

## **AGENDA**

### **PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JULY 19, 2022 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

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

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

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

#### **INVOCATION -**

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

- a) Minutes from meeting held on July 6, 2022

#### **2) SITE PLAN:**

- a) Site plan approval for LOT 10, Citrus Grove Plaza Phase 1-A, LOT 10. 4129 Expressway 83. **(SPR2022-0036)**

#### **3) CONSENT:**

- a) ABA Estates Subdivision, 4613 Buddy Owens Boulevard, ABA Group Investments, LLC **(SUB2022-0082(FINAL)SEA)**

#### **4) SUBDIVISIONS:**

- a) Vacating and Replat of Bann Subdivision Lot 2 and Bann, Lots 2A,2B,2C and 2D Subdivision, 2401 Quince Avenue, Nachito Enterprises, LLC **(SUB2022-0061) (REVISED PRELIMINARY) STIG**
- b) Dove Meadows Subdivision, 5517 North Bentsen Road, Riverside Development Services, LLC **(SUB2022-0079) (PRELIMINARY)JEH**
- c) Replat of Lot 1, Toys “R” Us Subdivision, 1105 Expressway 83, 1101 McAllen Retail Partners, LP **(SUB2022-0078) (PRELIMINARY)M&H**
- d) Parke at Nolana Subdivision, 3200 Nolana Avenue, Parke at Nolana, LLC **(SUB2022-0077) (PRELIMINARY)M&H**
- e) Auburn Grove Subdivision, 7800 North 29th Street, Setting Stone 29th, LLC **(SUB2022-0080) (PRELIMINARY)NE**

- f) Sharybak 1 Subdivision, 5001 Expressway 83, Francisco A. and Martha Ramirez, Co-Trustees of the Ramirez Joint Revocable Trust **(SUB2022-0081) (PRELIMINARY)HA**

**5) INFORMATION ONLY:**

- a) City Commission Actions: July 11, 2022

**ADJOURNMENT:**

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

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, July 6, 2022, at 3:30p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3<sup>rd</sup> floor.

<b>Present:</b>	<b>Michael Fallek</b> <b>Gabriel Kamel</b> <b>Jose Saldana</b> <b>Emilio Santos Jr.</b> <b>Erica De La Garza-Lopez</b> <b>Rudy Elizondo</b>	<b>Chairperson</b> <b>Vice-Chairperson</b> <b>Member</b> <b>Member</b> <b>Member</b> <b>Member</b>
<b>Absent:</b>	<b>Marco Suarez</b>	<b>Member</b>
<b>Staff Present:</b>	<b>Austin Stevenson</b> <b>Edgar Garcia</b> <b>Omar Sotelo</b> <b>Liliana Garza</b> <b>Mario Escamilla</b> <b>Kaveh Forghanparast</b> <b>Katia Sanchez++</b> <b>Porfirio Hernandez</b> <b>Carmen White</b>	<b>Assistant City Attorney II</b> <b>Planning Director</b> <b>Senior Planner</b> <b>Planner III</b> <b>Planner III</b> <b>Planner II</b> <b>Planner II</b> <b>Planner Technician I</b> <b>Administrative Assistant</b>

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

**PLEDGE OF ALLEGIANCE**

**INVOCATION-** Emilio Santos Jr.

**1) MINUTES:**

- a) Minutes for the meeting held on June 21, 2022.

The minutes for the regular meeting held June 21, 2022 was approved as submitted by Ms. Erica De la Garza. Seconding the motion was Mr. Jose Saldana which carried unanimously with 6 members present and voting.

**2) PUBLIC HEARING:**

**a) CONDITIONAL USE PERMITS**

- 1) Request of Blanca I. Cantu, for a Conditional Use Permit, for one year, for an event center, at Trevino's Acre Subdivision and the south 60.62 ft., the north 355.78 ft. out of Lot 2, Block 8, McColl A.J. Subdivision, Hidalgo County, Texas; 2000 South Jackson Road. **(CUP2022-0067) TABLED ON 6/7/2022 AND 6/21/2022.**

Chairperson, Mr. Michael Fallek asked Ms. Katia Sanchez if item was going to remain tabled. Ms. Sanchez requested for item to be removed from table. Ms. Erica De la Garza motioned to remove and Mr. Jose Saldana seconded the motion with six members present and voting. Item is off the table.

Ms. Katia Sanchez stated that the property is located on the West side of South Jackson Road, approximately 530 ft. south of E. Savannah Avenue and is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District and R-2 (duplex-fourplex) District to the south, C-3 District to the north and west and outside city limits to the east. Surrounding land uses includes commercial businesses, restaurants, and apartments outside city limits, vacant land and single-family residences within city limits. An event center is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

: The initial conditional use permit for a dance hall was disapproved in 2010; beginning in 2011 reapply for the permit and renewed through. In 2013, both a Dwelling Unit and Event Center CUP was approved by City Commission, the dwelling unit CUP was approved for life of the use, while dance hall was approved only for a year. In 2014, applicant apply once more but failed to meet the deadline to appeal the decision of the Planning and Zoning Board, hence permit was disapproved. No other CUP has been submitted since then.

SUMMARY/ANALYSIS: The applicant is proposing to operate an event center from a proposed garden that is approximately 5,500 SF in size and a pavilion of 2,400 SF. The proposed hours of operation are from 2:00 PM to 1:00 AM Monday – Sunday.

Additionally, the applicant is proposing to build restrooms a pavilion and a warehouse, the proposed structures will have to meet setbacks as it cannot be built to property line as the southern lot is residentially zoned, an elevation plan will be required, furthermore, subdivision process will be required for the construction of any construction since the tract where its being proposed it's not subdivided.

A Site Plan review process will be required based on the location of the subject property.

The Fire Department is pending inspection of the establishment. An inspection by the Health Department was performed, and requirements were satisfactory. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and apartment zoned area.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to South Jackson Street
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the garden, approximately 5,500 SF, 2,400 SF of pavilion area, 79 parking spaces are required, only 50 parking spaces are being proposed.

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.

PLANNING AND ZONING MEETING OF JUNE 7, 2022:

At the P&Z meeting of June 7, 2022, after a brief discussion, the Board voted to table the item, in order for the applicant to show additional parking spaces on site plan. There were five members present and voting.

PLANNING AND ZONING MEETING OF JUNE 21, 2022:

Item remained tabled.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) and #3 (parking) of Section 138-118(a)(4) of the Zoning Ordinance.

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

Being no discussion, Vice Chairperson moved to disapprove with favorable recommendation. Mr. Jose Saldana seconded the motion, which was disapproved with six members present and voting.

- 2) Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar, at the North 20 ft. of Lot 1 & all of Lot 2 excluding the Northwest 225 ft. X 240 ft. of Lot 2, Plaza Del Norte Subdivision, Hidalgo County, Texas, 3424 North 10th Street. **(CUP2022-0084).**

Ms. Katia Sanchez stated that the property is located on the east side of North 10th Street, approximately 200 ft. south of Jonquil Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, south and west, R-3T (multifamily-townhouses) District to the east and R-1 (single-family) District to the northeast. Surrounding land uses include retail stores, restaurants, multifamily residences, single-family residences and IBC bank. A bar is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.

Previous tenant Korea Garden was issued a certificate of occupancy for a restaurant on January 27, 2010. The current applicant applied for a conditional use permit for a proposed bar last year and was approved for a year by City Commission at their meeting of May 24, 2021. Applicant is renewing the permit for 2022.

The applicant is proposing to continue operating a bar (Love Buzz) from an existing 3,850 SF

building. The proposed days and hours of operation are, Monday through Sunday from 12:00 PM to 2:00 AM.

The Fire and Health Departments have inspected the bar and the property is in compliance. The police activity report for service calls from February 2021 to present is attached. The Planning Department has received no complaints regarding the present use as a bar. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. the establishment is less than 400 ft. of a residential zone/use, to the northeast and east of the subject property
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access from north 10th Street.
- 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 bar requires 39 parking spaces based on SF of building and additional 3 parking spaces for the existing outside seating area (3 benches) for a total of 41 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.

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

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

Being no discussion, Vice Chairperson moved to disapprove with favorable recommendation. Ms.De la Garza seconded the motion, which was disapproved with six members present and voting.

- 3) Request of Khiabet Magallan Cruz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a Portable Office, at Lot 2, Gentry Subdivision, Hidalgo County, Texas; 2801 Highway 83. **(CUP2022-0085)**.

Ms. Katia Sanchez stated that the subject property is located on the south side of US Business 83, 160 ft. east of South 29th Street. The property is zoned C-3 (general business) District, and the adjacent zoning is C-3 District to the east and west, R-2 (duplex/fourplex) District to the south and I-1 (light industrial) District to the north. Surrounding land uses include a car lot, tire shop, warehouses, residential houses and vacant retail stores. A portable office is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is requesting a conditional use permit for a portable office measuring 66 feet x 14 feet located at the rear of the property, and proposed to be used as an office for the proposed car lot business. Based on mobile office use, 4 parking spaces are required, 5 parking spaces are being provided on site plan. A site inspection revealed that parking lot is not meeting city standards, if approved a follow inspection will be required. Hours of operation are as follows: Monday through Saturday 9:00AM to 6:00PM. The proposed business will be using the adjacent lot for the car inventory; the adjacent lot is under contract as stipulated on the commercial lease.

The Fire Department inspection is still pending. 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 portable building must also meet the requirements set forth in Section 138-118(2)(a) of the Zoning Ordinance as follows:

- 1) Accessory to a permitted use;
- 2) Provided that there is only one per premises;
- 3) It must be related to an existing ongoing business located on that site
- 4) The mobile home must be located in such a manner as to have access to a public right-of-way within 200 feet;
- 5) The mobile home must be connected to an approved water distribution and sewage disposal system;
- 6) The mobile home must be tied down and meet all other applicable provisions of the mobile home ordinance; and
- 7) There must be provision for garbage and trash collection and disposal

Staff recommends approval of the request, subject to Sections 138-118(2)(a) and 138-400 of the Zoning Ordinance and Fire and Building Departments requirements.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Jose Saldana moved to approve with conditions noted and Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

- 4) Request of Frank Trevino for a Conditional Use Permit, for one year, and adoption of an ordinance for an automotive service and repair shop and warehouse at Lots 1-3, Block 50, North McAllen Subdivision, Hidalgo County, Texas; 111 North 11th Street. **(CUP2022-0082)**

Ms. Katia Sanchez stated that the subject property is located at the northeast corner of Beech Avenue and North 11th Street. The property is zoned C-3 (general business) District, and the adjacent zoning is C-3 District to the east, south, and west. The adjacent zoning is R-3A (multifamily apartment) District to the north. Surrounding land uses include Motor Mart Machine Shop, Dimart Medical, Gosmar LLC Industrial Supply. An automotive service and repair business is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

There are two existing commercial buildings on site, building A and building B. Building A is approximately 1,650 square feet which will comprise of two offices, reception area, post lifts, and a restroom. Building B is approximately 7,747 square feet and will be used as the facility for auto part installation. Building B will have storage space and post lifts. The applicant is requesting a CUP for a length of one year.

Based on the total 4,800 sq. ft. for the body shop repair, 16 parking spaces and one van accessible parking spaces are required; 9 parking spaces are provided on site.

Staff has received one phone call in favor to this request. As per the citizen, the proposed business will increase business for his machine shop.

Fire Department has conducted the necessary inspection, and gave approval to continue with CUP process. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 21,000 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the commercial structure.
- 3) Outside storage of materials is prohibited. The applicant indicated that there would be no outside storage.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The building where the work is to take place is within 100 feet is adjacent to single-family residential use to the east, south and north.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

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

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

Being no discussion, Ms. Erica De la Garza moved to disapprove with favorable recommendation and Mr. Emilio Santos Jr. seconded the motion, which was disapproved with six members present and voting.

- 5) Request of Frank Trevino for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lots 1-3, Block 50, North McAllen Subdivision, Hidalgo County, Texas; 111 North 11th Street. (CUP2022-0083)**

The subject property is located at the northeast corner of Beech Avenue and North 11th Street. The property is zoned C-3 (general business) District, and the adjacent zoning is C-3 District to the east, south, and west. The adjacent zoning is R-3A (multifamily apartment) District to the north. Surrounding land uses include Motor Mart Machine Shop, Dimart Medical, Gosmar LLC Industrial Supply. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is requesting a conditional use permit for a portable building located at the front of the property. The proposed building that measures 10 feet by 25 feet (250 square feet), and will be used as a temporary office for the proposed business of an auto service shop.

The Fire Department has conducted the necessary inspection for this property and has passed it. 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 portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The portable building will be used as a temporary office for the proposed business only;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 feet. The property has access to east side of North 11th Street and north side of Beech Avenue
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 4) Must provide garbage and trash collection and disposal;
- 5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 6) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar

improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

Staff recommends approval of the request, subject to Sections 138-118(a)(3) portable buildings and 138-400 pavement standards of the Zoning Ordinance and Fire requirements.

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

Being no discussion, Mr. Jose Saldana moved to approve and Ms. Erica De la Garza seconded the motion, which was approved with six members present and voting.

- 6)** Request of Sandra Claudio de Gomez on behalf of Desperado Saloon, for a Conditional Use Permit, for a bar (Billiard Saloon), for one year at Lot A, J.G. Ortegon Subdivision, Hidalgo County, Texas; 6328 South 23rd Street.  
**(CUP2022-0081)**

Mr. Kaveh Forghanparast stated that The property is located at the northwest corner of South 23rd Street and Military Highway and is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 District to the north and south, I-1 (light industrial) District to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include a convenience store, gas station, auto sales, the McAllen Produce Terminal Market, Burger King, Texas Inn Hotel and vacant land. A bar is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit for this establishment was approved by the Planning and Zoning Commission in September of 1991 and has been renewed annually to different tenants. The last permit was approved for one year on May 4, 2021.

REQUEST/ANALYSIS: The applicant is proposing to continue operating a billiard sallon (Desperado Saloon) from the existing lease space. The hours of operation will be from 5:00 p.m. to 2:00 a.m. Monday through Saturday.

A police activity report is attached for service calls from June 2021 to present. The Health and Fire Departments inspections are still pending. Should the Conditional Use Permit be approved, the applicant will be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1)The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. This establishment is not within 400 feet of the above mentioned zones or uses;

2)The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to South 23rd Street and Military Highway;

3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the establishment, 2,036 square feet, 21 parking spaces are required for this use and 21 additional spaces are required for the remainder of the building. There are 56 parking spaces provided in the common parking area in the front and rear of the building. The parking lot must be maintained free of potholes and clearly striped.

4)The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.

5)The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

6)The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

7)The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The allowable number of persons within the building is 116 persons.

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve and Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

## **b) REZONING**

- 1) Initial zoning to R-3A (multifamily apartment residential) District: 19.953-Acre Tract (20.0 acres recorded) of land, being out of the West half of Lot 13 Section 280, Texas-Mexican Railway Subdivision, Hidalgo County, Texas; 2700 Sprague Road. **(REZ2022-0019)**

Ms. Katia Sanchez stated that the property is located along the north side of Sprague Road, and approximately 1,290 feet south of State Highway 107. The tract has 660.00 feet of frontage along Sprague Road with a depth of 1,300 feet for a lot size of 20 acres.

The applicant is requesting R-3A (multifamily residential apartment) District for proposed apartments. The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-3A District will become effective upon the annexation of the tract into the City. The subject property will undergo the subdivision process for proposed Bright Woods Subdivision at a later date.

The adjacent properties to the subject property are R-1 (single family residential) District to the north, south, and west. R-3A District to the west. The property to the east of the subject property are located outside of city limits.

The property is currently used as agricultural land. Surrounding land uses include single-family residences, agricultural land, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Residential. The proposed initial zoning of the subject property does not conform to the land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The development trend for this area along Sprague Road is generally single-family residential.

The requested zoning does not conform to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

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

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

Staff recommends approval of the rezoning request to R-3A (multifamily apartment residential) District as the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

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

Being no discussion, Mr. Jose Saldana moved to approve rezoning plan and Ms. Erica De La Garza seconded the motion, which was approved with six members present and voting.

- 2) Rezone from R-1 (single-family residential) District to R-3T (multifamily residential townhouse) District: 1.07 acres and 0.84 acres out of Lot 7, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 501 & 519 Dallas Avenue. **(REZ2022-0020)**

Mr. Kaveh Forghanparast stated that the property is located on the south side of Dallas Avenue, approximately 840 ft. east of South 8th Street. The irregularly-shaped tract consists of two lots with 147 ft. of frontage along Dallas Avenue and a depth of 346 ft. at its deepest point for the total lot size of 1.91 acres.

The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District in order to construct townhomes. The subject property will be part of a larger development which includes the adjacent property to the west. A feasibility plan has not been submitted.

The adjacent zoning is R-1 (single-family residential) District to the north, east, and south, and C-1 (office building) District to the west.

The property is currently vacant. Surrounding land uses include single-family residences, apartments, Victor Fields Elementary School, Victor Fields City School Park, William B. Travis Middle School, Merit Energy Company, office, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential which is comparable to A-O (agricultural and open space) District and R-1 (single-family residential) District.

The development trend for this area along Dallas Avenue is single and multifamily residential.

The tract was zoned R-1 District during the comprehensive zoning in 1979. There has been no other rezoning request for the subject property since then.

A rezoning request to C-1 District for the adjacent property to the west was approved on July 10, 2000, by the City Commission. However, the property was never developed.

A rezoning request to R-3A District for the property at 615 Dallas Avenue was approved by the City Commission on February 24, 2020.

The rezoning request does not conform to the land use designation; however, it follows the development and rezoning trend in this area to multi-family residential use. The proposed development will also be in proximity of compatible uses, an elementary school and a middle school, since these institutional uses are located within residential neighborhoods. The rezoning request provides opportunity for residential development of the vacant lot and will encourage home ownership.

The maximum density in R-3T (multifamily residential townhouse) District is 20 units per acre. Therefore, the maximum number of units for the subject property is approximately 38 townhouses.

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

Staff has not received a phone call or email in opposition to the rezoning request.

Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouse) District since it follows the development trend, will be in proximity of compatible uses, and provides opportunity for residential development of the vacant lot.

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

Being no discussion, Mr. Rudy Elizondo moved to approve rezoning and Ms. Erica e la Garza seconded the motion, which was approved with six members present and voting.

- 3)** Rezone from C-1 (office building) District to R-3T (multifamily residential townhouse) District: 1.41 acres out of Lot 7, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 601 Dallas Avenue. **(REZ2022-0021)**

Mr. Kaveh Forghanparast stated that the property is located on the south side of Dallas Avenue, approximately 660 ft. east of South 8th Street. The tract has 177 ft. of frontage along Dallas Avenue with a depth of 346 ft. for a lot size of 1.41 acres.

The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District in order to construct townhomes. The subject property will be part of a larger development which includes the adjacent property to the east. A feasibility plan has not been submitted.

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

The property is currently vacant. Surrounding land uses include single-family residences, apartments, Victor Fields Elementary School, Victor Fields City School Park, William B. Travis Middle School, Merit Energy Company, office, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential which is comparable to A-O (agricultural and open space) District and R-1 (single-family residential) District.

The development trend for this area along South McColl Road is single and multifamily residential.

The tract was rezoned from R-1 to R-3T District in 1978 and remained R-3T District during the comprehensive zoning in 1979. A rezoning request to C-1 District for the subject property was approved on July 10, 2000, by the City Commission. There has been no other rezoning request for the subject property since then.

A rezoning request to R-3A for the adjacent property to the west was approved by the City Commission on February 24, 2020.

The rezoning request does not conform to the land use designation; however, it follows the development and rezoning trend in this area to multi-family residential use. The proposed development will also be in proximity of compatible uses, an elementary school and a middle school, since these institutional uses are located within residential neighborhoods. The rezoning request provides opportunity for residential development of the vacant lot and will encourage home ownership.

The maximum density in R-3T (multifamily residential townhouse) District is 20 units per acre. Therefore, the maximum number of units for the subject property is approximately 28 townhouses.

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

Staff has not received a phone call or email in opposition to the rezoning request.

Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouse) District since it follows the development trend, will be in proximity of compatible uses, and provides opportunity for residential development of the vacant lot.

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

Being no discussion, Mr. Rudy Elizondo moved to approve rezoning and Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

### **c) SUBDIVISION**

- 1) Vacating & Replat of Asian Valley Subdivision Lots 1 and 29th Place Subdivision Lot A and Asian Valley Lots 1A & 1B Subdivision, 2825 Nolana Avenue, SEC Nolana & 29th LP **(SUB2022-0027)(FINAL)SE**

Ms. Liliana Garza stated that Nolana Ave.: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. North 29th Street: 10 ft. dedication for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Paving, curb and gutter. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft.. Alley/service drive easement required for commercial properties. Minimum 24 ft. wide paved private access easement proposed on plat. Minimum 24 ft. private service drive as needed will be reviewed at time of site plan. Plat note as needed will be finalized prior to recording. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. Please remove "15 feet" wording from plat note prior to recording, rest of note is ok. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. Please remove "5 feet" wording from plat note prior to recording, rest of note is ok. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. Please remove "10 feet" wording from plat note prior to recording, rest of note is ok. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. Please remove "10 feet" wording from plat note prior to recording, rest of note is ok. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 29th Street and Nolana Avenue. Sidewalk requirement may be increased to 5 ft. by Engineering Department. Plat note #9 must be revised as shown above and once finalized prior to recording Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development

Departments prior to building permit issuance. Vacating plat proposed, therefore, plat note #14 is not required. Please clarify if proposing to remove or keep note #14. If proposing to remove plat #14, site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Clarify plat note #11 shown on initial plat submittal, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved, No TIA required due to existing TIA. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Plat being vacated due to original "Asian Valley Subdivision Lot 1" and "29th Place Subdivision" based on revisions/removal of existing plat notes. As vacate-replat is being processed/reviewed additional notes/requirements may be applicable prior to final.

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

Being no discussion, Vice Chairperson Mr. Jose Saldana moved to approve subdivision replat and Ms. Erica De la Garza seconded the motion, which was approved with six members present and voting.

### 3) SITE PLAN

- a) Site Plan approval for LOT 3, The Warehouse Kingdom Subdivision; 6501 South 23rd Street. **(SPR2021-0027)**

Ms. Katia Sanchez stated the property is located on the east side of South 23rd Street, approximately 330 ft. south of Military Highway (FM 1016). The property has 259 ft. of frontage along South 23rd Street and 221.79 ft. at its deepest point, for a lot size of 1.31 acre-tract according to the recorded subdivision plat. The property is zoned I-1 (light industrial) District and the adjacent zoning is I-1 District to the north, east and south and C-4 (commercial- industrial) District to the west.

The applicant is proposing to construct an office and a trailer parking on the subject property. Trailer parking will be for additional parking spaces for an adjacent business and serve as a washout area for the trailers.

Based on the 1,300 SF of office area, 10 parking spaces are required, 10 parking spaces are provided on site. Additionally, 21 trailer parking spaces are being provided, no trailer parking is required for this project. One of the proposed parking spaces must be accessible, which one must also be van accessible with an 8 ft. wide aisle. Access to the site is from an existing curb cut along South 23rd Street. A recorded parking agreement for the trailer parking will be required before approval of the building permit stage. Required landscaping for the lot is 5,720.92 sq. ft., 6,766 sq. ft. is provided, with trees required as follows: 18 – 2 ½" caliper trees, or 9 – 4" caliper trees, or 5 – 6" caliper trees, or 6 palm trees and 15 – 2 ½" caliper trees. Applicant is proposing 9- 4-inch caliper trees. A minimum 10 ft. wide landscaped strip is required inside the property line along South 23rd Street. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 5 ft. wide sidewalk along South 23rd Street is required as per the Engineering Department. A 6 ft. buffer is required

around dumpsters/compactors if visible from the street. No structures are permitted over easements.

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

As per Utilities Engineering Dept., the applicant will need to provide a revised utility layout showing sewer connections from the pretreatment devices to the main sewer line

Staff recommends approval of the site plan subject to the conditions noted, paving and Building Permit requirements, Utilities Engineering Dept. requirements, recordation of parking agreement and the subdivision and zoning ordinances.

Being no discussion, Vice Chairperson Mr. Jose Saldana moved to approve site plan subject to conditions noted and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting and one member, Mr. Rudy Elizondo abstaining from voting.

- b) Site Plan approval for LOT 2A, Valencia Marketplace, Lots 1A and 2A Subdivision; 7317 North 10th Street. **(SPR2022-0021)**

Ms. Katia Sanchez stated that the property is located on the west side of North 10th Street, approximately 560 ft. north of Trenton Road. The property is an irregular shaped lot that has 66.18 ft. of frontage along North 10th Street, for a lot size of 4.46 acre-tract according to the recorded subdivision plat. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District in all directions.

The applicant is proposing to construct a 104,400 SF self-storage-building.

Based on the 250 SF of office area, 5 parking spaces are required, 12 parking spaces are provided on site. One of the proposed parking spaces must be accessible, which one must also be van accessible with an 8 ft. wide aisle. Access to the site is from an existing curb cut along North 10th Street and internal private drive that has a curb cut along Trenton Road. Required landscaping for the lot is 19,444 sq. ft., 30,592 sq. ft. is provided, with trees required as follows: 38 – 2 ½” caliper trees, or 19 – 4” caliper trees, or 10 – 6” caliper trees, or 14 palm trees and 31 – 2 ½” caliper trees. Applicant is proposing 32- 2.5-inch caliper trees and 14 palm trees. A minimum 10 ft. wide landscaped strip is required inside the property line along Valencia Market Place. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 5 ft. wide sidewalk along North 10th Street is required as per the Engineering Department. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements.

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

As per Utilities Engineering Dept., the applicant will need to provide a revised utility layout showing:

1. Show a two way clean out for the sewer service at the edge of the utility easement.

2. Manholes are not needed for service lines.
3. Please indicate the other service as irrigation/landscape service if that is the purpose.

Staff recommends approval of the site plan subject to the conditions noted, paving and Building Permit requirements, Utilities Engineering Dept. requirements, recordation of parking agreement and the subdivision and zoning ordinances.

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

#### **4) CONSENT**

- a) Garcia Estates Subdivision, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora **(SUB2022-0072)(FINAL)M&H**
- b) Vida subdivision, 5901 Mile 5 Road, Liman Ventures, LTD **(SUB2022-0057)(FINAL)STIG**
- c) Shops at Nolana Lot 2 Subdivision, 2909 Nolana Avenue, Ponderosa Investors, LTD. **(SUB2022-0073)(FINAL)HA**
- d) Sharyland Business Park No. 10 Subdivision, 6901 South Shary Road, Cascada Real Estate Operating L.P. **(SUB2022-0075)(FINAL)HA**
- e) STEC Tres Lagos Subdivision, 6801 7 Mile Line, Michael A. Hernandez **(SUB2022-0074)(FINAL)M&H**
- f) Yuma Subdivision, 513 East Yuma Avenue, Yuma McColl Retail Partners, LTD **(SUB2022-0076) (FINAL)TABC**
- g) North Via Cantera Subdivision, 7321 Mile 7 ½ Road, North Via Cantera, LLC. **(SUB2022-0064) (FINAL)RDE**

Being no discussion, Mr. Gabriel Kamel moved to approve final for items 4a-4g. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

#### **5) SUBDIVISIONS:**

- a) Just a Closet Oxford Subdivision, 2300 Oxford Avenue, Domain Development Corp. **(SUB2022-0067) (PRELIMINARY)RDE**

Ms. Liliana Garza stated that Paving: By the state Curb & gutter: By the state. Provide existing ROW from centerline on both sides and total ROW to determine additional dedication required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Oxford Avenue: 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both sides. Provide existing ROW from centerline on both sides and total ROW to determine if additional dedication is required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM

Thoroughfare Plan Paving, Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Plat note: "A private service drive easement will be established as part of the site plan and will be maintained by the lot owner and not the City of McAllen." Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance, or greater for easements, or in line with existing structures, or approved site plan, whichever is greater. Please revise plat note #2 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance, or greater for easements, or in line with existing structures, or approved site plan, whichever is greater. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 23rd Street and Oxford Avenue. Sidewalk requirement may be increased to 5 ft. by Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Please revise plat note #10 as shown above prior to final. Additional buffers along street perimeters may be needed as applicable prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please revise plat note #10 as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along, Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: C-3. Rezoning will be presented at Planning & Zoning Commission on 8/2/22 and at City Commission on 8/22/22. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning will be presented at Planning & Zoning Commission on 8/2/22 and at City Commission on 8/22/22. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Provide site plan for review of the access locations along N. 23rd Street and Oxford Avenue.

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

Being no discussion, Mr. Jose Saldana moved to approve in preliminary form and Ms. Erica De la Garza seconded the motion, which was approved with six members present and voting.

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

Mr. Mario Escamilla stated that N.46th Street (Private Drive): Dedication as needed 25 ft. from centerline for 50 ft. of total ROW. Paving :32 ft. Curb & gutter: Both Sides Include document number on plat regarding how existing street was dedicated, and copies of referenced document prior to

final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: As shown, or greater for easements. Revise note as shown above prior to final. Proposing: Zoning Ordinance: Section 138-356 Rear: In accordance with Zoning Ordinance or greater for easements. Revise note as shown above prior to final. Proposing: 20 feet or greater for easement. 20 ft. Utility Easement presented on plat. Zoning Ordinance: Section 138-356. Non-compliance. Sides: 6 ft. or greater for easement. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Add note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N.46th Street. Sidewalk requirements for N. 46th Street may increase to 5 ft. prior to final per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Finalize wording for plat note #8, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Submitted plat currently presents N.46th Street (Private Drive). Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Provide individual lot dimensions for lot 12A and 12B, prior to final. Zoning Ordinance: Section 138-356. Existing: R-1(Single Family) Residential District. Proposed: R-1(Single Family) Residential District. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at \$700 per dwelling unit. Fees amount to \$1,400 and payable prior to plat recording. Park fees will be adjusted accordingly if proposed number of lots changes. As per Traffic Department, Trip Generation waived. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation waived. Must comply with City's Access Management Policy. Public Hearing with notices will be required for the resubdivision. If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form and Mr. Rudy Elizondo seconded the motion, which was approved with six members present and voting.

**Investments, LLC (SUB2022-0070)(PRELIMINARY)SEA**

Mr. Mario Escamilla stated Buddy Owens Boulevard: 10 ft. of additional ROW dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N.47th Street on west boundary: 25 ft. dedication from centerline for future 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides. ROW being reviewed and plat would need to be revised accordingly. Submit ownership map with surrounding legal descriptions and document numbers, to ensure no landlocked properties exist or will be created. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, Curb & gutter Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 600 ft. Maximum Cul-de-Sac. Cul-de-Sac is required at the south end of property for N. 47th Street with a minimum of 96 ft. paving diameter face to face and approximately 10 ft. ROW back of curb. If cul-de-sac exceeds the 600 ft. length requirement and variance is requested, paving requirement subject to increase to 40 ft. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater. Revise note as shown above prior to final. Proposing: 60 ft. or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner :To be established if street on west side is required, prior to final. Zoning Ordinance: Section 138-356. Garage :Commercial Development. Remove Garage setback note, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Buddy Owens Blvd. 5 ft. sidewalk might be required on Buddy Owens Blvd. by Engineering Department, will be finalized prior to final. Proposing: Minimum 5 ft. wide sidewalk required on Buddy Owens Blvd. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3(General Business) District. Proposed: C-3(General Business) District. Zoning Ordinance: Article V. As per Traffic Department, Trip generation will be honored, no TIA required. Must comply with City's Access Management Policy. Submit ownership map with surrounding legal descriptions and document numbers, to ensure no landlocked properties exist or will be created. Please submit updated survey that corresponds to the proposed subdivision.

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

utilities and drainage approvals.

Being no discussion, Mr. Jose Saldana moved to approve subject to conditions noted and Ms. Erica De la Garza seconded the motion, which was approved with six members present and voting.

6) Information: City Commission Actions from June 13, 2022

- a) Mr. Edgar Garcia spoke regarding actions taken by the City Commission Board.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel Saldana adjourned the meeting at 3:57p.m. and Mr. Jose Saldana seconded the motion, which carried unanimously with six members present and voting.

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Chairperson Michael Fallek

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

## Memo

**TO:** Planning and Zoning Commission

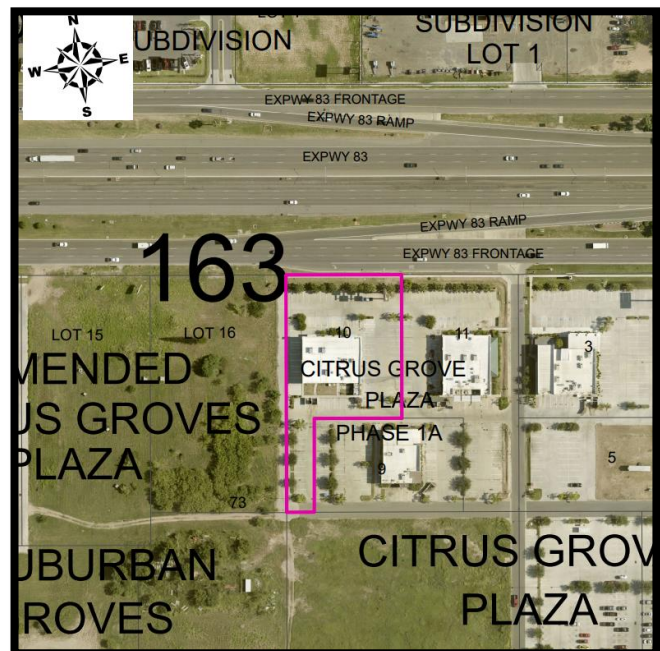
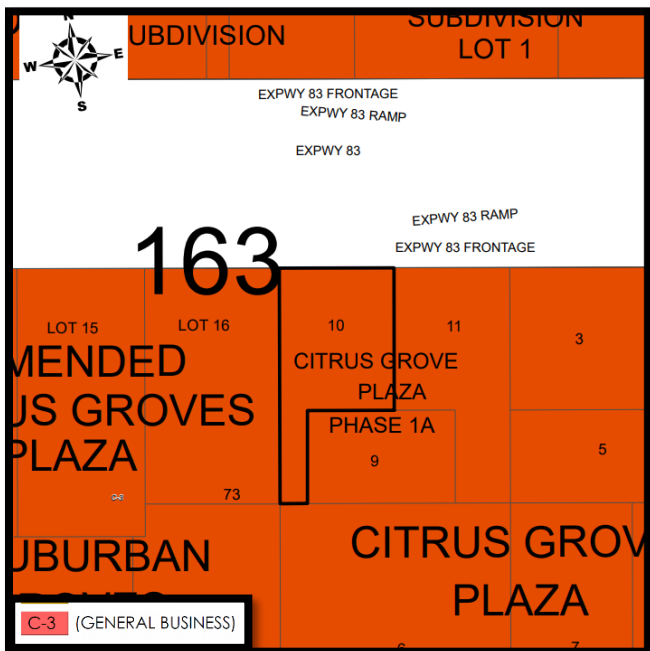
**FROM:** Planning Staff

**DATE:** July 11, 2022

**SUBJECT: SITE PLAN APPROVAL FOR LOT 10, CITRUS GROVE PLAZA PHASE 1-A, LOT 10. 4129 EXPRESSWAY 83. (SPR2022-0036)**

**LOCATION:** The property is located on the south side of Expressway 83, approximately 880 feet east of South Bentsen Road. The property is an irregular shaped lot that has a lot size of 47,516 square feet according to the recorded subdivision plat. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District in all directions.

**PROPOSAL:** The applicant is proposing to construct an addition of a patio to an existing building for restaurant use on the subject property.



**ANALYSIS:** Based on the square footage of the proposed addition of patio area, 75 parking spaces are required, 85 parking spaces are provided on site. The accessible spaces must maintain existing to the original site plan approval. Access to the site is along the Frontage Road and Colbath Road. Required landscaping for the lot is 4,809 sq. ft., 8,608 sq. ft. is provided, with trees required as follows: 16 – 2 1/2" caliper trees, or 8 – 4" caliper trees, or 4 – 6" caliper trees, or 32 palm trees. Applicant must maintain existing landscaping. Any dead grass, trees, or plants must be replaced as well as any non-working irrigation system. Minimum 10' wide landscape strip (5' wide with 3' hedge for properties less than 200' deep) required inside the property line along Expressway 83, Colbath Road, and Bentsen Road. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft.

of a landscaped area with a tree, as required by ordinance. A 4 ft. wide sidewalk along U.S. Expressway 83 is required as per the Engineering Department. No part of gates for the dumpster enclosure to swing into Right-of-Way. No structures are permitted over easements.

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

As per Utilities Engineering Dept., the applicant will need to provide a revised utility layout showing:

1. Must maintain a minimum of 6 feet separation between fixed structures and water/sewer lines.

**RECOMMENDATION:**

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



Consultant  
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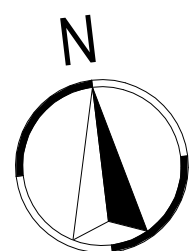
No.	Description	Date

MARIA CURANDERA  
RESTAURANT

4129 W Expy 83, McAllen, TX 78503

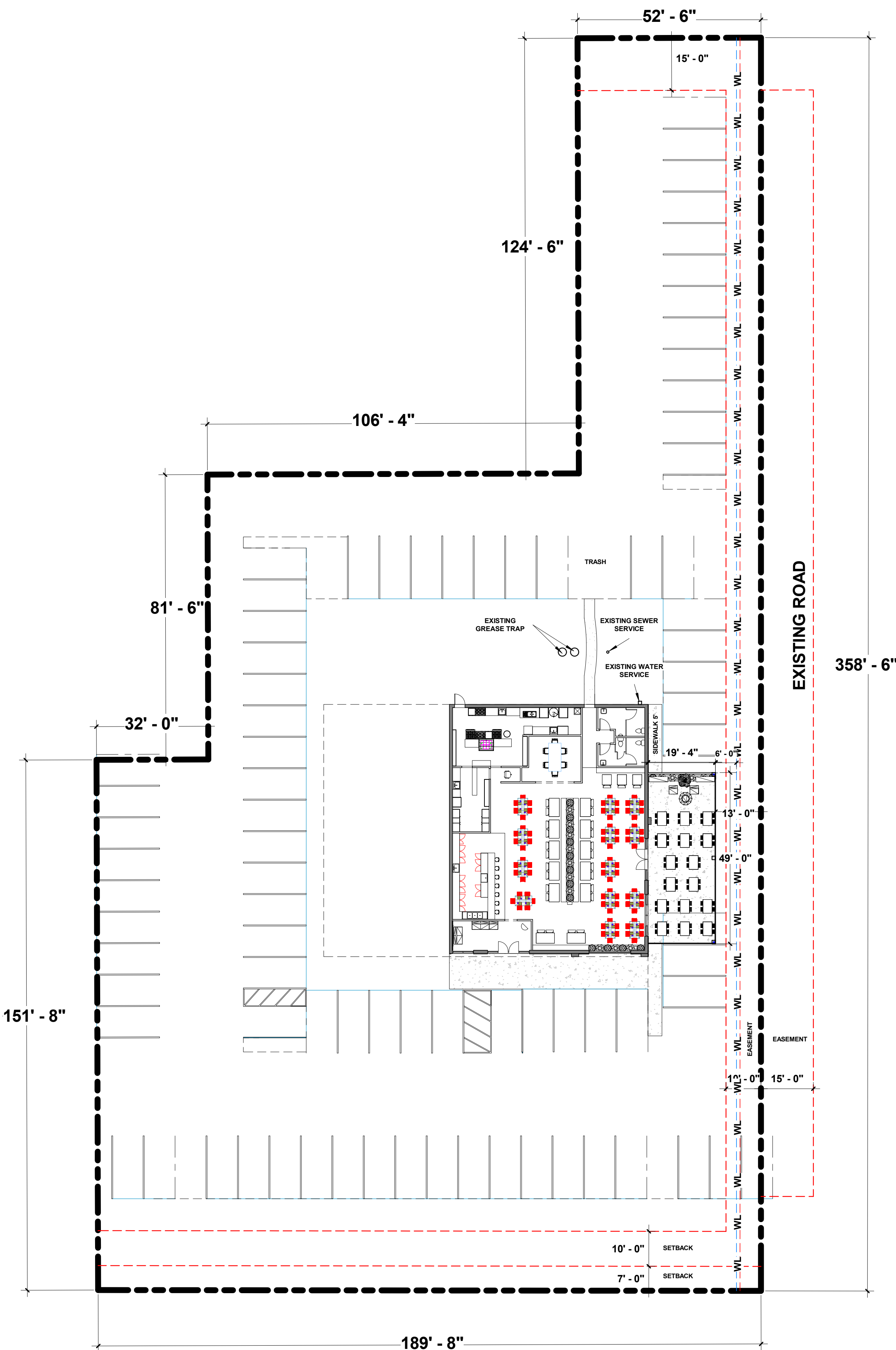
Project Number    Project Number  
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Drawn By

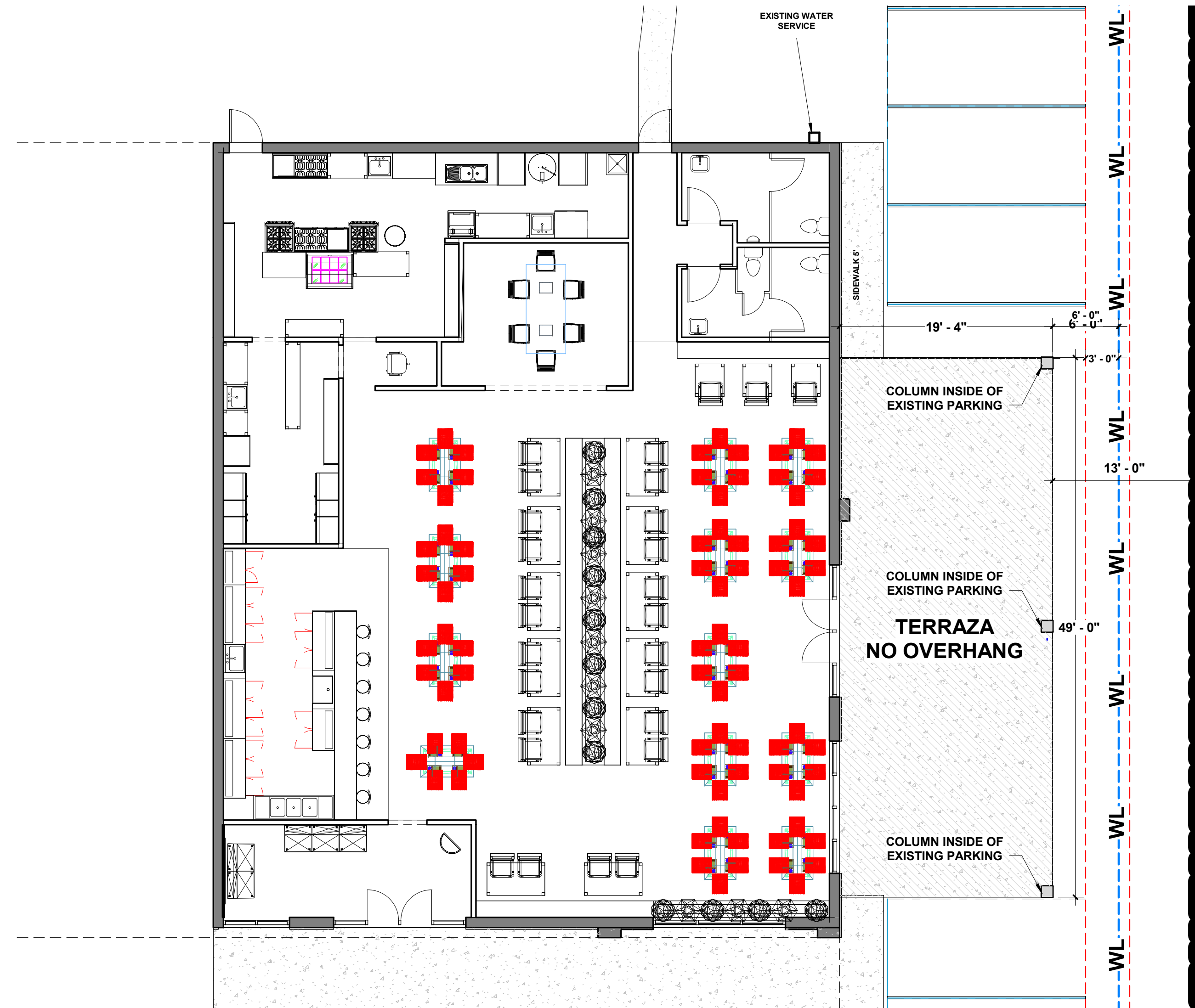


A-2  
SITE PLAN

Scale    AS INDICATED



1 SITE PLAN  
1" = 20'-0"



3 SITE PLAN DETAIL  
1/8" = 1'-0"

--- SETBACKS  
-WL- -WL- -WL- EXISTING WATER LINE  
--- PROPERTY LINE

EXISTING BUILDING = 4,049.00 SQFT  
PROPOSED TERRAZA BUILDING = 980.00 SQFT  
EXISTING PARKING = 84 SPACES  
ADA EXISTING PARKING = 4 SPACES

GENERAL NOTES:

1. ALL ELECTRICAL AS PER LOCAL ADOPTED CODES
2. ALL SMOKE DETECTORS TO BE HARDWARE & INTERCONNECTED W/BATTERY BACKUP.
3. ALL CONSTRUCTION, FRAMING, JOIST, & RAFTER SIZES & SPANS AS PER ADOPTED CODES (2021 IBC)
4. ALL SOLE PLATES TO BE TREATED OR PROTECTED
5. ALL FOUNDATION BEAMS TO BE EXTEND MIN. 6" INTO UNDISTURBED SOIL
6. ALL PLUMBING AS PER 2021 IBC PLUMBING CODES
7. SIZE WATER HEATER AS PER 2021 IBC PLUMBING CODE
8. CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK, ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE BY THE DESIGNER OF ANY CONFLICTS, DISCREPANCIES OR OMISSION TO COMMENCEMENT OF THE CONTRACT WORK.
9. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME FOR SIMILAR WORK
10. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS OR DETAILS ON THESE DRAWINGS
11. VERIFY W/ OWNER LAYOUT OF LIGHT FIXTURES & SWITCH PRIOR TO INSTALLATION
12. CONTRACTOR TO INSURE FINISHED CONCRETE SLAB TO BE 18" FROM STREET ELEVATION
13. ALL DIMENSIONS SHOULD BE READ AND CALCULATED AND NEVER SCALED
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ERECTION SHORING & BRACING FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION.
15. THE CONTRACTOR SHALL ASSUME SOLE & COMPLETE RESPONSABILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY. THIS REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
16. CONTRACTOR MUST VERIFY AND COMPLY THAT ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR APPLICABLE ORDINANCE.
17. ALL FOOTING TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
18. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE AS PER CODE
19. ALL WOOD, CONCRETE AND STEEL STRUCTURE MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.

Sub 2022-0070



City of McAllen  
Planning Department

APPLICATION FOR  
SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>ABA ESTATES</u></p> <p>Location <u>4613 BUDDY OWENS BLVD</u></p> <p>City Address or Block Number <u>" " "</u></p> <p>Number of lots <u>1</u> Gross acres <u>2.15</u> Net acres <u>2.04</u></p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date <u>      </u></p> <p>Existing Land Use <u>OPEN</u> Proposed Land Use <u>C-3</u> Irrigation District # <u>UNITED I.D.</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500<sup>00</sup></u></p> <p>Parcel No. <u>281801</u> Tax Dept. Review <u>52950-00-000-0328</u></p> <p>Legal Description <u>2.15 AC. o/o LOT 328, AMENDED MAP OF JOHN H. SHRY SUBD. N.C.T.</u></p>
Owner	<p>Name <u>BENITO MARTINEZ</u> Phone <u>227-3222</u></p> <p>Address <u>ADRIANA MARTINEZ</u></p> <p><u>3519 N. 40TH LANE</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>DBA: ABA GROUP INVESTMENTS, LLC</u></p>
Developer	<p>Name <u>SAME AS OWNER</u> Phone <u>      </u></p> <p>Address <u>      </u></p> <p>City <u>      </u> State <u>      </u> Zip <u>      </u></p> <p>Contact Person <u>      </u></p> <p>E-mail <u>      </u></p>
Engineer	<p>Name <u>DAVID O. SALINAS</u> Phone <u>682-9081</u></p> <p>Address <u>2221 DAFFODIL AVE.</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>DAVID</u></p> <p>E-mail <u>dsalinas@salinasengineering.com</u></p>
Surveyor	<p>Name <u>SAME AS ENGINEER</u> Phone <u>      </u></p> <p>Address <u>      </u></p> <p>City <u>      </u> State <u>      </u> Zip <u>      </u></p>

ENTERED

JUN 24 2022

Initial: AM

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

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

Signature  Date 6/14/22

Print Name Benito Martinez / Adele Mamen

Owner ☒

Authorized Agent ☐

JOH

337

CANTA RANAS SUBDIVISION  
5000

WISTERIA AVE.

N 48TH ST

N 47th

N 47th STR

N 46

N 45th LAN

WISTERIA AVE

PRIDE

WATER LILY

VIOLET AVE.

338

LOCATION

TITO'S 4721  
LOT "A"  
SUBD.

BENTSEN RD

KINGDOM



BUDDY OWENS BLVD

PROPOSED ABA ESTATES SUBDIVISION  
LOT 1

328

NORA'S SUBD

PROPOSED MATERIALES RIO GRANDE  
SUBDIVISION (REVISED)

BENTSEN ROAD

245

EL TORO  
AUTO MECH.

VICENTE SUBDIVISION

4099  
RADIO SHOP

CITY OF McALLEN  
MAINTENANCE  
FACILITY

3RD ST.

VENTANA

EL S

# ABA ESTATES

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

BEING A 2.15 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 328,  
AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR  
PLAT THEREOF RECORDED IN VOLUME 0, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

### GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT: 60.0 FT. OR GREATER FOR APPROVED SITEPLAN OR EASEMENTS.  
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480343 0400 C.  
ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING. (NO SHADING)
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THIS LOT ALONG BUDDY OWENS BLVD.
- MINIMUM 5 FT. WIDE SIDEWALK IS REQUIRED ON BUDDY OWENS BLVD.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 19,389 CUBIC FEET, OR, 0.45 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE.  
AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 57, LOCATED AT THE SOUTH BOUND OF MILE 3 NORTH ROAD (BUDDY OWENS BLVD.), 63 FEET EAST OF TAYLOR RD. AND 33 FEET SOUTH OF THE EDGE OF PAVEMENT OF MILE 3 NORTH ROAD (BUDDY OWENS BLVD.). THERE IS A CAR STEREO STORE ACROSS FROM THE MONUMENT. ELEV. = 131.17
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

STATE OF TEXAS  
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

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

ATTEST: \_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

### APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

\_\_\_\_\_  
OWNER: ABA GROUP INVESTMENTS, LLC  
BENITO MARTINEZ, MEMBER  
3519 N. 40TH. LANE  
McALLEN, TEXAS 78501

\_\_\_\_\_  
OWNER: ABA GROUP INVESTMENTS, LLC  
ADELA MARTINEZ, MEMBER  
3519 N. 40TH. LANE  
McALLEN, TEXAS 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
BENITO MARTINEZ AND ADELA MARTINEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES  
ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME  
THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN  
STATED.

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

OF \_\_\_\_\_, 2022.

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

STATE OF TEXAS  
CITY OF McALLEN

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

\_\_\_\_\_  
MAYOR

DATE

STATE OF TEXAS  
CITY OF McALLEN

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

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

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

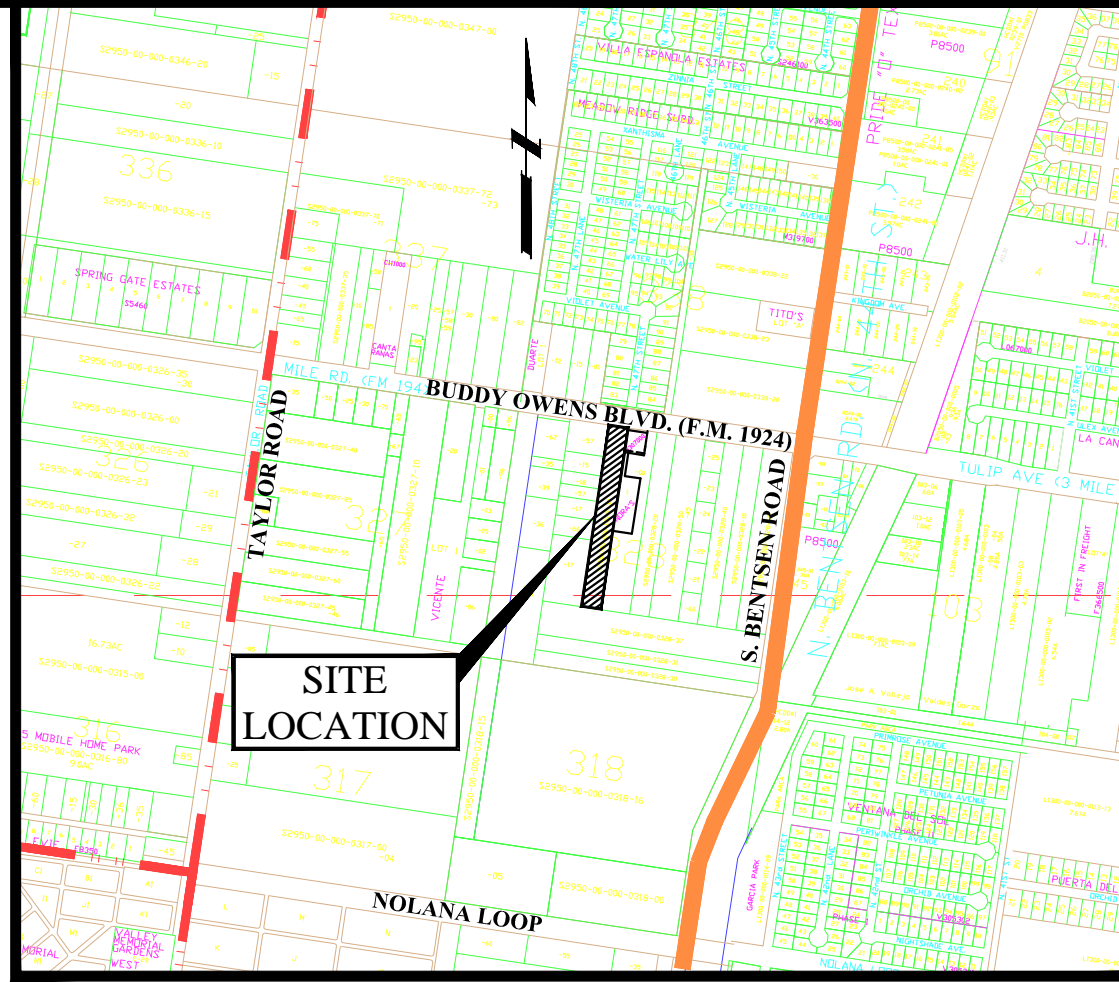
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

DATE



LOCATION MAP

SCALE : 1" = 1000'

### METES AND BOUNDS DESCRIPTION

BEING A 2.15 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 328,  
AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 17, MAP RECORDS OF HIDALGO  
COUNTY, TEXAS; SAID 2.15 ACRE TRACT OF LAND BEING ALL OF THOSE SAME LANDS AS  
DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM RODRIGO F.  
SALINAS, JR., AND, WIFE, JANET ELAINE SALINAS, AND, VERONICA SALINAS TODD AND  
HUSBAND, DREW ALLEN TODD, UNTO BENITO MARTINEZ, AS DESCRIBED AND RECORDED IN  
DOCUMENT NUMBER 2014-2502861, H.C.D.R.; SAID 2.15 ACRE TRACT OF LAND IS MORE  
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT NAIL FOUND ON THE NORTHEAST CORNER OF SAID LOT 328 LOCATED IN  
THE CENTER OF S. BENTSEN AND BUDDY OWENS BLVD. (AKA F.M. 1924; MILE 3 NORTH ROAD);  
THENCE, AS FOLLOWS:

NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, COINCIDENT WITH THE NORTH  
LINE OF SAID LOT 328, A DISTANCE OF 906.0 FEET TO A NAIL FOUND; THENCE,

SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 50.0 FEET TO A ½  
INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE  
OF BUDDY OWENS BLVD., A 110.0 FOOT PUBLIC ROAD RIGHT-OF-WAY. FOR THE NORTHEAST  
CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- THENCE, SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 10.0 FEET  
PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF LOT 1,  
NORA'S SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, AS PER THE MAP OR  
PLAT THEREOF RECORDED IN VOLUME 47, PAGE 66, MAP RECORDS OF HIDALGO  
COUNTY, TEXAS, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A  
DISTANCE OF 521.80 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE  
SOUTHWEST CORNER OF SAID LOT 1, AT A DISTANCE OF 936.46 FEET IN ALL TO A ½  
INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN  
DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, ALONG A LINE PARALLEL  
TO THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 100.0 FEET TO A ½ INCH  
DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN  
DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, ALONG A LINE PARALLEL  
TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 936.46 FEET TO A ½ INCH  
DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE  
OF SAID BLVD. FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, COINCIDENT WITH THE  
SOUTH RIGHT-OF-WAY LINE OF SAID BLVD., A DISTANCE OF 100.0 FEET TO THE **POINT  
OF BEGINNING**, CONTAINING 2.15 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID AMENDED MAP OF JOHN H. SHARY SUBDIVISION, H.C.T.  
N:\SUBDIVISION\PLATS\ABA.SUB\METES\AND\BOUNDS\2.15.031617

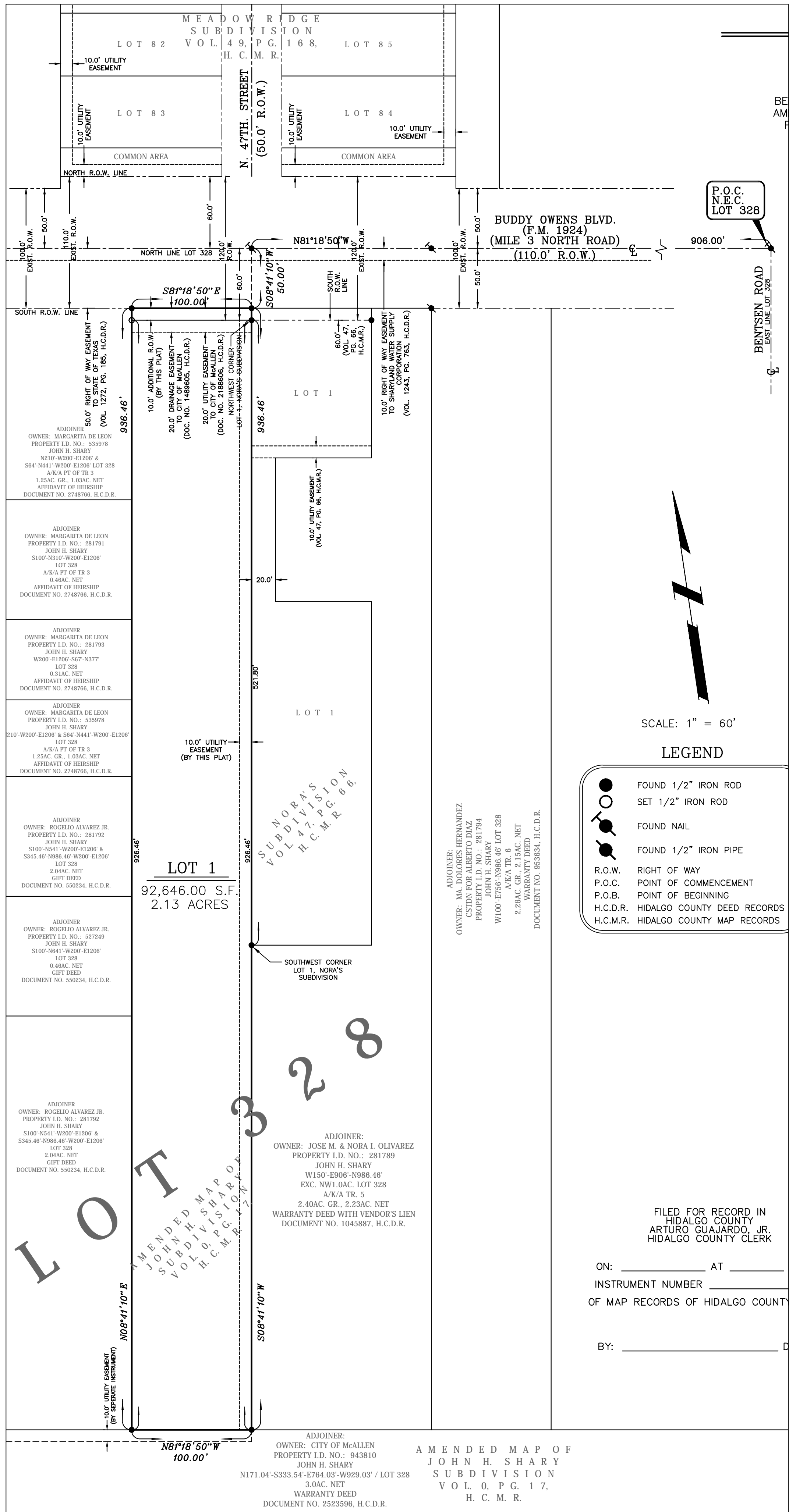
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM  
REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE  
AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON  
JUNE 23, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

## ABA ESTATES

PREPARED BY: SALINAS ENGINEERING & ASSOC.  
DATE OF PREPARATION: JUNE 23, 2022  
JOB NUMBER: SP-17-23634

OWNER: BENITO MARTINEZ AND ADELA MARTINEZ  
3519 N. 40TH. LANE  
McALLEN, TEXAS 78501

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



NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: BENITO MARTINEZ	3519 N. 40TH. LANE	McALLEN, TEXAS 78501	(956) 227-3222	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 7/15/2022

### SUBDIVISION NAME: ABA ESTATES

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

Buddy Owens Boulevard: 10 ft. of additional ROW dedication required for 60 ft. from centerline for 120 ft. total ROW

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

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

N.47th Street on west boundary: 25 ft. dedication from centerline for future 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both Sides

\*ROW being reviewed and plat would need to be revised accordingly. After review of ownership map submitted by engineer on July 07,2022 properties along western boundary provide 25 ft. access easement along west side, as properties to the west develop access easement will be reviewed for ROW dedication.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*\*\*COM Thoroughfare Plan

NA

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

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

Compliance

NA

NA

#### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*\*\*Provide plat note as shown prior to recording, "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen."

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

\*\*Must comply with Public Works Alley/ service drive easement requirements.

\*\*\*Alley/ service drive easement must comply with Fire Department requirements.

\*\*\*\*Alley or service drive easement cannot dead-end.

\*\*\*\*\*Subdivision Ordinance: Section 134-106

Required

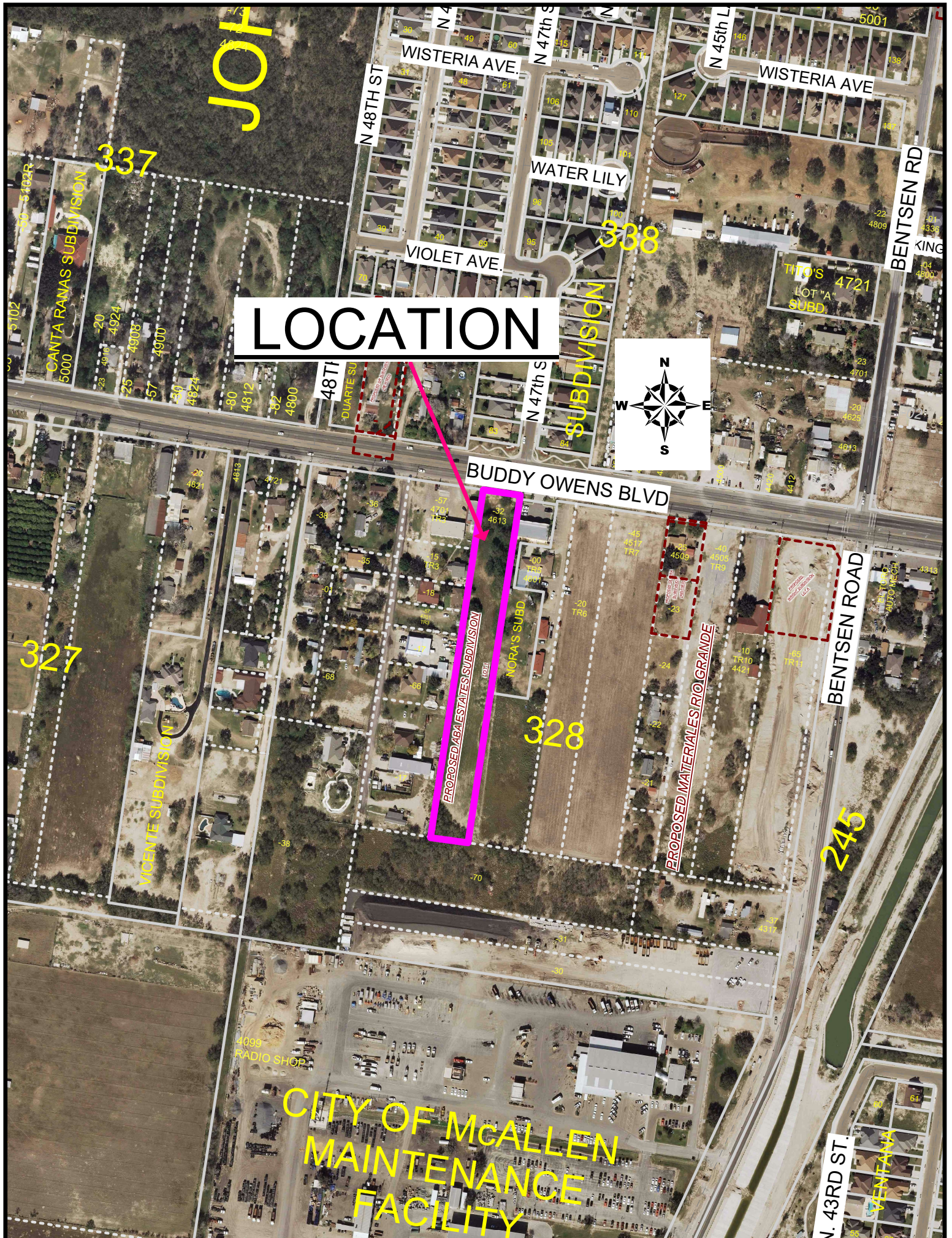
<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.</li> <li>**Revise note as shown above prior to recording.</li> <li>***Proposing: 60 ft. or greater for approved site plan or easements.</li> <li>****Clarify front setback prior to recording.</li> <li>*****Zoning Ordinance: Section 138-356</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</li> <li>**Revise note as shown above prior to recording.</li> <li>***Proposing: In accordance with Zoning Ordinance or greater for easements or approved site plan.</li> <li>****Zoning Ordinance: Section 138-356</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</li> <li>**Revise note as shown above prior to recording.</li> <li>***Proposing: In accordance with Zoning Ordinance or greater for easements or approved site plan.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Corner: Interior Lot</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Garage :Commercial Development.</li> <li>**Remove garage setback note, prior to recording.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on Buddy Owens Blvd.</li> <li>**5 ft. sidewalk might be required on Buddy Owens Blvd. by Engineering Department, will be finalized prior to recording.</li> <li>***Proposing: Minimum 5 ft. wide sidewalk required on Buddy Owens Blvd.</li> <li>****Finalize note wording prior to recording.</li> <li>*****Subdivision Ordinance: Section 134-120</li> </ul>	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Must comply with City Access Management Policy</li> </ul>	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required

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

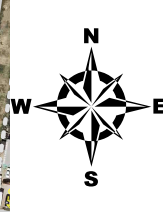
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
	Required
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-3(General Business) District. Proposed: C-3(General Business) District.</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>**Proposed zoning is compliant with current zoning.</li> <li>*** At the Planning and Zoning Commission meeting of April 18, 2017 the Board recommended approval of the rezoning request and at the City Commission meeting of May 8, 2017 the Commission voted to approve the rezoning request from R-1 (single family residential) District to C-3 (general business) District.</li> <li>****Zoning Ordinance: Article V</li> </ul>	Compliance
	Completed
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per Parks Department, Commercial developments do not apply to Parks.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Commercial developments do not apply to Parks.</li> <li>* Pending review by the City Manager's Office. As per Parks Department, Commercial developments do not apply to Parks.</li> </ul>	NA
	NA
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip generation will be honored, no TIA required.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>**As per Traffic Department, Trip generation will be honored, no TIA required.</li> </ul>	Completed
	NA

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

COMMENTS	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>** Submit ownership map with surrounding legal descriptions and document numbers, to ensure no landlocked properties exist or will be created. After review of ownership map submitted by engineer on July 07,2022 properties along western boundary provide 25 ft. access easement along west side, as properties to the west develop access easement will be reviewed for ROW dedication.</p> <p>***Please submit updated survey that corresponds to the proposed subdivision</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



LOCATION



CITY OF MCALLEN  
MAINTENANCE  
FACILITY



# City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

### SUBDIVISION PLAT REVIEW APPLICATION

Subarea- 001

Project Information	Subdivision Name <u>Replat of Lot 2 Bann Subdivision</u>	
	Location <u>Quince Ave &amp; 24 1/2 Street</u>	
	City Address or Block Number <u>2401 QUINCE AVE</u>	
	Number of Lots <u>4</u> Gross Acres <u>2.156</u> Net Acres <u>2.152</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3A</u> Proposed Zoning _____ Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multifamily</u> Irrigation District # _____	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/> _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>-0-</u> <u>100</u>	
	Parcel # <u>121453</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>Lot 2, Bann Subdivision</u>		
Owner	Name <u>Gabriel Kamel Nachito Enterprises, LLC</u> Phone <u>956-342-1391</u>	
	Address <u>5608 N 6th St</u> E-mail <u>gabriel@kamelinvestments.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Gabriel Kamel</u> Phone <u>956-342-1391</u>	
	Address <u>5608 N 6th St</u> E-mail <u>gabriel@kamelinvestments.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
	Contact Person <u>Gabriel Kamel</u>	
Engineer	Name <u>South Texas Infrastructure Group</u> Phone <u>956-424-3335</u>	
	Address <u>900 S. Stewart Rd Ste 13</u> E-mail <u>victor@southtexasig.com</u>	
	City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u>	
	Contact Person <u>Victor Trevino</u>	
Surveyor	Name <u>ROW Surveying</u> Phone <u>956-424-3335</u>	
	Address <u>900 S. Stewart Rd Ste 13</u> E-mail <u>jgalvan@rowsurveying.com</u>	
	City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u>	

ENTERED

MAY 27 2022

B155700000000200

Initial: af

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

\*Documents must be submitted in PDF format. No scanned documents\*

\*Please submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

**\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON\***

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature  Date 5-27-22

Print Name Gabriel Kamel (Manager)

Owner  Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

VAR2022-0020



City of McAllen

311 North 15<sup>th</sup> Street  
McAllen, TX 78501  
P. O. Box 220

# Planning Department

## VARIANCE TO SUBDIVISION PROCESS APPLICATION

McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

Project

Legal Description Being all of Lot 2, Bann Subdivision, an addition to the City of McAllen, according to the plat recorded in Volume 24, Page 76B, M.R.H.C.T.

Street Address 2401 Quince Ave, McAllen Texas

Number of lots 4 Gross acres 2.156 acres

Existing Zoning R-3A Existing Land Use Undeveloped

☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

Applicant

Name Victor Trevino Phone 956-424-3335

Address 900 S. Stewart Rd Ste 13 E-mail victor@southtexasig.com

City Mission State TX Zip 78572

Owner

Name Gabriel Kamel Phone 956-342-1391

Address 5608 N 6th Street E-mail gabriel@kamelinvestments.com

City McAllen State TX Zip 78504

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?

☐ Yes☒ No

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

Signature Date 7/7/2022Print Name Gabriel Kamel☒ Owner ☐ Authorized Agent

Office

\*FOR OFFICE USE ONLY\*

APPLICATION FILING FEE: ☒ \$250.00Accepted by 

Payment received by \_\_\_\_\_ Date \_\_\_\_\_

Rev 06/21

JUL 08 2022

BY:



# City of McAllen

## Planning Department

### REASON FOR APPEAL

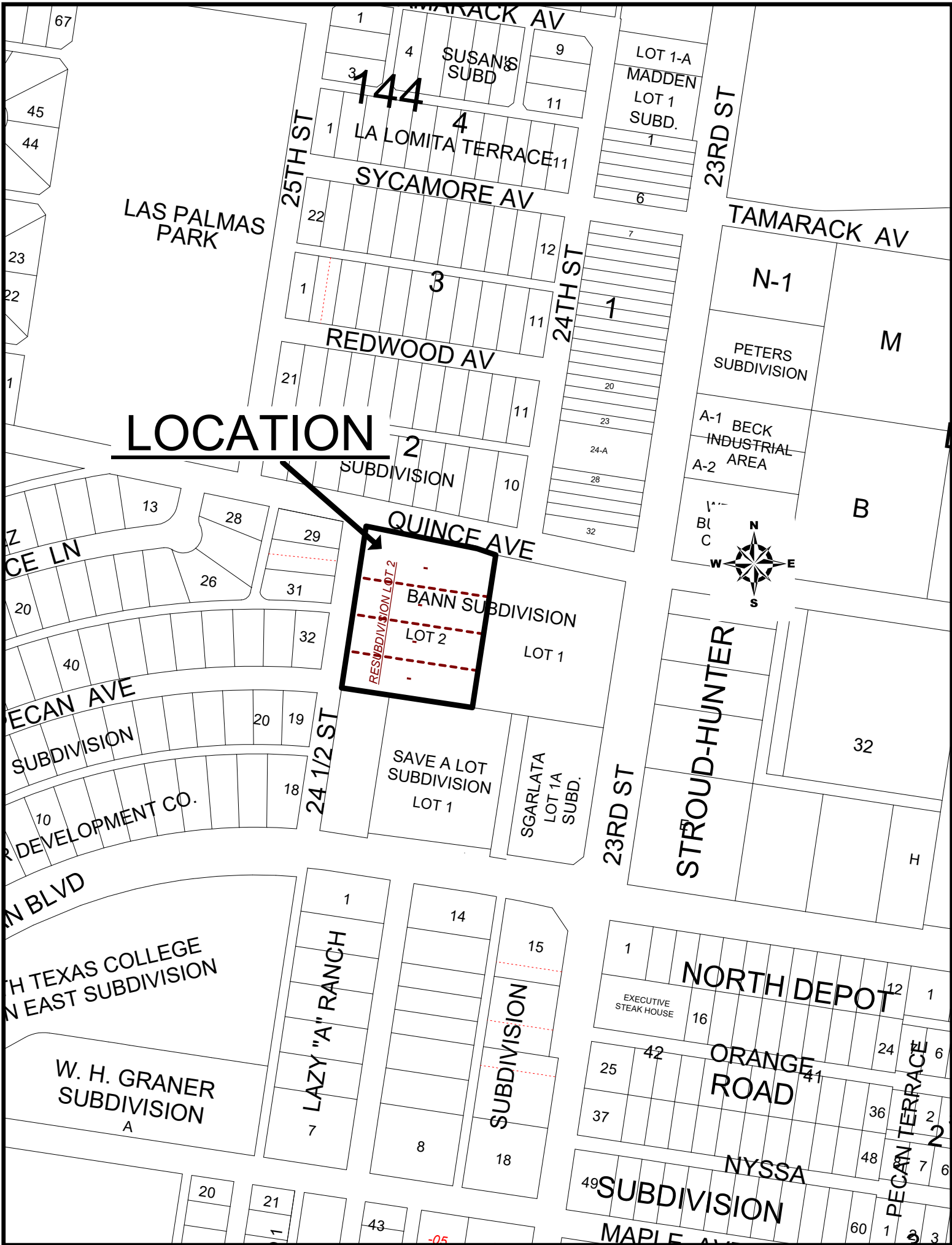
Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)

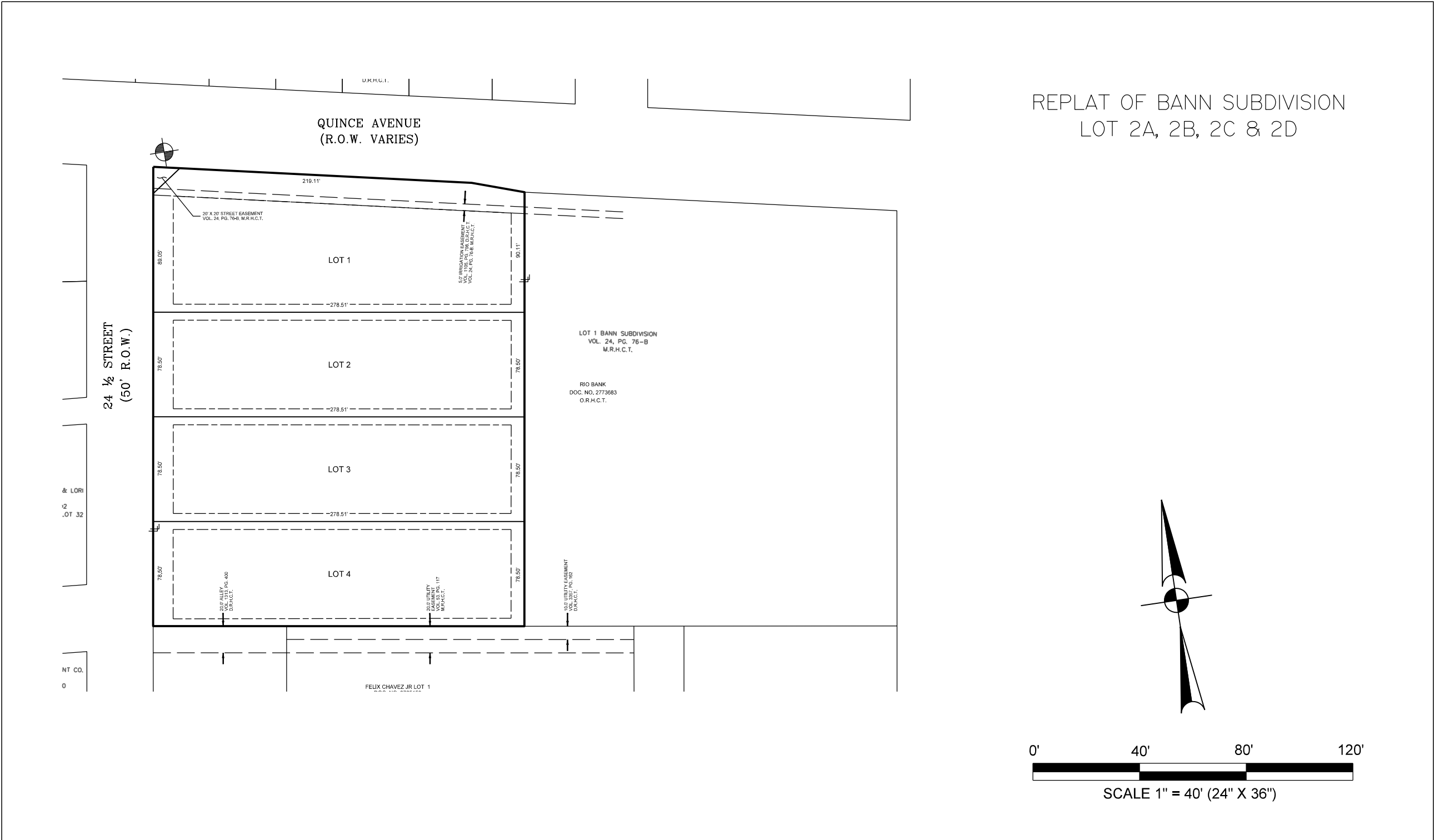
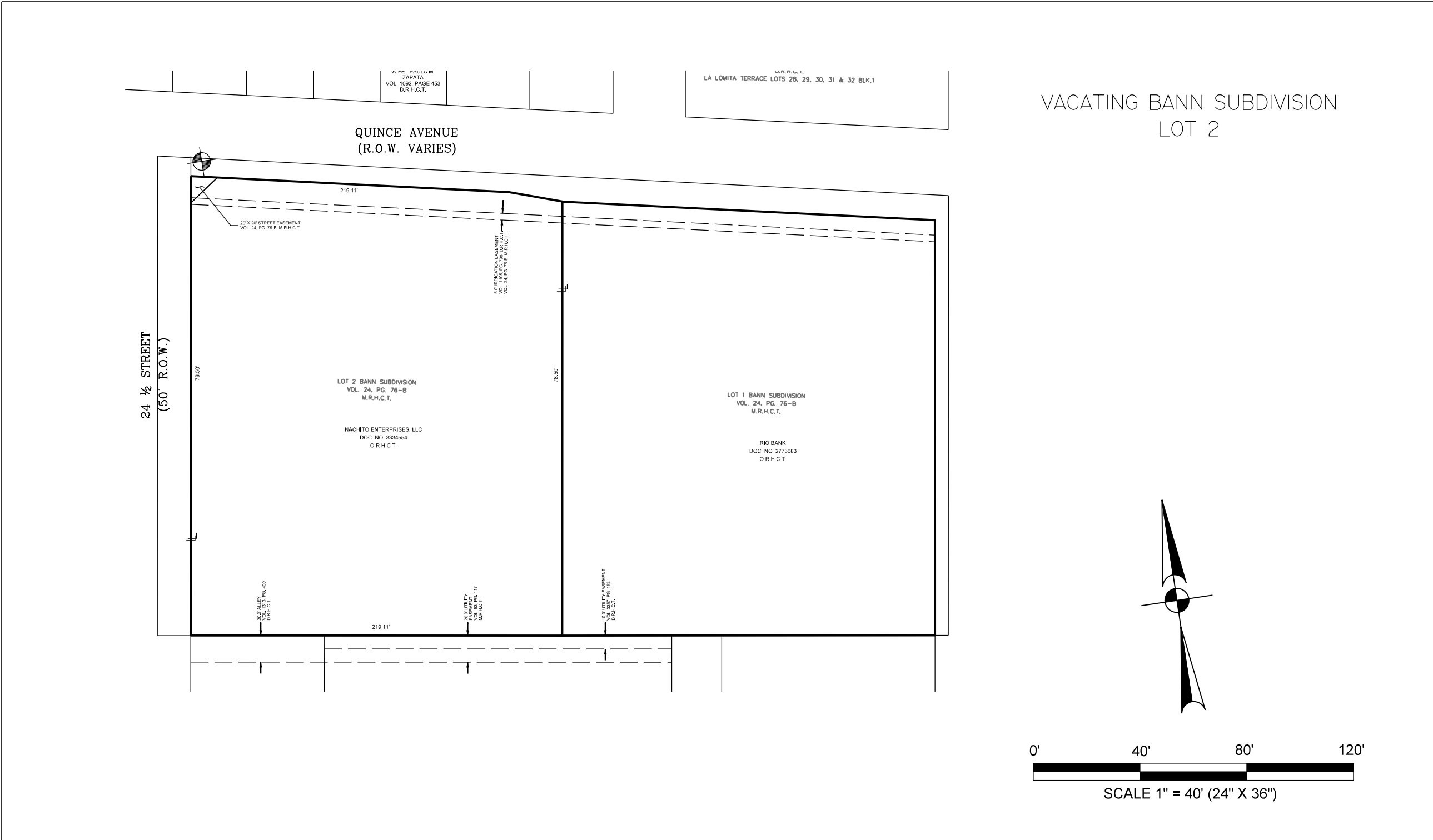
\*\*Information provided here by the applicant does not guarantee that the Commission will grant a variance.

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

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.  
Using a 15 feet Front Setback for unenclosed carport only
2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.  
The proposed apartments will include a unenclosed carport at the front of the property and the current front buiding setback is 20, we are proposing for the front building setback to remain but we would like to add a note on the front setback in order to allow a 15 Feet Front Setback for unenclosed carport only
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.  
It wouldn't affect any other aspects of the public safety, because the 20 feet front setback will remain, the proposed 15 feet front setback for unenclosed carport will only allow to build a carport
4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.  
Since we are doing a replat, we are using the current setbacks as stated in the original subdivision





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
- O.R.H.C.T.
- M.R.H.C.T.
- D.R.H.C.T.
- R.O.W.
- H.C.D.D.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

GABRIEL KAMEL  
5608 N. 5th ST.  
McALLEN TX 78504

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS LIC. NO. 128195

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JUAN E. GALVAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON \_\_\_\_\_ UNDER MY DIRECTION.

JUAN E. GALVAN, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR # 4011

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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

ATTEST: \_\_\_\_\_  
PRESIDENT

SECRETARY

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

CHAIRMAN PLANNING AND ZONING COMMISSION

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

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE VIDA SUBDIVISION LOCATED AT 5 MILE ROAD, HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

SHERILYN DAHLBERG  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

DATE

GENERAL NOTES:

- FLOOD ZONE STATEMENT:  
ZONE "B"  
AREAS BETWEEN LINES 100-YEAR FLOOD AND 500-YEAR FLOOD;  
COMMUNITY PANEL NO. 4803.43 0005 C, REVISED NOVEMBER 2, 1982
- SETBACK LINES TO BE AS PER CITY OF McALLEN ZONING ORDINANCE (I):  
FRONT: 20 FEET EXCEPT 15 FEET FOR UNENCLOSED CARPORT ONLY, OR GREATER FOR EASEMENTS  
REAR: 10 FEET OR EASEMENT, WHICHEVER IS GREATER  
INTERIOR SIDES: 5 FEET OR EASEMENT, WHICHEVER IS GREATER  
CORNER: 10 FEET OR EASEMENT, WHICHEVER IS GREATER  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED
- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- CITY OF McALLEN BENCHMARK "MC 54" FROM THE CITY OF McALLEN G.P.S., REFERENCE MARKS LIST PREPARED BY GUCK, LINN OFFICE, PEDRO ON OCTOBER 21, 1998, BEING LOCATED AT THE GARZA PARK ON MILE 4 ROAD, 30" ALUMINUM PIPE WITH A 5-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION ± 117.01 FEET (NAVD83).
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13.23 CFT OR 1.31 ACRE-FT OF 510PM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.2 FOR STORM SEWER IMPROVEMENTS).
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE USES AND ALONG AUBURN AVENUE (5 MILE LINE-FM 676).
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH SHARY ROAD (FM 494) AND AUBURN AVENUE (5 MILE LINE - FM 676) AND 4 FT. MINIMUM WIDE SIDEWALK ALONG BOTH SIDES OF ALL INTERIOR STREETS.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONE USES.
- DETENTION SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, VIDA HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN DETENTION BASINS WHICH SHALL BE USED EXCLUSIVELY AS A RETENTION AREA, AFTER TRANSFER OF TITLE TO THE VIDA HOMEOWNER'S ASSOCIATION, LOT OWNER PRO DATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE HOMEOWNER'S ASSOCIATION, FILING 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, AS THE SAME MAY BE AMENDED, THE SPECIFIC AND EXCLUSIVE USE OF RETENTION BASINS, BLOCK 1, 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.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG AUBURN AVENUE (5 MILE LINE-FM 676).
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE; NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	GABRIEL KAMEL	5608 N. 5TH ST.	McALLEN, TEXAS 78504	(956) 342-1391	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP  
800 S. STEWART, SUITE 13  
MISSION, TEXAS 78572  
PH: (856) 424-3335  
FAX: (856) 424-3132  
TBPE REG. # 1500

VACATING AND REPLAT OF BANN  
SUBDIVISION LOT 2 AND BANN, LOTS 2A, 2B,  
2C AND 2D.



PAGE

1

OF 3



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 7/14/2022

### SUBDIVISION NAME: REPLAT OF LOT 2 BANN SUBDIVISION

#### REQUIREMENTS

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

Quince Avenue: Dedication as needed for 30 ft.-32.5 ft. from centerline for 60 ft.- 65 ft. total ROW as dedication varies.  
 Paving : \_Approximately existing 35 ft.- 45 ft.\_ Curb & gutter \_Both Sides\_\_\_\_  
 \*Include document numbers on plat and provide any documents as applicable regarding how existing ROW was dedicated.  
 \*\*Show ROW dedication along Quince Avenue, as it varies.  
 \*\*\*Label centerline.  
 \*\*\*\*Label ROW dedications, from centerline, existing, total, etc.  
 \*\*\*\*Finalize ROW requirements prior to final.  
 \*\*\*\*\*Subdivision Ordinance: Section 134-105  
 \*\*\*\*\*Monies must be escrowed if improvements are required prior to final  
 \*\*\*\*\*COM Thoroughfare Plan

Non-compliance

N. 24th 1/2 Street: Proposing to maintain existing 50 ft. total ROW.  
 Paving \_Approximately existing 30 ft.\_ Curb & gutter \_Both Sides\_\_\_\_  
 \*Include document numbers on plat and provide any documents as applicable regarding how existing ROW was dedicated.  
 \*\*Label centerline and revise street name as shown; N.24th 1/2 Street.  
 \*\*\*Label ROW dedications, from centerline, existing, total, etc.  
 \*\*\*\*Finalize ROW requirements prior to final.  
 \*\*\*\*\*Subdivision Ordinance: Section 134-105  
 \*\*\*\*\*Monies must be escrowed if improvements are required prior to final  
 \*\*\*\*\*COM Thoroughfare Plan

Non-compliance

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

Applied

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

NA

Compliance

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
 \*Alley/service drive easement required for commercial and multi-family properties.  
 \*\*Public Works service drive required to provide waste collection service for the R-3A lots.  
 \*\*\*Alley/ service drive easement must comply with Fire Department requirements.  
 \*\*\*\*Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final.  
 \*\*\*\*Finalize alley/service drive requirements prior to final.  
 \*\*\*Subdivision Ordinance: Section 134-106

Non-compliance

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

SETBACKS	
<p>* Front:20 ft. or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.  **Proposing:20 ft. except 15 ft. for unenclosed carport only, or greater for easements.  ***Engineer submitted a variance to allow a 15ft. front setback for unenclosed carports only.  ***Note wording must be finalized prior to final.  ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.  **Revise plat note as shown above, finalize prior to final.  ***Proposing:10 ft. or easement, whichever is greater  ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.  **Revise plat note as shown above, finalize prior to final  ***Proposing: 6 ft. or easement, whichever is greater;  ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies.  **Revise plat note as shown above, finalize prior to final.  ***Proposing 10 ft. or easement whichever is greater;  ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where a greater setback is required, greater setback applies  **Proposing 18ft. except where greater setback is required; Revise plat note as shown above, finalize prior to final.  *Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along Quince Avenue and N.24th 1/2 Street.  **Revise plat note as shown above, finalize prior to final.  ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements.  ***Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Revise plat note as shown above, finalize prior to final.  ***Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along.  **Must comply with City Access Management Policy</p>	TBD

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

<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
	Applied
	NA
	Required
	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing :R-3A (Apartment Residential) District Proposed: R-3A (Apartment Residential) District</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>**At the City Commission meeting of April 25th,2022, the rezoning request was approved to R-3A District.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	Completed
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park fees apply at a rate of \$700 per dwelling unit. In this case Park fees amount to \$22,400 (\$700 X 32 dwelling units) and payable prior to plat recording. Park fees will be adjusted accordingly if proposed number of lots/dwelling unit changes.</li> <li>* Pending review by the City Manager's Office.</li> </ul>	NA
	Required
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation waived for 4 multi-family lots.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>**As per Traffic Department, Trip Generation waived for 4 multi-family lots.</li> </ul>	Applied
	NA

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

COMMENTS	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>**Revise name as follows: Vacating and Replat of Bann Subdivision Lot 2 and Bann, Lots 2A,2B,2C and 2D Subdivision. Please update all necessary documents prior to final.</p> <p>***Need to submit a vacate and replat as plat restrictions are being changed. Vacate and replat plat submitted July 07,2022.</p> <p>****Please verify surrounding legal descriptions to ensure description matches recorded documents.</p>	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS AND CLARIFICATION ON THE REQUESTED VARIANCE.	Applied



SUB2022-0079

# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>Dove Meadows Subdivision</u>	
	Location <u>Southwest corner of Dove Avenue and Bentsen Road</u>	
	City Address or Block Number <u>5317 N. BENTSEN RD</u>	
	Number of Lots <u>45</u> Gross Acres <u>9.95</u> Net Acres <u>9.81</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-1/C-2</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>7/6/22</u> Single	
	Existing Land Use <u>Open</u> Proposed Land Use <u>Family</u> Irrigation District # <u>United</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>NO</u> (mc)	
	Parcel # _____ Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>9.95 Acres out Lot 348, John H. Shary Subdivision as recorded in Volume 1, Page 17</u> Hidalgo County Map Records.		
Owner	Name <u>Riverside Development Services, LLC</u> Phone <u>(956) 331-8987</u>	
	Address <u>2606 Zinnia Avenue</u> E-mail <u>riversidedevelopmentservices@gmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Riverside Development Services, LLC</u> Phone <u>(956) 331-8987</u>	
	Address <u>2606 Zinnia Avenue</u> E-mail <u>riversidedevelopmentservices@gmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Antonio M. Aguirre, Jr.</u>	
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u>	
	Address <u>416 E. Dove Avenue</u> E-mail <u>javier@javierhinojosaeng.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Javier Hinojosa, P.E.</u>	
Surveyor	Name <u>CVQ Land Surveyors, LLC</u> Phone <u>(956) 618-1551</u>	
	Address <u>517 Beaumont Avenue</u> E-mail <u>cvq@cvqlandsurvey.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	

JUL 07 2022

BY:

CW

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

\*Documents must be submitted in PDF format. No scanned documents\*

\*Please submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON\*

### **PLAT TO SHOW:**

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

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

Owners Signature

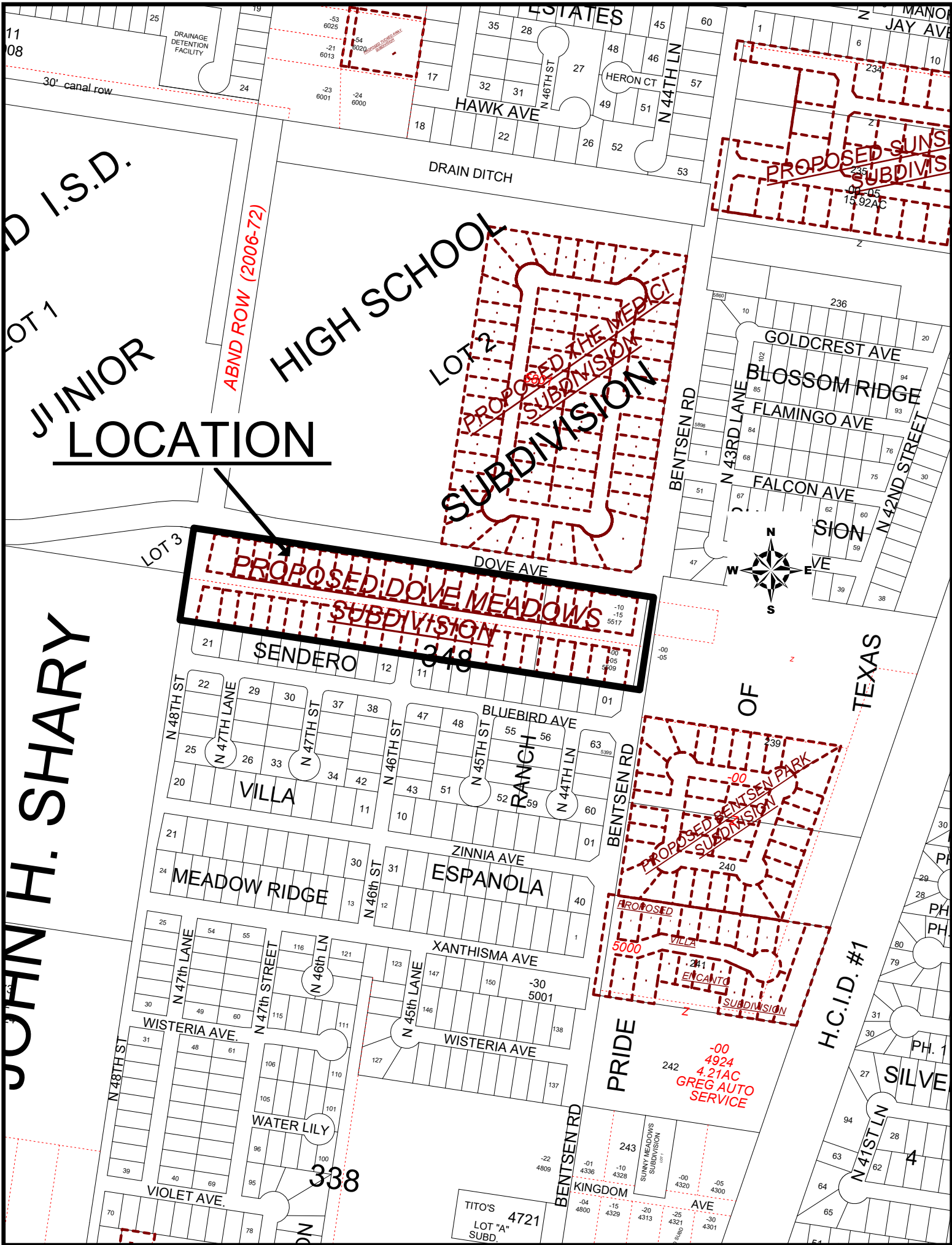
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

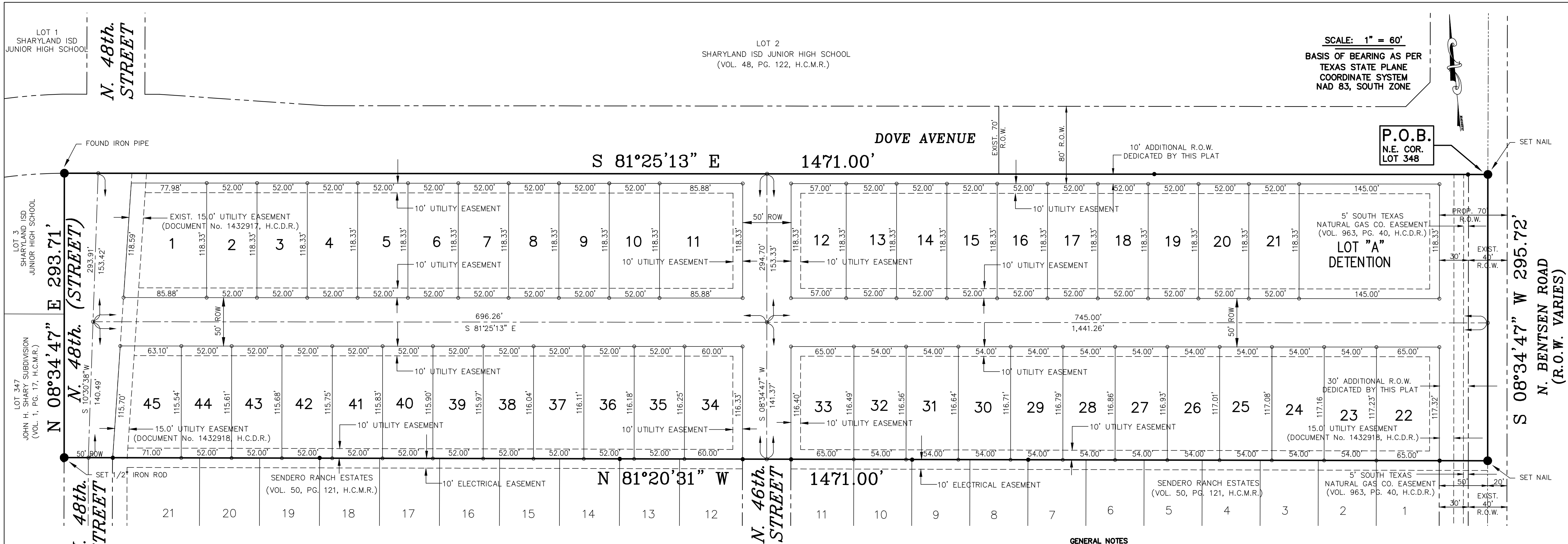
Signature  Date 7-6-2022

Print Name Antonio M. Aguirre, Jr.

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application





SUBDIVISION PLAT OF  
**DOVE MEADOWS**  
SUBDIVISION

A TRACT OF LAND CONTAINING 9.95 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 348, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 1, PAGE 17, MAP RECORDS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

RIVERSIDE DEVELOPMENT SERVICES, LLC. DATE:

2606 ZINNIA AVENUE  
MCALLEN, TEXAS 78504  
BY: ANTONIO M. AGUIRRE, JR., MEMBER

STATE OF TEXAS  
COUNTY OF HIDALGO

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

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

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

MAYOR, CITY OF MCALLEN DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS  
COUNTY OF HIDALGO

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

CARLOS VASQUEZ, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608  
C.V.Q. LAND SURVEYORS, LLC  
517 BEAUMONT AVE.  
MCALLEN, TEXAS 78501  
TEL. (956) 618-1551 DATE SURVEYED: 03/09/2022  
TBPELS FIRM No. 10119600

**METES AND BOUNDS**

A TRACT OF LAND CONTAINING 9.95 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 348, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 9.95 ACRES BEING ALL THOSE TRACTS OF LAND DEEDED TO OSAMA B. NAHAS, RECORDED IN DOCUMENT NUMBER 1651186 AND DOCUMENT NUMBER 1966667, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 9.95 ACRES OF LAND ALSO BEING MORE PARTICULARLY AS FOLLOWS;

BEGINNING ON THE NORTHEAST CORNER OF SAID LOT 348, WITHIN BENTSEN ROAD RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 34' 47" W, ALONG THE EAST LINE OF SAID LOT 348 WITHIN SAID BENTSEN ROAD RIGHT-OF-WAY, A DISTANCE E OF 295.72 (296.12) FEET TO THE NORTHEAST CORNER OF SENDERO RANCH ESTATES, MAP REFERENCE: VOLUME 50, PAGE 121, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81° 20' 31" W, ALONG THE NORTH LINE OF SAID SENDERO RANCH ESTATES, AT A DISTANCE OF 20.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD AND CONTINUING A TOTAL DISTANCE OF 1471.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET ON THE NORTHWEST CORNER OF SAID SENDERO RANCH SUBDIVISION AND THE WEST LINE OF SAID LOT 348, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 34' 47" E, ALONG THE WEST LINE OF SAID LOT 348, A DISTANCE OF 293.71 (296.12) FEET TO AN IRON PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF DOVE AVENUE, FOR THE NORTHWEST CORNER HEREOF;

THENCE S 81° 25' 13" E, ALONG THE NORTH LINE OF SAID LOT 348 AND SOUTH RIGHT-OF-WAY LINE OF SAID DOVE AVENUE AT A DISTANCE OF 1126.78 FEET PASS A 1/2" IRON ROD FOUND, AND CONTINUING A TOTAL DISTANCE OF 1471.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.95 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

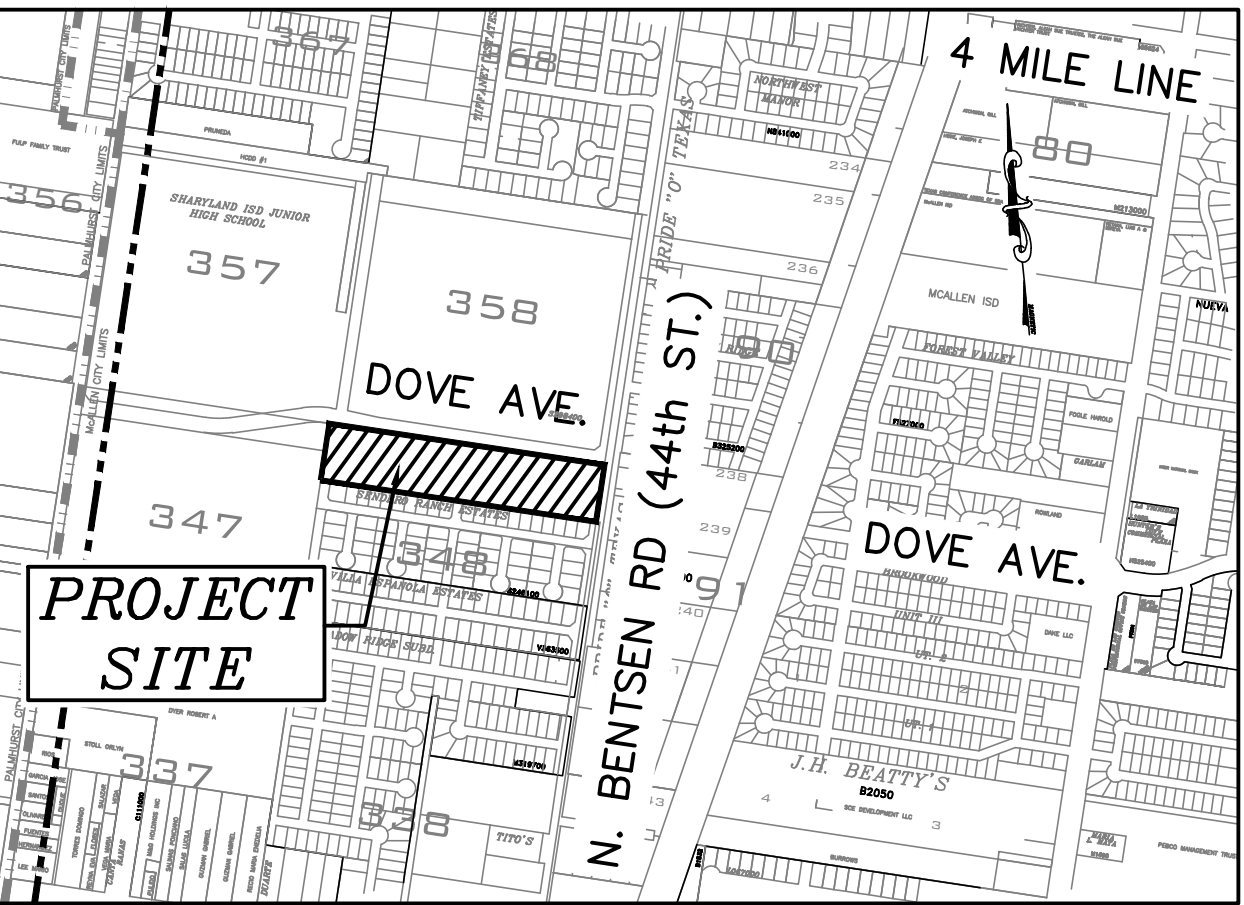
WE, THE UNDERSIGNED, HOLDERS (OR DULY AUTHORIZED OFFICERS OF THE HOLDERS) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS DOVE MEADOWS SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SIGNATURE  
BY: ADRIAN VILLARREAL, PRESIDENT  
INTERNATIONAL BANK OF COMMERCE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADRIAN VILLARREAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

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



**LOCATION MAP**  
1"=1000'

IRREGULAR LOTS		
LOT #	SQ. FT.	ACRES
1	9,271	0.21
11	9,737	0.22
12	7,266	0.17
22	7,310	0.17
33	7,457	0.17
34	6,865	0.16
45	7,621	0.18

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

DATE OF PREPARATION: MARCH, 2022

DRAWN BY: P.GONZALEZ



**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS  
416 E. DOVE AVENUE MCALLEN, TEXAS 78504  
PHONE (956) 668-1588  
javier@javierhinojosaeng.com  
TBPELS FIRM NUMBER F-1295

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	
OWNER: RIVERSIDE DEVELOPMENT SERVICES, LLC.	2606 ZINNIA AVENUE	MCALLEN, TX 78504	(956) 331-8987	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1588	
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 618-1551	



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

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



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 7/15/2022

### SUBDIVISION NAME: DOVE MEADOWS

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

N. Bentsen Road: Dedication as needed for 100 ft. total ROW.  
Paving: 65 ft. Curb & gutter: both sides  
\*Label centerline along N. Bentsen Road., prior to final.  
\*\*Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to final.  
\*\*\*Provide Document Numbers on plat for existing ROW dedication and Documents, prior to final.  
\*\*\*\*Staff is reviewing street alignment with the subdivisions to the north and south, ROW requirements are subject to change to match existing ROW and paving widths, finalize prior to final.  
\*\*\*\*\*Finalize ROW requirements prior to final.  
\*\*\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*\*\*COM Thoroughfare Plan

Non-compliance

Dove Avenue: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW.  
Paving: 65 ft. min. Curb & gutter. both sides  
\*Subdivision as proposed at this time shows only an additional 10 ft. ROW., finalize ROW requirements prior to final.  
\*\*If proposing less ROW than required a Variance Request will be required.  
\*\*\*\*Label centerline along Dove Avenue., prior to final.  
\*\*\*\*\*Provide Document Numbers on plat for existing ROW dedication and Documents, prior to final.  
\*\*\*\*\*Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to final.  
\*\*\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*\*\*COM Thoroughfare Plan

Non-compliance

N. 46th Street: Proposing 50 ft. total ROW.  
Paving: 32 ft. Curb & gutter: Both Sides  
\*\*Verify street alignment with the subdivision the south, as ROW requirements are subject to change to match existing ROW and paving widths, finalize prior to final.  
\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*\*COM Thoroughfare Plan

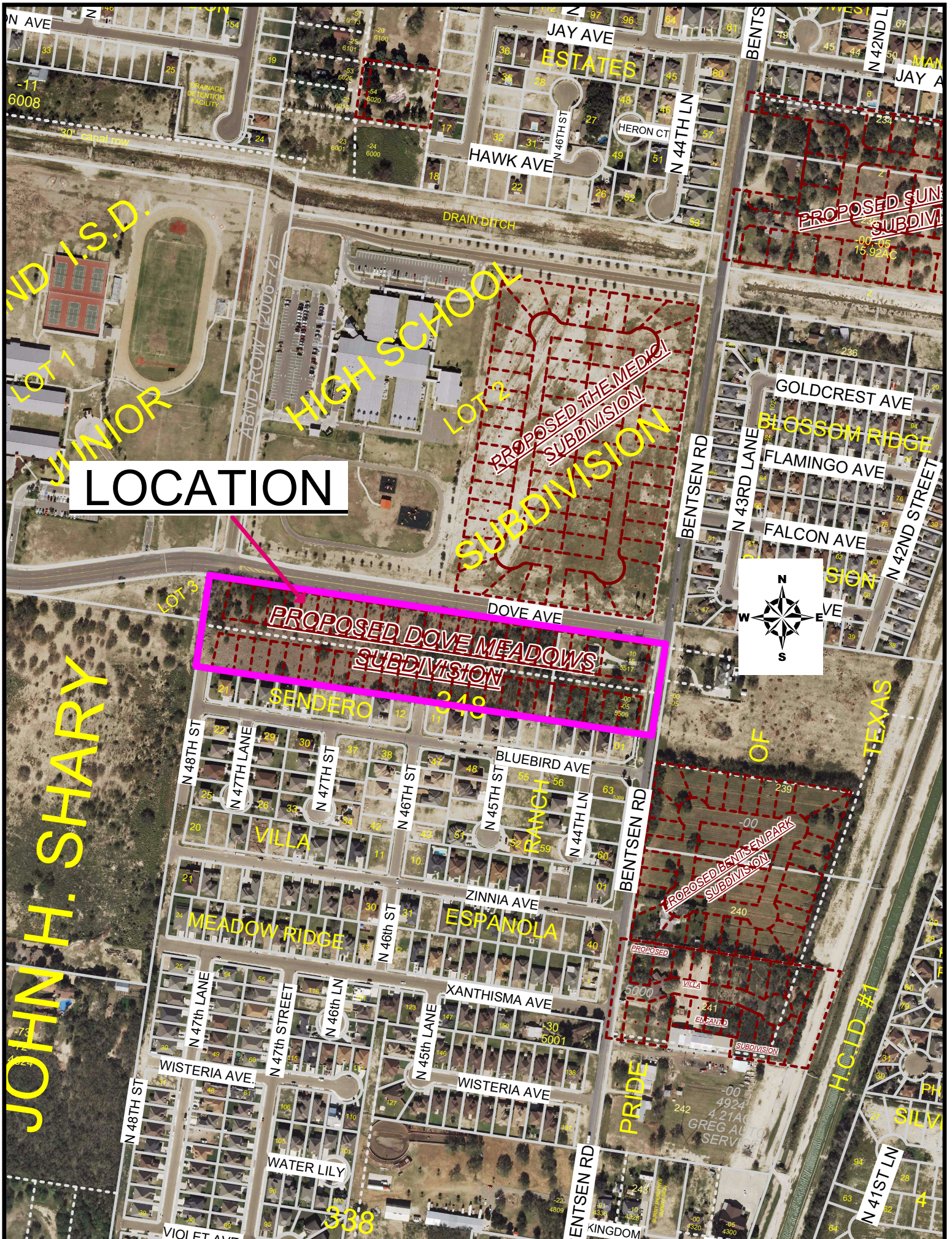
Applied

<p>N. 48th Street: Proposing minimum 50 ft. of ROW.  Paving: 40 ft. Curb &amp; gutter: both sides  *Verify street alignment with the subdivision the south, as ROW requirements are subject to change to match existing ROW and paving widths, finalize prior to final.  **10 ft. of additional dedication will be required from adjacent property along the westside for a future 60 ft. of ROW with 40 ft. of paving.  ***Provide for dedication dimensions as ROW width varies..  ****Finalize ROW requirements prior to final.  ****Subdivision Ordinance: Section 134-105  *****Monies must be escrowed if improvements are required prior to final  *****COM Thoroughfare Plan</p>	Non-compliance
<p>Cardinal Avenue(Interior Street): Proposing 50 ft. total ROW  Paving: 32 ft. Curb &amp; gutter: Both Sides  **Subdivision Ordinance: Section 134-105  **Monies must be escrowed if improvements are required prior to final  **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length.  **Subdivision Ordinance: Section 134-118</p>	Compliance
<p>* 900 ft. Block Length for R-3 Zone Districts.  **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac  **Subdivision Ordinance: Section 134-105</p>	NA
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  **Subdivision Ordinance: Section 134-106</p>	NA
<b>SETBACKS</b>	
<p>* Front: 25 ft. or greater for easements.  **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: 10 ft. or greater for easements  **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior sides: 6 ft. or greater for easements.  **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: 10 ft. or greater for easements  **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.  **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required along N. Bentsen Road, Dove Avenue, N.48th Street and Both Sides of all Interior Streets.  **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements.  ***Please finalize plat note prior to final.  ****Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required

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

BUFFERS	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dove Avenue and N. Bentsen Road.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Required
NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along N. Bentsen Road, Dove Avenue, and N.48th Street.</li> <li>**Must comply with City Access Management Policy</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded simultaneously with plat.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 110-72 applies if private subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>****Subdivision Ordinance: Section 134-168</li> </ul>	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing:C-2(Neighborhood Commercial) District / R-1(Single-Family Residential) District Proposed:R-1(Single-Family Residential) District</li> <li>**A portion of proposed subdivision currently be rezoned from C-2(Neighborhood Commercial) District to R-1(Single-Family Residential) District, and is scheduled for the Planning and Zoning Commission meeting of August 2,2022 and City Commission meeting of August 22,2022.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Required

<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>**A portion of proposed subdivision currently be rezoned from C-2(Neighborhood Commercial) District to R-1(Single-Family Residential) District, and is scheduled for the Planning and Zoning Commission meeting of August 2,2022 and City Commission meeting of August 22,2022.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Required
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Park Department fees apply to this subdivision at a rate of \$700 per dwelling unit, this in accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance. Amount comes to \$31,500, based on \$700 for each individual home and payable prior to plat recording. Fees can go up or down, they are dependent on the number of units.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Pending review by City Manager's Office.</li> </ul>	TBD
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip generation for 45 lot single family is approved and no TIA is required.</li> </ul>	Completed
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>*** As per Traffic Department, Trip generation for 45 lot single family is approved and no TIA is required.</li> </ul>	NA
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>*Verify street alignment with the subdivision the south, as ROW requirements are subject to change to match existing ROW and paving widths, finalize prior to final.</li> <li>**Must comply with City's Access Management Policy.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.</p>	Applied



LOCATION

PROPOSED DOVE MEADOWS  
SUBDIVISION

PROPOSED THE MEADOWS  
SUBDIVISION

PROPOSED SUN  
SUBDIVISION

PROPOSED BENJAMIN PARK  
SUBDIVISION

PROPOSED VILLA  
SUBDIVISION



SUB2022-0078

# City of McAllen

## Planning Department

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

Project Information	LOT 1, TOYS "R" US SUBDIVISION/ PROPOSED REPLAT OF LOT 1, TOYS "R"	
	Subdivision Name <u>US SUBDIVISION</u>	
	Location <u>On the southwest corner of U.S. Expressway 83 and South 11th Street</u>	
	City Address or Block Number <u>1105 EXPWY 83</u>	
	Number of Lots <u>1</u> Gross Acres <u>0.824</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>HCID#1</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>1377687</u> Tax Dept. Review <u>MP</u>	
Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC <input type="checkbox"/> Other _____		
Legal Description <u>0.824 acres, out of Lot 1, Toys-R-US Subdivision, Volume 27, Page 31A, Hidalgo County</u>		
Map Records, City of McAllen, Hidalgo County, Texas		
Owner	Name <u>1101 McAllen Retail Partners LP</u>	Phone <u>c/o (956) 381-0981</u>
	Address <u>5599 San Felipe St., Suite 565</u>	E-mail <u>Llmertz@scipioventures.com</u>
	City <u>Houston</u> State <u>TX</u> Zip <u>77056</u>	
Developer	Name <u>1101 McAllen Retail Partners LP</u>	Phone <u>1-832-485-1907</u>
	Address <u>5599 San Felipe St., Suite 565</u>	E-mail <u>Llmertz@scipioventures.com</u>
	City <u>Houston</u> State <u>Texas</u> Zip <u>77056</u>	
	Contact Person <u>Louis Mertz, Manager</u>	
Engineer	Name <u>Melden &amp; Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u>	E-mail <u>mario@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E.</u>	
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u>	E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

JUL 01 2022

BT: ca

## Proposed Plat Submittal

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

### PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owners Signature

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

Signature  Date 07.01.2022

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒

**PROPOSED SUBDIVISION**  
**THE SHOPS AT SOLANA**

**TOYS-R-US SUBDIVISION**

**LA PLAZA MALL**

**GRANADA INN**

**LA COPA INN**

**INTER NATIONAL BANK**

**H.L.H. ENTERPRISES, INC.**

**THE LAREDO NATIONAL BANK**

**COUNTRY CLUB ACRES**

**LA PLAZA MALL MCALLEN**

**ARTIE EUGENIA SUBDIVISION**

**C.W. MANHATTEN #1**

**C.W. MANHATTEN #2**

**FUNVILLE**

**SAVANNAH SUBDIVISION**

**10TH ST**

**11TH ST**

**12TH ST**

**13TH ST**

**LOT 1**

**LOT 2**

**LOT 1A**

**LOT 1B**

**LOT 1C**

**LOT 1D**

**LOT 1E**

**LOT 1F**

**LOT 1G**

**LOT 1H**

**LOT 1I**

**LOT 1J**

**LOT 1K**

**LOT 1L**

**LOT 1M**

**LOT 1N**

**LOT 1O**

**LOT 1P**

**LOT 1Q**

**LOT 1R**

**LOT 1S**

**LOT 1T**

**LOT 1U**

**LOT 1V**

**LOT 1W**

**LOT 1X**

**LOT 1Y**

**LOT 1Z**

**LOT 1AA**

**LOT 1AB**

**LOT 1AC**

**LOT 1AD**

**LOT 1AE**

**LOT 1AF**

**LOT 1AG**

**LOT 1AH**

**LOT 1AI**

**LOT 1AJ**

**LOT 1AK**

**LOT 1AL**

**LOT 1AM**

**LOT 1AN**

**LOT 1AO**

**LOT 1AP**

**LOT 1AQ**

**LOT 1AR**

**LOT 1AS**

**LOT 1AT**

**LOT 1AU**

**LOT 1AV**

**LOT 1AW**

**LOT 1AX**

**LOT 1AY**

**LOT 1AZ**

**LOT 1BA**

**LOT 1BB**

**LOT 1BC**

**LOT 1BD**

**LOT 1BE**

**LOT 1BF**

**LOT 1BG**

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**LOT 1BP**

**LOT 1BQ**

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**LOT 1BT**

**LOT 1BU**

**LOT 1BV**

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**LOT 1CA**

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**LOT 1CE**

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**LOT 1CH**

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**LOT 1CJ**

**LOT 1CK**

**LOT 1CL**

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**LOT 1CQ**

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**LOT 1IE**

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**LOT 1IG**

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**LOT 1IM**

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**LOT 1IO**

**LOT 1IP**

**LOT 1IQ**

**LOT 1IR**

**LOT 1IS**

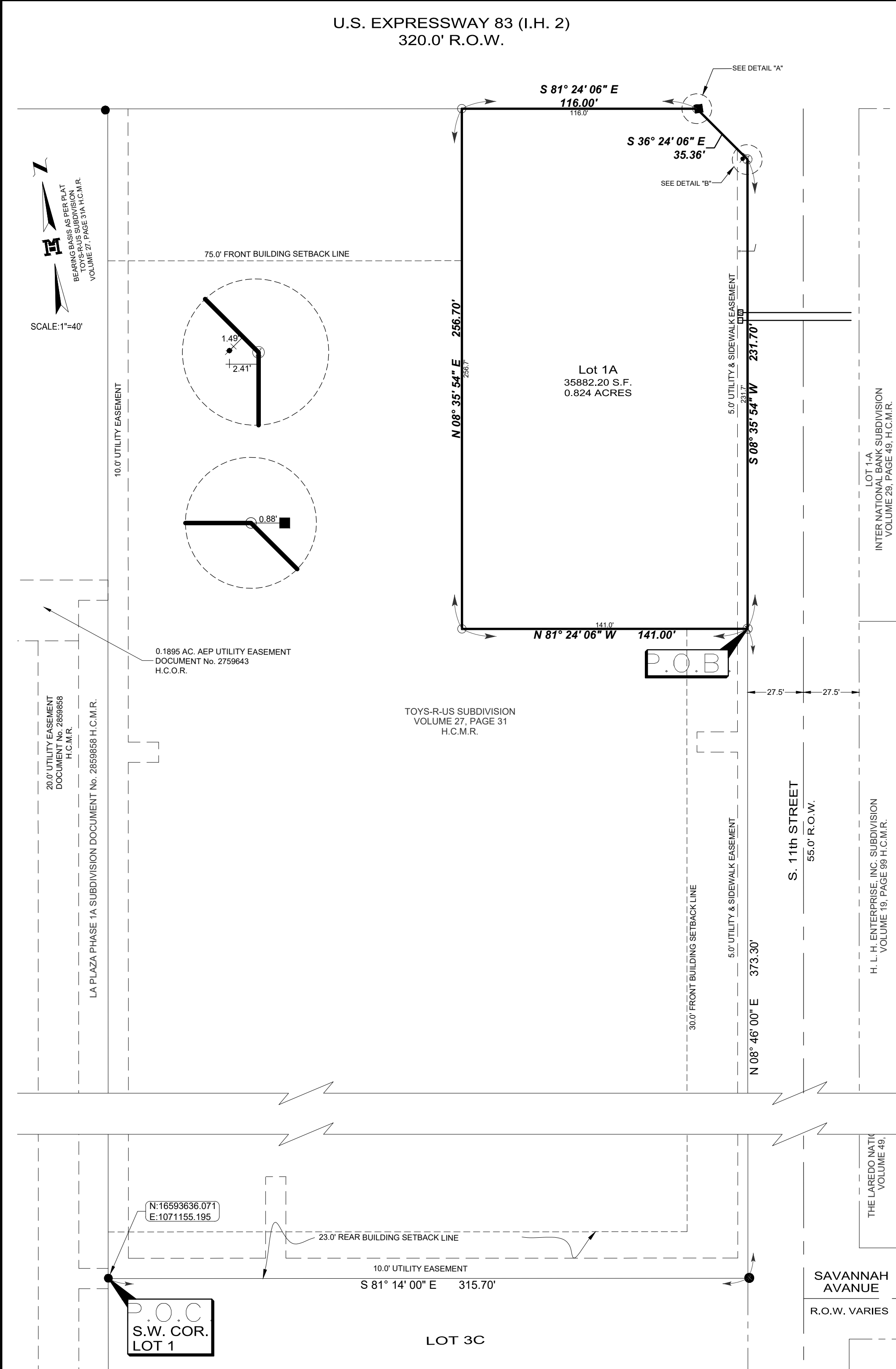
**LOT 1IT**

**LOT 1IU**

**LOT 1IV**

**LOT 1IW**

**LOT 1IX**



## SUBDIVISION MAP OF LOT 1A, RE-PLAT OF LOT 1 TOYS-R-US SUBDIVISON

BEING A SUBDIVISION OF 0.824 OF ONE ACRE SITUATED IN THE CITY OF  
MCALLEN, COUNTY OF HIDALGO TEXAS, OUT OF LOT 1, TOYS-R-US  
SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27,  
PAGE 31, HIDALGO COUNTY MAP RECORDS

### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 0.824 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO TEXAS, OUT OF LOT 1, TOYS-R-US SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27, PAGE 31, HIDALGO COUNTY MAP RECORDS, WHICH SAID 0.824 OF ONE ACRE BEING OUT OF A CERTAIN TRACT CONVEYED TO 1101 MCALLEN RETAIL PARTNERS, L.P. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2973773 HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.824 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE, S 81° 14' 00" E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 315.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ON THE WEST RIGHT-OF-WAY LINE OF SOUTH, 11<sup>TH</sup> STREET, FROM WHICH AN "X" CUT IN CONCRETE FOUND BEARS N 83° 04' 08" E, A DISTANCE OF 0.72 FEET;

THENCE, N 08° 48' 00" E, ALONG THE EAST LINE OF SAID LOT 1 AND WEST RIGHT-OF-WAY LINE OF SOUTH 11<sup>TH</sup> STREET, A DISTANCE OF 373.30 FEET TO A NO. 4 REBAR SET, FOR THE POINT OF BEGINNING, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 81° 14' 00" W, A DISTANCE OF 141.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 48' 00" E, A DISTANCE OF 256.70 FEET, TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 1 AND SOUTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83 (INTERSTATE 2), FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 14' 00" E, ALONG THE NORTH LINE OF SAID LOT 1 AND SOUTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83 (INTERSTATE 2), A DISTANCE OF 116.00 FEET, TO A NO. 4 REBAR SET ON THE BEGINNING OF A CUT BACK CORNER FROM WHICH A CONCRETE MONUMENT WITH ARANDA DISK, BEARS S 81° 14' 00" E, A DISTANCE OF 0.88 FEET, FOR NORTHWESTERN MOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 36° 14' 00" E, A DISTANCE OF 35.36 FEET TO AN "X" CUT IN CONCRETE SET ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 11<sup>TH</sup> STREET, FROM WHICH A NAIL FOUND BEARS N 74° 24' 46" W, A DISTANCE OF 2.43 FEET, FOR THE SOUTHEASTERNMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 48' 00" W, ALONG THE EAST LINE OF SAID LOT 1 AND WEST RIGHT-OF-WAY LINE OF SOUTH 11<sup>TH</sup> STREET, A DISTANCE OF 231.70 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.824 OF ONE ACRE OF LAND, MORE OR LESS.

### GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED, NOVEMBER 02, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:  
11th STREET 25 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
U.S. EXPRESSWAY 83 (INTERSTATE 2): 70 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.  
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.

SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE" IS NOT REMOVED, SITE PLAN WILL NEED TO BE PRESENTED AND APPROVED BY PLANNING & ZONING COMMISSION

- CITY OF MCALLEN BENCHMARK: NUMBER MC 81, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT NORTHWEST CORNER OF THE INTERSECTION OF JACKSON ROAD & BROADWAY STREET. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16596351.3392, E=1071202.75224, ELEV=-125.01
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: \_\_\_\_\_ C.F. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON U.S. EXPRESSWAY 83 (I2) AND 11th STREET AT BUILDING PERMIT STAGE.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISIONS IMPROVEMENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- COMMON AREAS, PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, TC.
- A SERVICE DRIVE EASEMENT TO THE CITY OF MCALLEN, TEXAS IS GRANTED HEREIN FOR THE COLLECTION OF GARBAGE AND FOR THE PROVISION OF OTHER MUNICIPAL TRASH SERVICES OVER, UPON, AND ACROSS THE DRIVE AISLES AS THEY EXIST OR ARE HEREINAFTER CONSTRUCTED ON THE LAND SHOWN ON THIS PLAT BUT EXCLUDING ANY DRIVE-THRU LANE AND DRIVE-THRU STACKING LANES, MOTOR FUELS FACILITY AND THE CANOPY AREA HEREINAFTER CONSTRUCTED ON THE LAND SHOWN ON THIS PLAT.

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

CHAIRMAN, PLANNING COMMISSION

DATE

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

MAYOR, CITY OF MCALLEN

DATE

CITY SECRETARY

DATE

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

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

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

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LOT 1A RE-PLAT OF LOT 1 TOYS-R-US SUBDIVISION SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

LOUIS MERTZ, MANAGER  
1101 MCALLEN RETAIL PARTNERS, LP  
A TEXAS LIMITED PARTNERSHIP  
5599 SAN FELIPE ST., SUITE 565  
HOUSTON, TEXAS 77056

DATE

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

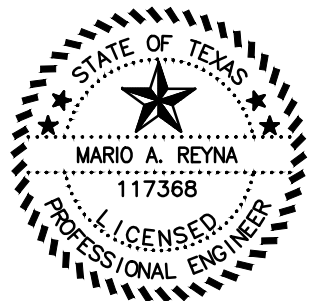
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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

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

DATE PREPARED: 4/22/2022  
ENGINEERING JOB # 21224.00

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



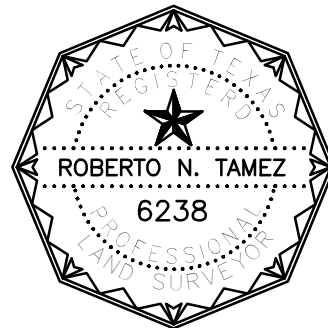
STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

DATE SURVEYED: 04/10/2022  
SURVEY JOB # 21224.02



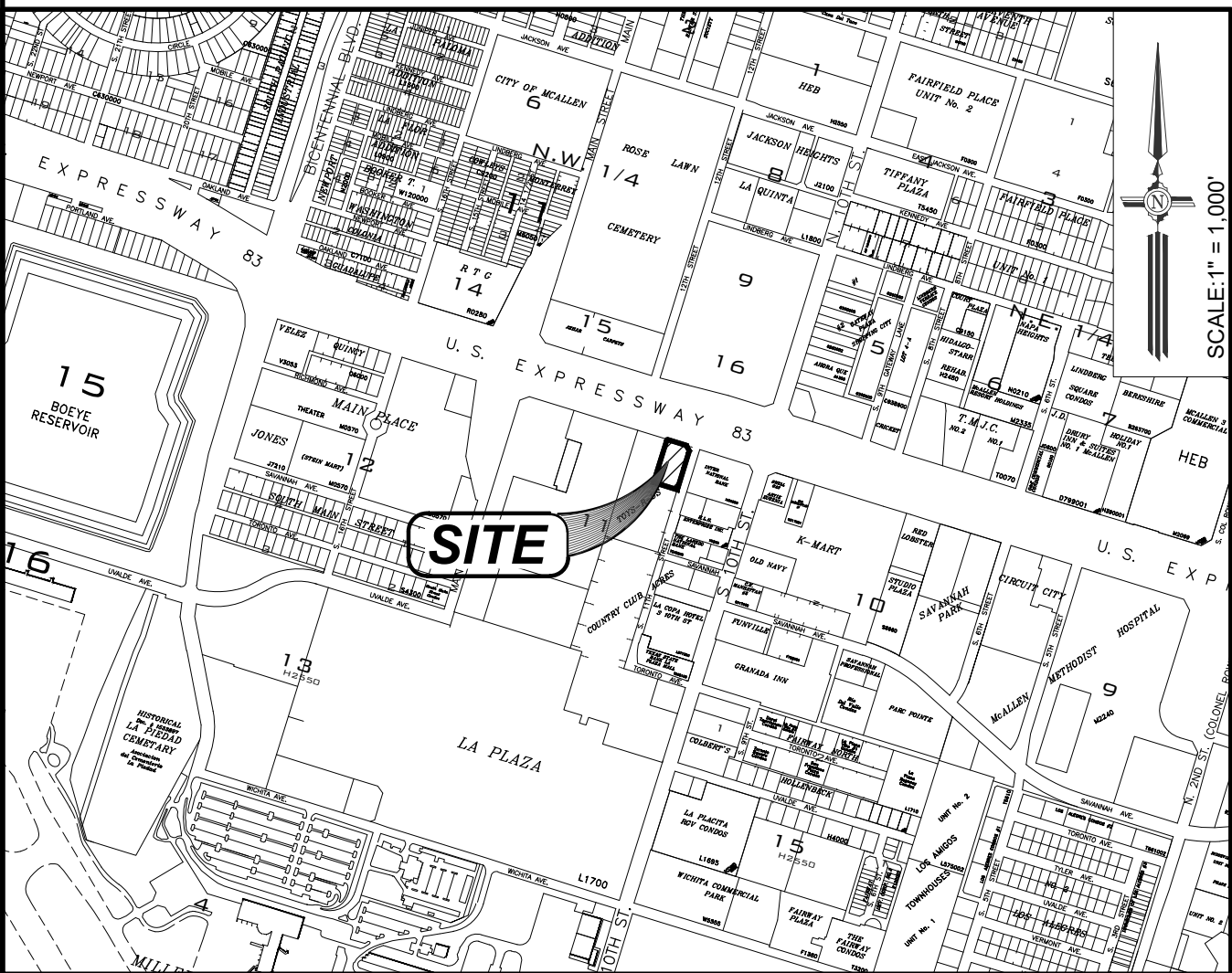
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

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

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

## LOCATION MAP





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 7/15/2022

### SUBDIVISION NAME: TOYS "R" US

#### REQUIREMENTS

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

U.S Expressway 83(Frontage Rd): Proposing 320 ft. of total ROW.  
 Paving : By the State Curb & gutter: By the State.  
 \*Thoroughfare Plan references 350 ft. of ROW, finalize prior to final.  
 \*\*Label centerline along U.S Expressway 83(Frontage Rd), prior to final.  
 \*\*\*Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to final.  
 \*\*\*\*Provide Document Numbers on plat for existing ROW dedication and Documents, prior to final.  
 \*\*\*\*\*Finalize ROW requirements prior to final.  
 \*\*\*\*\*Subdivision Ordinance: Section 134-105  
 \*\*\*\*\*Monies must be escrowed if improvements are required prior to final  
 \*\*\*\*\*COM Thoroughfare Plan

Non-compliance

South 11th Street: Dedication as needed for 30ft. from centerline for 60ft. total ROW.  
 Paving 40 ft. Curb & gutter: Both Sides.  
 \*Verify ROW dedications as they do not correspond with original plat, revise as applicable.  
 \*\*Label centerline along South 11th Street, prior to final.  
 \*\*\*Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to final.  
 \*\*\*\*Provide Document Numbers on plat for existing ROW dedication and Documents, prior to final.  
 \*\*\*\*\*Finalize ROW requirements prior to final.  
 \*\*\*\*\*Subdivision Ordinance: Section 134-105  
 \*\*\*\*\*Monies must be escrowed if improvements are required prior to final  
 \*\*\*\*\*COM Thoroughfare Plan

Non-compliance

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

Applied

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

Applied

NA

NA

##### ALLEYS

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

Non-compliance

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

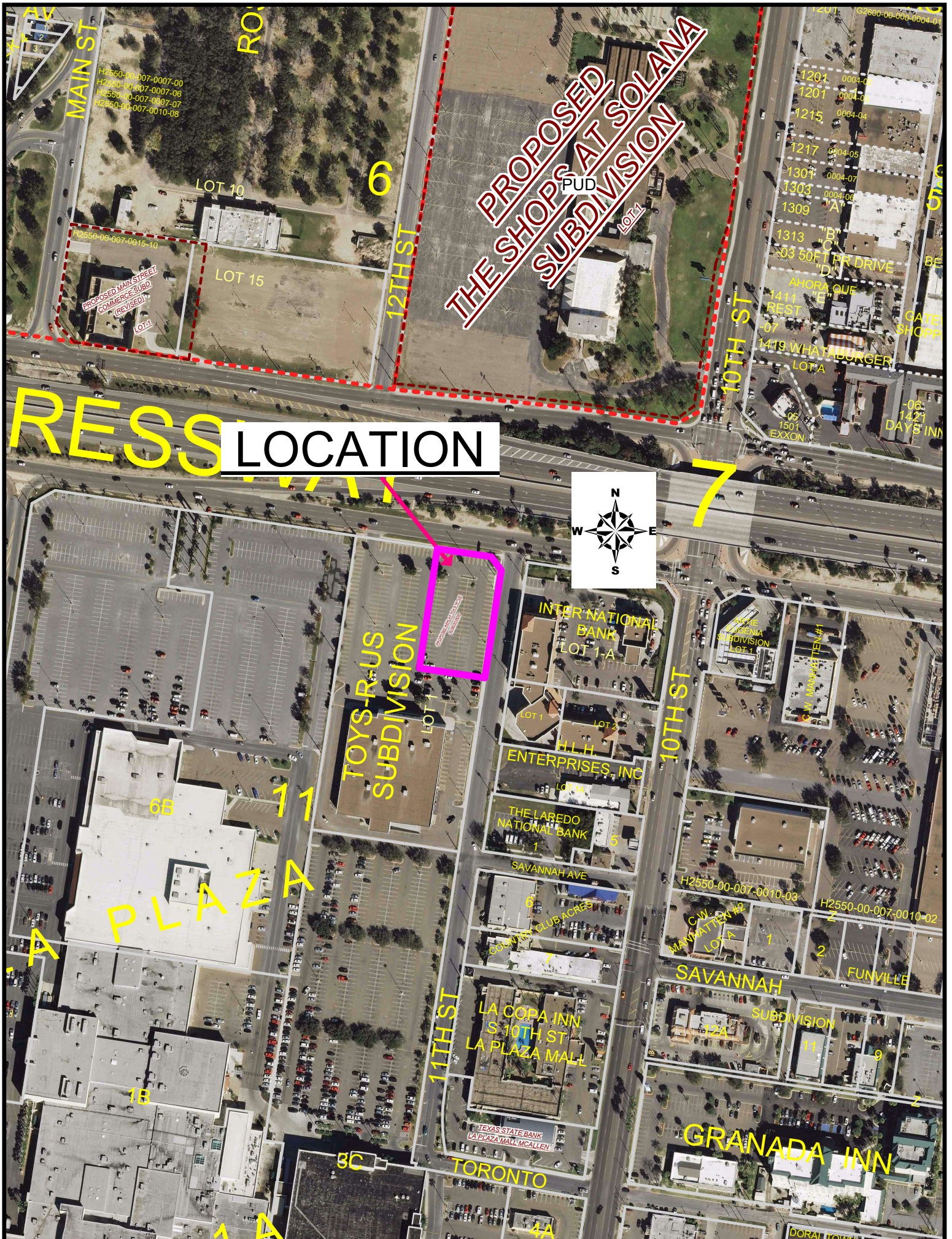
<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Front: 75 Feet-U.S Expressway 83(Frontage Rd.) 30 Feet-S.11th Street</li> <li>**Revise note as shown above, prior to final.</li> <li>***Proposing: 11th Street: 25 ft. or greater for approved site plan or easement. U.S Expressway 83 (Interstate 2): 70 ft. or greater for approved site plan or easement.</li> <li>*****Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</li> <li>**Revise note as shown above, prior to final.</li> <li>***Proposing: In accordance with the Zoning Ordinance or greater for easements.</li> <li>****Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</li> <li>**Revise note as shown above, prior to final.</li> <li>***Proposing Side: In accordance with the Zoning Ordinance, or greater for easements.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Corner setback will be addressed through front setback, please see front setback requirement.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Garage: Commercial Development.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	NA
<ul style="list-style-type: none"> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required along U.S Expressway 83(Frontage Rd.) and S.11th Street.</li> <li>**Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements.</li> <li>**finalize plat note wording prior to final.</li> <li>***Subdivision Ordinance: Section 134-120</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access permitted along U.S Expressway 83 (Frontage Rd.)</li> <li>**Clarify if cross-access agreement will be established ,prior to final as it may trigger changes on plat.</li> <li>***Must comply with City Access Management Policy</li> </ul>	Non-compliance

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

<p>*Site Plan Approval By The Planning and Zoning Commission Required Prior to Building Permit Issuance.  **Note wording must be finalized prior to final and a separate note number will be required.  *** Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  **Section 110-72 applies if private subdivision is proposed.  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.  **Section 110-72 applies if private subdivision is proposed.  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168</p>	Non-compliance
	Applied
	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets  **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area  **Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<p>* Existing: C-3(General Business) District. Proposed: C-3(General Business) District.  **Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval  **Proposed zoning is compliant with current zoning.  ***Zoning Ordinance: Article V</p>	Compliance
	NA
<b>PARKS</b>	
<p>* Land dedication in lieu of fee. As per Parks Department proposed use is commercial, commercial developments do not apply to parks.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department proposed use is commercial, commercial developments do not apply to parks.</p> <p>* Pending review by the City Manager's Office. As per Parks Department proposed use is commercial, commercial developments do not apply to parks.</p>	NA
	NA
	NA
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Required
	TBD

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

COMMENTS	
<p>Comments:</p> <p>*Need to submit a vacate and replat if plat restrictions are being changed, clarify prior to final. If submitting a vacate and replat a letter of authorization will be required from adjoining property owner.</p> <p>**Clarify status of remaining portion of Lot 1 Toys-R-Us Subdivision.</p> <p>***Site Plan Approval By The Planning and Zoning Commission Required Prior to Building Permit Issuance.</p> <p>****Clarify if cross-access agreement will be established ,prior to final as it may trigger changes on plat.</p> <p>*****Must comply with City's Access Management Policy.</p>	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied



PROPOSED  
THE SHOPS AT SOLANA  
SUBDIVISION

PUD

LOT 1

LOT 10

LOT 15

PROPOSED MAIN STREET  
COMMERCE SUBD.  
(REVISED)  
LOT 1

1201 0004-02  
1201 0004-03  
1215 0004-04  
1217 0004-05  
1301 0004-07  
1303 0004-08  
1309 "A"  
1313 "B"  
1313 "C"  
1313 "D"  
1313 "E"  
1411 REST  
1419 WHATABURGER  
1501 EXXON  
1421 DAYS INN

303 50TH DRIVE

BE

GATE SHOPP

LOCATION



TOYS-R-US  
SUBDIVISION  
LOT 1

INTERNATIONAL  
BANK  
LOT 1-A

LOT 1  
LOT 2  
H.H.  
ENTERPRISES, INC.  
LOT 1A

THE LAREDO  
NATIONAL BANK  
LOT 1

SAVANNAH AVE

6  
7  
SOUTHERN CLUB ACRES  
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LOT 100

LA COPA INN  
S 10TH ST  
LA PLAZA MALL

TEXAS STATE BANK  
LA PLAZA MALL/MCAllen

TORONTO

SAVANNAH

SUBDIVISION

GRANADA INN

DORAL INN



# City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)  
**SUBDIVISION PLAT REVIEW APPLICATION**

Project Information	LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION/ Subdivision Name <u>PROPOSED PARKE AT NOLANA SUBDIVISION</u>	
	Location <u>On the north side Nolana Avenue between N. 29th and N. 34th Street</u>	
	City Address or Block Number <u>3200 NOLANA AVE</u>	
	Number of Lots <u>4</u> Gross Acres <u>23.741</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>HCID#1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>yes</u>	
	Parcel # <u>210823 &amp; 210827</u> Tax Dept. Review <u>g</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>23.741 acres, out of Lot 111, La Lomita Irrigation and Construction Company's Subdivision</u> according to the plat thereof recorded in Volume 24, Page 68, Hidalgo County Deed Records, Hidalgo County, Texas		
Owner	Name <u>Parke at Nolana LLC</u> Phone <u>c/o (956) 381-0981</u>	
	Address <u>105 Sequoia Drive</u> E-mail <u>craig@corporateassetpartners.com</u>	
	City <u>San Antonio</u> State <u>TX</u> Zip <u>78232</u>	
Developer	Name <u>Corporate Asset Partners LLC</u> Phone <u>(210) 667-6466</u>	
	Address <u>105 Sequoia Drive</u> E-mail <u>craig@corporateassetpartners.com</u>	
	City <u>San Antonio</u> State <u>Texas</u> Zip <u>78232</u>	
	Contact Person <u>Craig J Garansuay, Managing Member</u>	
Engineer	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E.</u>	
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

JUL 01 2022

BY: CW

## Proposed Plat Submittal

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

### PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owners Signature

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

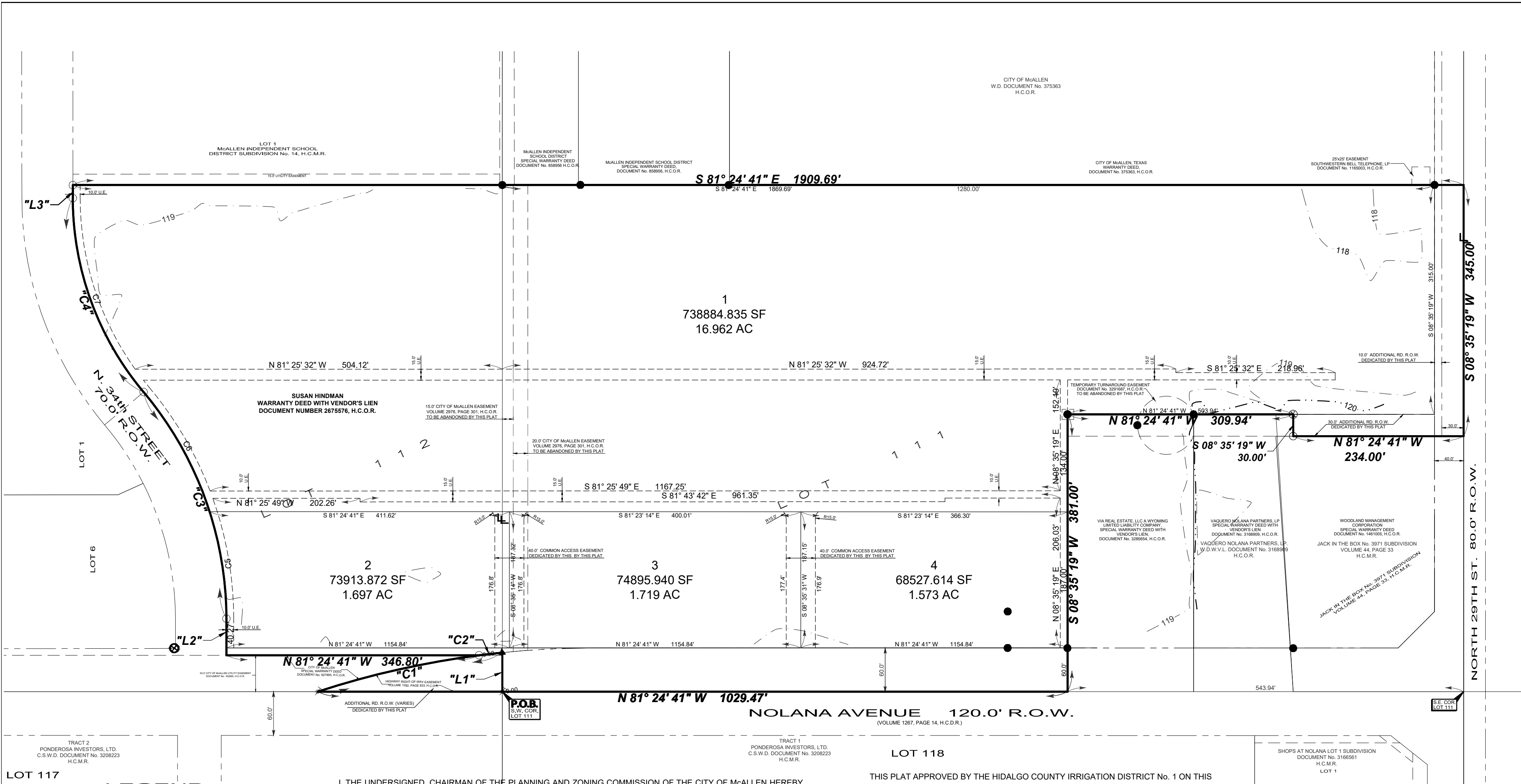
Signature  Date 06.13.2022

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒





**LEGEND**

- FOUND No.4 REBAR
- ⊖ SET SQUARE CUT
- SET No.4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT
- ⌘ SET NAIL

R.O.W. - RIGHT OF WAY  
H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
S.E. COR. - SOUTHEAST CORNER  
Sq. Ft. - SQUARE FEET  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCING  
Ac. - OF ONE ACRE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

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

MAYOR, CITY OF McALLEN

CITY SECRETARY

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

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

PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

#### GENERAL NOTES :

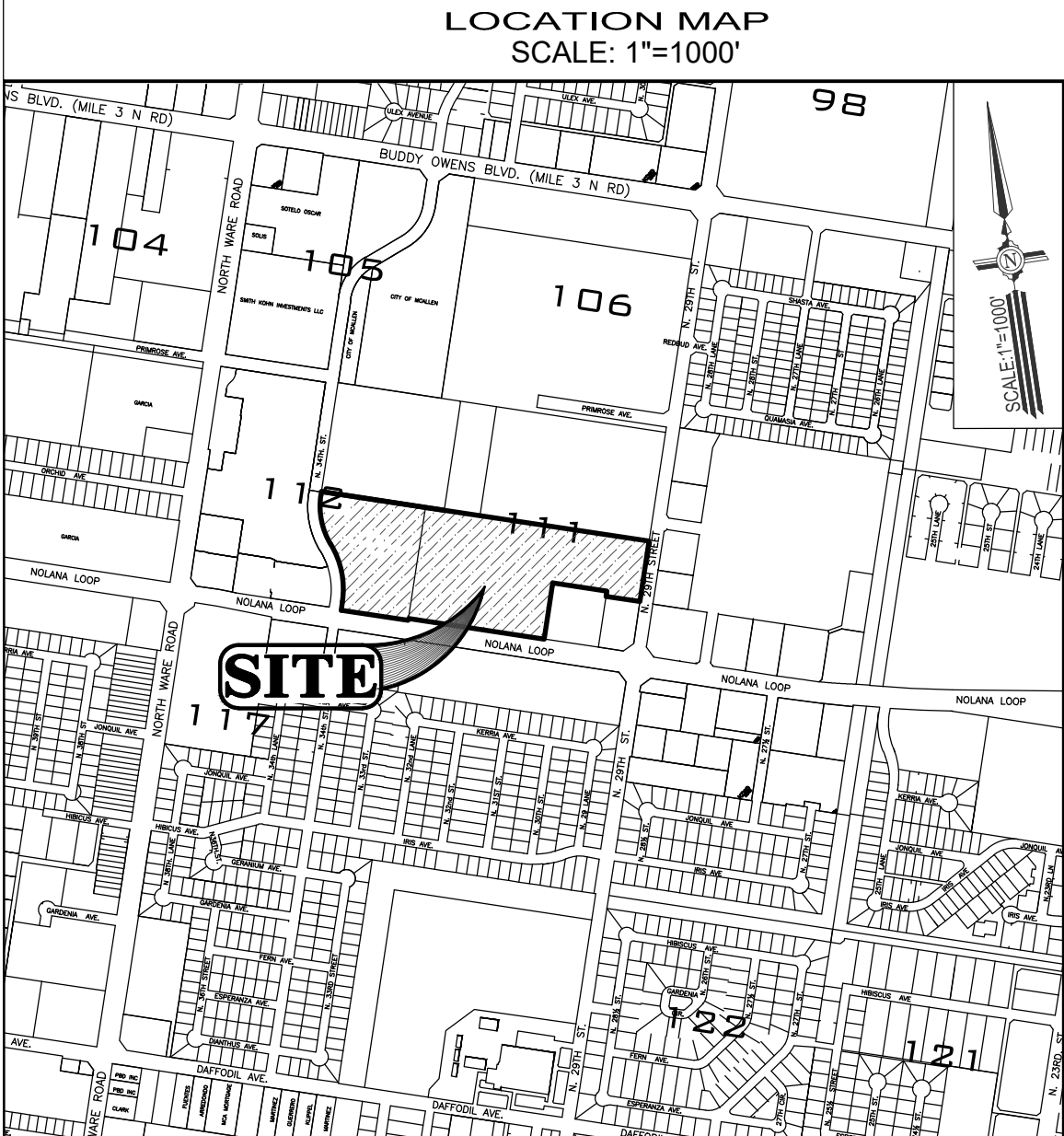
- THIS SUBDIVISION IS IN FLOOD ZONE "B" DESCRIBED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
FRONT NOLANA: 60 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, SIDES:  
SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE  
CITY OF McALLEN BENCHMARK: NUMBER MC 58. TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT GAP ON TOP THE SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILES LINE ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=10616036.9453, E=1064821.607, ELEV.=119.91  
BENCHMARK: SQUARE CUT ON TOP OF CURB INLET ON THE SOUTH SIDE OF PROPERTY WITH AN ELEVATION OF: 117.51  
REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 386,327 C.F. - 8,869 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5' SIDEWALK REQUIRED ON NOLANA AVENUE.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN SHOWN ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.

Line Table					
Line #	Direction	Length			
"L1"	S 08° 35' 19" W	53.68'			
"L2"	N 08° 30' 49" E	50.27'			
"L3"	N 08° 30' 29" E	18.13'			

Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord Length
"C1"	012° 19' 51"	1205.94	259.53	130.27'	259.03'
"C2"	001° 31' 51"	1205.94	32.22'	16.11'	32.22'
"C3"	036° 57' 04"	485.00	338.16	176.29'	331.37'
"C4"	036° 56' 44"	414.99	289.32	150.82'	283.50'

DRAWN BY: R. DE JESUS DATE: 06-13-2022  
SURVEYED, CHECKED: DATE: \_\_\_\_\_  
FINAL CHECK: DATE: \_\_\_\_\_

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



## SUBDIVISION MAP OF PARKE AT NOLANA SUBDIVISION

BEING A SUBDIVISION OF 23.741 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS.

#### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 23.741 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS, SAID 23.741 ACRES BEING IN PART OUT OF A TRACT OF LAND CONVEYED TO SAID SHUAIB & HASAN H. MOHAMMED BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 618528, AND OUT OF A TRACT OF LAND CONVEYED TO SUSAN HINDMAN BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2675576, HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.741 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 111;

THENCE, N 81° 24' 41" W ALONG THE SOUTH LINE OF SAID LOT 111, A DISTANCE OF 543.94 FEET TO A NAIL SET, FOR THE SOUTHERNMOST SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 81° 24' 41" W ALONG THE SOUTH LINE OF SAID LOT 111, AT A DISTANCE OF 776.08 FEET PASS A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 111, CONTINUING A TOTAL DISTANCE OF 1,029.47 TO A NAIL SET AT THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 10° 48' 05", A RADIUS OF 1,205.94 FEET, AN ARC LENGTH OF 227.35 FEET, A TANGENT OF 114.01 FEET, AND A CHORD THAT BEARS N 85° 51' 53" E A DISTANCE OF 227.01 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 24' 41" W A DISTANCE OF 346.80 FEET TO AN "X" MARK SET ON CONCRETE FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 30' 49" E A DISTANCE OF 50.27 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 39° 57' 04", A RADIUS OF 485.00 FEET, AN ARC LENGTH OF 338.18 FEET, A TANGENT OF 176.29 FEET, AND A CHORD THAT BEARS N 11° 27' 53" W A DISTANCE OF 331.37 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 39° 56' 44", A RADIUS OF 414.99 FEET, AN ARC LENGTH OF 283.52 FEET, A TANGENT OF 150.82 FEET, AND A CHORD THAT BEARS N 11° 27' 53" W A DISTANCE OF 283.50 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 08° 30' 29" E A DISTANCE OF 18.13 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 24' 41" E AT A DISTANCE OF 589.69 FEET PASS A NO. 4 REBAR FOUND ON THE EAST LINE OF SAID LOT 112 AND THE WEST LINE OF SAID LOT 111, AT A DISTANCE OF 1,869.69 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF NORTH 29<sup>TH</sup> STREET, CONTINUING A TOTAL DISTANCE OF 1,909.89 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 19" W WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 29<sup>TH</sup> STREET, A DISTANCE OF 345.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 41" W AT A DISTANCE OF 40.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF NORTH 29<sup>TH</sup> STREET, CONTINUING A TOTAL DISTANCE OF 234.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 35' 19" E A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 24' 41" W A DISTANCE OF 309.94 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 35' 19" W AT A DISTANCE OF 321.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, CONTINUING A TOTAL DISTANCE OF 381.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.741 ACRES OF WHICH 0.317 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 29<sup>TH</sup> STREET AND 1.247 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NOLANA AVENUE, LEAVING A NET OF 22.177 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

SAID A. SHUAIB  
409 E. SHASTA AVENUE  
McALLEN, TX 78504-2459

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

THE STATE OF GEORGIA  
COUNTY OF FULTON

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

STEPHEN P. HINDMAN TRUSTEE REV  
5433 REDFIELD RD.  
ATLANTA GA. 30338-3754

SANDRA J. SMITH TRUSTEE REV TRUST  
5433 REDFIELD RD.  
ATLANTA GA. 30338-3754

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN P. HINDMAN AND SANDRA J. SMITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

DATE PREPARED: 06/13/2022  
ENGINEERING JOB # 22021.00

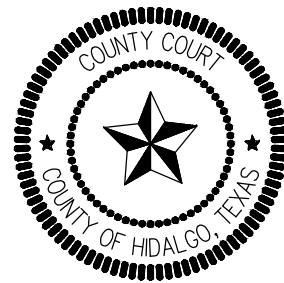
STATE OF TEXAS  
COUNTY OF HIDALGO

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 GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

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

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

DATE SURVEYED: 10/27/21 & 04/25/22  
T-1137 PG. 9 & 52, SURVEY JOB # 22311.08-21804.08



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

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

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

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



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 7/14/2022

### SUBDIVISION NAME: PARKE AT NOLANA SUBD

#### REQUIREMENTS

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

North 29th Street: Dedication as required for 50 ft. from centerline for 100 ft. ROW  
 Paving: 65 ft. Curb & gutter: Both sides  
 \*Label centerline and existing ROW dimension from centerline on both sides and total ROW to determine dedication required prior to final.  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Non-compliance

Nolana Avenue: Dedication as required for 60 ft. from centerline for 120 ft. total ROW.  
 Paving: 65 ft. Curb & gutter: Both sides  
 \*Label centerline existing ROW dimension from centerline on both sides and total ROW to determine dedication required prior to final.  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Non-compliance

N. 34th Street: 70 ft. total ROW  
 Paving: 40 ft. - 44 ft. Curb & gutter: Both Sides  
 \*\*Provide how ROW was dedicated to determine if any ROW dedication is required prior to final.  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Non-compliance

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

Applied

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

TBD

NA

NA

##### ALLEYS

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

Non-compliance

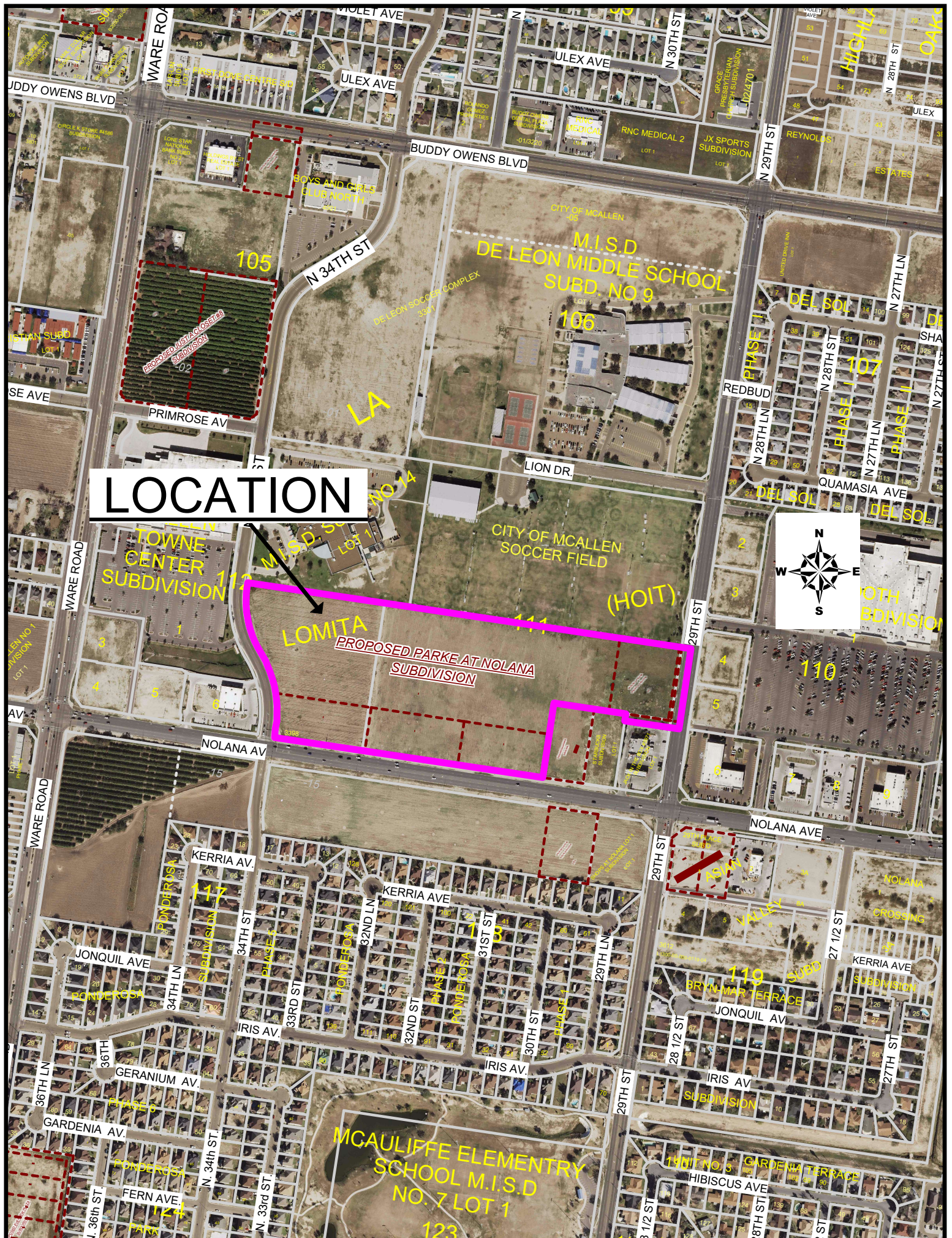
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
<ul style="list-style-type: none"> <li>* Front/Nolana Avenue: Proposing 60 ft. or in line with existing structures, approved site plan, or greater for easements, whichever is greater applies.</li> <li>**Plat note #3 must be revised as shown above prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Rear: In accordance with the zoning ordinance or approved site plan, or greater for easements, whichever is great applies.</li> <li>**Please revised plat note #3 as shown above prior to final.</li> <li>**5 ft. setback is required from any proposed service drives.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Sides: In accordance with the zoning ordinance, or approved site plan, or greater for easements, whichever is great applies..</li> <li>**Please revise plat note #3 as shown above prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Corner: In accordance with the zoning ordinance, or approved site plan, or greater for easements, whichever is great applies..</li> <li>**Please add plat note as shown above prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Garage</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	NA
<ul style="list-style-type: none"> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Applied
SIDEWALKS	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on Nolana Avenue, N. 29th Street, and N. 34th Street</li> <li>**5 ft. sidewalk may be required as per Engineering Department.</li> <li>**Please revise plat note #6 as shown above and once finalized prior to final.</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Applied
BUFFERS	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Must comply with City Access Management Policy</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>***Site plan must be approved by city departments, but not needed as a plat note.</li> <li>**Remove plat note "Site Plan must be approved by Planning and Zoning Commission prior to Buidling Permit Issuance" since requirements is not needed as a plat note.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>	Required

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

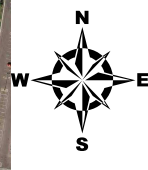
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-3 Proposed: C-3</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	Complete
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
	NA
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	Non-compliance
	TBD
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>*Must comply with City's Access Management Policy.</li> <li>**Please clarify ownership of northeast corner of Lot 1 as there is an existing plat that is in process in that corner which appears to overlap this plat boundaries. Need to revise/correct as needed prior to final.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.</p>	Applied

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



LOCATION

LOMITA  
PROPOSED PARKE AT NOLANA  
SUBDIVISION



Sub 2022-0070

\* New \*



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

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

Project Description	<p>Subdivision Name <u>AUBURN GROVE</u></p> <p>Location <u>SOUTHEAST CORNER OF N. 29<sup>th</sup> ST. AND Auburn Ave.</u></p> <p>City Address or Block Number <u>7800 N. 29<sup>th</sup> ST</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.77</u> Net acres <u>1.77</u></p> <p>Existing Zoning <u>R-3A</u> Proposed <u>—</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>—</u></p> <p>Existing Land Use <u>VACANT</u> Proposed Land Use <u>APARTMENTS</u> Irrigation District # <u>3</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>0 7/8/22</u></p> <p>Parcel No. <u>210601</u> Tax Dept. Review <u>marisela C.</u></p> <p>Legal Description <u>A 1.77 ACRE TRACT OF LAND OUT OF LOT 59, LA COMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS</u></p>
Owner	<p>Name <u>SETTING STONE 29TH LLC</u> Phone <u>617-256-4211</u></p> <p>Address <u>154 WELLS AVE</u></p> <p>City <u>NEWTON</u> State <u>MA</u> Zip <u>02459</u></p> <p>E-mail <u>NICK@SHAKINGCRAB.COM</u></p>
Developer	<p>Name <u>EFFECTIVE REAL ESTATE</u> Phone <u>956-451-1152</u></p> <p>Address <u>2212 PRIMROSE AVE, STE B</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>ADOLFO LANDA/ ESTEBAN FLORES</u></p> <p>E-mail <u>FITO.LANDA01@GMAIL.COM, EFLORES@CCIM.NET</u></p>
Engineer	<p>Name <u>WILLIE ARRAPIA</u> Phone <u>956-784-0218</u></p> <p>Address <u>526 N. 5<sup>th</sup> ST.</u></p> <p>City <u>Dallas</u> State <u>TX</u> Zip <u>78537</u></p> <p>Contact Person <u>Willie</u></p> <p>E-mail <u>namengineering@yahoo.com</u></p>
Surveyor	<p>Name <u>Homerio Gutierrez</u> Phone <u>956-369-0988</u></p> <p>Address <u>2600 San Diego</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78572</u></p>



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

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

Signature NICHOLAS WU Date 7/1/2022

Print Name NICHOLAS WU

 Owner ☒

 Authorized Agent ☐

EBALL COMPLEX

51

UBDIVISION

LOCATION

BURN AVE - (5 MILE RD)  
SED MCALLEN I.S.D. AG  
RM SUBDIVISION  
FFA Farm  
LOT 1

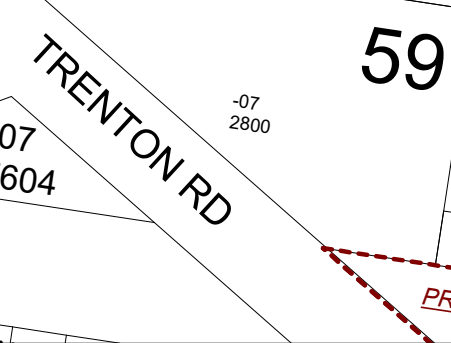
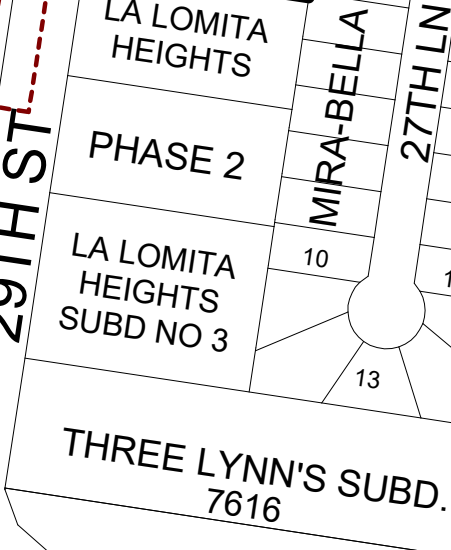
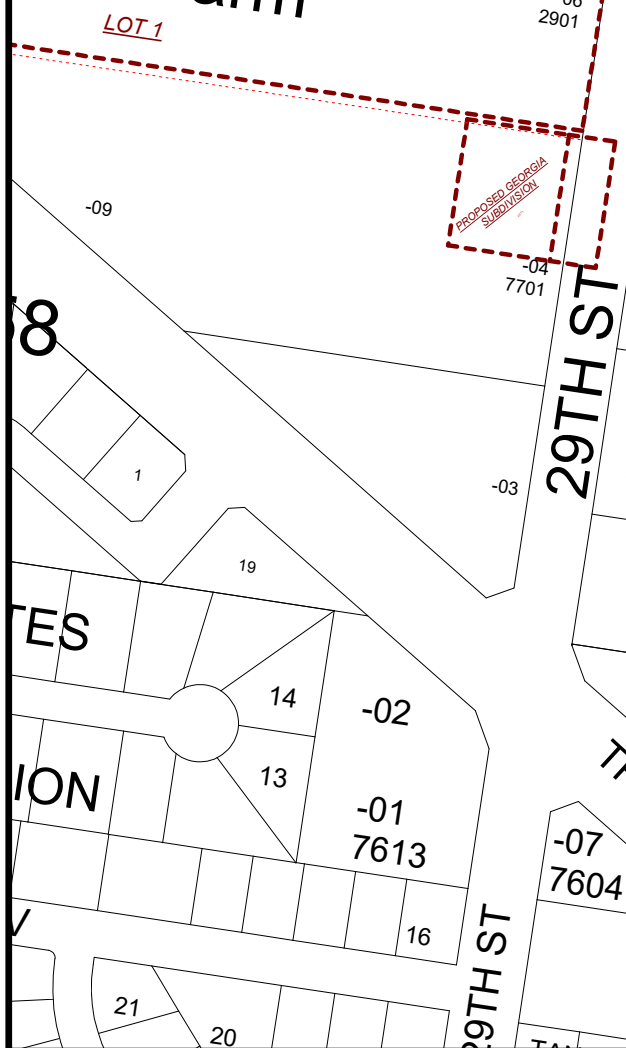
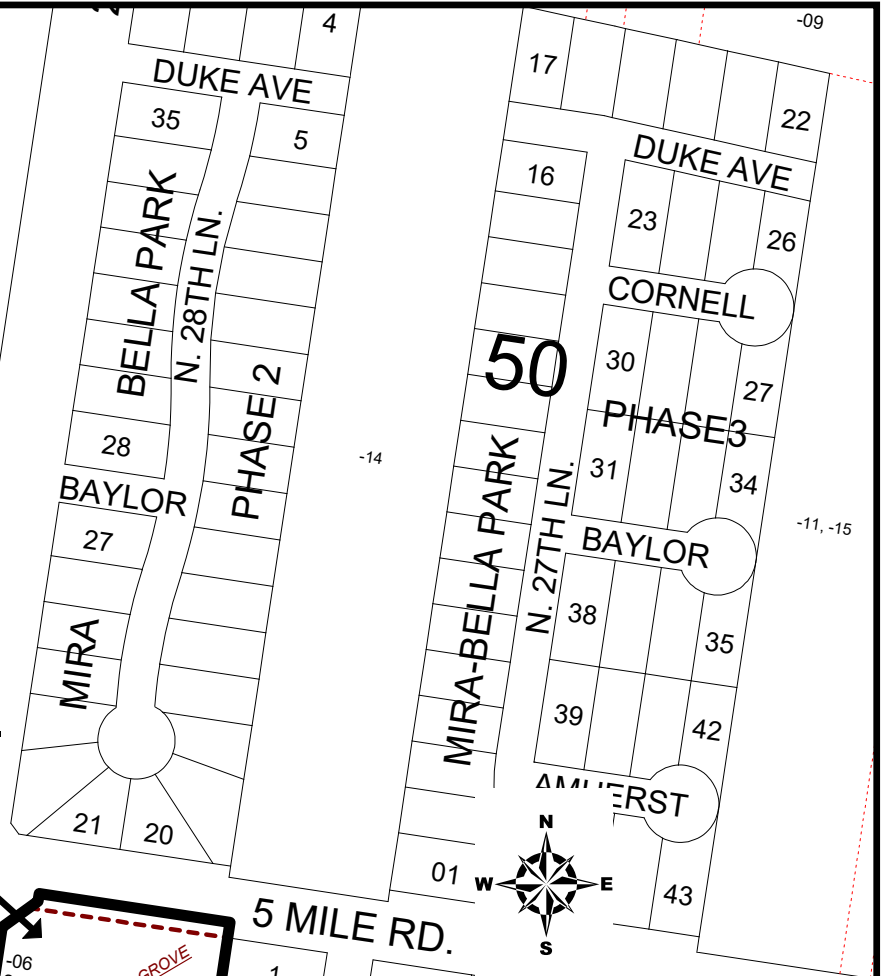
FFA Farm

8

TES

ION

V



AUBURN GROVE SUBDIVISION

A 1.77 ACRE TRACT OF LAND OUT OF LOT 59, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

COMMENCING AT THE NORTHWEST CORNER OF LOT 59, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, THENCE S 81°17'30" E, 340.00 FEET AND S 08°42'30" W, 30.00 FEET TO A 1/2" IRON ROD FOUND WITH A PINK CAP STAMPED CLS RPLS 6388 FOR THE POINT OF BEGINNING;

THENCE: S 08°42'30" W, ALONG THE APPARENT WEST LINE OF MIRA-BELLA PARK SUBDIVISION, RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 270.00 FEET TO A "X" MARK FOUND IN CONCRETE FOR THE SOUTHEAST CORNER OF LOT 1, LA LOMITA HEIGHTS SUBDIVISION, RECORDED IN VOLUME 27, PAGE 46A, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE: N 81°17'30" W, ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 290.00 FEET TO 1/2" IRON ROD FOUND WITH A PINK CAP STAMPED CLS RPLS 6388 AT EAST RIGHT OF WAY OF N. 29TH STREET (ROOTH ROAD) FOR THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE: N 08°42'30" E, ALONG SAID EAST RIGHT OF WAY OF N. 29TH STREET (ROOTH ROAD) A DISTANCE OF 220.00 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE: N 53°42'30" E, A DISTANCE OF 56.57 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE: N 08°42'30" E, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD FOUND WITH PINK CAP STAMPED CLS RPLS 6388 FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE: S 81°17'30" E, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AN CONTAINING 1.77 ACRES OF LAND MORE OR LESS.

GENERAL NOTES:

- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT 50.0' OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.  
SIDE STREET 15.0' OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.  
OTHERS - ACCORDING TO ZONING ORDINANCE, OR EASEMENTS LINE, OR APPROVED SITE PLAN WHICHEVER IS GREATEST.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
- MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
- FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING  
COMMUNITY-PANEL No. 480334 0400 C  
MAP REVISED: NOVEMBER 16, 1982.
- ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
- BENCH MARK ELEV. 110.82, MC 49 LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MILE 5 NORTH AND N. 23 RD STREET.
- 5.0' CONC. SIDEWALK IS REQUIRED ON AND AUBURN AVENUE AT THE TIME OF BUILDING PERMIT (ADA SPECS.)
- DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS 0.46 AC-FT.
- AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- A 6.0 FT OPAQUE BUFFER IS REQUIRED FROM ADJECENT/BETWEEN MULTIFAMILY RESIDENTIAL & COMMERCIAL AND INDUSTRIAL ZONES/USES  
A 8.0 FT MASONRY WALLS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES
- SWPPP WILL BE REQUIRED AT THE TIME OF CONSTRUCTION.
- LOT OWNER SHALL MAINTAINED THE GREEN AREAS ALONG AUBURN AVENUE AND N. 29 TH STREET
- SITE PLAN MUST BE APPROVED BY PLANNING AND ZONNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
- LOT 1 WILL BE FOR MULTI-FAMILY USE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

OWNER: SETTING STONE 29TH LLC  
ADDRESS: 154 WELLS AVENUE  
NEWTON, MA 02459

STATE OF TEXAS  
COUNTY OF HIDALGO

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

, 20

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

APPROVED BY WATER DISTRICT:

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 3

ON THIS THE DAY OF , 20

ATTEST: PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

CHAIRMAN, PLANNING COMMISSION

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

MAYOR, CITY OF McALLEN

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

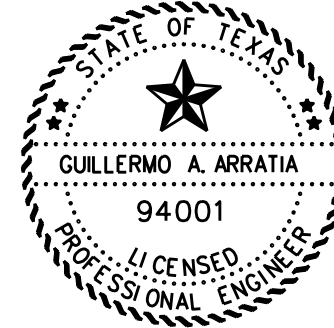
HOMERO LUIS GUTIERREZ  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791  
2600 SAN DIEGO  
MISSION, TEXAS 78572

STATE OF TEXAS  
COUNTY OF HIDALGO

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

Guillermo Arratia P.E.  
7/7/2022

GUILLERMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER No. 94001  
526 N. 5TH ST.  
DONNA, TEXAS. 78537



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

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

DATE OF PREPARATION: JULY 3, 2022

NAIN ENGINEERING, L.L.C.  
CONSULTING ENGINEER

526 N. 5TH STREET  
DONNA, TEXAS. 78537

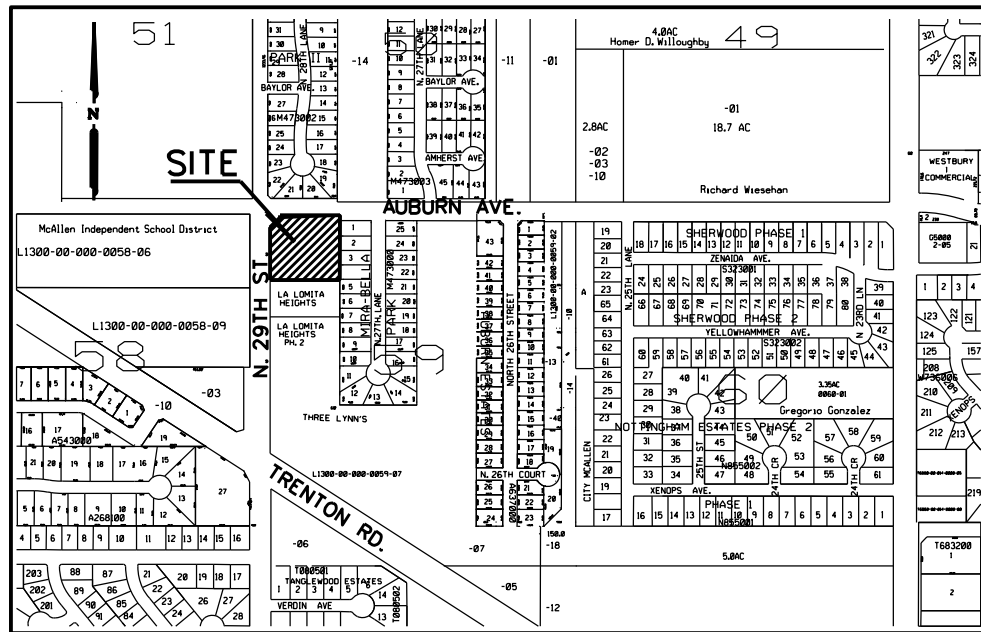
FIRM No. 9050

PH. (956) 784-0218

E-MAIL: NAINENGINEERING@YAHOO.COM

1  
McALLEN YOUTH  
BASEBALL COMPLEX  
DOC. # 2844898, OFFICIAL RECORDS,  
HIDALGO COUNTY, TEXAS

McALLEN ISD  
VOLUME 1754, PAGE 896, DEED RECORDS,  
HIDALGO COUNTY, TEXAS



LOCATION MAP



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 7/14/2022

### SUBDIVISION NAME: AUBURN GROVE

#### REQUIREMENTS

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

Auburn Ave.(Mile 5 Road):\*\*Proposing 20 ft. dedication for 50 ft. from centerline for 90 ft. ROW

Paving: 52 ft. Curb & gutter: Both sides

\*\*Thoroughfare plan provides for minimum 80 ft. ROW

\*\*Proposed ROW dedication for 50 ft. from center line reflects ROW to the east.

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

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

\*\*\*COM Thoroughfare Plan

N. 29th Street (Rooth Road): 50 ft. from centerline for 100 ft. ROW

Paving: 65 ft. Curb & gutter: Both sides

\*\*Label centerline and existing ROW from both sides of centerline and total ROW

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

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

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

Applied

Non-compliance

Applied

NA

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*\*\*Public works may require a service drive easement and/or plat note regarding waste collection for multifamily lots and will be finalized prior to final.

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

TBD

##### SETBACKS

\* Front: Proposing 50 ft. or greater for easement or approved site plan, whichever is greater applies

\*\*Please clarify the property frontage prior to final

\*\*Please clarify proposed setback as front setback for R-3A along a collector road as per zoning ordinance is 40 ft.

\*\*Please revise plat note #1 as shown above and once finalized prior to final

\*\*Zoning Ordinance: Section 138-356

Non-compliance

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

<ul style="list-style-type: none"> <li>* Rear: In accordance with the zoning ordinance or greater for easements, or approved site plan, which ever is greater applies</li> <li>**Please add plat note as shown above prior to final</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Interior Sides: In accordance with the zoning ordinance or greater for easements, or approved site plan, which ever is greater applies</li> <li>**Please add plat note as shown above prior to final</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Corner: Proposing 15 ft. or greater for easement or approved site plan, whichever is greater applies</li> <li>**Once property frontage is established, corner setback will need to be finalized prior to final</li> <li>**Please clarify proposed setback as corner setback for R-3A along a collector road as per ordinance is 30 ft.</li> <li>**Please revise plat note #1 as shown above and once finalized prior to final</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Garage: 18 ft. except where greater setback is required, greater setback applies.</li> <li>**Please add plat note as shown above prior to final</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on Auburn Avenue (Mile 5 Road) and N. 29th Street (Rooth Road)</li> <li>***Proposing: 5 ft. wide minimum sidewalk required on Auburn Ave.</li> <li>**5 ft. sidewalk may be required for Auburn Avenue (Mile 5 Road) and N. 29th Street (Rooth Road) by Engineering Department, will be finalized prior to final</li> <li>***Please revise plat note #7 as shown above and once finalized prior to final</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Must comply with City Access Management Policy</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>***Please remove plat #13, site plan must be approved by city departments, but does not need to be a plat note.</li> </ul>	Non-compliance
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

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

<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-3A Proposed: R-3A</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Complete
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Pending review by City Manager's Office.</li> </ul>	TBD
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	TBD
<b>COMMENTS</b>	
<ul style="list-style-type: none"> <li>Comments:</li> <li>*Must comply with City's Access Management Policy.</li> <li>***Please submit an ownership map to determine no properties are landlock.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
<ul style="list-style-type: none"> <li>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.</li> </ul>	Applied

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

SEBALL COMPLEX

51

SUBDIVISION

LOCATION

UBURN AVE (5 MILE RD)

PROPOSED MCALLEN I.S.D. AG FARM SUBDIVISION

FFA Farm

LOT 1

58

ATES

SION

AV

DUKE AVE

BELLA PARK

PHASE 2

BAYLOR

MIRA

50

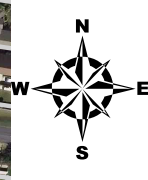
DUKE AVE

CORNELL

PHASE 3

BAYLOR

AMSTER



5 MILE RD.



LA LOMITA HEIGHTS

PHASE 2

LA LOMITA HEIGHTS SUBD NO 3

THREE LYNN'S SUBD. 7616

59

TRENTON RD

27TH LN

PHASE 1

PHASE 2

ESTATES

PHASE 1

YELLOWHAMMER AVE

27TH ST

SUBDIVISION

26TH ST

PROPOSED HABITAT VILLAGE

Sub 2022-0081



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

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

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

ENTERED

JUL 11 2022

LG.

Initial: NM

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

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

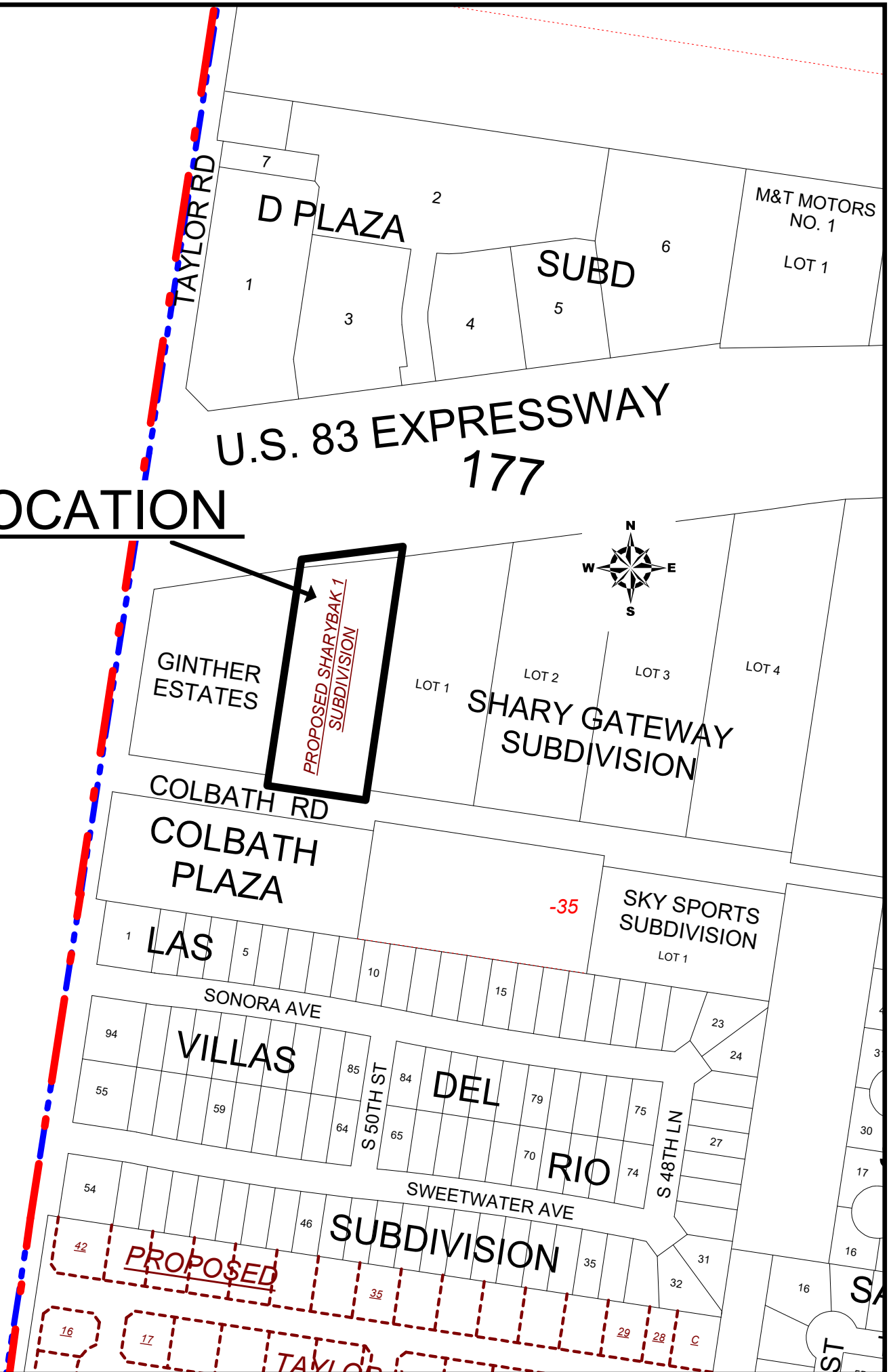
Signature  Date 07-08-22

Print Name Phil Bakke

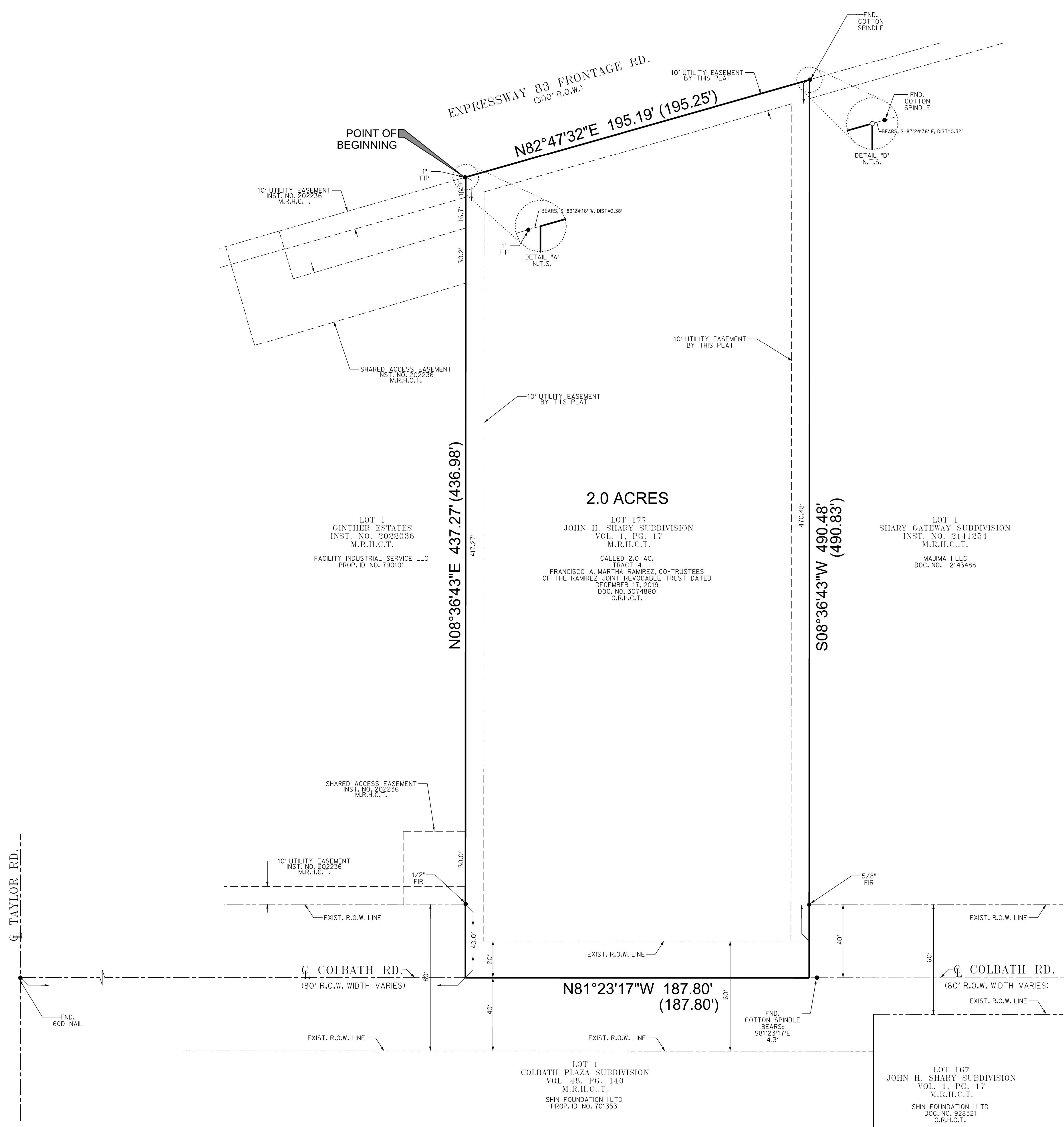
Owner ☐

Authorized Agent ☒

LOCATION



REVISIONS  
DATE  
BY  
REASON  
DATE  
BY  
REASON



**LEGEND**

- o - Set 1/2" Iron Rod with cap stamped "HALFF" (unless otherwise noted)
- FIR - Found Iron Rod
- M.R.H.C.T. - Map Records Hidalgo County Texas
- D.R.H.C.T. - Deed Records Hidalgo County Texas
- O.R.H.C.T. - Official Records Hidalgo County Texas
- R.O.W. - Right of Way
- VOL. - Volume
- PG. - Page
- ( ) - Record
- CL - Centerline

**METES AND BOUNDS**

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

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

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

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

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

**THENCE** North 08° 36' 43" East, leaving said south line of Lot 177 and along the common line of said 2.0 acre tract and said Lot 1 of **Ginther Estates Subdivision**, at a distance of 40.00 feet pass 1/2-inch iron found in the existing north right of way line of Colbath Avenue, continuing along said common line for a total distance of 437.27 feet to the **POINT OF BEGINNING** and containing an area of 2.000 acre (87,116 sq. ft.) of land, more or less.

**GENERAL NOTES:**

- The Basis of Bearing is being referenced to the Texas Coordinate System, South Zone (4205) as derived from the Western Data System VRS Rio Grande Valley Cooperative Network. All distances are shown in grid.
- By graphical plotting, the parcel described hereon lies within designation Zone "B" which is defined as "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (Medium shading)", according to the current Federal Emergency Management Agency Maps which make up part of the National Flood Insurance Administration Report; Community-Panel No. 4803340400C dated November 16, 1982.
- Benchmark Information:  
MC80- Located 16 feet north of a canal, 30 feet south of Expressway 83 Frontage Road, and approximately 500 feet east of Taylor Road.  
Elevation=107.36 feet (NAVD88)  
Temporary Bench Mark (TBM) Information:  
X Cut on sidewalk on the south side of Colbath Rd. adjacent to the southeast corner of subdivision boundary. Elevation=117.52 feet (NAVD88)
- Minimum Building Setback Lines shall be:  
Front: Expressway 83 Frontage - 50 ft. or greater for easements or approved site plan.  
Rear: in accordance with the zoning ordinance, or greater for easements or site plan.  
Sides: in accordance with the zoning ordinance or greater for easements or site plan.  
All setbacks are subject to increase for easements or approved site plan.
- Minimum finish floor elevation: 18" above top of curb whichever is greater.
- Storm water detention required for this development is 0.28 ac-ft to be detained within the regional detention system. Detention areas shall be maintained by the lot owners and not the City of McAllen.
- An engineered drainage detention plan, approved by The City of McAllen Engineering Department, shall be required prior to issuance of building permit.
- No building allowed over any easement.
- 6 feet opaque buffer is required from adjacent/between multi-family residential and commercial, or industrial, zones/uses. An 8 foot masonry wall is required between single family residential and commercial, industrial, or multi-family residential zones/uses.
- 4 ft. wide minimum sidewalk required on Colbath Road.
- All corners, angle points and points of curvature or tangency delineating the boundary of the land shown herein as being platted have been marked with a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" or left as found those monuments that represent or reference the boundary.
- The developer shall be responsible for detaining and accommodating more than the detained volume shown on this plat if it is determined, at the permit stage, that the detention requirements are greater than stated on this plat, due to the impervious area being greater than the plat engineer considered in the hydraulic calculations for this subdivision.
- Common Areas and service drives must be maintained by the lot owners and not the City of McAllen.

**HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATION**

This plat approved by Hidalgo County Irrigation District No. 1 on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Hidalgo County Irrigation District No. One will not be responsible for drainage or delivery of water to any lot in this subdivision. Also there will not be any permanent structures on the district right-of-ways and/or easements.

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

President \_\_\_\_\_ Secretary \_\_\_\_\_

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION**

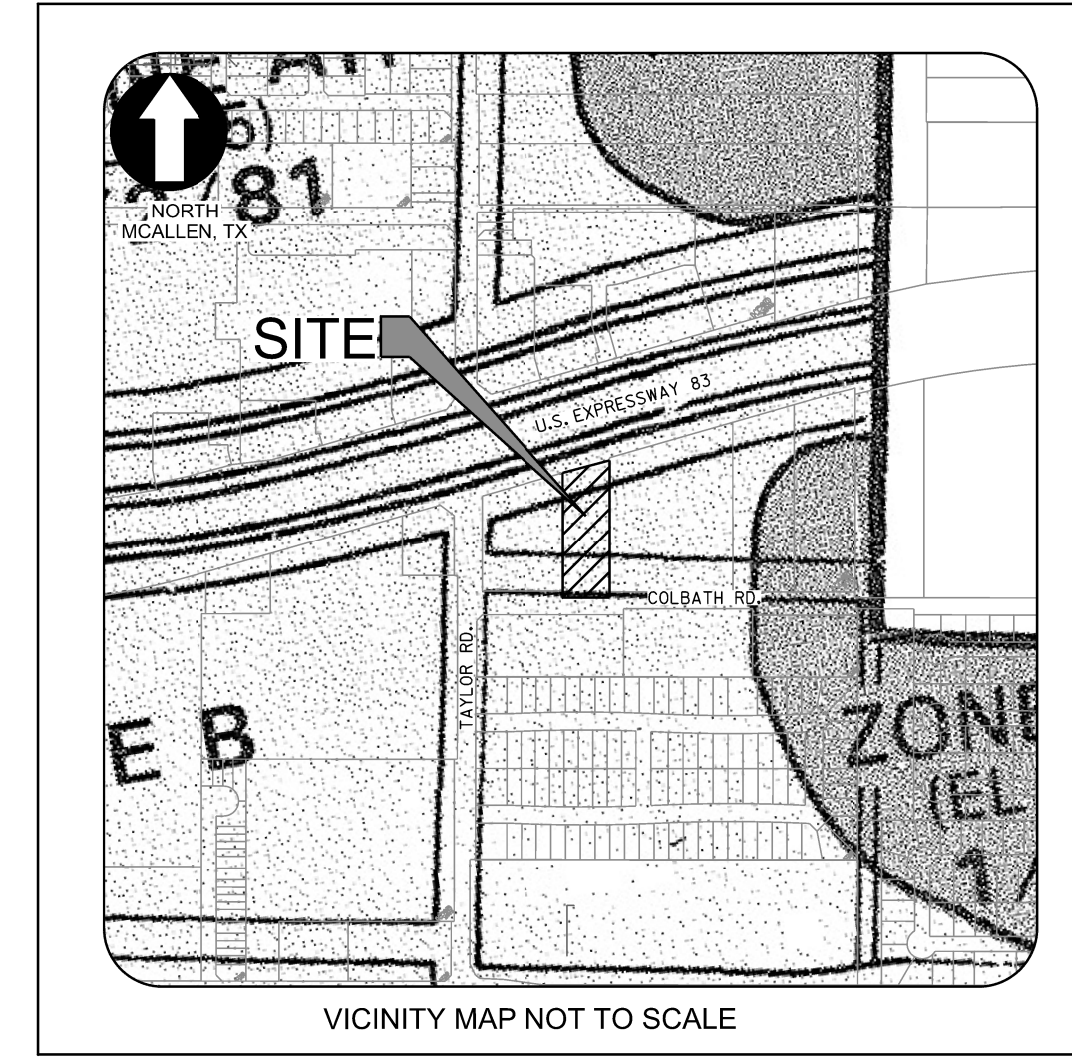
Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Tex. Water Code 49.211(c). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the developer of the subdivision and its engineer to make these determinations.

Raul E. Sesin, P.E., C.F.M.  
General Manager  
Hidalgo County Drainage District No. 1

DATE \_\_\_\_\_

**PRINCIPAL CONTACTS**

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



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

I, the undersigned owner of the land shown on this plat and designated herein as SHARYBAK 1 LOT 1 SUBDIVISION to the City of McAllen, Texas and whose name is subscribed hereto, hereby dedicated to the use of the public all streets, alleys, parks, water courses, drains, easements, waterlines, sanitary sewer lines, storm sewers, fire hydrants and public places which are installed or which I will cause to be installed thereon shown or not shown and required otherwise to be installed or dedicated under the subdivision approval process of the process of the City of McAllen all the same for the purposes therein expressed, either on the plat herein or on the official minutes of the applicable authorities of the City of McAllen.

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

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

Before me, the undersigned authority on this day personally appeared <NAME> and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated. Given under my hand and seal of office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

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

I, the undersigned Chairman of the Planning and Zoning Commission of the City of McAllen, do hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this city wherein my approval is required.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman, Planning and Zoning Commission

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

I, the undersigned Mayor of the City of McAllen, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this City wherein my approval is required.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Attested: Secretary, City of McAllen \_\_\_\_\_ Mayor, City of McAllen \_\_\_\_\_

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION**

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Tex. Water Code 49.211(c). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the developer of the subdivision and its engineer to make these determinations.

Raul E. Sesin, P.E., C.F.M.  
General Manager  
Hidalgo County Drainage District No. 1

DATE \_\_\_\_\_

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

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

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

Date \_\_\_\_\_

**PRELIMINARY**

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Release date: \_\_\_\_\_

FOR REVIEW & COMMENT

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

I, Raul Garcia, Jr., a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Raul Garcia, Jr.  
Licensed Professional Engineer  
P.E. Registration No. 94855

Date \_\_\_\_\_

**PRELIMINARY**

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Release date: \_\_\_\_\_

FOR REVIEW & COMMENT

**SHARYBAK 1 LOT 1 SUBDIVISION**

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

AVO: 052235.001  
DATE OF PREPARATION: SDATES BY \_\_\_\_\_

**HALFF**

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



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 7/14/2022

<b>SUBDIVISION NAME: SHARYBAK 1</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
U.S. Expressway 83 (Frontage Rd.): Dedication for 175 ft. from centerline for 350 ft. ROW Paving: By the State Curb & gutter: By the State ***Please label ROW from centerline for both sides to verify if any dedication is required. As per the thoroughfare map, U.S. Expressway ROW is 350 ft. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Colbath Road: Dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides ***Please label ROW dedication by this plat to verify compliance **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance
<b>SETBACKS</b>	
* Front/U.S. Expressway 83 (Frontage Rd.): Proposing: 60 ft. or in line with existing structure, or approved site plan, or greater for easements, which ever is greater applies. ***Please revise plat note #4 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies. ***Please revise plat note #4 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance

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

<ul style="list-style-type: none"> <li>* Sides: In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies.</li> <li>***Please revise plat note #4 as shown above prior to final</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Corner</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Garage</li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Non-compliance
	NA
	NA
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on U.S. Expressway 83 (Frontage Rd.) and Colbath Road.</li> <li>***5 ft. sidewalk may be required on U.S. Expressway 83 (Frontage Rd.) and Colbath Road as per Engineering Department prior to final</li> <li>****Please revise plat note #10 as shown above and once finalized prior to final</li> <li>**Subdivision Ordinance: Section 134-120</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Non-compliance
	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>***Other buffers as needed prior to final</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	TBD
	Applied
	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	TBD
	Required
	Required
	Required
	NA
	NA

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

<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
<b>ZONING/CUP</b>	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Compliance
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. ***Vicinity map shown on plat is not legible, please revise accordingly prior to final. Please reference vicinity map shown on survey.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied

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

TAYLOR RD

D PLAZA

SUBD

M&T MOTOR  
NO. 1  
LOT 1

U.S. 83 EXPRESSWAY  
177

LOCATION



GINTHER  
ESTATES

PROPOSED SHARYBAK 1  
SUBDIVISION

SHARY GATEWAY  
SUBDIVISION

COLBATH RD  
COLBATH  
PLAZA

LAS

SKY SPORTS  
SUBDIVISION  
LOT 1

SONORA AVE

VILLAS

S 50TH ST

DEL

RIO

S 48TH LN

SWEETWATER AVE

SUBDIVISION

PROPOSED

**TO:** Planning & Zoning Commission  
**FROM:** Luis Mora  
**DATE:** July 15, 2022  
**SUBJECT: City Commission Actions on July 11, 2022**

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## **CONDITIONAL USE PERMITS**

1. Request of Fiesta Liquor for a Conditional Use Permit, for one year, for a liquor store at the west 113.49 ft. of Lot 1 and west 113.44 ft. of Lot 2, Block 1, Golden Acres Retirement Subdivision No. 1: 301 N. Ware Road, Suite B.
  - Planning and Zoning Commission disapproved with a favorable recommendation
  - City Commission approved as recommended
2. Request of The Rockwell Taphouse & Grill for a Conditional Use Permit, for one year, for a bar at Lot A-1, Nolana Tower Subdivision; 400 Nolana Avenue, Suite H1.
  - Planning and Zoning Commission disapproved with a favorable recommendation
  - City Commission approved as recommended
3. Request of Skuadra Construction for a Conditional Use Permit, for life of the use, for a Guest House at Lot 17, Estancia At Tres Lagos Subdivision; 4604 Estancia Parkway.
  - Planning and Zoning Commission recommended approval for life of the use
  - City Commission approved as recommended
4. Request of David A Lisauckis for a Conditional Use Permit, for one year, for a bar at Lots 9, 10,& 11, Block 2, Eltus Subdivision; 1116 Pecan Blvd.
  - Planning and Zoning Commission disapproved with a favorable recommendation
  - City Commission approved as recommended
5. Request of Blanca I. Cantu for a Conditional Use Permit, for one year, for an event center at Trevino's Acre Subdivision and the south 60.62 ft., the north 355.78 ft. out of Lot 2, Block 8, A.J. McColl Subdivision; 2000 S. Jackson Road.
  - Remained Tabled
6. Request of Ramon Almaguer for a Conditional Use Permit, for one year, for an event center at Lot 6, Citrus Grove Plaza Subdivision; 4101 Expressway 83.
  - Planning and Zoning Commission disapproved with a favorable recommendation
  - City Commission approved as recommended

[illegible][illegible]







# PLANNING DEPARTMENT

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



## 2022 CALENDAR

### Meetings:

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

HPC - Historic Preservation Council

### Deadlines:

D- Zoning/CUP Application      N - Public Notification

\* **Holiday** - Office is closed

### JANUARY 2022

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

### FEBRUARY 2022

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

### MARCH 2022

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

### APRIL 2022

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

### MAY 2022

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






### JUNE 2022

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

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

## 2022 CALENDAR





### Meetings:

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






### Deadlines:

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





### JULY 2022

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






### AUGUST 2022

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





### SEPTEMBER 2022

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




### OCTOBER 2022

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

### NOVEMBER 2022

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

### DECEMBER 2022

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