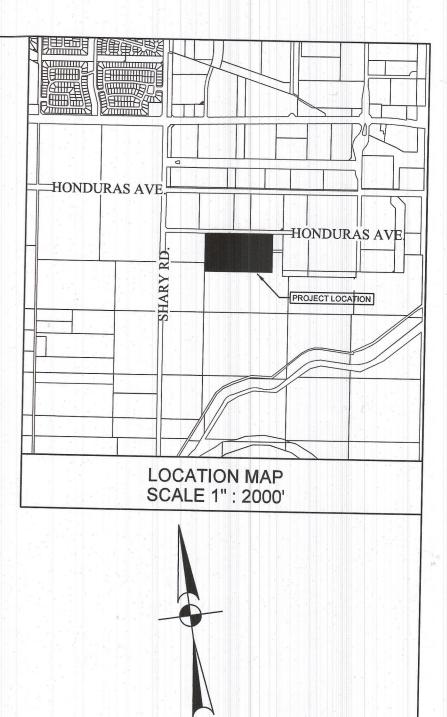
07-04-202 FRANK P. KEY & ASSOCIATES AIA DO E JASMINE AVE. SUITE 104 MCALLEN, TX 78501 956-664-1110. FAX 956-66 REVISION NO. & DESCRIPTION ISSUED FOR BUILDING PERMIT 7-18-23 ISSUED FOR BUILDING PERMIT 11-17-23 VP, FPK THE USE OF THESE DRAWINGS IS RESTRICTED TO THE ORIGINAL PURPOSE FOR WHICH THEY WERE INTENDED. REPRODUCTION WITHOUT WRITTEN PERMISSION OF THE OWNER IS PROHI © FRANK P. KEY & ASSOCIATES ARCHITECTS **REYNA BBQ** McAllen LOT 2A N 10TH ST. & WISCONSIN RD. McALLEN TX 78504 ARCHITECTURAL SITE PLAN A1.1 WING PROJECT NO. Project Number



	City of McAllen SUB2023-0139 Planning Department 311 NORTH 15 TH STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION
Project Information	Subdivision Name <u>Replat of Lot 2, Shary land Business Park 16.11</u> Legal Description <u>Being all of lot 2, Shary land Business Park 16.11 Seb. As per</u> <u>map. or plat the reof vecoud in Doc. No. 349406, of the official reads HC.7</u> Location <u>S. Shary Pd. and Hounduras Ave.</u> City Address or Block Number <u>5501 Hon turnas Avenue</u> Total No. of Lots <u>3</u> Total Dwelling Units <u>Gross Acres 25.96</u> Net Acres <u></u> MPUblic Subdivision/DPrivate and Gated /DPrivate but Not Gated within ETJ: DYes/MO For Fee Purposes: BCommercial (<u>25.17</u> Acres)/D Residential (<u>Lots</u>) Replat: <u>by</u> Yes/DNO Existing Zoning <u>1-1</u> Proposed Zoning <u>Applied for Rezoning DNO/DYes: Date</u> Existing Land Use <u>T. Solstvial</u> Proposed Land Use <u>T. Solstvial</u> Irrigation District <u>#Hcip</u> <u>#19</u> Water CCN: <u>MPU/DSharyland Water SC Other</u> Agricultural Exemption: <u>DYes/DNO</u> Parcel <u>#</u> Estimated Rollback Tax Due <u>Tax Dept. Review </u>
Owner	Name <u>M & S ESTATE, L T D</u> Phone Address <u>3504</u> <u>Santa Laura</u> E-mail City <u>Mission</u> State Teras Zip 78572
Developer	Name M & S Estate, LTD Phone Address 3504 Santa Laura E-mail E-mail City Mission State Texas Zip Contact Person
Engineer	Name Victor H. Trevino Phone (956) 424 - 3132 Address 900 5. Stewarty Rd. STE 13 E-mail City Mission State Texas Zip 78572 Contact Person
Surveyor	NameVictorH.TrevinoPhone(936)424 - 3132Address900S.StewartRd.STE 13E-mailCityMissionStateTexasZip78572
	DECIVE DECI32023 By AF







200'

SCALE 1" = 100' (24" X 36")

O.R.H.C.T.

M.R.H.C.T.

D.R.H.C.T.

R.O.W.

H.C.D.D.

LEGEND:

SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."

FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED

OFFICIAL RECORDS HIDALGO COUNTY TEXAS

MAP RECORDS HIDALGO COUNTY TEXAS

DEED RECORDS HIDALGO COUNTY TEXAS

RIGHT-OF-WAY

HIDALGO COUNTY

DRAINAGE DISTRICT

300'

METES & BOUNDS

BEING ALL OF LOT 2, SHARYLAND BUSINESS PARK NO. 11 SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 3434006, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID TRACT OF LAND IS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, SHARYLAND BUSINESS PARK NO. 11

THENCE, SOUTH 08°37'33" WEST A DISTANCE OF 779.70 FEET, ALONG THE EAST LINE OF SAID LOT 2, TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS THIS TRACT; THENCE, NORTH 81°22'27" WEST A DISTANCE OF 1,414.43 FEET, ALONG THE NORTH LINE OF DRAINAGE RIGHT-OF-WAY, TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS THIS TRACT;

THENCE, NORTH 08°37'33" EAST A DISTANCE OF 779.70 FEET, ALONG THE WEST LINE OF SAID LOT 2, TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS THIS TRACT THENCE, SOUTH 81°22'27" EAST A DISTANCE OF 1,414.43 FEET, TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED CONTAINING A COMPUTED AREA OF 25.97 ACRES OF LAND. BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM

GENERAL NOTES

THIS TRACT IS STATEMENT: THIS TRACT IS STUDATED IN ZONE "B" ZONE "B" AREAS BETWEEN LIMITS 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS 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 NO. 480334 0400 C, REVISED NOVEMBER 16, 1982

2. SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE :

MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT OR _____ WHICHEVER IS GREATER. 4. CITY OF MCALLEN BENCHMARK: "MC 97" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST LOCATED AT THE SOUTHWEST INTERSECTION OF F.M. 1016 AND TAYLOR ROAD

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DETENTION REQUIRED HAS ALREADY BEEN CONSIDERED AND PROVIDED BY SHARYLAND BUSINESS PARK NO. 11 SUBDIVISION AS DESCRIBED IN DOCUMENT NUMBER 3408302, MAP RECORDS HIDALGO COUNTY, TEXAS.



DATE OF PREPARATION: 12/11/2023 LOTLAYOUT REPLAT OF LOT 2, SHARYLAND BUSINESS PARK NO. 11 SUBDIVISION

BEING ALL OF LOT 2, SHARYLAND BUSINESS PARK NO. 11 SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 3434006, OF THE OFFICIAL RECORDS,



FAX

(956) 424-3132

(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP 900 S. STEWART, SUITE 13 MISSION, TEXAS 78572 PH: (956) 424-3335 FAX: (956) 424-3132 TBPE REG. # 15000



City of McAllen

SUBDIVISION PLAT REVIEW

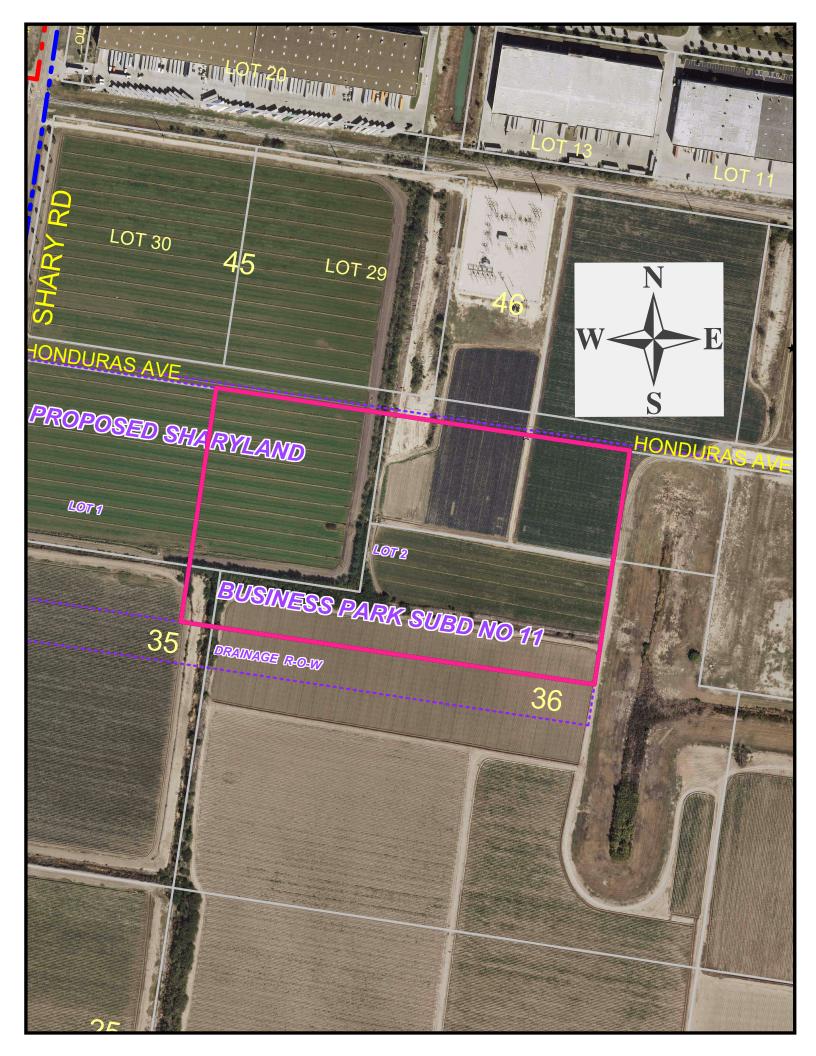
Reviewed On: 1/5/2024

SUBDIVISION NAME: SHARYLAND BUSINESS PARK NO. 11			
REQUIREMENTS			
STREETS AND RIGHT-OF-WAYS			
 Honduras Ave: 80 ft. ROW dedication Paving: 52 ft. Curb & gutter: Both Sides Revisions needed: Submitted plat depicts 80 ft. existing ROW. Reference the document number for how the existing ROW has been dedicated and provide a copy for staff review prior to final. ** At the Planning and Zoning Commission meeting of April 5th,2022, the proposed subdivision to the north under the name of Sharyland Business park No. 10 received a variance to provide 44ft. of pavement width in lieu of 52ft with 80 ft. of ROW. ***ROW requirements must be finalized prior to final. ****Subdivision Ordinance: Section 134-105 *****Monies must be escrowed if improvements are required prior to recording 	Non-compliance		
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied		
 * 1,200 ft. Block Length - Subdivision layout does not comply with block length requirement. Please revise accordingly prior to final or submit a variance request. Any variance request must be approved prior to final. **Subdivision Ordinance: Section 134-118 	Non-compliance		
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA		
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA		
ALLEYS			
 ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. - Add the following plat note prior to final: A minimum 24 ft. private service drive ease easement will be established as part of the site plan and will be maintained by the lot owners and not the City of McAllen. ** The subdivision is a proposed replat of Lot 2, Sharyland Business Park No. 11 Subdivision; therefore, all originally recorded plat notes will apply. **Subdivision Ordinance: Section 134-106 	Non-compliance		

SETBACKS	
 * Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions needed: Revise plat note No.2 as shown above prior to final. **Zoning Ordinance: Section 138-356 & 138-367 ** The subdivision is a proposed replat of Lot 2, Sharyland Business Park No. 11 Subdivision; therefore, all originally recorded plat notes will apply. 	Non-compliance
 * Rear: In accordance with zoning ordinance, or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise plat note No.2 as shown above prior to final. **Zoning Ordinance: Section 138-356 ** The subdivision is a proposed replat of Lot 2, Sharyland Business Park No. 11 Subdivision; therefore, all originally recorded plat notes will apply. 	Non-compliance
 * Sides: 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 No.2 as shown above prior to final. **Zoning Ordinance: Section 138-356 ** The subdivision is a proposed replat of Lot 2, Sharyland Business Park No. 11 Subdivision; therefore, all originally recorded plat notes will apply. **Zoning Ordinance: Section 138-356 	Non-compliance
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 5 ft. wide minimum sidewalk required along Honduras Avenue. - Add a plat note as shown above prior to final. **Subdivision Ordinance: Section 134-120 ** The subdivision is a proposed replat of Lot 2, Sharyland Business Park No. 11 Subdivision; therefore, all originally recorded plat notes will apply. 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Add a plat note as shown above prior to final. ** The subdivision is a proposed replat of Lot 2, Sharyland Business Park No. 11 Subdivision; therefore, all originally recorded plat notes will apply. **Landscaping Ordinance: Section 110-46 	Non-compliance
 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Add a plat note as shown above prior to final. ** The subdivision is a proposed replat of Lot 2, Sharyland Business Park No. 11 Subdivision; therefore, all originally recorded plat notes will apply. **Landscaping Ordinance: Section 110-46 	Non-compliance

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, and service drives must be maintained by the lot owners and not the City of McAllen.	Non-compliance
 Add a plat note as shown above prior to final. ** The subdivision is a proposed replat of Lot 2, Sharyland Business Park No. 11 Subdivision; therefore, all originally recorded plat notes will apply 	
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: I-1 Proposed: I-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
 * Land dedication in lieu of fee. - Application submitted on December 13, 2023, proposes an industrial development. Park land dedication does not apply to commercial/industrial subdivisions. 	NA
 * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - Application submitted on December 13, 2023, proposes an industrial development. Park fee does not apply to commercial/industrial subdivisions. 	NA
 * Pending review by City Manager's Office. - Application submitted on December 13, 2023, proposes an industrial development. Park land dedication does not apply to commercial/industrial subdivisions. 	NA

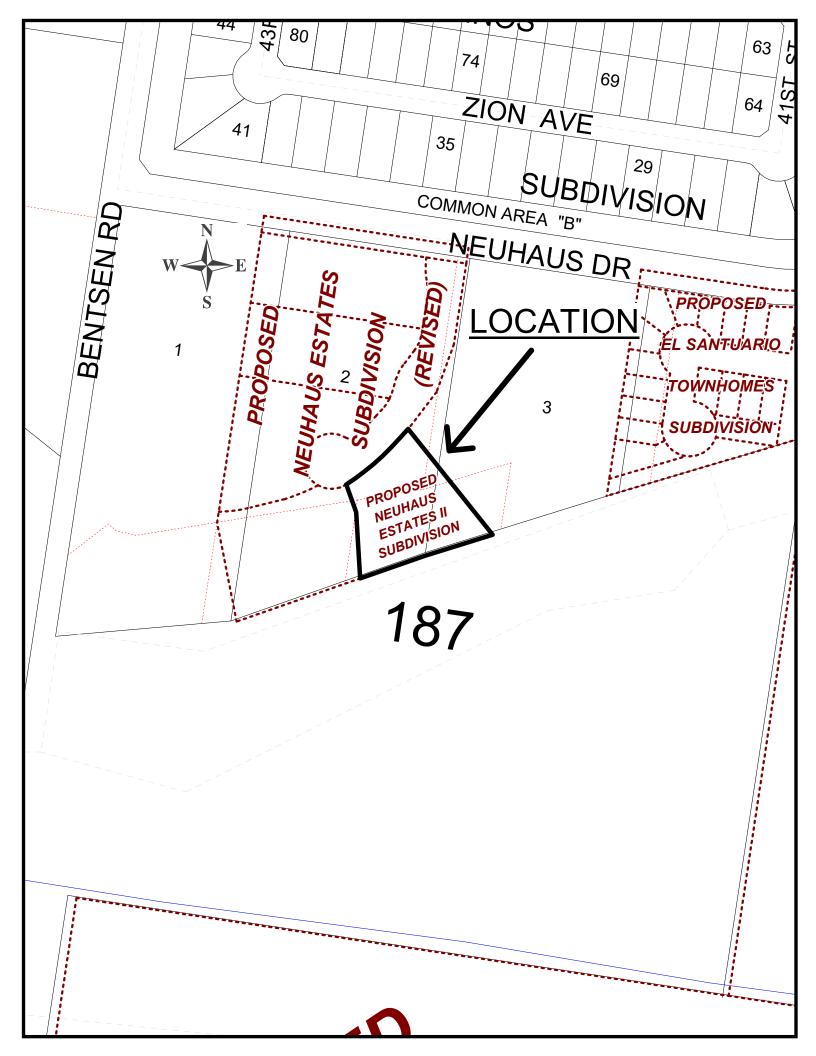
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
 Comments: Rename the subdivision name to: Sharyland Business Park No. 11A Subdivision prior to final. Rename the lot numbers to 2A, 2B, and 2C prior to final. There is a discrepancy between the dimensions of Lot 2 as shown on Sharyland Business Park No. 11 Subdivision and the proposed plat. Please clarify prior to final. Provide the legal description of all adjacent lots on all sides, including the lots on the east side of the subdivision and north side of Honduras Avenue, prior to final. Recorded plat notes remain effective. Please add all relevant plat notes from Sharyland Business Park No. 11 prior to final. If any plat note is proposed to be removed or altered, a vacate and replat is required. All signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording. * Must comply with City's Access Management Policy. ** The subdivision is a proposed replat of Lot 2, Sharyland Business Park No. 11 Subdivision; therefore, all originally recorded plat notes will apply. 	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTES, DRAINAGE, AND UTILITIES APPROVAL.	Applied

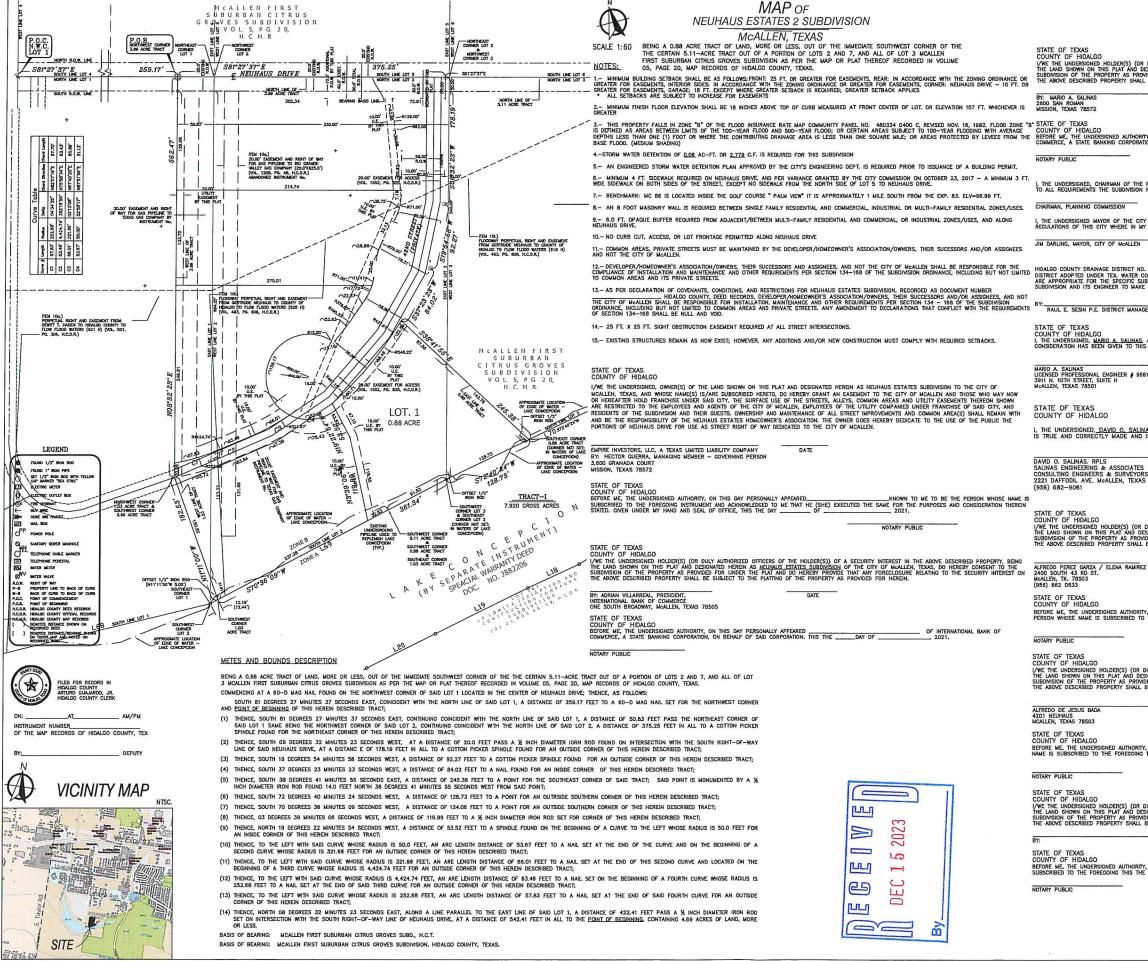


	50B2023-0140
	City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 311 North 15 th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)
Project Description	Subdivision Name NEUHAUS ESTATES II Subdivision Location SOUTH SIDE OF S. BENTSEN ROAD, APPROXIMATELY 500' SOUTH OF NeuHAUS DRIVE City Address or Block Number 4223 NeuHaus Dr. Number of lots 1 Gross acres 0.88 Number of lots 1 Gross acres 0.88 Existing Zoning R-1 Proposed R-1 Existing Land Use VACANT Proposed Land Use RES Irrigation District # HCID#1 Residential Replat Yes Nov Commercial Replat Yes Nov ETJ Yes Nov Agricultural Tax Exempt Yes Nov Estimated Rollback tax due M M Parcel No. 1111974 Tax Dept. Review M M Legal Description 0.88 ACRE TRACT OF LAND O/O IMMEDIATE SOUTHWEST CORNER OF THAT CERTAIN 5.11 ACRE TRACT O/O LOTS 2, AND ALL OF LOT 3, MCALLEN FIRST SUBURBAN CITRUS GROVES
Owner	Name CASTORES BUILDERS, LLC. Phone 956-537-1311 Address 2600 SAN ROMAN City MISSION State TX Zip 78572 E-mail MSALINAS6973@ATT.NET
Developer	Name CASTORES BUILDERS, LLCPhone 956-537-1311 Address 2600 SAN ROMAN City MISSION State TX Zip 78572 Contact Person MARIO A. SALINAS, P.E. E-mail MSALINAS6973@ATT.NET
Engineer	Name MAS ENGINEERING, LLC. Phone 956-537-1311 Address 3911 N. 10TH STREET, SUITE H City MCALLEN State TX Zip Contact Person MARIO A. SALINAS, P.E. E-mail MSALINAS6973@ATT.NET
Surveyor	SALINAS ENGINEERING & Phone 956-682-9081 Name ASSOCIATES- DAVID SALINAS Phone 956-682-9081 Address 2221 W. DAFFODIL AVENUE Image: City MCALLEN City MCALLEN State TX Zip 78501

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application	 \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report WILL SUBMIT BEFORE FINAL APPROVAL 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 uplatted 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.
	copy of the plat, and led 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 <u>12/04/2023</u> Print Name <u>MARIO A. SALINAS, P.E.</u>
Ň	Owner Authorized Agent 10/19





, ,
R DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY. BEING DESIGNATED HEREIN AS N <u>EURAUS ESTATES SUBBINISION</u> OF THE CITY OF MOLLEN, TEXAS, DO HEREBY CONSENT TO THE OVIDED FOR UNDER THE FURT AND DO HEREBY PROVIDE THAT ANY FOREISURE RELATING TO THE SECURITY INTEREST ON LL BE SUBJECT TO THE PLAITING OF THE PROPERTY AS PROVIDED FOR HEREIN.
DATE
RTY, ON THIS DAY PERSONALLY APPEARED OF INTERNATIONAL BANK OF OF INTERNATIONAL BANK OF
E PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDMISION PLAT CONFORMS N REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.
DATE
MY APPROVAL IS REQUIRED.
10. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE CODE 49.211(C) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED JUDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE (E THESE DETERMINATIONS. HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
NGER DATE
S, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING IIS PLAT.
0611 DATE
INAS , A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLA' D IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
S DATE
NS 78501
R DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY. BEING DESIGNATED HEREIN AS <u>NEUMAUS ESTATES SUBDIVISION</u> OF THE CITY OF M-ALLEM, TEAS, DO HEREBY CONSENT TO THE WIDED FOR UNDER THE FLAT AND DO HEREBY PROVIDE THAT MY FORECLOSURE RELATING TO THE SECURITY INTEREST ON L BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.
EZ DATE
ity, on this day personally appeared <u>ALFREDO PEREZ GARZA / ELENA RAMIREZ,</u> known to me to be the to the foregoing this theday of, 2021.
DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING ESIGNATED HEREIN AS <u>RULHAUS ESTATES SUBDIVISION</u> OF THE CITY OF MALLEN, TEVAS, DO HEREBY CONSENT TO THE NOED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLESURE RELATING TO THE SECURITY INTEREST ON . BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.
DATE
ty, on this day personally appeared <u>ALFREDO DE JESUS BADA,</u> known to me to be the person whose g this theday of, 2021.
BULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ARXYE DESCRIBED PROPERTY. BEING ESIGNATED HEREIN AS <u>BEDNALS</u> . <u>ESITATES SUBDIDISON</u> OF THE CITY OF HALLEN TEAS, DO HEREBY CONSENT TO THE MODE FOR UNDER THE FLAT AND DO HEREBY PROVIDE THAT ANY FORCELOSURE RELATING TO THE SECURITY INTEREST ON . BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.
TY, ON THIS DAY PERSONALLY APPEARED KNOWN TO WE TO BE THE PERSON WHOSE NAME IS
HEDAY OF 2021.
MAS ENGINEERING LLC.
CONSULTING ENGINEERING FIRM NO. F-15499
3911 N. 10TH STREET, SUITE H PH. (956) 537–1311 MCALLEN, TEXAS, 78501 F–MAIL: MSALINAS6973@ATT.NET



City of McAllen

SUBDIVISION PLAT REVIEW

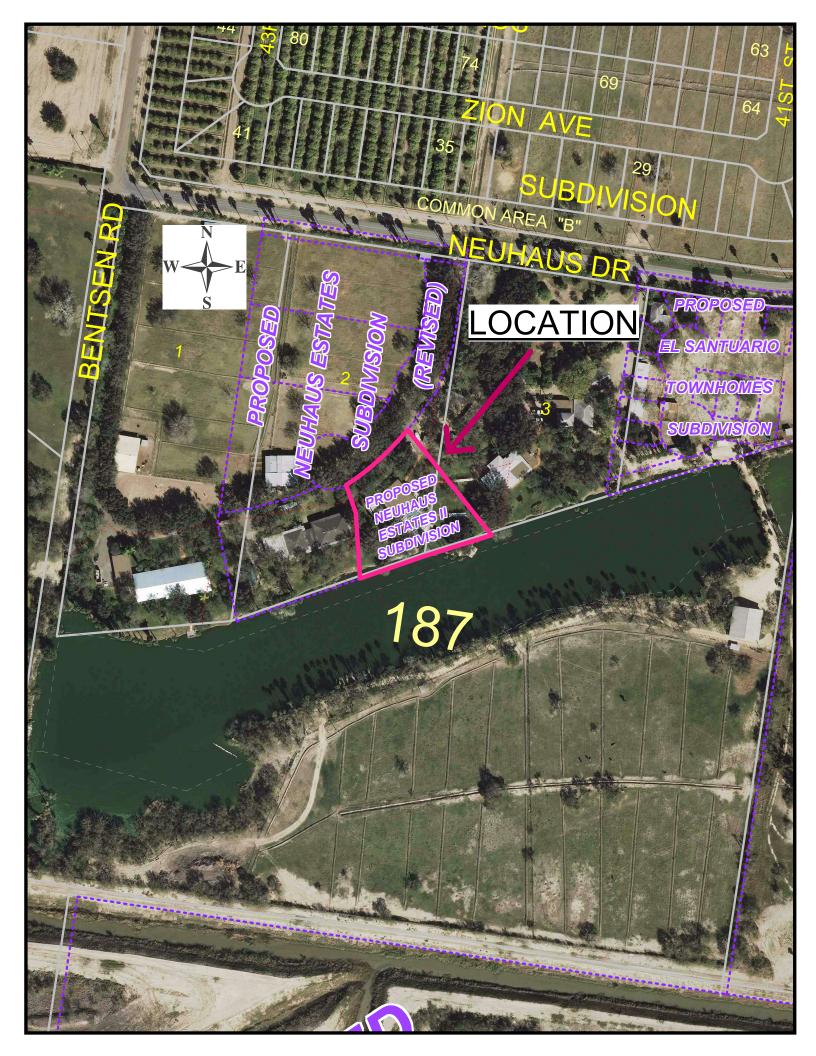
Reviewed On: 1/5/2024

SUBDIVISION NAME: NEUHAUS ESTATES II SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
 S. 42nd Street (private): 56-76.31 ft. ROW proposed Paving: min. 32 ft. Curb & gutter: both sides Revisions needed: Revise the street name to "S. 42nd Street" prior to final. Neuhaus Estates Subdivision must be recorded prior to final as Neuhaus Estates II is currently landlocked. Reference the document number as how the ROW has been dedicated prior to final. An agreement between the private street owner(s) and proposed subdivision will be required prior to final as Neuhaus Estates II is currently landlocked 	Non-compliance
Neuhaus Estates Subdivision's project engineer requested a variance on behalf of the developer to allow one-20 ft. entrance and one-14 ft. wide exit lane with a 10 ft. median with existing trees instead of the 32 ft. cross section as required for single family residential development. City Commission granted a variance to allow a 20 ft. entrance and 17 ft. wide exit with no sidewalks on the east side at their meeting on October 23, 2017. *Improvements must be escrowed if not built prior to recording. ***Cul-de-sac must be 96 ft. paving diameter face-face according to fire department requirements.	
 ***City of McAllen Thoroughfare Plan Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan 	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	-
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easement **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance, or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with the Zoning Ordinance, or greater for easements	Applied

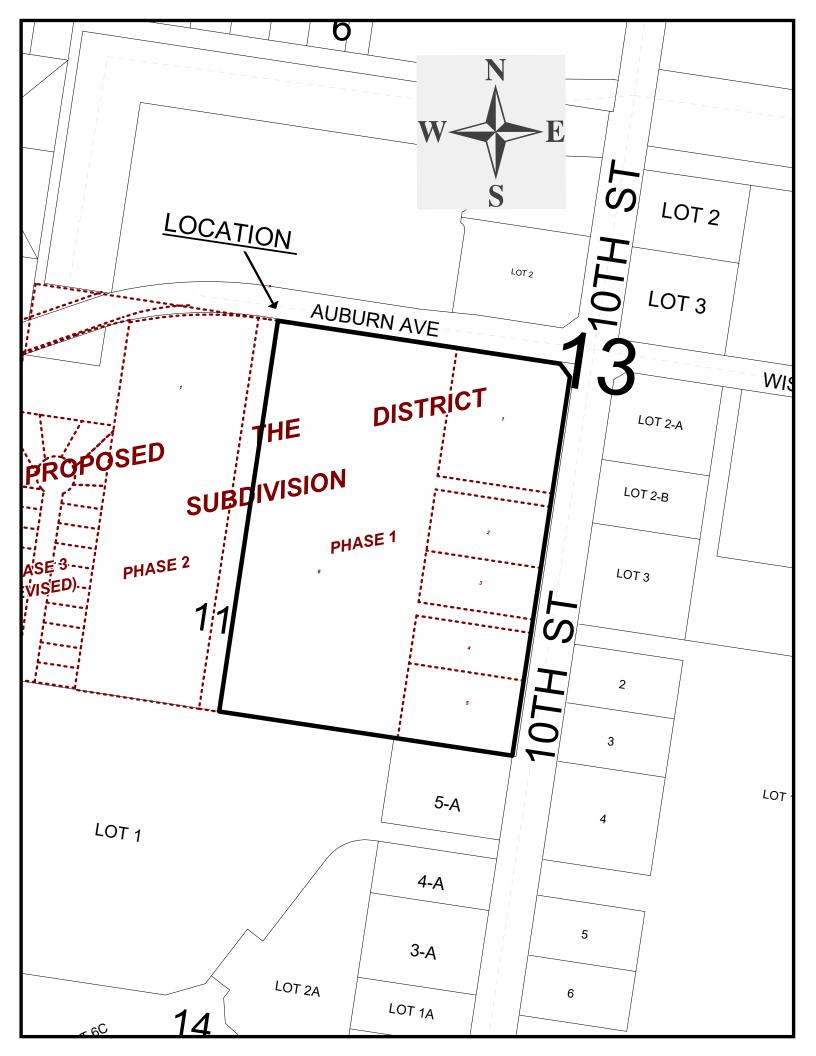
 Corner (Proposing): Neuhaus Drive: 10 ft. or greater for easements Remove the proposed note prior to final, as the property does not front Neuhaus Drive. **Zoning Ordinance: Section 138-356 	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Non-compliance
- Remove the wording above from plat note #1 prior to final since it is not a required plat note.	
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required on S. 42nd Street Revise plat note #6 as shown above prior to final. Proposing: Minimum 4 ft. wide minimum sidewalk required on Neuhaus Drive and per variance granted by the City Commission on October 23, 2017, a minimum 3 ft. wide sidewalk on both sides of the street, except no sidewalk from the north side of Lot to Neuhaus Drive. * The property does not front Neuhaus Drive. ** Neuhaus Estates Subdivision's project engineer requested a variance, on behalf of the developer, for a 3 ft. wide sidewalk on the east side of S. 42nd Street due to the existing trees and property line. City Commission granted a variance to allow a 20 ft. entrance and 17 ft. wide exit with no sidewalks on the east side of S. 42nd Street from the north of Lot 1, Neuhaus Estates II Subdivision (formerly being Lot 5, Neuhaus Estates Subdivision and submitted as Neuhaus Estates II Subdivision. Therefore, sidewalk requirement will apply to this subdivision. 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Revise the plat note as shown above prior to final. Proposing: ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Neuhaus Drive. The property does note front Neuhaus Drive. **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 	Non-compliance Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
Proposing: No curb cut, access, or lot frontage permitted along Neuhaus Drive. - Remove plat note #10 since the property does not front Neuhaus Drive. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, private streets, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

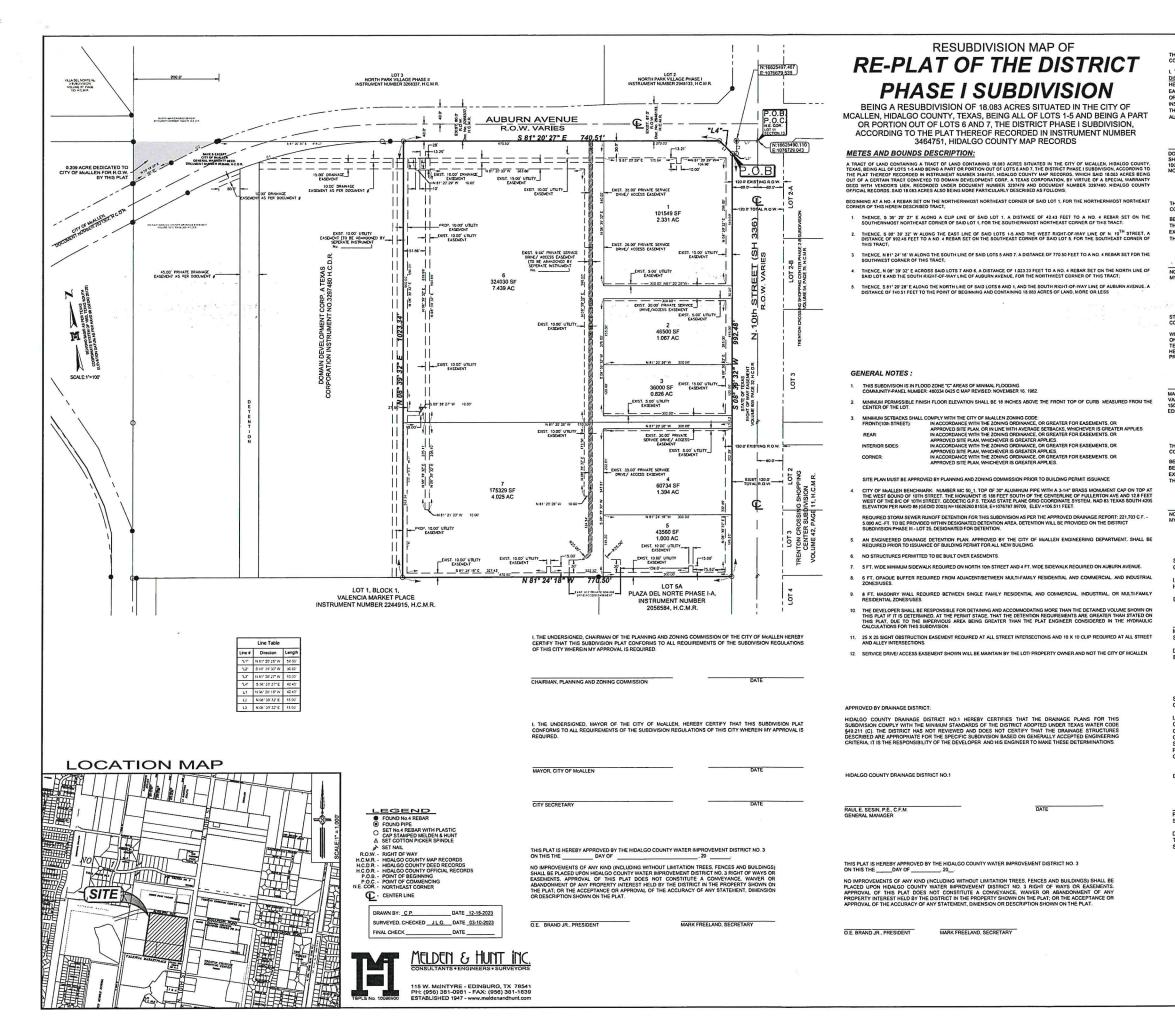
number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 114-168 Non-compliance LOT REQUIREMENTS Non-compliance * Lots fronting public/private streets Non-compliance - Neuhaus Estates Subdivision must be recorded prior to final as Neuhaus Estates II is currently landlocked. Reference the document number as how the ROW has been dedicated prior to final as Neuhaus Estates II is currently landlocked. Reference the document number as how the ROW has been dedicated prior to final as Neuhaus Estates II is currently landlocked. Non-compliance * Subdivision Ordinance: Section 134-1 Minimum lot width and lot area Applied * Subdivision Ordinance: Section 134-16 Applied Non-compliance ZONING/CUP * Existing: R-1 Proposed: R-1 Minimum lot width and lot area Applied * *Zoning Ordinance: Article V Rezoning Needed Before Final Approval NA ***Zoning Ordinance: Article V NA NA *As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. NA * Park See of \$700 park fee is required prior to recording. NA * Park Fee of \$700 park fee is required prior to recording. NA * Park te application submitted on December 15, 2023,	 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. This lot must be included in the HOA Document of Neuhaus Estates Subdivision prior to recording. If it has already been recorded, the document must be amended to include this lot. Provide a draft HOA for staff review prior to final. Plat note must be finalized based on the submittal prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 	Non-compliance
* Lots fronting public/private streets Non-compliance • Neuhaus Estates Subdivision must be recorded prior to final as Neuhaus Estates II is currently landlocked. Reference the document number as how the ROW has been dedicated prior to final. Non-compliance • An agreement between the private street owner(s) and proposed subdivision will be required prior to final as Neuhaus Estates II is currently landlocked. Applied **Subdivision Ordinance: Section 134-1 Minimum lot width and lot area Applied **Zoning Ordinance: Section 138-356 Applied Applied ZONING/CUP * Applied NA **Zoning Ordinance: Article V NA PARKS NA **Zoning Ordinance: Article V NA NA **Zoning Ordinance: Article V NA NA **Zoning Ordinance: Article V NA NA ***Zoning Ordinance: Article V NA NA * Land dedication in lieu of fee. As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. NA * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. NA NA * Pending review by City Manager's Office. As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Theref	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	Required
- Neuhaus Estates Subdivision must be recorded prior to final as Neuhaus Estates II is currently landlocked. Reference the document number as how the ROW has been dedicated prior to final. - An agreement between the private street owner(s) and proposed subdivision will be required prior to final as Neuhaus Estates II is currently landlocked. - An agreement between the private street owner(s) and proposed subdivision will be required prior to final as Neuhaus Estates II is currently landlocked. - An agreement between the private street owner(s) and proposed subdivision will be required prior to final as Neuhaus Estates II is currently landlocked. - Applied **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area - Applied **Zoning Ordinance: Section 138-356 - Applied - Applied ZONING/CUP - Applied - Applied * Existing: R-1 Proposed: R-1 - Applied - Applied ***Zoning Ordinance: Article V - NA - Applied PARKS - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. - NA * Pending review by City Manager's Office. - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required p		
Zoning Ordinance: Section 138-356 Applied ZONING/CUP Applied * Existing: R-1 Proposed: R-1 Applied *Zoning Ordinance: Article V NA * Rezoning Needed Before Final Approval NA ***Zoning Ordinance: Article V NA PARKS NA * Land dedication in lieu of fee. As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. NA * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Required * As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. NA * Park Fee of \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. NA * Pending review by City Manager's Office. NA - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. NA * Pending review by City Manager's Office. NA - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee	 Neuhaus Estates Subdivision must be recorded prior to final as Neuhaus Estates II is currently landlocked. Reference the document number as how the ROW has been dedicated prior to final. An agreement between the private street owner(s) and proposed subdivision will be required prior to final as Neuhaus Estates II is currently landlocked. 	Non-compliance
ZONING/CUP Applied * Existing: R-1 Proposed: R-1 Applied ***Zoning Ordinance: Article V NA * Rezoning Needed Before Final Approval NA ***Zoning Ordinance: Article V NA PARKS * * Land dedication in lieu of fee. NA - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. NA * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Required * As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. NA * Pending review by City Manager's Office. As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. NA * Pending review by City Manager's Office. NA NA • As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. NA TRAFFIC * As per Traffic Department, a Trip Generation is not required. Applied		Applied
***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V PARKS * Land dedication in lieu of fee. - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. * Pending review by City Manager's Office. - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. TRAFFIC * As per Traffic Department, a Trip Generation is not required. * Traffic Impact Analysis (TIA) required prior to final plat.		
****Zoning Ordinance: Article V PARKS * Land dedication in lieu of fee. - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. * Pending review by City Manager's Office. - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. * Pending review by City Manager's Office. - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. TRAFFIC * As per Traffic Department, a Trip Generation is not required. * Traffic Impact Analysis (TIA) required prior to final plat.		Applied
* Land dedication in lieu of fee. NA - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. NA * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Required - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. Required * Pending review by City Manager's Office. NA - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. NA * Pending review by City Manager's Office. NA - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. TRAFFIC * As per Traffic Department, a Trip Generation is not required. * Traffic Impact Analysis (TIA) required prior to final plat. NA		NA
 As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. * Pending review by City Manager's Office. As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required prior to recording. If the number of lots increases, additional fee will be required. 	PARKS	
 As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. * Pending review by City Manager's Office. As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required prior to recording. If the number of lots increases, additional fee will be required prior to recording. If the number of lots increases, additional fee will be required. 	- As per the application submitted on December 15, 2023, one lot residential subdivision is	NA
* Pending review by City Manager's Office. NA - As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required. NA TRAFFIC * As per Traffic Department, a Trip Generation is not required. Applied * Traffic Impact Analysis (TIA) required prior to final plat. NA	- As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots	Required
* As per Traffic Department, a Trip Generation is not required. Applied * Traffic Impact Analysis (TIA) required prior to final plat. NA	- As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots	NA
* Traffic Impact Analysis (TIA) required prior to final plat. NA	TRAFFIC	
* Traffic Impact Analysis (TIA) required prior to final plat. NA - As per Traffic Department, a Trip Generation or TIA is not required.	* As per Traffic Department, a Trip Generation is not required.	Applied
	 * Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic Department, a Trip Generation or TIA is not required. 	NA

COMMENTS	
 Comments: Use a bold line for the this property boundary before ROW dedication prior to final. Revise/clarify the discrepancy between the subdivision and survey dimensions prior to final. Neuhaus Estates Subdivision must be recorded prior to final as Neuhaus Estates II is currently landlocked. An agreement between the private street owner(s) and proposed subdivision will be required prior to final and referenced on the plat. Plat note wording must be finalized prior to final/recording. Add the legal description of all adjacent lots on all sides prior to final. Use a lighter shaded/ghosted text for adjacent lots to improve readability of other information. Clarify/revise the solid lines within S. 42nd Street ROW prior to final. Use dashed line for all easements. Some easements outside the subdivision boundary are shown as "by this plat." Revise/clarify prior to final. Reference the document number for any ROW or easement not dedicated by this plat. Any abandonment must be done by a separate process and instrument. Clarify note #15 prior to final and if there is any existing structure since no structure is shown on the survey. 	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMIANRY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



	City of McAllen <i>Planning Department</i> 311 NORTH 15 TH STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION Subdivision
Project Information	Subdivision Name Re-plat of the District Phase I Subdivision Legal Description A tract of land containing 18.083 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Volume "Q", Page 177, H.C.D.R. Location Southwest corner of North 10th Street and Auburn (Wisconsin) Avenue City Address or Block Number_ ###### Total No. of Lots 7 Total Dwelling Units "###### Gross Acres 18.083 @Public Subdivision/□Private and Gated /□Private but Not Gated within ETJ: □Yes/⊠No For Fee Purposes: @Commercial (18.083 Acres)/□ Existing Zoning C-3 Proposed Zoning C-3 Irrigation District #2 Water CCN: @MPU/□Sharyland Water SC Other Agricultural Exemption: □Yes/□No Parcel #
Owner	NameDomain Development, CorpPhone (956) 661-8888Address1200 Auburn Street, Suite 250E-mail shavi@aurielinvestments.comCityMcAllenState TexasZip 78504
Developer	Name Domain Development, Corp Phone (956) 661-8888 Address 1200 Auburn Street, Suite 250 E-mail shavi@aurielinvestments.com City McAllen State Texas Zip 78504 Contact Person Shavi Mahtani State Texas Zip 78504
Engineer	Name Melden & Hunt, Inc. Phone (956) 381-0981 mario@meldenandhunt.com / beto@meldenandhunt.com Address 115 West McIntyre Street E-mail / drobles@meldenandhunt.com City Edinburg State Texas Zip 78541 Contact Person Mario A. Reyna, P.E., Beto De La Garza and Della Robles Image: Contact Person
Surveyor	Name Melden & Hunt, Inc. Phone (956) 381-0981 20 Address 115 West McIntyre Street E-mail robert@meldenandhunt.comul 81 City Edinburg State Texas Zip 78541 21





THE STATE OF TEXAS COUNTY OF HIDALGO

USE THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE <u>RE-PLAT THE</u> <u>DISTRICT PMASE I SUBDIVISION</u> SUBDIVISION TO THE CITY OF MALLEN, TEXAS, AND WHOSE NAME IS SUBGIVIED HERETO, HEREY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE MYDRANTS 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 REQUIRED OTHERWISE TO BE INSTALLED OF 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. AUTHORITIES OF THE CITY OF MCALLEN

DOMAIN DEVELOPMENT CORP. A TEXAS CORPORATION SHAVI MAHTANI, PRESIDENT 100 EAST NOLANA AVENUE, SUITE 130 MCALLEN, TEXAS 78503

DATE

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED <u>SHAVI MAHTANI</u> 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

STATE OF TEXAS

WE, THE UNDERSIGNED, LIEN HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HERRIN AS <u>RE-PLAT OF THE DISTRCT PHASE I SUBDIVISION</u>, OF THE CITY OF MCALLEN, TEXAS, HERBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HERBBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY MITEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING FOT THE SECURITY AS PROVIDED FOR UNDER THE ADVECTION OF THE PLATTING FOT THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HERBBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY MITEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING FOT THE PROPERTY AS PROVIDED FOR UNDER THE PLAT.

DATE

MARIN J. ESPINOSA, TRUSTEE VANTAGE BANK OF TEXAS 1502 SOUTH SUGAR RD, EDINBURG, TEXAS, 78539

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIN J ESPINOSA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACONOWLEDGED 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

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE____DAY OF___

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

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

DATE PREPARED: 12/15/2023 ENGINEERING JOB # 21143.00



STATE OF TEXAS COUNTY OF HIDALGO

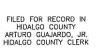
I, ROBERTO N TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE REGNOND OF THE ROPORENTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPRENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OF ROADS IN FLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORREN MONIMENTS SHOWN THEREON WERE PROPERLY FLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MALLEN, TEXAS.

DATED THIS THE ____ DAY OF ____ 20

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

DATE SURVEYED: 12/10/2023 T-1127 PG. 58 SURVEY JOB # 21726.08





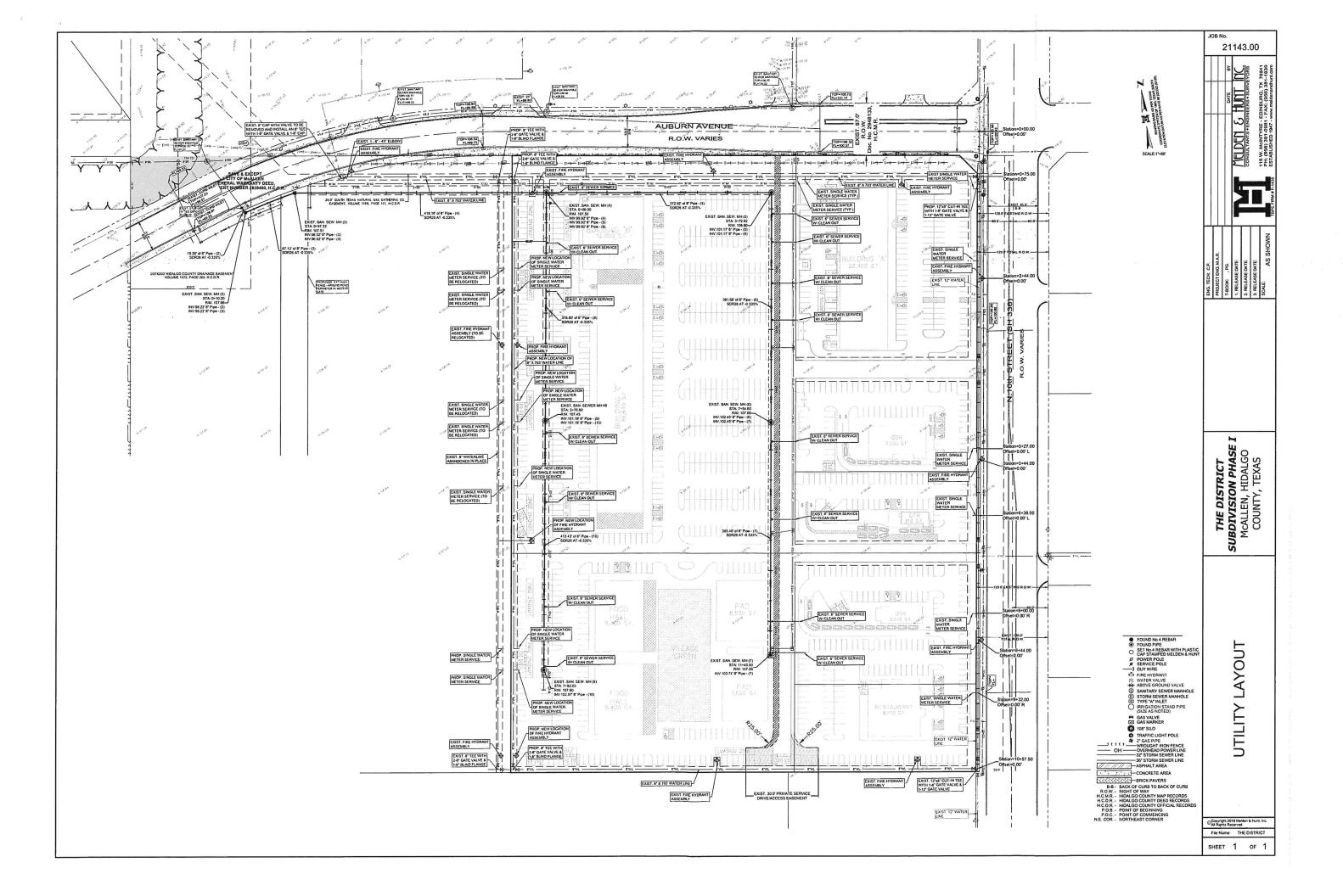
6238

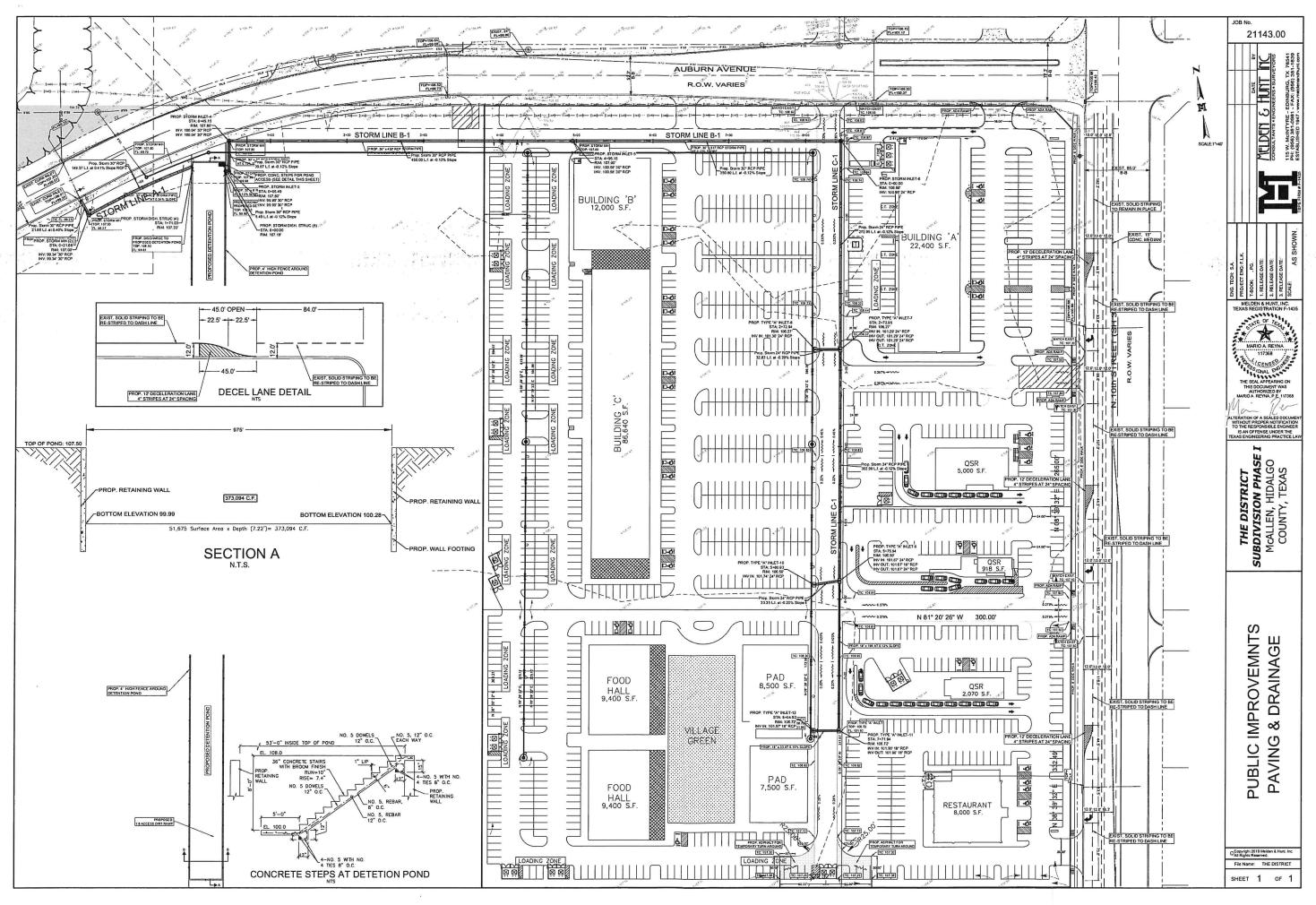
DEPUTY

AM/PN INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:







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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/5/2024 SUBDIVISION NAME: RE-PLAT OF THE DISTRICT PHASE I SUBDIVISION REQUIREMENTS STREETS AND RIGHT-OF-WAYS North 10th Street: 60 ft. from centerline for 120 ft. total ROW Non-compliance Paving: By the State Curb & gutter: By the States Revisions needed: - Provide for document number on plat regarding dedication of existing ROW. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan Wisconsin Road: 80-87 ft. ROW Applied Paving: 52-65 ft. Curb & gutter: Both sides *Monies must be escrowed if any improvements are required prior to recording. ***COM Thoroughfare Plan * 1,200 ft. Block Length Applied **Subdivision Ordinance: Section 134-118 NA * 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac NA **Subdivision Ordinance: Section 134-105 ALLEYS ROW: 20 ft. Paving: 16 ft. Non-compliance *Alley/service drive easement required for commercial properties Revisions needed: - Proposed 26-30 ft. Private Service Drive/Access Easement. Ensure access provided to all lots. 9 ft. out of the existing N/S 35 ft. Private Service Drive/Access Easement is proposed to be abandoned. Any abandonment must be done by a separate process and instrument, not by plat. - Since 9 ft. out of the existing N/S 35 ft. Private Service Drive/Access Easement is proposed to be abandoned prior to recording, 35 ft. will not be "Existing Private Service Drive/Access Easement". Review and revise prior to final. - 26-30 ft. Service Drive/ Access Easement must comply with Fire and Public Works Department maneuverability requirements, additional requirements may be required as applicable, finalize prior to recording. - Minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided. *Subdivision Ordinance: Section 134-106

SETBACKS

* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. **Zoning Ordinance: Section 138-356 & 138-367

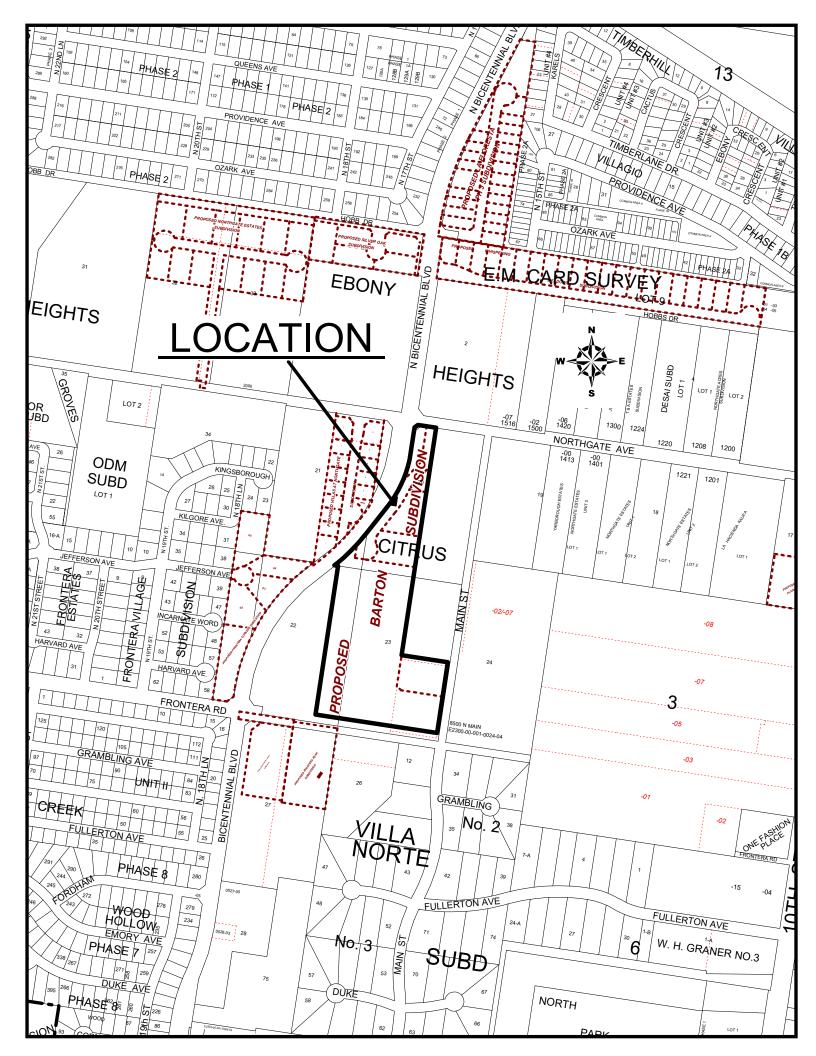
 * Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 	Applied
* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 5 ft. wide minimum sidewalk required on North 10th Street and 4 ft. wide sidewalk required on Auburn Avenue. **Sidewalk requirements might increase to 5 ft. prior to recording subject to Engineering Department requirements. **Subdivision Ordinance: Section 134-120 	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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 	NA

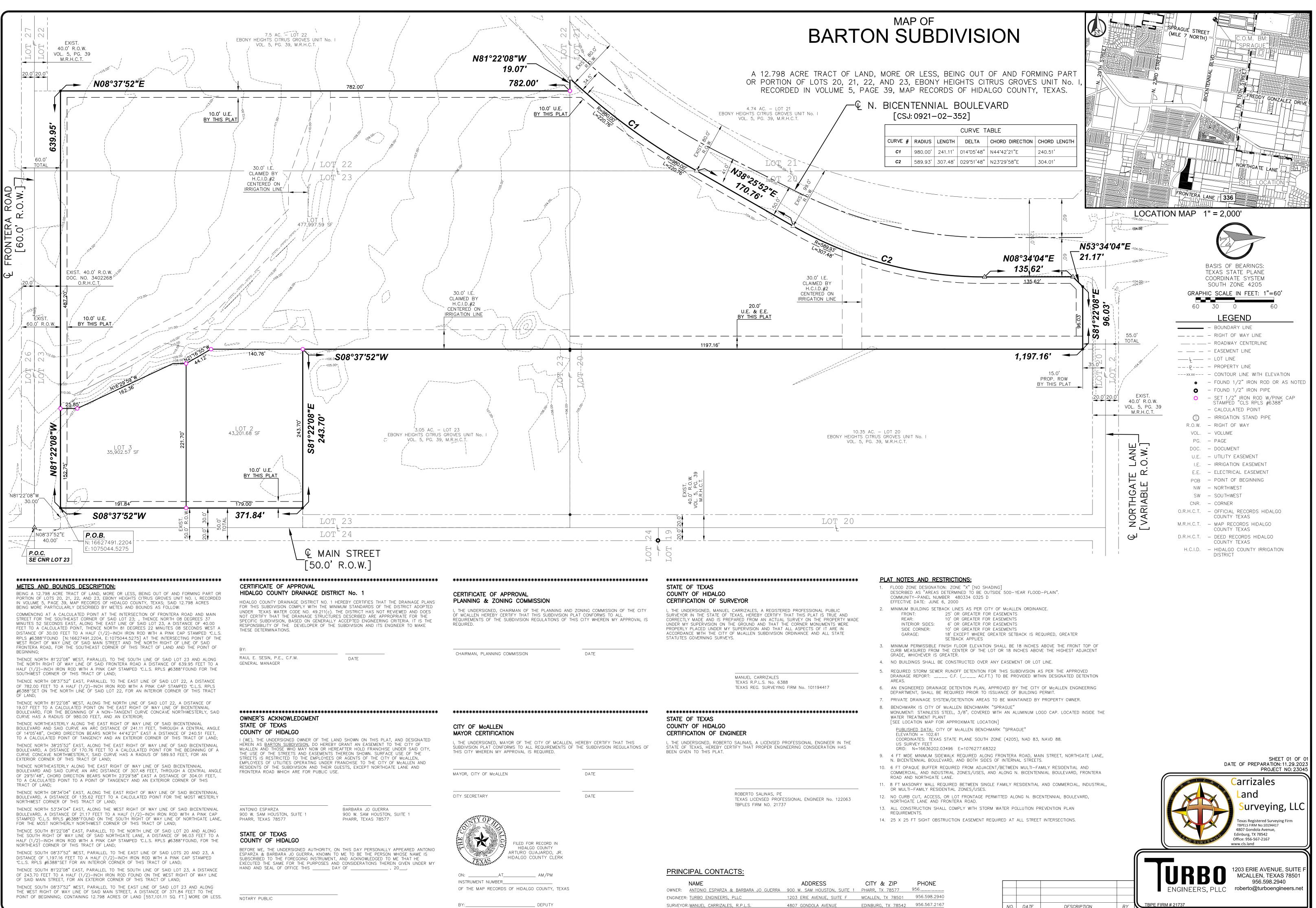
* Homeowner's Association Covenants must be recorded and submitted with document	NA				
number on the plat, prior to recording.	NA NA				
Homeowner's Association Covenants must be submitted for staff review, prior to recording. *Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72					
				******Subdivision Ordinance: Section 110-72	
				OT REQUIREMENTS	
* Lots fronting public streets.	Non-compliance				
- Lot 7 fronts N. 10th Street; however, it is only 15 ft. **Subdivision Ordinance: Section 134-1					
	A !'				
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied				
ONING/CUP					
UNING/COP					
*Existing: C-3(General Business) District. Proposed: C-3(General Business) District. **Zoning Ordinance: Article V	Compliance				
* Rezoning Needed Before Final Approval	NA				
**Proposed zoning is compliant with current zoning.					
***Zoning Ordinance: Article V					
PARKS					
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department,	NA				
Proposed use is commercial. Commercial developments do not apply to Parks.					
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks.	NA				
* Pending review by the City Manager's Office. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks.	NA				
RAFFIC					
* As per Traffic Department, Master Trip Generation approved and TIA waived for Phase I.	Applied				
* Traffic Impact Analysis (TIA) required prior to final plat.	NA				

COMMENTS	
Comments: - Rename the subdivision's name to "The District Phase 1A Subdivision" prior to final Rename all lot numbers to 1A - 7A prior to final Provide the legal description of all adjacent lots on all sides, including the lot on the west side, prior to final Recorded plat notes remain effective. Please add all relevant plat notes from The District Phase I Subdivision prior to final. If any plat note is proposed to be removed or altered, a vacate and replat is required Any abandonment must be done by a separate process and instrument, not by plat. Revise the wording to "abandoned by instrument No" prior to final. The document number must be added prior to recording Reference the document number for existing easements and ROW prior to final and provide a copy for staff review All signature blocks must comply with Section 134-61 of the subdivision to decrease the recording. * Must comply with City's Access Management Policy. ** The subdivision is a proposed replat of The District Phase I Subdivision to decrease the recorded subdivision acreage and move the boundary on the west side to the east. Some of the lots dimensions have changed too (Lots 4-7). All originally recorded plat notes will apply. If any subdivision notes is proposed to be removed or altered a vacate and replat will be required. RECOMMENDATION	Non-compliance
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



	City of McA <i>Planning Depa</i> 311 NORTH 15 TH STREET • (956) 681- SUBDIVISION PLAT REVIEW	.1250 •	ent 9 (956) 681-1279 (fax)
Project Information	Subdivision Name_BARTON SUBDIVISION Location <u>SOUTH ROW OF NORTHAGE LN BETWEEN MAIN ST AN</u> City Address or Block Number <u>250</u> <u>N</u> <u>M</u> Number of Lots <u>4</u> Gross Acres <u>12,798</u> Net Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Re Existing Land Use <u>RESID</u> Proposed Land Us Replat <u>Yes No Commercial</u> Residential Agricultural Exemption <u>Yes No</u> Estimated 1371103, 162805 Parcel #1380544, 1076166 Tax Dept. Review <u>M</u> Cuty and <u>Weilback</u> Water CCN <u>EMPU</u> Sharyland Water SC Other A 12,798 ACRE TRACT OF LAND, MORE OF Legal Description <u>OF LOTS 20, 21, 22, AND 23, EBONY HEIGH</u> 5, PAGE 39, MAP RECORDS OF HIDALGO	Acres 1 ezoning / se RESID. Rollback	$\frac{1.77}{1.77}$ ETJ □Yes No Applied for □Yes No Date Irrigation District #_2 Tax Due <u>58.07</u>
Owner	Name ANTONIO ESPARZA BARBARA JO GUERRA Address 900 W SAM HOUSTON, SUITE 1 City PHARR State TX	E-mail_	aemd@me.com
Developer	Name ANTONIO ESPARZA Address 900 w SAM HOUSTON, SUITE 1 City PHARR State TX Contact Person ANTONIO ESPARZA	E-mail_	aemd@me.com
Engineer	Name TURBO ENGINEERS, PLLC Address 1203 ERIE AVE SUITE F City McALLEN State TX Contact Person ROBERTO SALINAS, P.E.	E-mail_	956-598-2940 roberto@turboengineers.net Zip
Surveyor	Name CARRIZALES LAND SURVEYING, LLC Address 4807 GANDOLA AVE City EDINBURG State TX		956-579-6709 mannyrpls@cls.land Zip





NO. DATE

DESCRIPTION



City of McAllen

SUBDIVISION PLAT REVIEW

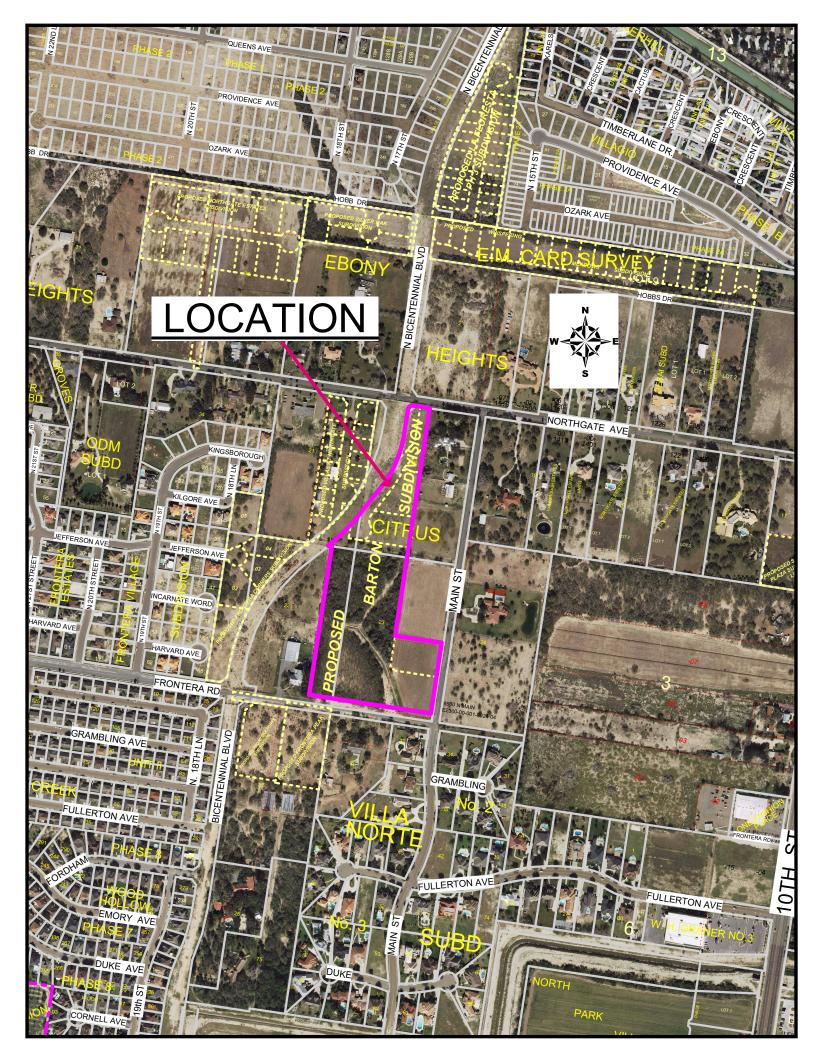
Reviewed On: 1/5/2024

SUBDIVISION NAME: BARTON SUBDIVISION				
TREETS AND RIGHT-OF-WAYS				
TREETS AND RIGHT-OF-WATS				
 N. Bicentennial Blvd: Dedication required for 75 ft. from centerline for 150 ft. total ROW Paving: 65 ft105 ft. Curb & gutter: both sides Revisions needed: Show and label, total existing ROW, and ROW on both sides of the centerline at multiple points and show "additional ROW dedicated by this plat" as requested above prior to final. Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. All ROW requirements must be finalized prior to final. If a variance is requested, it must be finalized prior to final. *Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. 	Non-compliance			
 Northgate Lane: Dedication required for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: Northgate Lane is labeled as variable ROW. Show existing at multiple points to clarify how it varies prior to final. Revise the wording form "15 ft. Prop. ROW by this plat" to "15 ft. additional ROW dedicated by this plat" Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. All ROW requirements must be finalized prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. 	Non-compliance			
 Frontera Rd.: Dedication required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: Provide a copy of the referenced documents for staff review prior to final. Clarify/remove the dashed line where the existing 40 ft. ROW merges to existing 60 ft. ROW on the southwest side of the subdivision, prior to final. *Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan 	Non-compliance			
 N. Main Street: Dedication required for 30 ft. from centerline for 60 ft. ROW Paving: min. 40 ft. Curb & gutter: both sides Revisions needed: Add "N." to the label for N. Main Street on plat prior to final. Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final *COM Thoroughfare Plan 	Non-compliance			

 * 1,200 ft. Block Length Revise the plat to comply with block length requirement. **Subdivision Ordinance: Section 134-118 	Non-compliance		
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA		
 * 600 ft. Maximum Cul-de-Sac The N/S interior street with a Cul-de-Sac has been removed from the revised plat. If a new interior street is proposed in future, it must comply with all requirements including the maximum Cul-de-Sac length. **Subdivision Ordinance: Section 134-105 			
ALLEYS			
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA		
SETBACKS			
* Front: 25 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied		
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied		
* Interior Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied		
 * Corner: 10 ft. or greater for easements Lot A as shown on plat is a corner lot on both N. Bicentennial Blvd. and N/S internal street. Clarify the use prior to final. A plat note may be needed for Lots A and B or note#16 may need to be revised to include Lot B. **Zoning Ordinance: Section 138-356 	Non-compliance		
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied		
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied		
SIDEWALKS			
 * 4 ft. wide minimum sidewalk required along N. Bicentennial Blvd., Frontera Rd., Northgate Lane, N. Main St., and both sides of internal streets. ***5 ft. sidewalk may be required by Engineering Department. Finalize prior to final. ***Plat note #9 will need to be revised as shown above, and once sidewalk requirements are finalized. **Subdivision Ordinance: Section 134-120 	Non-compliance		
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required		
BUFFERS			
 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard and Frontera Road. ***Revise plat note #10 as shown above prior to final ***Other buffers may be required prior to final **Landscaping Ordinance: Section 110-46 	Non-compliance		
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied		

*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
 * No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd. and Frontera Rd. - Revise plat note #12 as shown above prior to final. **Must comply with City Access Management Policy 	Non-compliance
 * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. The development is proposed as single-family residential subdivision which does not require an approved site plan. If any of the lots is proposed to be multifamily or commercial and rezoned, a site plan review will be required prior to building permit issuance. 	NA
 * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above prior to final. 	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final, since an HOA is not required for a three-lot public subdivision. **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. The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be an HOA is not required for a three-lot public subdivision. 	Non-compliance
note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final, since an HOA is not required for a three-lot public subdivision. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	
LOT REQUIREMENTS	
* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
 * Existing: R-1 Proposed: R-1 The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District. ***Zoning Ordinance: Article V 	Required

* Rezoning Needed Before Final Approval - The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District. ***Zoning Ordinance: Article V	Required
PARKS	
 * Land dedication in lieu of fee. *** Based on the latest plat three single-family residential lots are proposed, so a Park Fee of \$2,100 based on \$700 per dwelling to be paid prior to recording. Total amount of park fees is subject to change if number of proposed lots or dwelling units change. 	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. *** Based on the latest plat three single-family residential lots are proposed, so a Park Fee of \$2,100 based on \$700 per dwelling to be paid prior to recording. Total amount of park fees is subject to change if number of proposed lots or dwelling units change.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
 Comments: Add distances from lot corners to the HCID #2 Irrigation Easements shown on the plat and add bearing and dimensions on the plat or in a table prior to final. Clarified the claimed easements on the plat or reference the document number prior to final. Use ghosted lines of Ebony Heights Citrus Grove Subdivision and contour lines since it is being confused with the proposed subdivision lot lines. Remove contour lines from ROW to avoid overlap of information prior to final. Show the lot lines and legal description of all adjacent lots on all sides, including the west side of N. Bicentennial Blvd., south side of Frontera Rd., east side of N. Main St., and north side of Northgate Lane. The owner's signature blocks wording may need to be revised prior to recording depending on all ROW dedication. The wording reflects a private subdivision; however, the proposed private interior street has been removed form the latest submitted plat. Clarify/revise the wording prior to final. An expired subdivision application with the same name for this property was on file and was verbally requested to be withdrawn by the previous engineer. A written withdrawal request is needed prior to final. Revise the number of lots on the originally submitted application from four to three to match the latest submittal prior to final. The N/S interior street with a Cul-de-Sac has been removed from the revised plat and number of lots reduced from 4 residential and one common lot to 3 residential lots. If a new interior street is proposed in future, it must comply with all requirements including the maximum Cul-de-Sac length. 	Non-compliance
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



Su	62023	-00	V

City of McAllen
Planning Department

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

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	Subdivisio	n Name_Maebelle Estates Sub	division	1			
		Location _500-ft South of Moorefield/Monte Cristo Intersection					
	City Addre	City Address or Block Number 1201 N. MOOREFIELD 20					
uq	Number o	f Lots <u>1</u> Gross Acres	2.97	Ne	t Acres _	2.95 ETJ ⊠Yes ⊡No	
Project Information	Existing Z	oning <u>£7</u> 7 Proposed Zonir	IG ETJ	_ Re	ezoning	Applied for □Yes □No Date	
nfori	Existing L	Existing Land Use <u>Residential</u> Proposed Land UseResidentialIrrigation District # HCID 6					
ect I	Replat □Y	Replat □Yes ⊠No Commercial Residential _x					
Proj	Agricultura	al Exemption □Yes □No	Estime	ated	Rollbac	k Tax Due	
	Parcel #	10028 Tax Dept. Revie	ew	B			
	Water CC	N □MPU ⊠Sharyland Wate	r SC	Othe	ər		
	Legal Des					19, Block 3, La Homa Ranch Subdivision,	
		as per map or plat thereof County Clerk of Hidalgo (recorded County, T	in Vo exas	olume 8, Pa	age 155, Map Records in the Office of the	
L.	Name	Onesimo Guerrero & Griselda	Gutiaria	v 2	Phone		
Owner	Address						
Ŭ	City	Mission	State _	TX	Zip	78572	
-	Name				Phone		
ope	Address _				E-mail_		
Developer		State			Zip _		
	Contact Pe	erson	Ą				
er		2 Engineering, PLLC			-	956-600-8628	
Engine		1810 E. Griffin Parkway				hector@m2-engineers.com	
En	City <u>Missic</u>		State _	TX		_ Zip	
\rightarrow		erson Hector Moreno					
/or		omero L. Gutierrez					
Surveyor	Address _					70505	
SL	City McAlle	en	State_	IX		_ Zip	

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	Proposed Plat Submittal				
Minimum Developer's Requirements Submitted with Application	 In Person Submittal Requirements \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) Title Report 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (identifying owner on application) AutoCAD 2005 DWG file and PDF of plat Letter of Authorization from the owner (if applicable) Proof of authority of person signing application on behalf of partnership/corporation (if applicable) PLAT TO SHOW:	Email Submittal Email Submittal Requirements - \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) - Title Report - Survey - Location Map - Plat & Reduced P - Warranty Deed - DWG File - Letter of Authorization from the owner (if applicable) - Proof of authority of person signing application on behalf of partnership/corporation, if applicable *Documents must be submitted in PDF format. No scanned documents* *Please submit documents to <u>subdivisions@mcallen.net</u> *ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON*			
	 Metes and bounds Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines North arrow, scale and vicinity map Name & dimension of adjoining street ROWs (total width & width from centerline) Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net 				
Owners Signature	I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Date Date Date Print Name Emigdio Salinas, PE Owner □ Authorized Agent ⊠				
	The Planning Department is now accepting DocuSign signatures on application				

	VAR 2023-0037	
	City of McAllen311 North 15th Street McAllen, TX 78501 P. O. Box 220Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATIONMcAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)	
Project	Legal Description Being a 2.97 Acres Tract of Land, out of Lot 119, Block 3, La Homa Ranch Subdivision As recorded in Vol. 8, Page 55, Map Records Hidalgo County, Texas Proposed Subdivision (if applicable) Maebelle Estates Subdivision Street Address	
Applicant	Name_M2 Engineering, PLLC Phone_956-600-8628 Address_1810 E. Griffin Parkway E-mail_hector@m2-engineers.com City_Mission State_TX Zip_78572	
Owner	Name_Onesimo Guerrero & Griselda Gutierrez Phone_956-458-9722 Address Irving St. E-mail City_Alton State_Texas Zip	
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Date 12-19-2023 Print Name Emigdio Salinas, PE Owner X Authorized Agent	
Office	*FOR OFFICE USE ONLY* APPLICATION FILING FEE: \$250.00 Accepted by KF Payment received by Rev 06/21	

City of McAllen *Planning Department* REASON FOR APPEAL

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

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

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

ed below.	
1.	Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
	See Attacho letter
2.	Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
	See Attacked Letter
3.	
3.	Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.
	See Attacked Leffer
4.	Describe how the variance will not have the effect of preventing the orderly subdivision of other land
4.	in the area in accordance with the provisions of this chapter.
	See Attacted Cetter
	-



December 19, 2023

City of McAllen Planning Department 311 N. 15th Street McAllen, Texas 78501

Re: Maebelle Estates 1-Lot Subdivision (2.97-Gross AC) Variance Request for Sidewalk Installation

To Whom It May Concern,

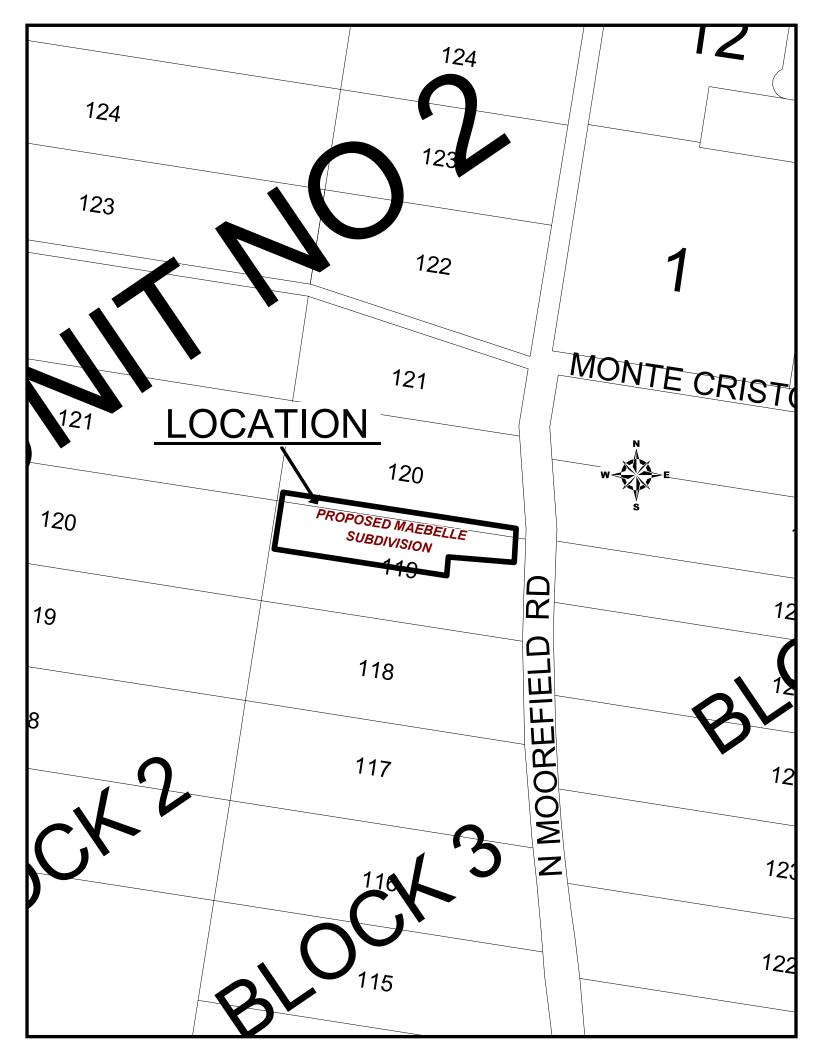
On behalf of the property owners, Mr. Onesimo Guerrero and Mrs. Griselda Gutierrez, we are respectfully requesting a variance to allow property owners to enter into a "Contractual Agreement" with the City of McAllen, to install or pay for the required sidewalk improvements (85-linear feet along Maebelle Estates frontage) upon City of McAllen's notice of public infrastructure improvements being constructed along North Moorefield Road within a close proximity of Maebelle Estates Subdivision.

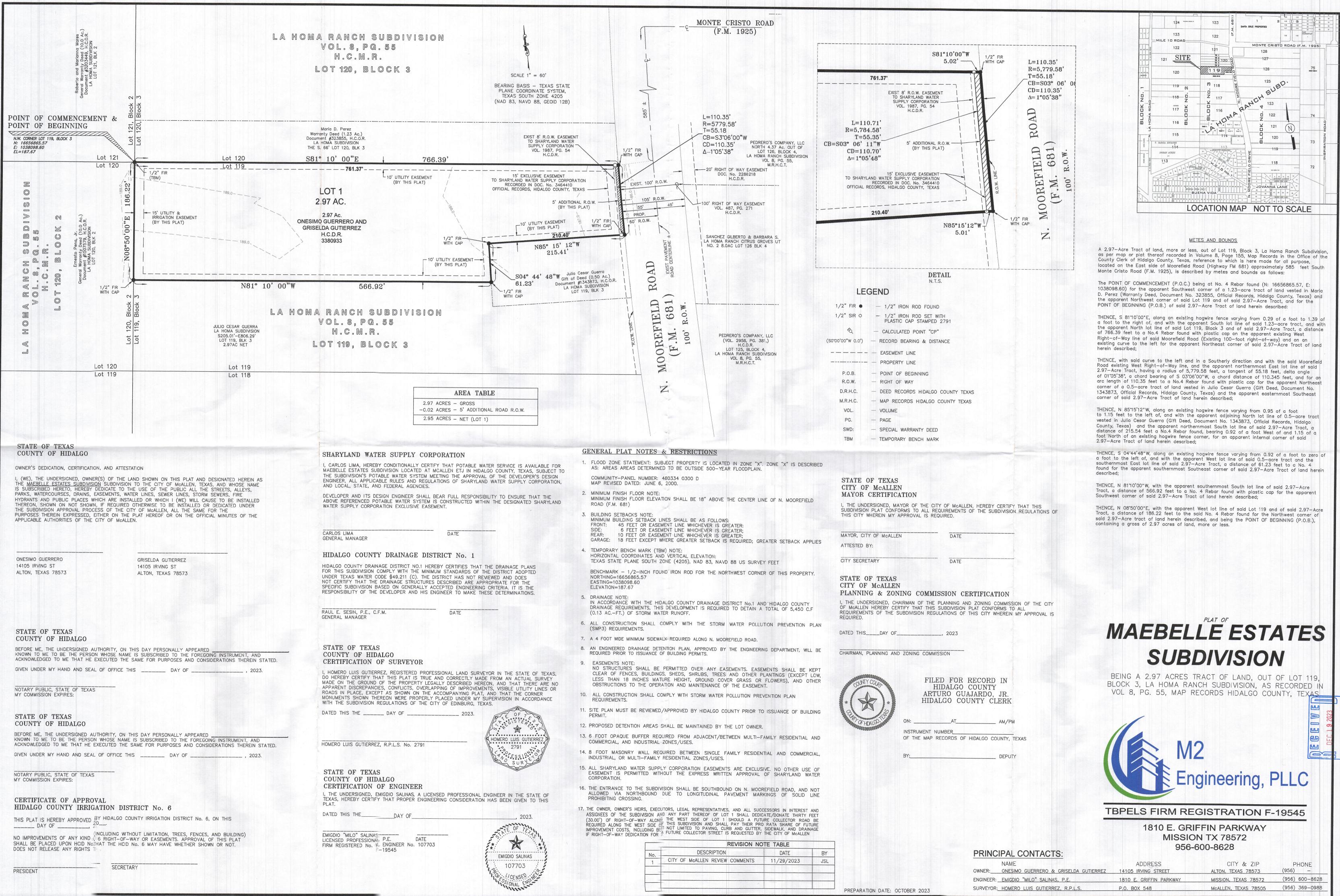
We look forward to hearing from you at your earliest convenience and would like to thank you for all of your assistance with the subdivision. Please call should you have any questions or desire additional information.

Respectfully,

Emigdio "Milo" Salinas, P.E. President *M2 Engineering, PLLC*









City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/5/2024

SUBDIVISION NAME: MAEBELLE ESTATES SUBDIVISION	
EQUIREMENTS	
TREETS AND RIGHT-OF-WAYS	
 N. Moorefield Road (FM 681): Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: by the State Curb & gutter: by the State Revisions as needed: Please reference document number for the existing ROW on the plat and provide a copy for staff review, prior to recording. Show and label total ROW after dedication prior to recording. Finalize that the overlap of the 5 ft. ROW dedication and the existing 8.00' ROW Easement to Sharyland Water is not an issue with the City and/or Sharyland Water prior to final/recording. Provide a copy of the document for staff review prior to recording. Any abandonment must be done by separate instrument and referenced on plat prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final 	Required
 N/S Collector (west boundary): Dedication as required for 30-35 ft. of ROW dedication from the centerline for 60-70 ft. total ROW Paving: 40-44 ft. Curb & gutter: both sides Based on the submitted ownership map, it seems that no property will be landlocked. However, ROW dedication may be required in future. Project Engineer informed staff that the owner has no issues with a plat note to dedicate ROW in future and pay their share of cost whenever the City or County requests it. The plat note wording will be finalized prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan 	Required
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
LLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA

SETBACKS	
* Front: 45 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Moorefield Road (FM 681). *Engineering Department may require 5 ft. sidewalk. **Subdivision Ordinance: Section 134-120	Required
*The engineer submitted a variance application on behalf of the owner to request a contractual agreement in lieu of escrowing the fee for the sidewalk requirement. If the variance request is approved a plat note to reference the contractual agreement is needed prior to recording.	
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
*The engineer submitted a variance application on behalf of the owner to request a contractual agreement in lieu of escrowing the fee for the sidewalk requirement. If the variance request is approved a plat note to reference the contractual agreement is needed prior to recording.	
BUFFERS	
 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - A 6 ft. buffer will be required along the N/S collector street on the west side, if applicable. Provide an ownership map to verify that prior to final/recording. **Landscaping Ordinance: Section 110-46 	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements. However, it's not a required plat note.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. One lot single-family residential doesn't require HOA. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 134-168 	NA
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. One lot single-family residential doesn't require HOA. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. The proposed subdivision is outside the City limits; therefore, park fees do not apply unless it is annexed.	NA
 * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording (if annexed). - The proposed subdivision is outside the City limits; therefore, park fees do not apply unless it is annexed. 	Applied
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for one lot single family subdivision will be waived	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

COMMENTS	
Comments: - The Planning and Zoning Commission approved the subdivision in final form, subject to the conditions noted at the meeting of July 26, 2023. The engineer submitted a variance application on behalf of the owner to request a contractual agreement in lieu of escrowing the fee for the sidewalk requirement. If the variance request is approved a plat note to reference the contractual agreement is needed prior to recording. - The engineer/owner requested the variance to be considered as a revised final approval. If the variance is not approved, the sidewalk must be escrowed prior to recording. - Provide the legal description of all adjacent properties on the plat including the north side of the subdivision and the east side of N. Moorefield Road prior to recording. - Signature blocks including the owner's acknowledgement must comply with Section 134-61 of Subdivision ordinance. If County requires different wording, a separate signature block based on City's code is required prior to recording. * Must comply with City's Access Management Policy. * All comments must be addressed prior to recording. * Any abandonment must be done by separate document and referenced on plat. * Must comply with City's Access Management Policy. * Must comply with Other requirements, as may be applicable. RECOMMENDATION	Required
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED, AND CLARIFICATION OF THE	Applied
BOARD'S RECOMMNEDATION ON THE VARIANCE REQUEST.	

