AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JULY 6, 2022 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Minutes from the meeting held on June 21, 2022

2) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:
 - 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.
 - 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).
 - **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).
 - 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)
 - 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)

- 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)
- **b)** REZONING:
 - 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)
 - 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)
 - **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**)
- c) SUBDIVISION:
 - 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

3) SITE PLAN:

- a) Site Plan approval for LOT 3, The Warehouse Kingdom Subdivision; 6501 South 23rd Street. (SPR2021-0027)
- b) Site Plan approval for LOT 2A, Valencia Marketplace, Lots 1A and 2A Subdivision; 7317 North 10th Street.(SPR2022-0021)

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

5) SUBDIVISIONS:

- a) Just a Closet Oxford Subdivision, 2300 Oxford Avenue, Domain Development Corp.(SUB2022-0067) (PRELIMINARY)RDE
- b) Amigo Park Subdivision Unit No. 3, Lots 12A& 12B, 3113 North 46th Street, Johnny Rodriguez(SUB2022-0068) (PRELIMINARY)SEC
- c) ABA Estates Subdivision, 4613 Buddy Owens Boulevard, ABA Group Investments, LLC (SUB2022-0070)(PRELIMINARY)SEA

6) INFORMATION ONLY:

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, June 21, 2022, at 3:30p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3rd floor.

Present:	Michael Fallek Gabriel Kamel Marco Suarez Jose Saldana Emilio Santos Jr. Erica De La Garza-Lopez	Chairperson Vice-Chairperson Member Member Member Member
Absent:	Rudy Elizondo	Member
Staff Present:	Austin Stevenson Edgar Garcia Luis Mora Omar Sotelo Rodrigo Sanchez Liliana Garza Mario Escamilla Kaveh Forghanparast Hebert Camacho Marco Rivera Samuel Nunez Julian Hernandez Magda Ramirez	Assistant City Attorney II Planning Director Planning Deputy Director Senior Planner Senior Planner Planner III Planner III Planner II Planner I Planner I Planner I Planner I Planner I Administrative Assistant

CALL TO ORDER - Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

1) MINUTES:

a) Minutes for the meeting held on June 7, 2022.

The minutes for the regular meeting held June 7, 2022 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Ms. Erica De la Garza which carried unanimously with 5 members present and voting.

a) CONDITIONAL USE PERMITS

1) Request of Skuadra Construction for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for a Guest House at Lot 17, Estancia At Tres Lagos Subdivision, Hidalgo County, Texas; 4604 Estancia Parkway Avenue.(CUP2022-0070)

Mr. Marco Rivera stated that the subject property is located along the east side of Estancia Parkway. The property is zoned R-1 (single-family residential) District. A two story single family home is currently under construction. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 (single-family residential) District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses are single-family residences and vacant land.

Estancia At Tres Lagos Subdivision was recorded on March 30, 2017. An application for the construction of a new home was submitted on November 19, 2021 and construction of the house is underway. The applicant submitted an application for a Conditional Use Permit for a guest house on May 5, 2022.

The proposed one-story guest house has a size of 293 square feet, and includes one guest bedroom and one bathroom.

The guest house must meet the requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance and specific requirements as follows:

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size is 22,034.81 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

Staff recommends approval of the request, for life of the use, subject to compliance with requirements from Section 138-118(a)(5) 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, Mr. Jose Saldana moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with five members present and voting.

*** Vice Chairperson Mr. Gabriel Kamel arrived at 3:33p.m. His votes started on Item 2a2

2) Request of Ramon Almaguer for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83. (CUP2022-0078)

Mr. Marco Rivera stated that the vacant property is located on the North side of Colbath Road, approximately 860 ft. east of Bentsen Road and is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District to the south, C-3 District to the north, east and west. Surrounding land uses include Tru fit, Costaa Messa, Zen Asian Bistro, commercial businesses, and single family residences. An event center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

Citrus Grove Plaza Subdivision was recorded February 17, 2012. An application for a building permit has not been submitted to the Building Permits and Inspections department. This is the initial request for a conditional use permit at this location.

The applicant is proposing to build and operate an event center 14,426 sq. ft. in size and an open terrace measuring 7,553 sq. ft. The proposed hours of operation are from 8:00 AM to 2:00 AM Sunday – Saturday.

A Site Plan approval from Planning and Zoning Commission is required prior to Building permit issuance.

The Fire Department will conduct inspection of the establishment once the building is constructed. 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 residential use or residentially zoned property.

2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to U.S Expressway 83 and Colbath Road which is a collector 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 sq. ft. of the event center, a total of 145 parking spaces are required of which 5 would have to be accessible to persons with disabilities. The site plan also shows a proposed open terrace with 7,553 square feet for a requirement of 76 parking spaces. The proposed development is in compliance with parking requirement. Two hundred and fourteen spaces are provided as

shown on the provided site plan.

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

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

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

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

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance to residential use or residential zoned property) 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, Mr. Marco Suarez moved to disapprove with favorable recommendation and Ms. Erica De la Garza seconded the motion, which was disapproved with six members present and voting.

3) Request of Fiesta Liquor for a Conditional Use Permit, for one year, and adoption of an ordinance for a liquor store, at the West 113.49 feet of Lot 1 and the West 113.44 feet of Lot 2, Block 1, Golden Acres Retirement Subdivision No. 1, Hidalgo County, Texas, 301 North Ware Road, Suite B. (CUP2022-0075)

Mr. Marco Rivera stated that the property is located at the northwest corner of North Ware Road and Cedar Avenue and is zoned C-3L (light commercial) District. The adjacent zoning is R-2 (duplex-fourplex residential) District to the north and west, C-3L (light commercial) District to the south and R-3C (condominium residential) District to the east. Other businesses located within the same retail center are a Juanny's Professional Lab, WYLD smoke shop, Safe Stop Insurance & Tax Services and a clothing retail store.

The initial Conditional Use Permit for a liquor store at this location was approved on February 22, 2022 by the City Commission with a variance to the distance requirement however, the business is undergoing a change in ownership and requires a new Conditional Use Permit.

The applicant is proposing to operate a liquor store (Fiesta Liquor) from the existing 832 square foot suite. The proposed hours of operation are from 10:00 a.m. to 9:00 p.m. Monday thru Saturday.

The Fire and Health Department has completed their inspection and determined the establishment is in compliance. The establishment must comply with the requirements set forth in Section 138-

118a (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 ft. 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. The establishment is within 400 ft. of residential zones and uses (Golden Acres Retirement Subdivision and Tropical Village Subdivision);

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 does not generate traffic into residential areas;

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 floor area of 832 sq. ft., 3 parking spaces are required; 19 parking spaces are provided as common parking area in front of the building. For the 19 parking spaces there are 2 accessible parking spaces required and are provided on site.

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 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 taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director.

Staff recommends disapproval of the request based on non-compliance with requirement #1 distance to a residential use or a residential zoned property (Golden Acres Retirement Subdivision and Tropical Village Subdivision) of Section 1a38-118a(4)a of the Zoning Ordinance.

** Chairperson Mr. Michael Fallek stepped out of the meeting. Did not vote on this item.

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. Marco Suarez moved to disapprove with favorable recommendation and Mr. Jose Saldana seconded the motion, which was disapproved with five members present and voting.

** Chairperson Mr. Michael Fallek returned to meeting.

4) Request of The Rockwell Taphouse & Grill for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suite H1. (CUP2022-0076).

Mr. Marco Rivera stated that the property is located along the north side of Nolana Avenue between North 4th Street and North 6th Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 District to the east, south and west. There is also R-1 (single family residential) District to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit for this establishment was approved by the City Commission on August 11, 2008 with a variance to the distance requirement and was renewed once after initial approval for one year. From 2009 to 2018, the property was used for a Montessori School and retail use. A conditional use permit was approved for this property by the City Commission on March 26, 2018 for a bar/barber shop with a variance to the distance requirement. A conditional use permit for a bar was approved with a variance to the distance requirement by City Commission on May 18, 2020. A conditional use permit for a bar was approved with a variance to the distance to

The applicant is proposing to continue to operate a bar (The Rockwell Taphouse & Grill) from the existing 4,814 sq. ft. lease space within the shopping center. The hours of operation will be from 11:00 a.m. to 2:00 a.m. daily.

The Fire Department and Health Department have inspected the establishment, and the property is in compliance. Attached is the police report from May 23, 2021 to May 23, 2022. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and publicly owned property (Nolana water tower and Northcross Patio Homes Subdivision);
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits issued in this commercial plaza;
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a

mixture of office, retail, vacant suites, restaurants, a learning center, and bars. The proposed bar requires 49 parking spaces and the multi-tenant commercial building requires a total of 650 parking spaces in order for all tenant businesses to be operation at the same time; 729 parking spaces are provided on the common parking area in the front and rear of the building;

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

Staff recommends disapproval of the request based on noncompliance with requirement #1 distance to a residential use or a residential zoned property (Northcross Patio Homes) and publicly owned land (Nolana water tower) of Section 138-118(4)a 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, Mr. Marco Suarez moved to disapprove with favorable recommendation and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was disapproved with six members present and voting.

5) Request of David A. Lisauckis for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar, at Lots 9, 10 and 11, Block 2, Eltus Subdivison, Hidalgo County, Texas, 1116 Pecan Boulevard. (CUP2022-0077)

Mr. Marco Suarez stated that the property is located on the along the north side of Pecan Boulevard between North 11th Street and North 11th ½ Street, and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District in all directions. Adjacent businesses include Armstrong McCall Professional Beauty Supply, Mendoza Motors to the east, a row of commercial plazas to the west and various commercial business across Pecan Boulevard to the south.

This will be the first time the applicant request a Conditional Use Permit for a bar at this location.

The applicant is proposing to operate a bar from the existing 4,260 square foot building and outdoor patio. The proposed hours of operation are Monday thru Friday 4:00 PM to 2:00 AM. Saturday and

Sunday from 11:00 AM to 2:00 AM.

The Fire Department and Health Department have completed their respective inspections and determined the establishment is in compliance with all requirements. The establishment must comply with the requirements set forth in Section 138-118a (4) of the Zoning Ordinance and specific requirements as follows:

- 8) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 ft. 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. The establishment is within 400 ft. of residential zones and uses (Orange Terrace Subdivision and Clegg Addition Subdivision);
- 9) 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 north Pecan Boulevard and North 11th Street and does not generate traffic into residential areas;
- 10) 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 floor area of 4,260 square feet, 43 parking spaces are required; 40 parking spaces are provided on site. Applicant has also obtained a parking agreement with Armstrong McCall Professional Beauty Supply for the use of their parking area of 35 spaces. Applicant has proposed to close off additional 460 square foot patio area until 5:00PM when the additional 3 parking spaces needed to be in compliance become available after Armstrong McCall Professional Beauty Supply closes at 5:00 PM.
- 11) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 12) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
- 13) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 14) 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 taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director. The maximum capacity for the establishment is 118 persons.

Staff recommends disapproval of the request based on non-compliance with requirement #1 distance from nearest residence or residentially owned property (Orange Terrace Subdivision and Clegg Addition Subdivision) of Section 138-118a(4)a 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, Mr. Marco Suarez moved to disapprove with favorable recommendation and Mr. Jose Saldana seconded the motion, which was disapproved with six members present and voting.

6) Request of Olga L. Salas, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand, at Lots 10-12, South 23rd Business Park Subdivision, Hidalgo County, Texas; 5002 South 23rd Street. (CUP2022-0072)

Mr. Hebert Camacho stated that the subject property is located along the west side of south 23rd Street, 280 ft. south of Lucille Avenue. The subject property is zoned C-3 (general business) District. Surrounding zoning include C-3 District to the north and east, R-1 (single-family) District to the west and A-O (agricultural-open space) District to the south. Surrounding land uses include Alejandro's Bakery, First Cash Pawn shop, car lots and vacant land. A portable food trailer is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a portable food concession stand on the subject property. The proposed days and hours of operation are Monday through Sunday from 11:00 a.m. to 9:00 p.m. Based on a site inspection, 10 parking spaces are available on the subject property with possibility of adding more parking spaces after restriping. A Site inspection revealed that the parking lot its not meeting City Standards as it must be properly striped and free of potholes. Based on the portable food trailer and proposed addition of one table, five parking spaces are required, approximately 13 parking spaces are required for the business and the stand to operate simultaneously, which will meet the parking space requirement after the addition of 6 more parking spaces.

The Fire Department has completed their respective inspection and determined the establishment is in compliance with all requirements. The portable building must also meet the requirements set forth in Section138-118(a) (9) of the Zoning Ordinance and specific requirements as follows:

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

The Planning Department has not received any phone calls in opposition of the Conditional Use Permit request.

Staff recommends approval of the request, for one year, subject to compliance with Section 138-

118 (a) (9) the Zoning Ordinance, Fire Department and Building and Inspections Department requirements and the addition of parking spaces.

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 Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

7) 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 SINCE 6/7/2022.

Mr. Hebert Camacho requested the item to remain tabled. No action taken. Item to remain tabled.

3) SITE PLAN

a) Site plan approval for Lot N1, Lot N-1 Beck Industrial Area Subdivision, 1920 North 23rd Street **(SPR2022-0018)**

Mr. Hebert Camacho stated that the property is located at the southeast of North 23rd Street and Tamarack Avenue. The property has 178.4 ft. of frontage along North 23rd Street and depth of 264.69 ft. for a lot size of 41,752 SF according appraisal district records. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District to the south and west and R-1 (single-family) District to the east and north.

The applicant is proposing to build Padel Club courts along with a building that will serve as Lobby, Pro shop, snack bar, storage and restrooms.

Based on the 756.08 Sf of Retail Use, Padel Courts and seating, 25 parking spaces are required, 30 parking spaces are provided on site. Two 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 one existing curb cut along N. 23rd Street and exit along Tamarack Avenue, internal driveway is approved for one-way traffic only. Required landscaping for the lot is 4,716 SF and 5,734 SF is being provided, with trees required as follows: $16 - 2\frac{1}{2}$ caliper trees, or 8 - 4 caliper trees, or 4 - 6 caliper trees and $13 - 2\frac{1}{2}$ caliper trees. Applicant is proposing 8 - 4 inch caliper trees and 10 additional palms. A 10 ft. landscape strip along North 23rd Street and along Tamarack Avenue is required and being proposed. 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 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 plat was recorded on March 12, 2008, with a front setback of 50 ft. or greater for approved site plan along North 23rd Street and 30 ft. along Tamarack, others as per zoning ordinance.

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.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve site plan and Ms. Erica De La Garza seconded the motion, which was approved with six members present and voting.

b) Site Plan Approval for Lot 1, VMAT subdivision, 3801 Yuma Avenue (SPR2022-0007)

Mr. Hebert Camacho stated that the property is located south of Yuma Avenue, approximately 500 west of S. Ware road. The property has 127.95 ft. of frontage along Yuma Avenue and at its deepest point at 147.64 ft. for a lot size of 0.43 Acres according to the recorded plat. The property is zoned R-3A (multifamily apartments) District and the adjacent zoning is R-3A District to the south, R-1 (single-family) District to the west, R-3C (multifamily condominium) District to the east and south and A-O (agricultural-open space) District to the north.

The applicant is proposing to build 2 buildings that consists of a 3-apartment unit and a 4-apartment unit.

Based on the number of units (7-2 bedroom units total), 14 parking spaces are required, 14 parking spaces are provided on site. Access to the site is from one existing curb cut along Yuma Avenue that extend all the way south towards Howard Drive. Required landscaping for the lot is 1,889.9 SF and 2,970 SF is being provided, with trees required as follows: $10 - 2\frac{1}{2}$ " caliper trees, or 5 - 4" caliper trees, or 3 - 6" caliper trees, or 2 palm trees and $9 - 2\frac{1}{2}$ " caliper trees. Applicant is proposing 10 -2.5 inch caliper trees. A 10 ft. landscape strip along Yuma Avenue is required and being proposed. 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 Yuma Avenue 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 plat was recorded on November 28,2005, with a front setback of 20 ft., side setback of 6 ft. or easement width, whichever is greater and back setback of 10 ft. or easement width, whichever is greater.

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

Site plan and civil plan must match proposed drainage area and trees must not be located within detention area unless approved by Engineering Dept.

The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

Staff recommends approval of the site plan subject to the conditions noted, paving and Building

Permit requirements, Parks Department parkland fees requirement Utilities Engineering Dept. requirements, and the subdivision and zoning ordinances.

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

c) Revised site plan approval for Lot 3B, Lots 3A and 3B Nolana Wal-Mart Subdivision; 2300 Nolana Avenue **(SPR2022-0028)**

Mr. Hebert Camacho stated that the subject property is located on the northwest corner of North 23rd St and Nolana Avenue and is zoned C-3 (general commercial) District in all directions. The property is part of Nolana Walmart Subdivision, which was recorded October 8, 1991. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant is proposing to utilize the existing 3,060 sq. ft. building for Schlotzsky's and to accommodate a drive thru window. They will be maintaining the required number of parking spaces and will be using the Common Area for the maneuvering and all the drive thru stacking will be done on their lot.

The applicant is proposing to maintain the existing landscaping area with the addition of some trees and existing parking area on this lot, the modification of the building to accommodate for the drive thru lane is located on the north side of the building with two standing lanes on the south.. The only affected parking area is located along the Common Area, which is the means of egress for lots 3A and 3B.

A revised site plan was approved in November 2021. This proposal is to add a second drive thru lane at the south side of the building.

The Fire Department did meet on site and approved the modifications with the drive lane requirements along the southeast corner must comply with a 22 ft. 8 inches unobstructed access as well as a 37 ft. unobstructed access along the north side.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Utility Department will need a revised utility layout showing all services, as well as grease trap.

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

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

Lots 9A & 10A; 501 South Ware Road. (SPR2022-0009)

Mr. Kaveh Forghanparast stated that the property was located on the southeast corner of South Ware Road and Col. Plummer Drive, also known as Erie Avenue. The property had 150.61 ft. of frontage along South Ware Road and a depth of 374.2 ft. at its deepest point for a lot size of 1.937 acres according to the recorded subdivision plat. The property was zoned C-3 (general business) District and the adjacent zoning is C-3 District on all directions.

The applicant is proposing to construct a hotel with the total square footage of 74,965 sq. ft. in five stories.

Based on 142 rooms, 142 parking spaces are required; 77 parking spaces are provided on Lot 10A and 65 shared spaces by the Convention Center for a total of 142 parking space. Five of the proposed parking spaces must be accessible, one of which must also be van accessible with an 8 ft. wide aisle. Access to the site is from Col. Plummer Drive via two curb cuts on the east side of the lot to an existing access drive on Lot 11A. The amended reciprocal agreement must be recorded. Required landscaping for the lot is 8,438 sq. ft., 23,813 sq. ft. is provided. The tree requirement is as floows: $23 - 2\frac{1}{2}$ " caliper trees, or 12 - 4" caliper trees, or 6 - 6" caliper trees, or 4 palm trees and $21 - 2\frac{1}{2}$ caliper trees. Credit will be given to existing trees that remain onsite. A minimum 10 ft. wide landscaped strip is required inside the property line along South Ware Road and Col. Plummer Drive. The Landscape strip along Erie Avenue was approved subject to having a 3 ft. hedge where the landscape strip is less than 10 ft. wide. 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 on South Ware Road and all interior streets is required. The Engineering Department may require a 5 ft. wide sidewalk. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on October 15, 2015, with setbacks as per the City requirements or approved site plan.

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. A revised utility plan must be approved by the Utilities and Fire Department prior to Building Permit issuance.

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

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

4) CONSENT

a) CAP Nolana Storage, LLC., 4013 North 29th Street, Said A Shaib (SUB2022-0066) (FINAL)BCD

North 29th Street: dedication as required for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides. Label centerline to finalize required dedication. Clarify document (VOL. 1282, PG. 983) to determine easement width being referenced and to establish what the total ROW

dedication will be prior to final. 20 ft. dimension referenced on document (VOL. 1282, PG. 983) does not correspond with the 40 ft. ROW easement shown on plat, please clarify. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Plat submitted on June 3, 2022 provides for private service alley on south side; must be paved. 30 ft. access easement extends west as part of Starbucks Subdivision by separate document. Acreage change as part compliance with 30 ft. service easement located along south eastern portion of plat boundary. 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. 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. ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN. 4 ft. wide minimum sidewalk required on North 29th Street 5 ft. sidewalk as per Engineering Department may be required 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. 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 Proposed: C-3, Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved. no TIA required. Must comply with City's Access Management Policy. Please provide ownership map to verify that no landlocked properties exist or will be created. Subdivision application will need to be updated as acreage for the subdivision has changed. Application revised June 2, 2022, with additional acreage. At the Planning & Zoning Commission of February 1, 2022, the Board approved the subdivision in preliminary form subject to conditions noted, drainage and utilities approval. Acreage change as part compliance with 30 ft. service easement located along south eastern portion of plat boundary.

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

b) AEP James Rowe Substation Subdivision, Lot 1 (NON-HABITABLE), 1621 North Ware Road, P. Todd Ireland **(SUB2022-0065) (FINAL)STP**

N. Ware Rd. (F.M. 2220): 60 ft. from centerline for 120 ft. ROW Paving by the state Curb & gutter by the state. Subdivision Ordinance: Section 134-105. Show ROW on both sides of centerline to verify compliance/dedication with requirements prior to recording. Submitted plat shows property to be landlocked. Engineer submitted variance application requesting this development allowed to front a "Distribution and Transmission Easement" that will be connect to N. Ware Road. City Commission approved lot frontage variance on December 13, 2021. Monies must be escrowed if

improvements are required prior to final as may be applicable. COM Thoroughfare Plan Quince Ave. 30 ft. dedication required for 60 ft. total ROW Paving 40 ft Curb & gutter both sides Subdivision Ordinance: Section 134-105. Quince Ave. alignment appears to not affect subject property but there might be an encroachment onto the proposed "transmission and Distribution Easement". ROW dedication for Quince Ave. might be triggered when properties that fall within future alignment develop. 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. Variance request to not provide an alley since they are requesting a waiver to the City's duty to provide waste collection services was approved by City Commission on December 13, 2021. 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 applies. Revise note as shown above. Proposing 30 ft. or greater for easements. Remove dashed line setback reference on plat as setback note will address setback requirements. Finalize setback requirements prior to recording. Zoning Ordinance: Section 138 356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise note as shown above. Proposing 10 ft. or easement, whichever is greater. Remove dashed line setback reference on plat as setback note will address setback requirements. Finalize setback requirements prior to recording. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise note as shown above. Proposing:10 ft. or easement whichever is greater. Remove dashed line setback reference on plat as setback note will address setback requirements. Finalize setback requirements prior to recording. Zoning Ordinance: Section 138-356. Garage: Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on N. Ware Road. Variance to the sidewalk requirements was approved by the City Commission on December 13, 2021. 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. Property is currently landlocked. Plat shows property to be connected to N. Ware Road by a"1.717 Acre Access, "Distribution and Transmission Easement". Variance to the lot frontage requirement was approved by City Commission on December 13, 2021. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: Eectric Substation. Conditional Use Permit for an Electric Substation approved at the Planning and Zoning Commission meeting of June 3, 2021 and by City Commission on June 28, 2021. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation waived for electric substation. Must comply with City's Access Management Policy. Site plan review under separate process, clarify type of fences based on site plan layout submitted on April 18, 2022.

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

 c) De La Torre Subdivision,612 South 8th Street, Rafael De la Torre (SUB2022-0019) (FINAL)MAS S. 8th Street: 50 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Galveston Avenue:37 ft. ROW dedication for future 50 ft. ROW. Paving :32 ft. Curb & gutter Both Sides. Variance request to pay escrow amounts over a three-year term after execution of contractual agreement was approved at the City Commission meeting of October 11, 2021. 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. Front: 20 ft. or greater for easements or in line with average of existing building setbacks, whichever is greater. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. 8th Street and Galveston Ave. Revise Note #5 on as noted above as needed prior to recording. Variance request to pay escrow amounts over a three-year term after execution of contractual agreement was approved at the City Commission meeting of October 11, 2021. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 Proposed: R-2. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If 4 units are proposed x 700 = 2,800due prior to recording. Fees will be revised accordingly if number of unitschange. As per Traffic Department, Trip Generation has been waived. Must comply with City's Access Management Policy. As needed, revise Galveston Ave. instead of street, prior to recording. Variance request to pay escrow amounts over a three-year term after execution of contractual agreement was approved at the City Commission meeting of October 11, 2021.

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

Being no discussion, Mr. Marco Suarez moved to approve final for items 4a, 4b, and 4c. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

5) SUBDIVISIONS:

a) Frontera Forest Subdivision, 1721 Frontera Road, Robert H. Crane (SUB2022-0059) (PRELIMINARY)CH

Ms. Liliana Garza stated N. Bicentennial Blvd.: 80 ft. ROW existing Paving: 52 ft. Curb & gutter: Both Sides. Clarify ownership of 25 ft. Access Easement shown on west side prior to final. Provide coy of recorded documents referenced. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Frontera Road: 20 ft. dedication required for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Front: 45 ft. or greater for easements, or in line with the average setback of existing structures, whichever is greater. Please revise plat note #2 as shown above prior to final Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: Proposing: 10 ft. or greater for easements. Clarify interior side setback proposed prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Please revise plat note #2 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 Frontera Road. As per Engineering Department, sidewalk width requirement may increase to 5 ft. If applicable, sidewalk requirement along N. Bicentennial Blvd. will be finalized once 25 ft. access easement on west side has been clarified. Please revise plat note #11 as shown above and once finalized prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. If applicable, buffer requirement along N. Bicentennial Blvd. will be finalized once 25 ft. access easement on west side has been clarified. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd. Please add plat note as shown above prior to final. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Please provide dimension for new front property line on the north prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V. Rezoning Needed Bfore Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Fee required is \$700 (1 X \$700). Must comply with City's Access Management Policy. Clarify ownership of 25 ft. Access Easement shown on west side prior to final. Provide coy of recorded documents referenced.

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 in preliminary form and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

b) Hinojosa Commercial Plaza Subdivision, 2413 North 23rd Street, Aleyda Enterprises, LLC (SUB2022-0063)(PRELIMINARY)SEA Ms. Liliana Garza stated N. 23rd Street: 10 ft. ROW dedication for 50 ft. from centerline for 100 ft. ROW Paving: by the state Curb & gutter: by the state. Label centerline on plat 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. Please include "private" to the 24 ft. service drive easement reference: "24 ft. private service drive easement" prior to final. Provide access agreement/connection with the property to the north and south document and note on plat prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Proposing: 70 ft. or greater for approved site plan or easements. Subdivision references a 70 ft. setback per document recorded in Vol. 17, Page 2. Plat shows the setback from the existing property line and not the new one after accounting for the ROW dedication. Proposing a 60 ft. setback from the new property line or greater for approved site plan or easements. Please clarify plat note proposed. Plat note will need to be finalized 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. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on N. 23rd Street (F.M. 1926). 5 ft. sidewalk required as 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. No curb cut, access, or lot frontage permitted along. Per Traffic Department, access spacing for 23rd Street is 360 feet and one shared access between corner lot and subdivision is preferred. If spacing can't be met, please submit a variance request. Subdivision plat submitted provides for a 25 ft. by 70 ft. reciprocal access easement at the southeast corner and is to be shared with the property to the south when it develops. 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 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. 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. Must comply with Fire Department requirements regarding continued access with the property to the north, and secondary access as it relates to N. 23rd Street. Submit site plan for review of the access from N. 23rd Street.

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 and Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

c) Replat of Lot 2 Bann Subdivision, 2401 Quince Avenue, Nachito Enterprises, LLC (SUB2022-0061)(PRELIMINARY)STIG

Mr. Mario Escamilla stated 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. N. 24th1/2 Street: 10 ft. dedication for 60 ft. total ROW. Paving 40 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. Paving, curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 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. Front:20 ft. or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revise plat note as shown above, finalize prior to final. Please submit a variance setback request application if proposing a setback for carports. Proposing:20 ft. except 15 ft. for unenclosed carport only; or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, finalize prior to final. Proposing:10 ft. or easement, whichever is greater. Zoning Ordinance: Section 138-356. 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. 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. 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. All setbacks are subject to increase for easements or approved site plan. 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. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note as shown above, finalize prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. 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. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing :R-3A (Apartment Residential) District Proposed: R-3A (Apartment Residential) District Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. At the City Commission meeting of April 25th, 2022, the rezoning request was approved to R-3A District. Zoning Ordinance: Article V. 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. As per Traffic Department, Trip Generation waived for 4 multi-family lots. Must comply with City's Access Management Policy. Revise name as follows: Bann, Lots 2A,2B,2C and 2D Subdivision. Please update all necessary documents prior to final. Need to submit a vacate and replat as plat restrictions are being changed, prior to final. Please verify surrounding legal descriptions to ensure description matches recorded documents.

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

Being no discussion, Mr. Marco Suarez moved to approve with conditions noted and Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting and one member, Vice Chairperson Mr. Gabriel Kamel, Abstaining his vote.

d) Andara Apartments at Ware Subdivision, 8200 North Ware Road, Gloria B. Brady (SUB2022-0062)(PRELIMINARY)BIG

Mr. Mario Escamilla stated N. Ware Road: Dedication as needed for 75 ft. from centerline for 150 total ROW. Paving: State Curb & gutter: State Label Centerline. Label ROW dedications accordingly; Total, Existing, Dedicated by this plat, etc. Label documents numbers regarding how existing ROW was dedicated. Once provided, revisions/ requirements will be noted accordingly. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Andara(Private Street):Dedication for 60ft. Total ROW. Paving 40ft. Curb & gutter, both sides. Street name needs to be revised to City Street names, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW Paving: 40 ft. Curb & gutter: Both sides. Label documents numbers regarding how existing ROW was dedicated. Once provided, revisions/ requirements will be noted accordingly. Please label centerline. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Com Thoroughfare Plan North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW Paving: 40 ft. Curb & gutter: Both sides. Label documents numbers regarding how existing ROW was dedicated. Once provided, revisions/ requirements will be noted accordingly. Please label centerline. 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. 900 ft. Block Length for R-3 Zone Districts Current Subdivision layout exceeds 900 ft. Block Length requirement for R-3 Zone Districts, revise accordingly. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for Commercial and Multi-Family properties. Must comply with Public Works Department requirements. Subdivision Ordinance: Section 134-106. Front:20 ft. or greater for easements. Proposing:10 ft. or greater for easements. Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easement or approved site plan, whichever is greater applies. Proposing: In accordance with Zoning Ordinance or greater for easements. Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Proposing 10 ft. or greater for easements, whichever is greater; Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. Garage :18 ft. except where a greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N.Ware Road, N.33rd Street and both sides of interior streets. Add plat note as shown above prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Road and N.33rd Street. Revise note as show above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Ware Road and N.33rd Street, Revise plat note as show above. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Overall site plan required as part of CUP process for Planned Unit Devleopment. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets.(Private Streets Proposed). Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing :A-O(Agricultural) District Proposed: A O(Agricultural) District. Applicant has met with staff and will be applying for a Conditional Use Permit for a Planned Unit Development. Rezoning or Conditional Use Permit for Planned Unit Development required, prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the City Manager's Office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Must comply with requirements/conditions of the Conditional Use Permit for the Planned Unit Development (PUD). The site plan for the PUD will be recorded at such time as the plat is recorded. Cross reference notes will need to be finalized prior to final. Any changes to approved site plan for Planned Unit Development may require for Conditional use permit to be amended and presented before the Planning and Zoning Commission. Plat notes, setbacks, requirements, subject to be revised based on CUP for Planned Unit Development prior to final as process is reviewed simultaneously with the subdivision plat. Please clarify if subdivision will be private prior to final. Provide gate detail, for City department review.

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, Mr. Jose Saldana adjourned the meeting at 3:56p.m. and Mr. Emilio Santos Jr. seconded the motion, which carried unanimously with six members present and voting.

Chairperson Michael Fallek

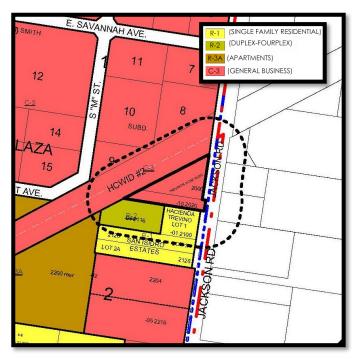
ATTEST:

Magda Ramirez, Administrative Assistant

Memo

- TO: Planning and Zoning Commission
- FROM: Planning Staff
- **DATE:** June 28, 2022
- SUBJECT: 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: 6/7/22) (REMAINED TABLED: 6/21/22)

BRIEF DESCRIPTION: 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.





HISTORY: 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:

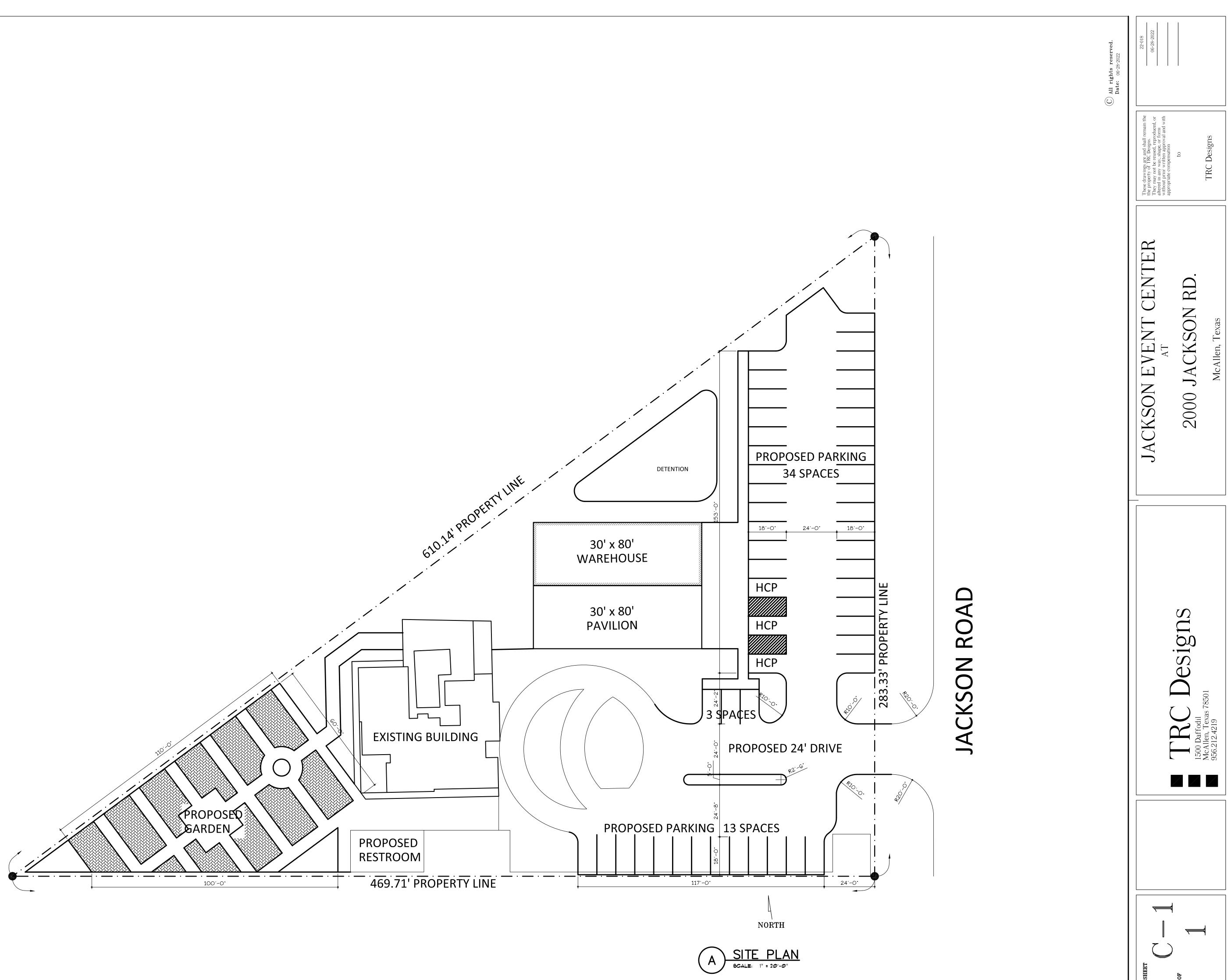
At the P&Z meeting of June 7, 2022, after a brief discussion, the Board voted to table the item, in order for the applicant to show additional parking spaces on site plan. There were five members present and voting.

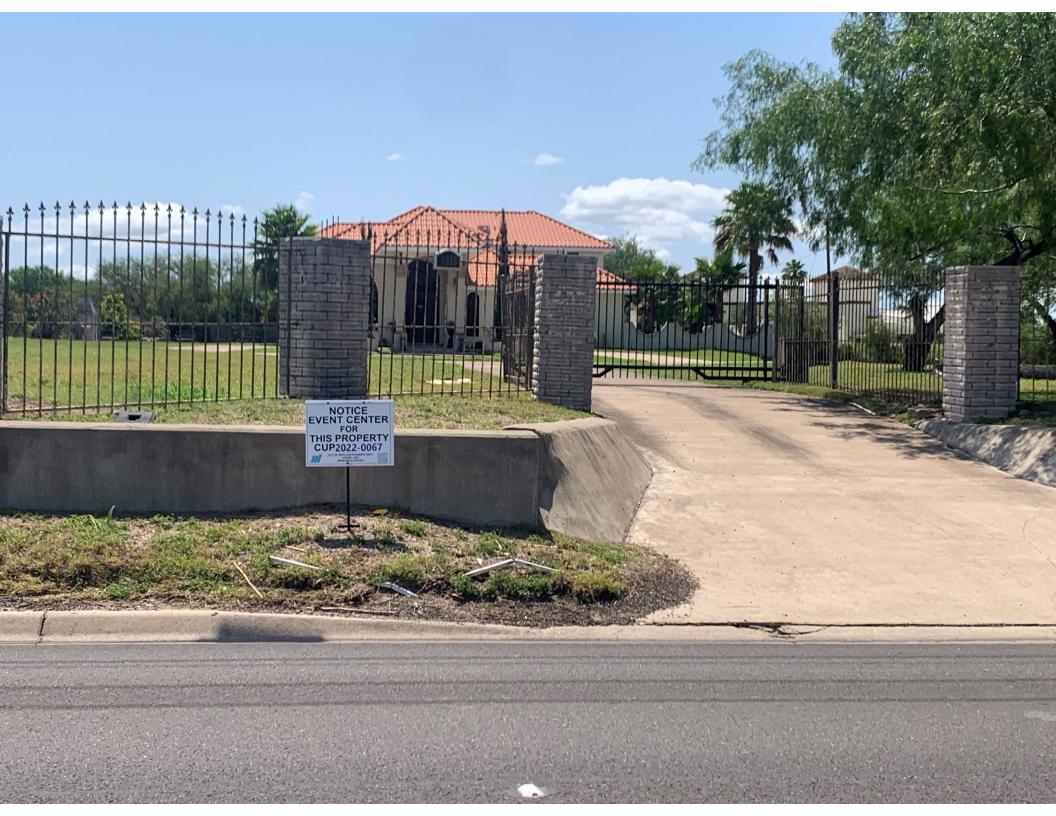
PLANNING AND ZONING MEETING OF JUNE 21, 2022:

Item remained tabled.

RECOMMENDATION:

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.





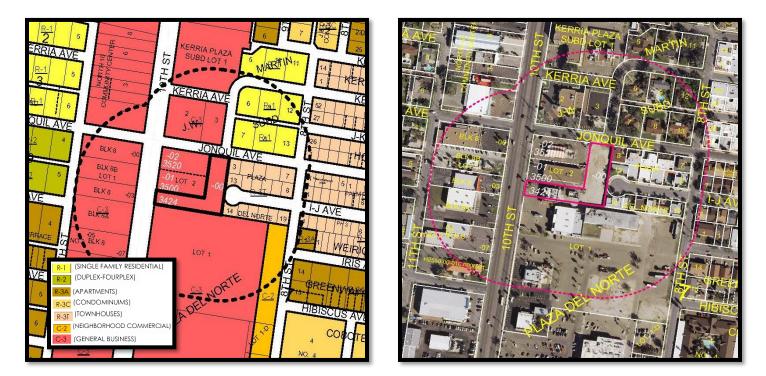
Memo

TO: Planning and Zoning Commission

- FROM: Planning Staff
- **DATE:** June 28, 2022

SUBJECT: 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)

BRIEF DESCRIPTION: 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.



HISTORY: 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 prosed bar last year and was approved for a year by City Commission at their meeting of My 24, 2021. Applicant is renewing the permit for 2022.

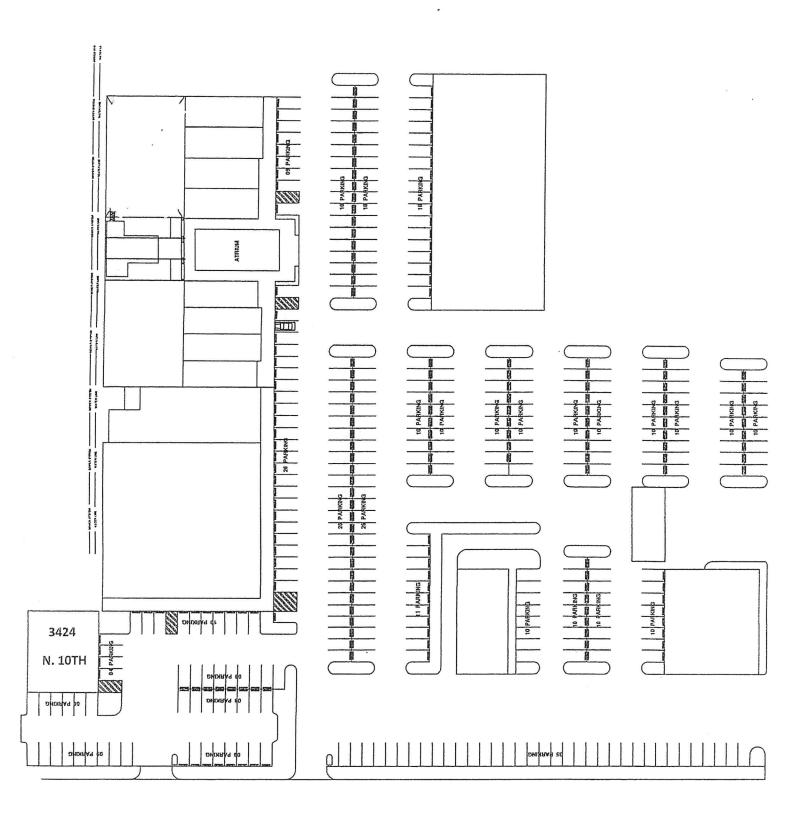
REQUEST/ANALYSIS: The applicant is proposing to continue operating a bar (Love Buzz) from an existing 3,850 SF building. The proposed days and hours of operation are, Monday through Sunday from 12:00 PM to 2:00 AM.

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.

RECOMMENDATION:

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



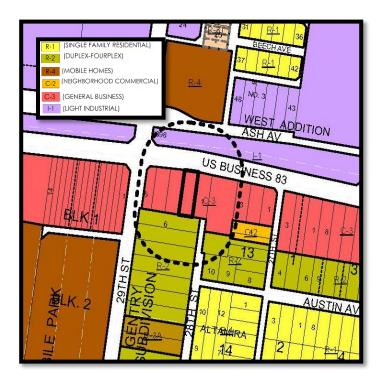


Memo

- TO: Planning and Zoning Commission
- FROM: Planning Staff
- **DATE:** June 27, 2022
- SUBJECT: 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)

BRIEF DESCRIPTION: 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.

REQUEST/ANALYSIS: 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 its 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.



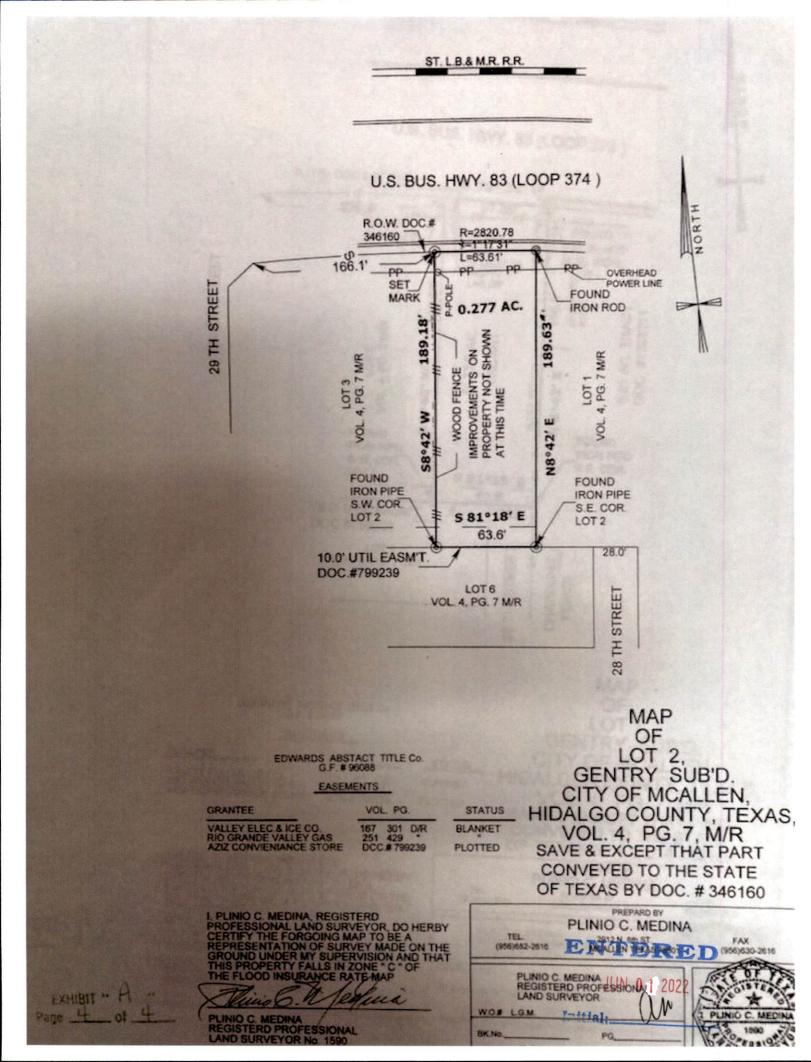


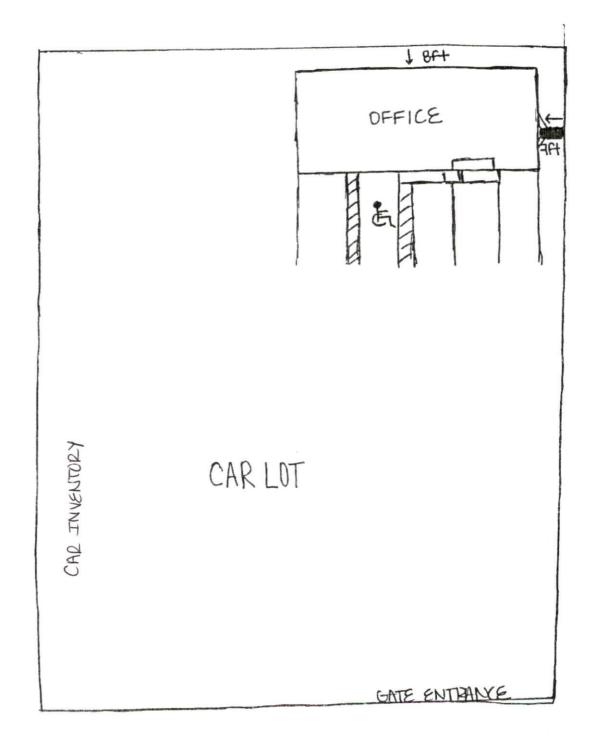
The Fire Department inspection is still pending. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The portable building must also meet the requirements set forth in Section 138-118(2) (a) 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

RECOMMENDATION:

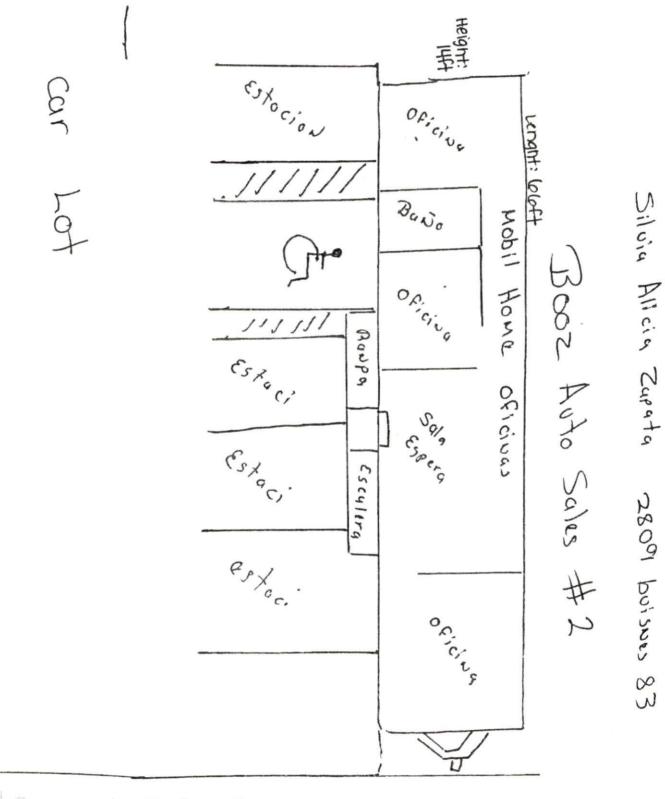
Staff recommends approval of the request, subject to Sections 138-118(2)(a) and 138-400 of the Zoning Ordinance and Fire and Building Departments requirements.







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- TO: Planning and Zoning Commission
- FROM: Planning Staff
- **DATE:** June 24, 2022
- SUBJECT: 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)

BRIEF DESCRIPTION: 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.



REQUEST/ANALYSIS: 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.

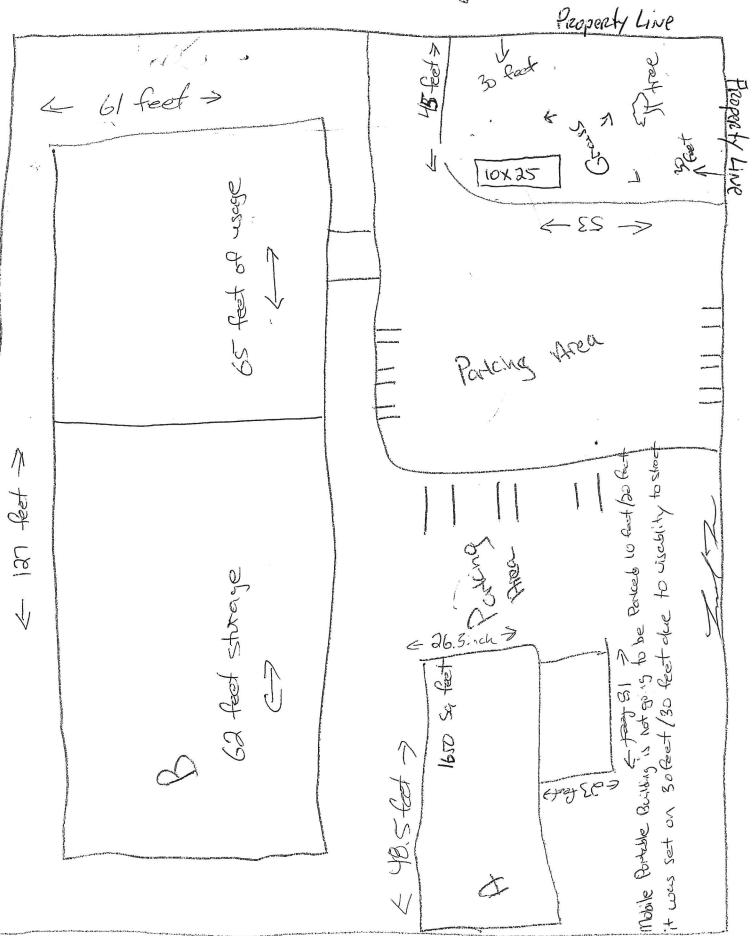
Fire Department has conducted the necessary inspection, and gave approval to continue with CUP process. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The business must meet the requirements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

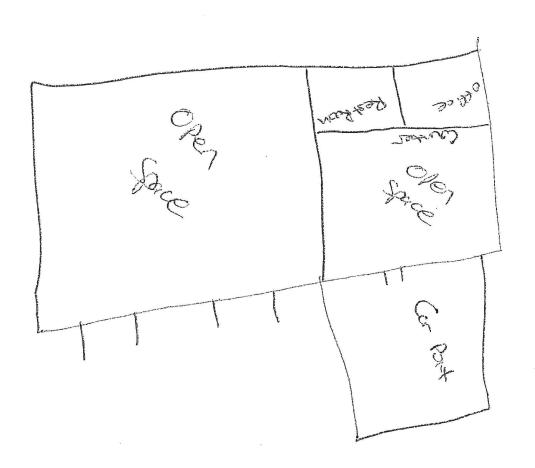
- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 21,000 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the commercial structure.
- 3) Outside storage 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.

RECOMMENDATION:

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.

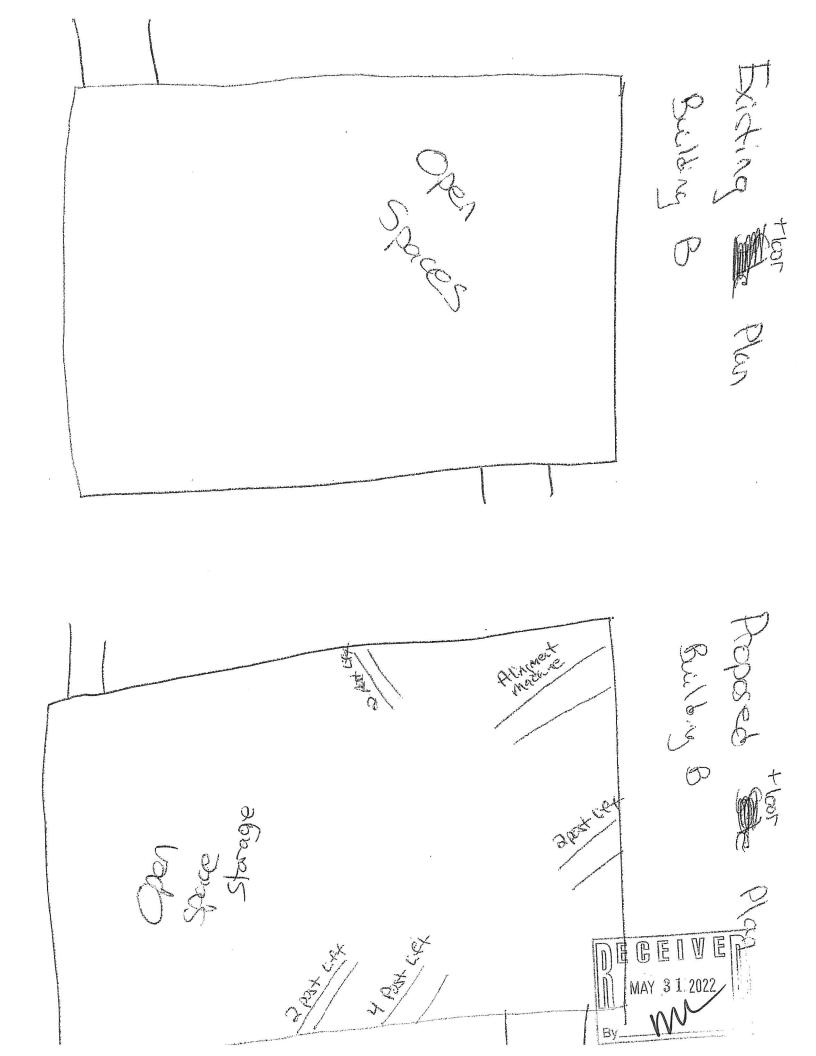
Floor Plan for Portable Builblug.





Existing Floor Plan Building A

Roppid Floor Aun Building A 1650 Sq feet -1-330 モ -かわ⁰ 4 Pert 1:14 ことに代 Pill Strang ham Custome 1- 1.00 & Cox





Planning Department

Memo

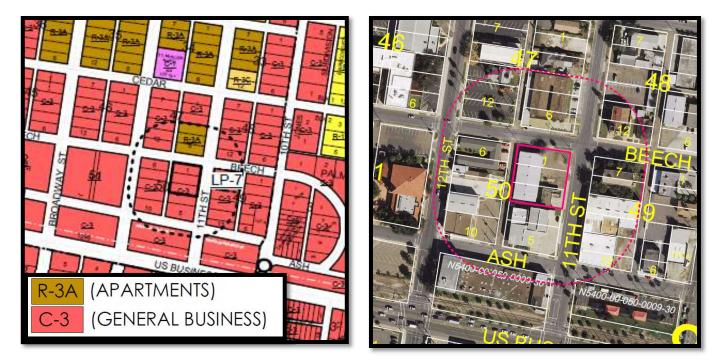
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 24, 2022

SUBJECT: Request of Frank Trevino for a Conditional Use Permit, for one year, and adoption of an ordinance 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)

BRIEF DESCRIPTION: 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.



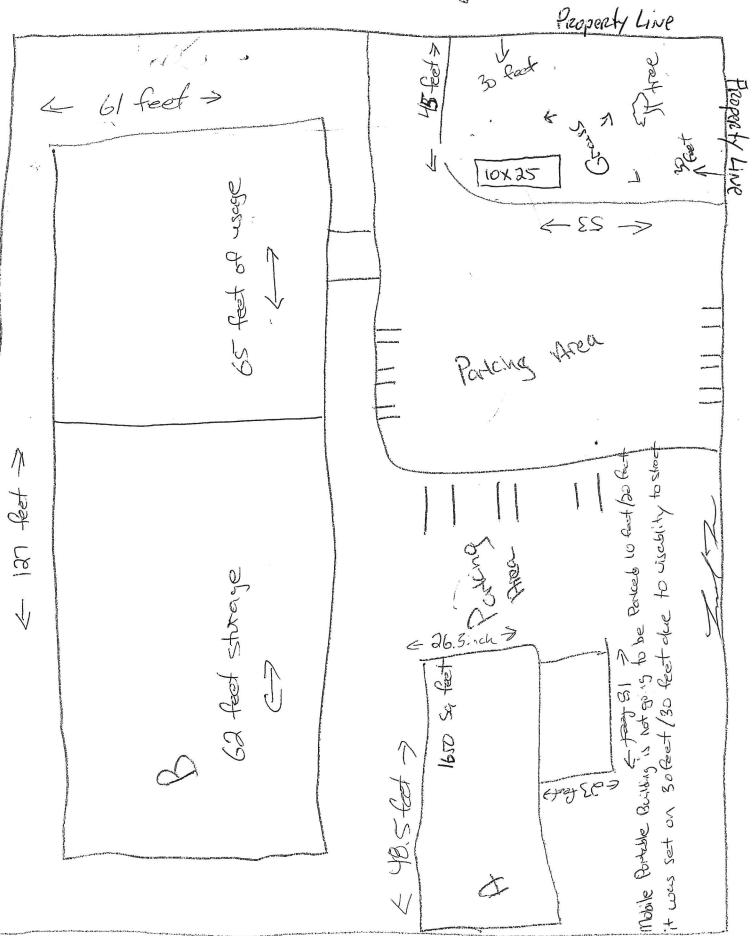
REQUEST/ANALYSIS: The applicant is requesting a conditional use permit for a portable building located at the front of the property. The proposed building that measures 10 feet by 25 feet (250 square feet), and will be used as a temporary office for the proposed business of an auto service shop.

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.

RECOMMENDATION: 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.

Floor Plan for Portable Builblug.





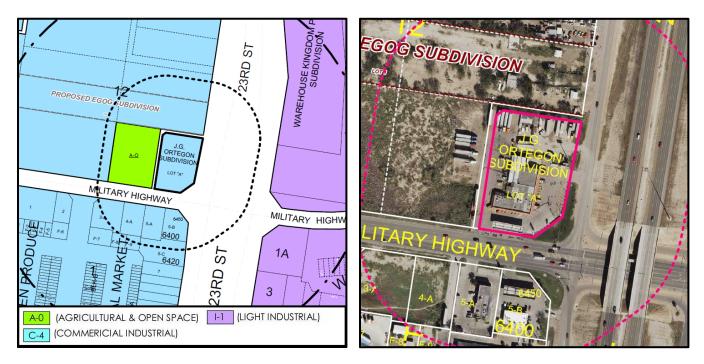
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 29, 2022

SUBJECT: 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)

DESCRIPTION: 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.



HISTORY: 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.

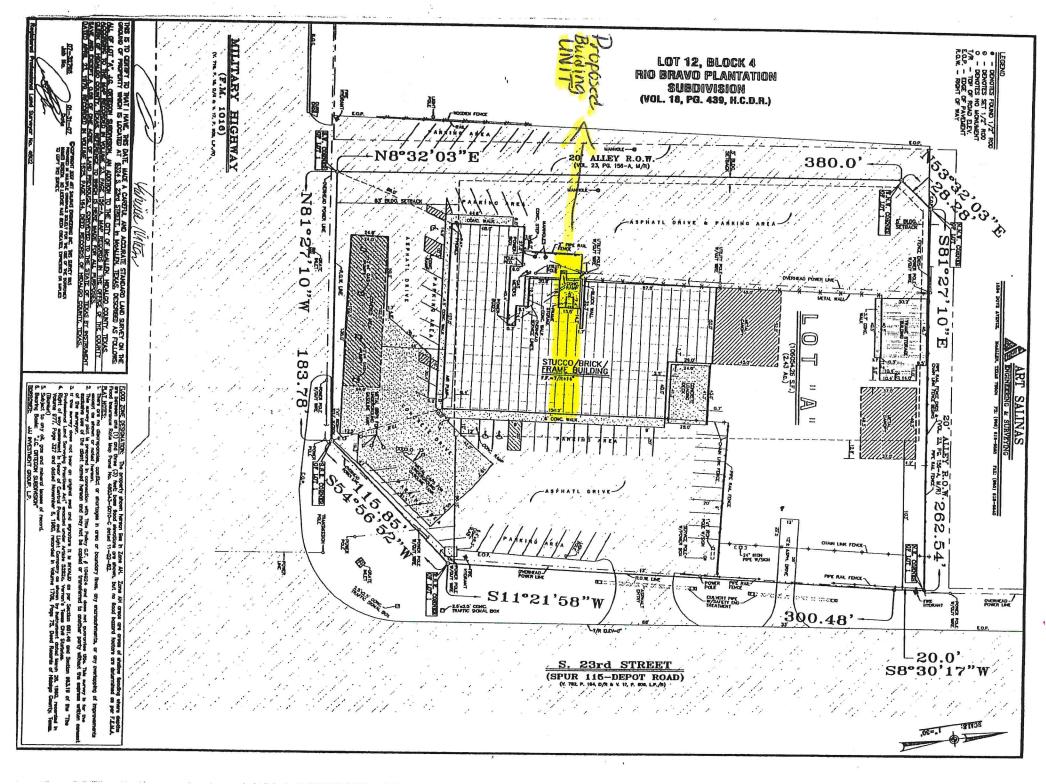
REQUEST/ANALYSIS: The applicant is proposing to continue operating a billiard sallon (Desperado Saloon) from the existing lease space. The hours of operation will be from 5:00 p.m. to 2:00 a.m. Monday through Saturday.

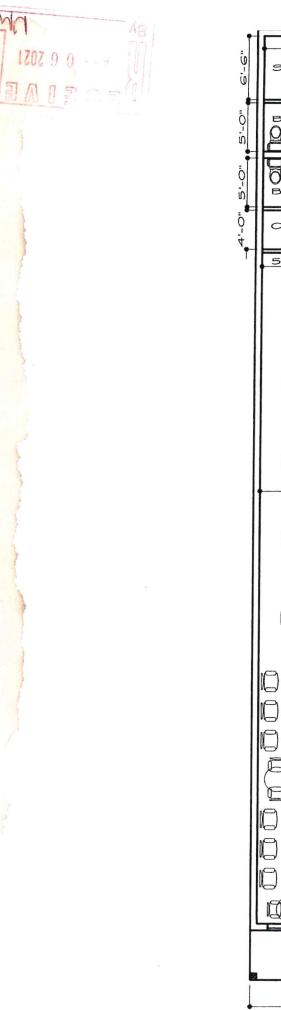
A police activity report is attached for service calls from June 2021 to present. The Health and Fire Departments inspections are still pending. Should the Conditional Use Permit be approved, the applicant will be required to sign the application acknowledging and agreeing to the conditions of the permit.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

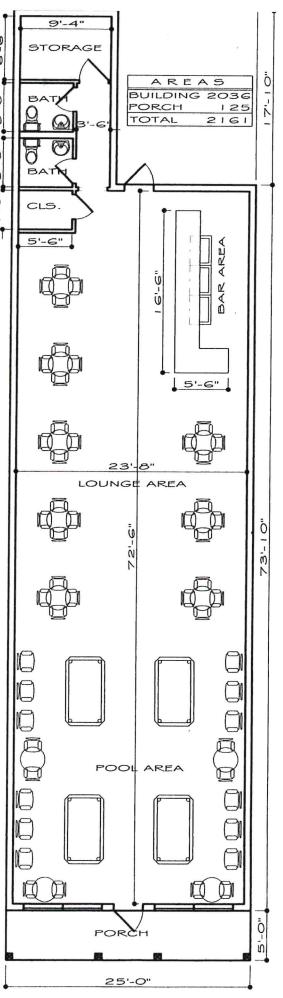
- 1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard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

RECOMMENDATION:

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.





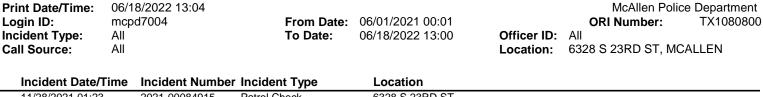






Incident Analysis Report

Summary



	Incident Date/Time	Incldent Numbe	er inclaent Type	Location
_	11/28/2021 01:23	2021-00084915	Patrol Check	6328 S 23RD ST
	01/13/2022 23:07	2022-00003014	Assault	6328 S 23RD ST
	02/27/2022 02:27	2022-00013393	Domestic Disturbance	6328 S 23RD ST

Total Matches:

3



TO: Planning and Zoning Commission

FROM: Planning Staff

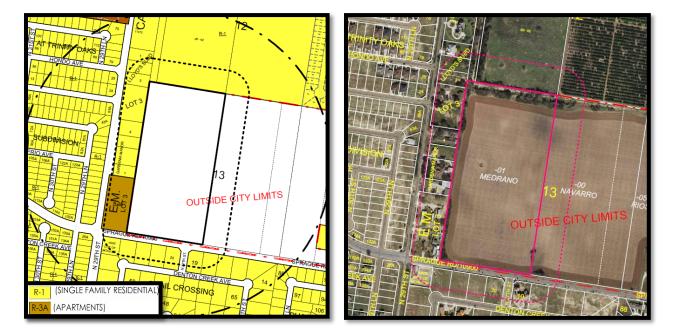
DATE: July 1, 2022

SUBJECT: 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)

LOCATION: 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.

PROPOSAL: 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.

ADJACENT ZONING: 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.



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

COMPREHENSIVE PLAN: 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.

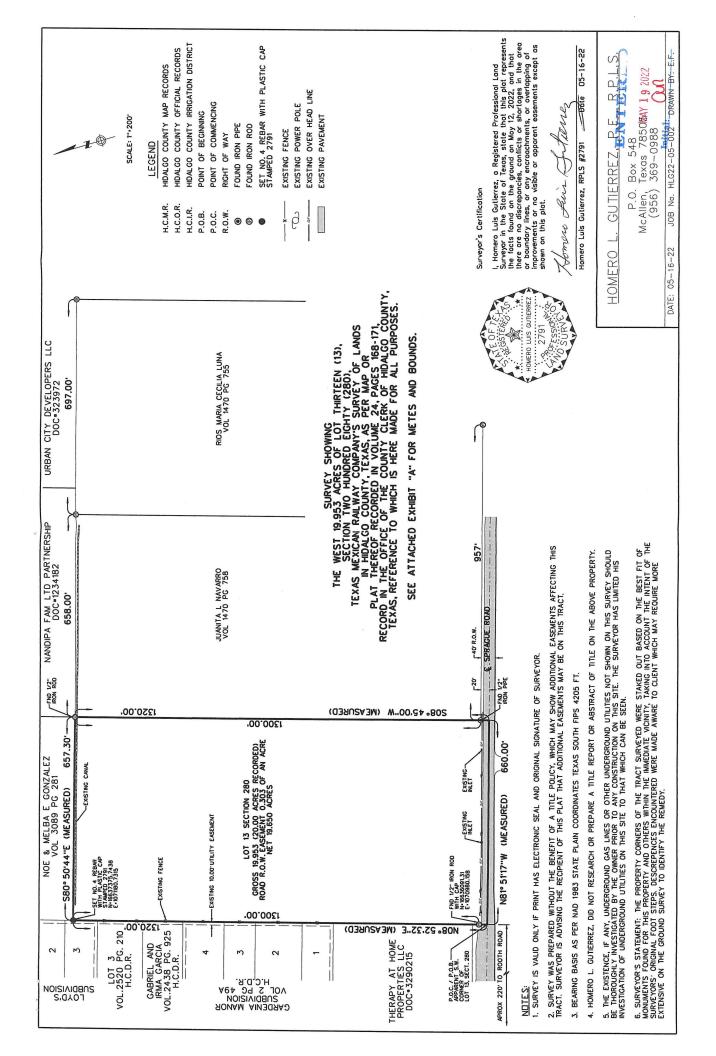
DEVELOPMENT TRENDS: The development trend for this area along Sprague Road is generally single-family residential.

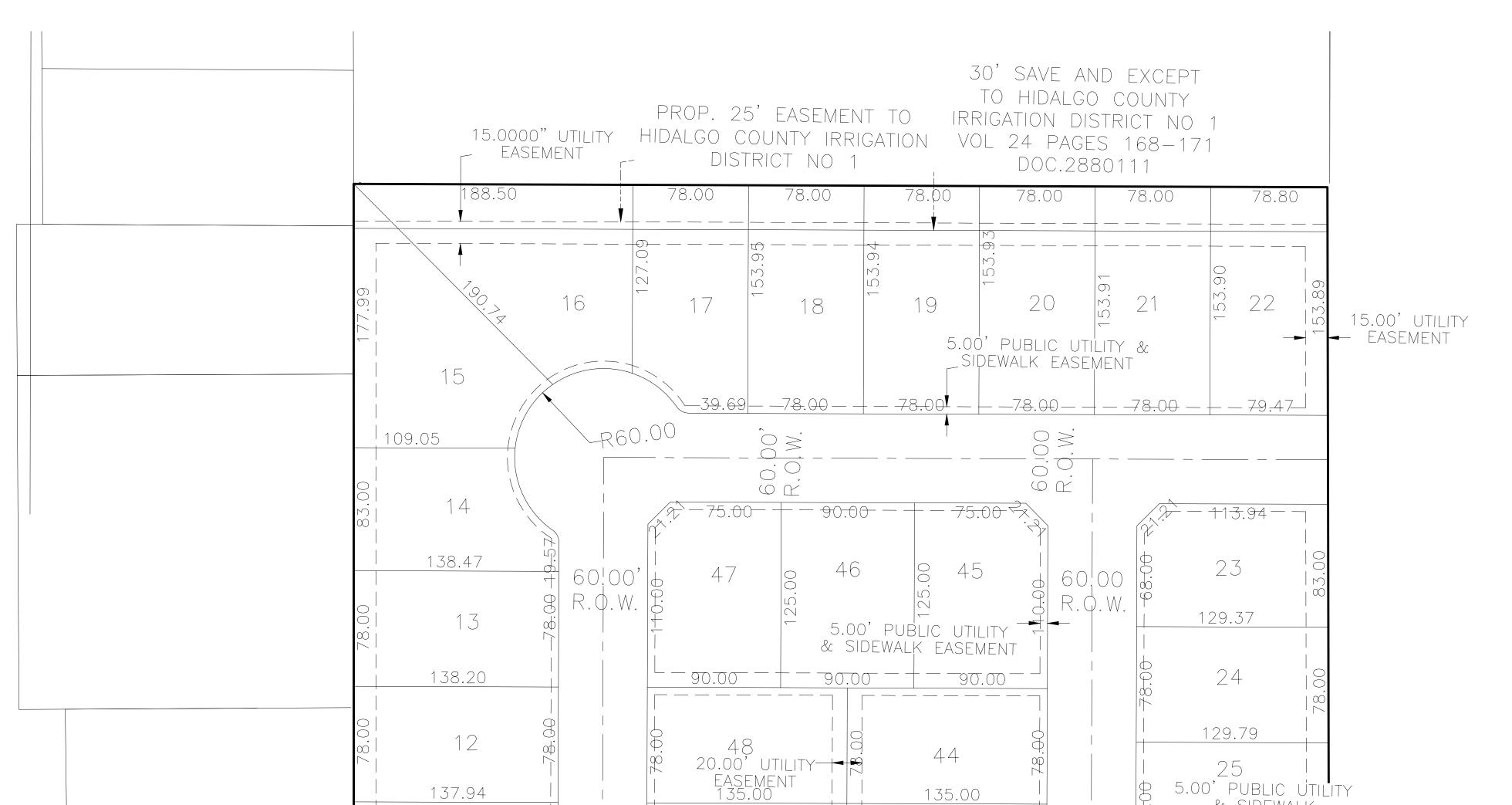
ANALYSIS: The requested zoning does not conform to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and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

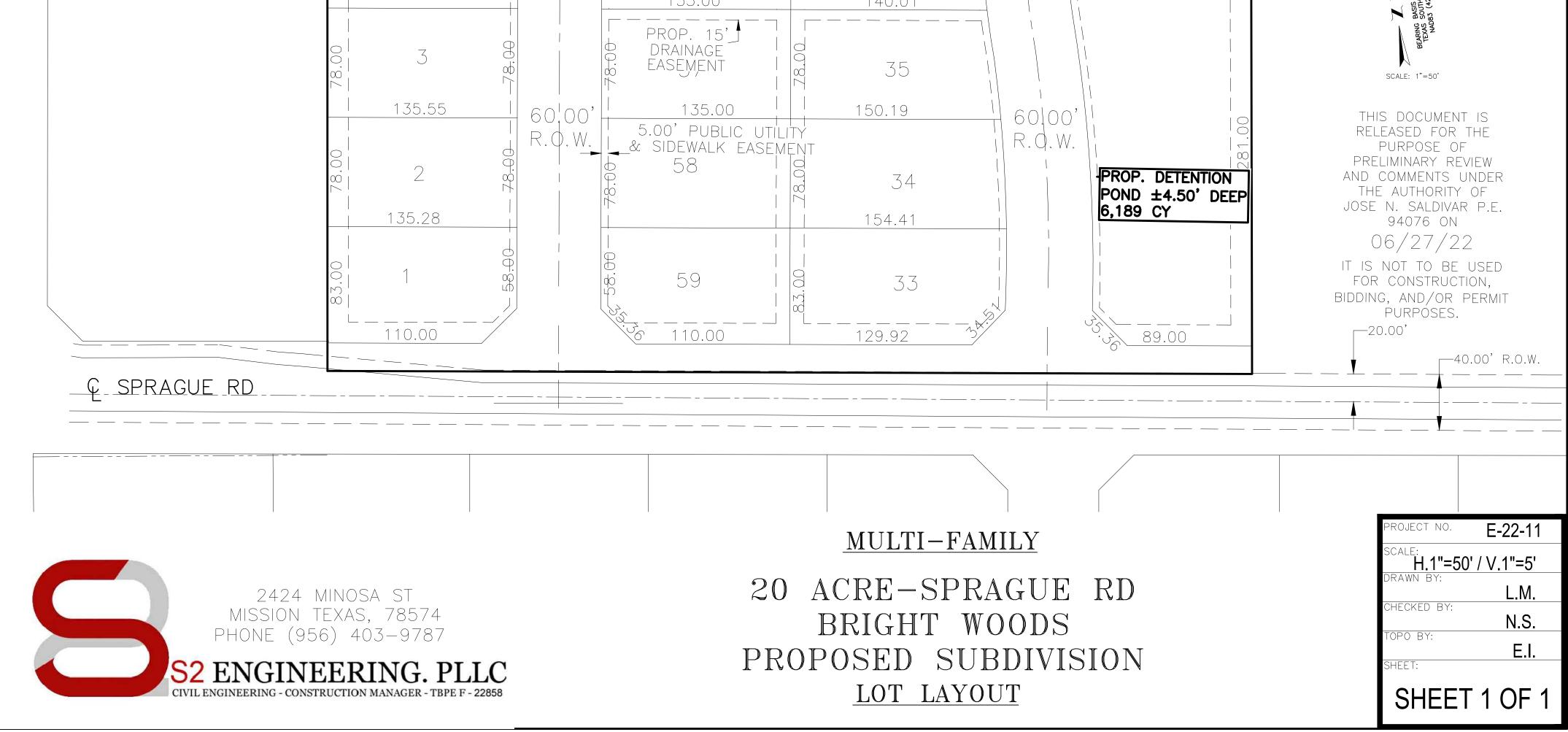
Staff has not received any calls or emails in opposition to the initial zoning request.

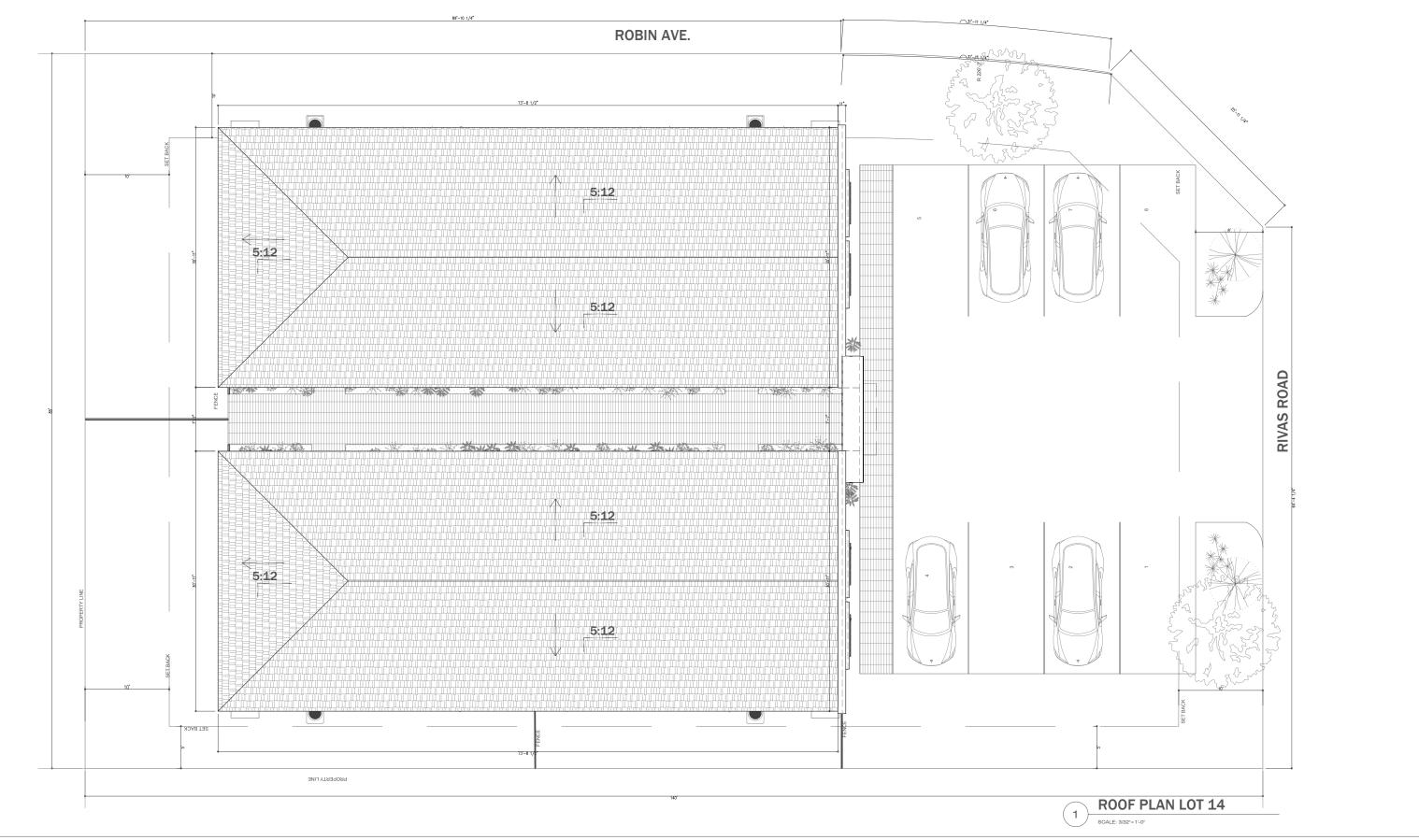
RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily apartment residential) District as the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.





5.00' PUBLIC UTILITY-			& SIDEWALK EASEMENT
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PROJECT

ADD YOUR PROJECT NAME 2020-01

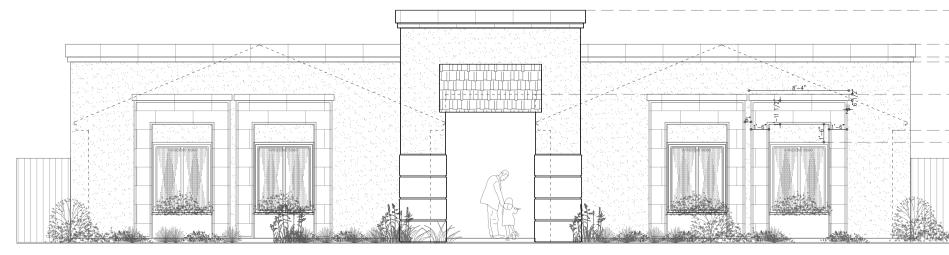
PROJECT NO: DRAWING BY: 2020-01 LAST NAME, YOUR NAME DRAWING TITLE: ROOF PLAN SCALE:

3/32" = 1' 0" DATE: 09 /02/22 0' 10' 20'

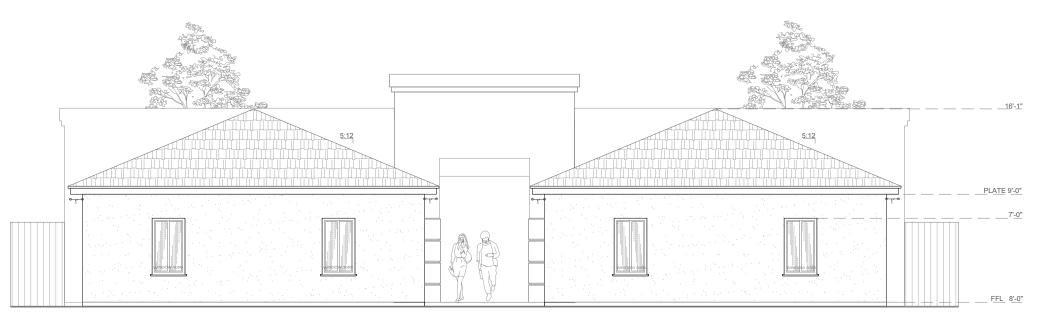


G.102





1 FRONT ELEVATION SCALE: 1/B = 1-0°



2 BACK ELEVATION SCALE: 1/8 = 1'-0'

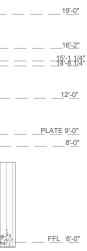
DRAWING BY: DRAWING TITLE: SCALE: LAST NAME, YOUR NAME ELEVATIONS PLAN 1/8" = 1'0" DATE: 09 /02/22 0' 10' 20' 40'

PROJECT

ADD YOUR PROJECT NAME Project adress

2020-01

PROJECT NO: DRAW



drawing no:



TO: Planning and Zoning Commission

FROM: Planning Staff

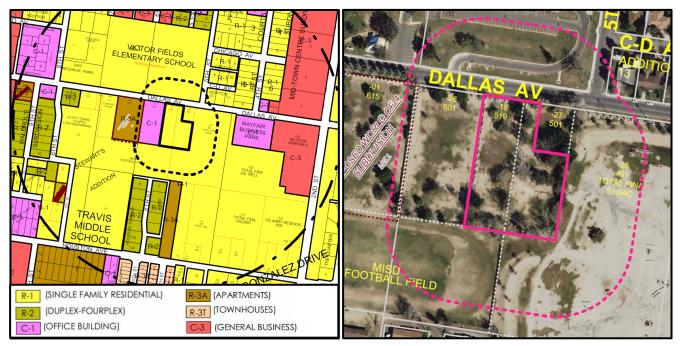
DATE: June 28, 2022

SUBJECT: 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)

LOCATION: 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.

PROPOSAL: 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.

ADJACENT ZONING: 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.



LAND USE: 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.

COMPREHENSIVE PLAN: 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.

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

HISTORY: 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.

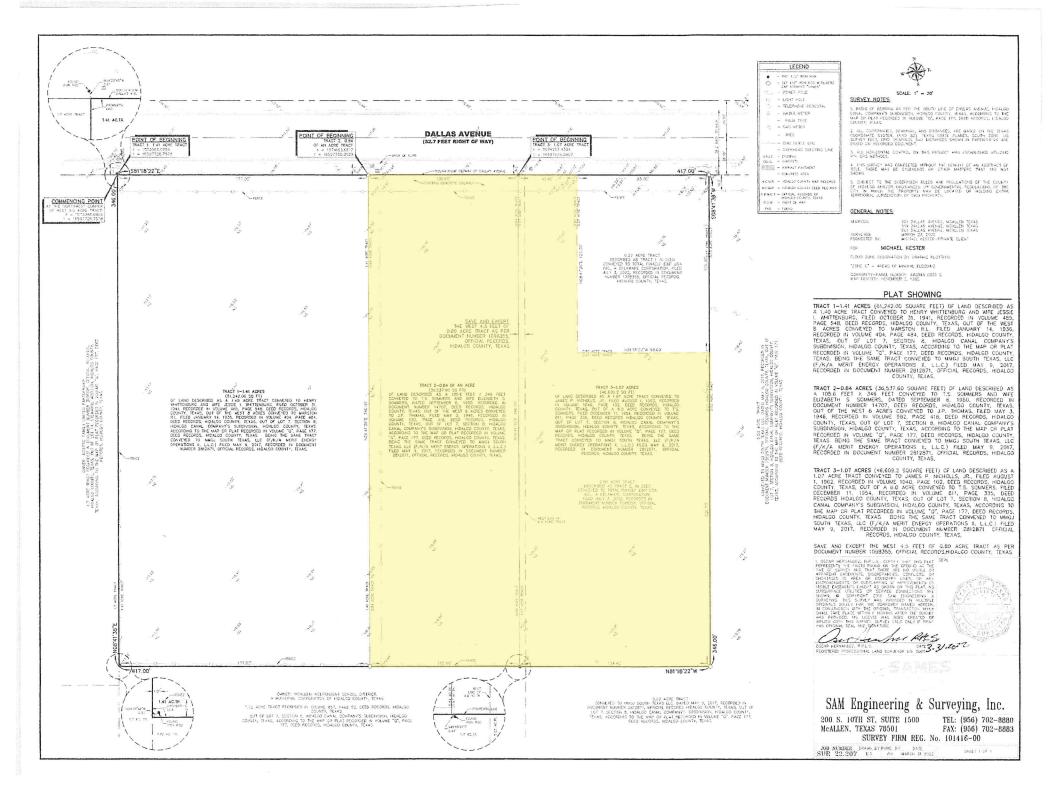
ANALYSIS: The rezoning request does not conform to the land use designation; however, it follows the development and rezoning trend in this area to multi-family residential use. The proposed development will also be in proximity of compatible uses, an elementary school and a middle school, since these 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.

RECOMMENDATION: 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.





TO: Planning and Zoning Commission

FROM: Planning Staff

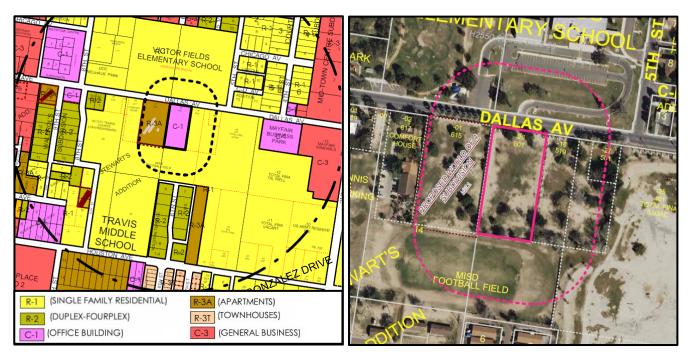
DATE: June 28, 2022

SUBJECT: 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)

LOCATION: 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.

PROPOSAL: 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.

ADJACENT ZONING: 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.



LAND USE: 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.

COMPREHENSIVE PLAN: 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.

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

HISTORY: 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.

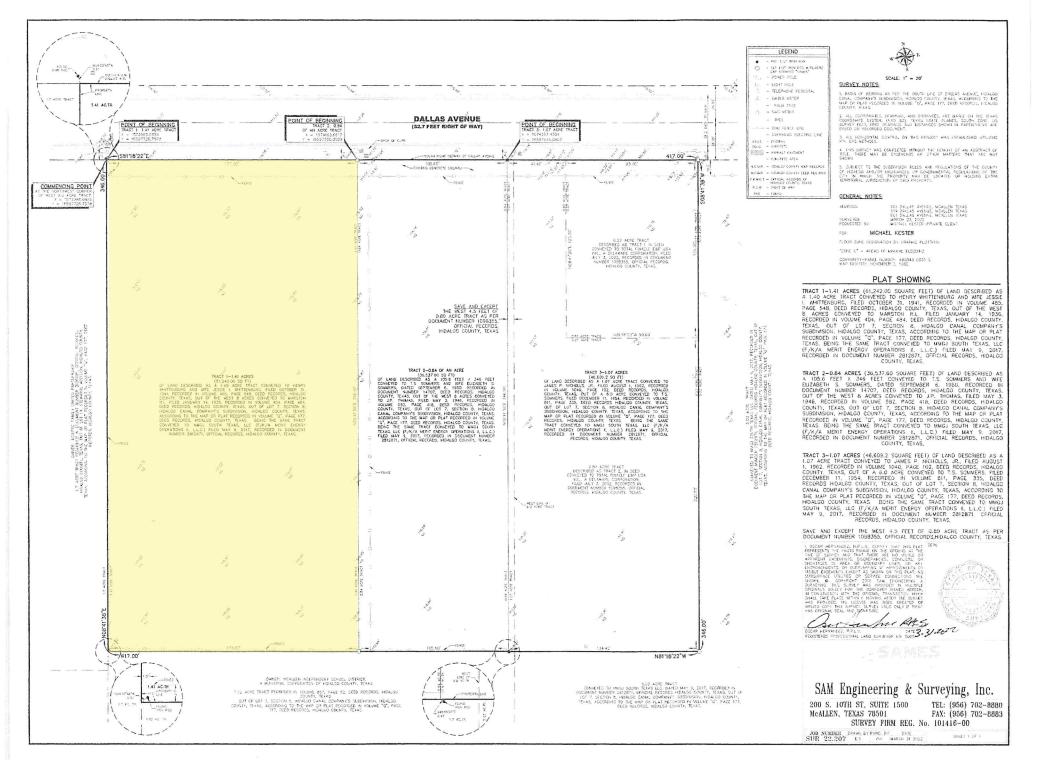
ANALYSIS: The rezoning request does not conform to the land use designation; however, it follows the development and rezoning trend in this area to multi-family residential use. The proposed development will also be in proximity of compatible uses, an elementary school and a middle school, since these 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.

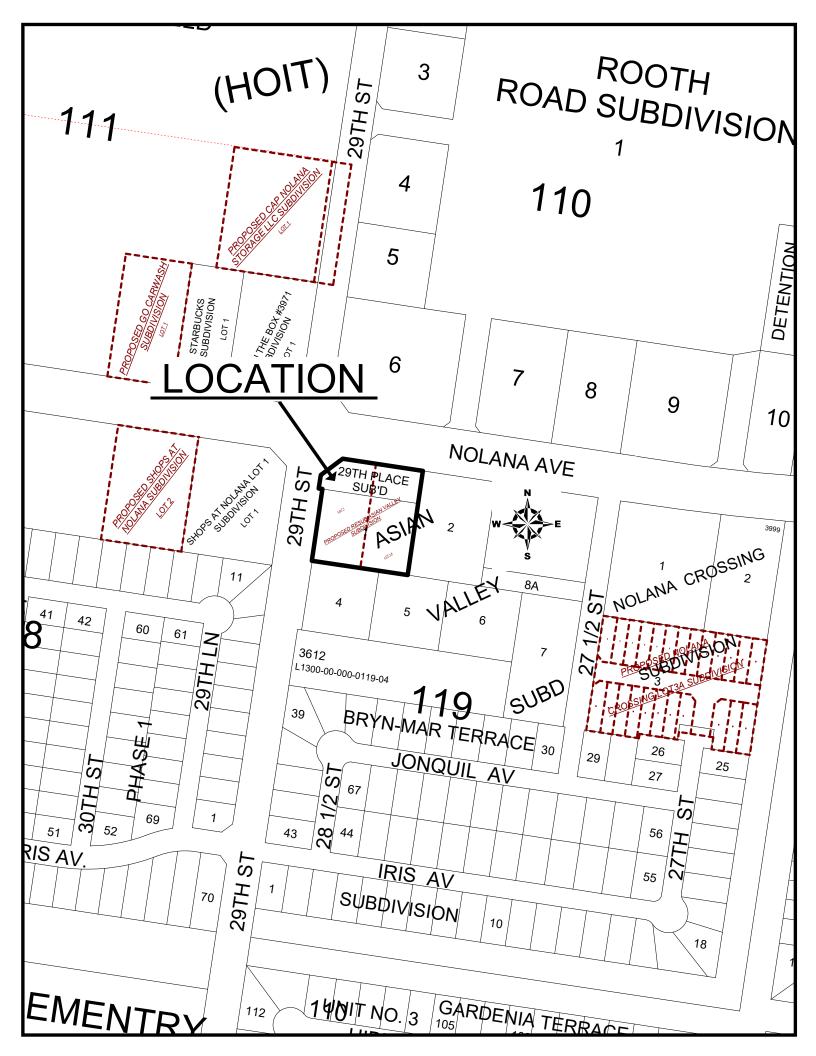
RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouse) District since it follows the development trend, will be in proximity of compatible uses, and provides opportunity for residential development of the vacant lot.

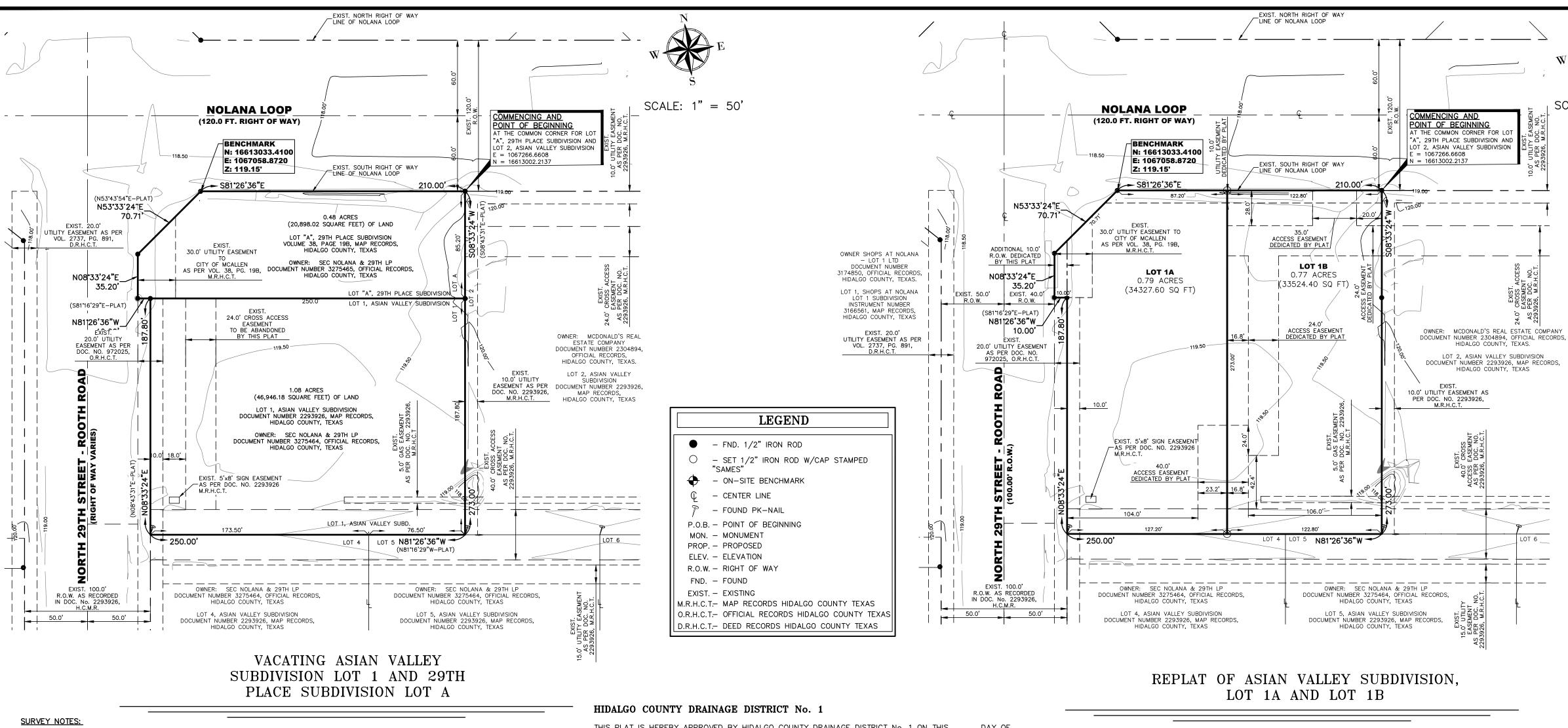




	City of McAllen <i>Planning Department</i> 311 NORTH 15 TH STREET • (956) 681-1250 • (956) 681-1279 (fax)						
	SUBDIVISION PLAT REVIEW APPLICATION						
	VACATING OF LOT 1 OF ASIAN VALLEY SUBDIVISION AND LOT A OF 29TH PLACE SUBDIVISION TO REPLAT OF LOT 1 AND LOT 1A, ASIAN VALLEY SUBDIVISION						
	Location Southwest corner of intersecting streets Nolana & 29th St.						
	City Address or Block Number 2825 NOLANA AVE						
Project Information	Number of Lots 2 Gross Acres 1.56 Net Acres 1.56 ETJ DYes No						
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for □Yes ⊠No Date						
form	Existing Land Use <u>vacant</u> Proposed Land Use <u>commercial</u> Irrigation District #						
t III	Replat \boxtimes Yes \Box No Commercial <u>X</u> Residential <u></u>						
roje							
۵.	Agricultural Exemption \boxtimes Yes \Box NoEstimated Rollback Tax Due0 N^0 AGParcel # $\frac{840234}{632763}$ Tax Dept. Review M^0 M^0 M^0						
	Water CCN \boxtimes MPU \square Sharyland Water SC Other						
	Legal Description 29th Place Subdivision Lot "A" & Asian Valley Subdivision Lot						
۲.	Name SEC NOLANA & 29TH LP Phone 817-226-0000						
Owner	Address2000 E LAMAR BLVD, STE 710E-mail_sgray@advisorstx.com						
0	City ARLINGTON State TX Zip 76006						
	Name SEC NOLANA & 29TH LP Phone 817-226-0000						
Developer	Address 2000 E LAMAR BLVD, STE 710 E-mail_sgray@advisorstx.com						
evel	City ARLINGTON State TX Zip 76006						
ă	Contact Person STEVE GRAY						
	Name Jessica Maldonado, PE, PmP, CFM At SAMB In Phone 956-702-8880						
Engineer	Address 200 S 10th St, STE. 1500 E-mail_jessica@samengineering-surveying.						
ingii	City McAllen State TX Zip 78501						
ш	Contact Person STEVE GRAY						
/eyor	Name Oscar Hernandez Phone 956.702.8880						
	Address 200 S 10th St, STE. 1500 E-mail ohernandez@samengineering-surveying						
/eyo	City McAllen State TX Zip 7850						
Surveyor	FEB 2 5 2022						

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





1. BASIS OF BEARING AS PER THE SOUTH RIGHT OF WAY LINE OF NOLANA LOOP, 29TH PLACE SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 198, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

- 2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
- 3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- 4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

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 THE 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 THEIR DETERMINATIONS.

DATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. GENERAL MANAGER

STATE OF TEXAS COUNTY OF HIDALGO

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS VACATING & REPLAT OF ASIAN VALLEY SUBDIVISION LOT 1 AND 29TH PLACE SUBDIVISION LOT A AND ASIAN VALLEY LOTS 1A & 1B. DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN, TEXAS, AND THOSI WHOSE MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS, HEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

SEC. NOLANA & 29TH, L.P., A TEXAS LIMITED PARTNERSHIP. MANAGING MEMBER: JOSEPH LEA 2825 N. 29TH STREET, MCALLEN, TX 78801

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, JOSEPH LEA, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN. DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20__.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS **COUNTY OF HIDALGO**

BEFORE ME. THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, STEVE GRAY, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ____, 20__.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

____, 20_____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES FENCES AND BUILDINGS) SHALL BE LACED UPON HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 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

PLANNING & ZONING **COMMISSION CERTIFICATION**

THIS PLAT OF VACATING & REPLAT OF ASIAN VALLEY SUBDIVISION LOT 1 AND 29TH PLACE SUBDIVISION LOT A AND ASIAN VALLEY LOTS 1A & 1B. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION. DATE THIS _____ DAY OF _____, _____,

CHAIRPERSON-PLANNING AND ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

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

OSCAR HERNANDEZ, R.P.L.S.

STATE OF TEXAS COUNTY OF HIDALGO

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

JESSICA M. MALDONADO, P.E.

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

ON: _____ AT _____ AM/PM. INSTRUMENT NUMBER__

PRINCIPAL CONTACTS: NAME

	SEC. N
OWNER:	<u>A TEX</u>
ENGINEER:	_JESSIC
SURVEYOR:	OSCAR

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT No. 1 ON THIS _____ DAY OF ____

SECRETARY

NO. 5005 DATE

NO. 111579 DATE

OF MAP RECORD OF HIDALGO COUNTY TEXAS.

DEPUTY.

GENERAL NOTES:

THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF MCALLEN.

THE PROPERTY IS ZONED: COMMERCIAL

- THE MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOW FRONT SETBACK: 15 FEET, IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURE, OR APPROVED SITE PLAN, WHICH EVER IS GREATER. SIDE SETBACK: 10 FEET, IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURE, OR APPROVED SITE PLAN, WHICH EVER IS GREATER. REAR SETBACK: 5 FEET, IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURE, OR APPROVED SITE PLAN, WHICH EVER IS GREATER. CORNER: 10 FEET, IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURE, OR APPROVED SITE PLAN, WHICH EVER IS GREATER.
- THIS SUBDIVISION IS IN "ZONE B" (MEDIUM SHADING) 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

- BENCHMARK: FOUND 1/2" INCH IRON ROD WITH ELEVATION 119.15 FEET N: 16613033.4100, E: 1067058.8720
- 4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR CENTER OF ROAD, MEASURED AT FRONT OF LOT, WHICHEVER IS GREATER.
- 5. ALL LOT CORNERS ARE SET WITH 1/2" INCH IRON RODS.
- 6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.311 AC-FT (13,555 CF.) STORM WATER RUNOFF. LOT 1A WILL BE REQUIRED TO DETAIN 0.157 AC-FT (6,818 CF.) STORM WATER RUNOFF. LOT 1B WILL BE REQUIRED TO DETAIN 0.155 AC-FT (6,737 CF.) STORM WATER RUNOFF.
- 7. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT 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 OF THIS SUBDIVISION.
- 8. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 9. A 4 FOOT WIDE MINIMUM CONCRETE SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG N. 29TH STREET AND NOLANA LOOP DURING CONSTRUCTION BY THE DEVELOPER. SIDEWALK REQUIREMENT MAY BE INCREASED TO 5 FEET BY ENGINEERING DEPARTMENT.
- 10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- 11. PRIVATE ACCESS EASEMENTS/SERVICE DRIVES WILL BE MAINTAINED BY LOT OWNERS AND NOT BY CITY OF McALLEN.
- 12. 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 13. 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

NOLANA & 29TH, L.P., A AS LIMITED PARTNERSHIP. <u>CA M. MALDONADO, P.E.</u> <u>R HERNANDEZ, R.P.L.S.</u>

ADDRESS

2000 E. LAMAR BLVD. STE 710 200 S. 10TH ST, STE. 1500 <u>200 S. 10TH ST, STE. 1500</u>

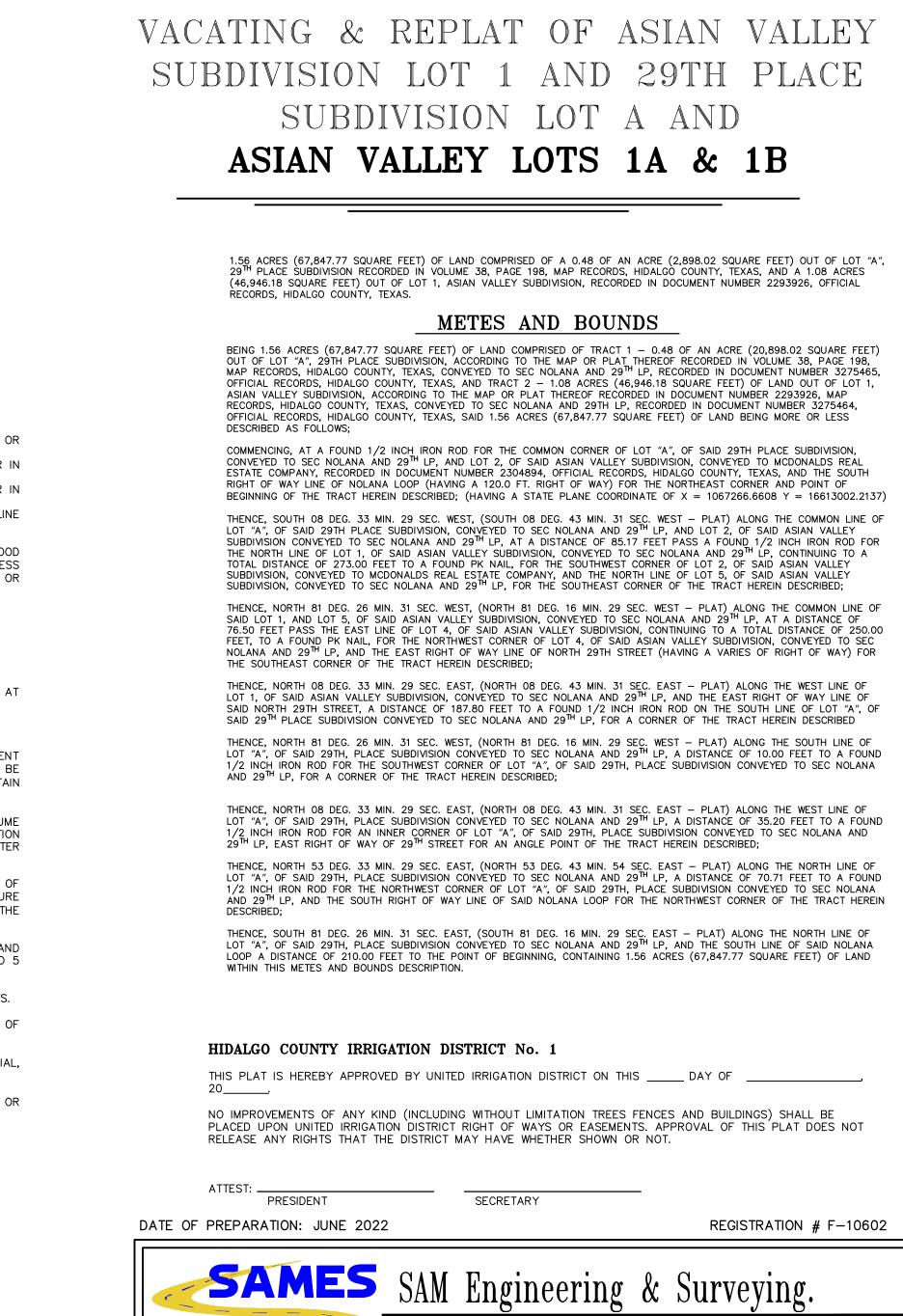
THIS DOCUMENT IS RELEASED FOR THE PURPOSED OF REVIEW UNDER THE AUTHORITY OF OSCAR HERNANDEZ R.P.L.S. # 5005 ON 06/28/2022 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

THIS DOCUMENT IS RELEASED FOR THE PURPOSED OF REVIEW UNDER THE AUTHORITY OF JESSICA M. MALDONADO # 111579 ON 06/28/2022 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

CITY & ZIP

ARLINGTON, TEXAS 76012 McALLEN, TEXAS 78501 McALLEN, TEXAS 78501

PHONE	FAX
(717) 226-0000	NONE
(956) 702-8880	(956) 702-8883
(956) 702-8880	(956) 702-8883



200 S. 10th St, Ste. 1500

McAllen, TEXAS 78501

TEL. (956) 702-888

FAX: (956) 702-8883

SCALE: 1"=800

LOCATION MAP

SCALE: 1'' = 50



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/29/2022

EQUIREMENTS	
REETS AND RIGHT-OF-WAYS	
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	Applied
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	Applied
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	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
LLEYS	
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	Required
ETBACKS	
* 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	Required
 * 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 	Required

 * 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 	Required
* 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	Required
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 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	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Required
 * 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. 	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
 Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. **Clarify plat note #11 shown on initial plat submittal, prior to final. 	Required
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 134-168 	NA

* Homeowner's Association Covenants must be recorded and submitted with document	NA
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	
OT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
2ONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Complete
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
RAFFIC	
* As per Traffic Department, Trip Generation approved, No TIA required due to existing TIA.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Complete
COMMENTS	
Comments:	Applied
*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.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 29, 2022

SUBJECT: SITE PLAN APPROVAL FOR LOT 3, THE WAREHOUSE KINGDOM SUBDIVISION; 6501 SOUTH 23RD STREET. (SPR2021-0027)

LOCATION: 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.

PROPOSAL: 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.



ANALYSIS: 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 23^{rd} 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: $18 - 2\frac{1}{2}$ caliper trees, or 9 - 4 caliper trees, or 5 - 6 caliper trees, or 6 palm trees and 15 - 2

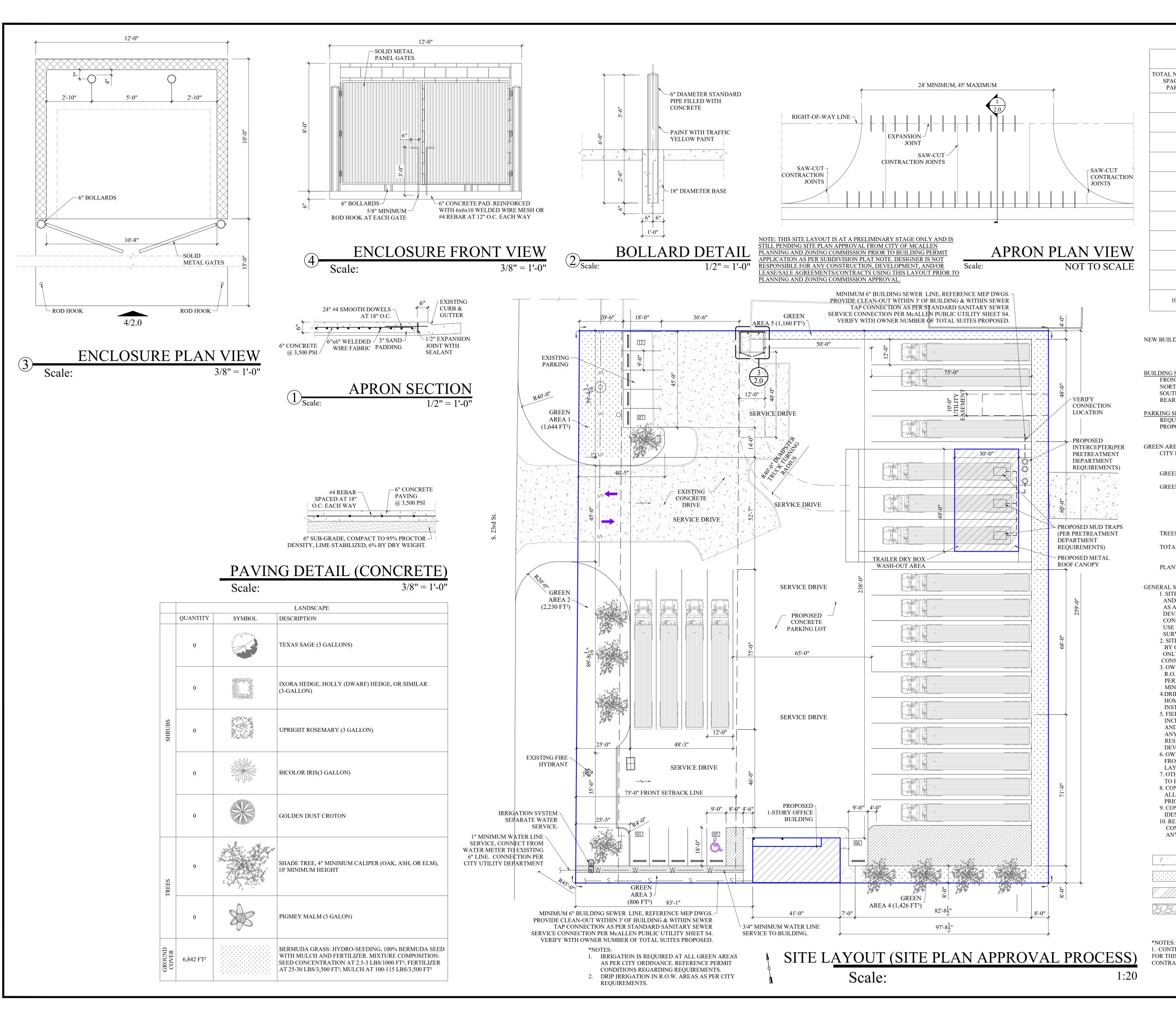
¹/₂" caliper trees. Applicant is proposing 9- 4-inch caliper trees. A minimum 10 ft. wide landscaped strip is required inside the property line along South 23rd Street. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area 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

RECOMMENDATION:

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.



TEXAS ACCESSIBILI TABLE 208.2 PAR	
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2 PERCENT OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000
	· · _ · _ · _ · _ · _ · _ · _ · _
EW BUILDING (OFFICE/RESTROG OFFICE AR DETACHEI	EA: 861 FT^2
	AL CANOPY: 1,440 FT ²
JILDING SETBACKS (PROPOSED FRONT (WEST): NORTH SIDE: SOUTH SIDE: REAR (EAST):	0): 81'-7" PROPOSED 238'-0" PROPOSED 0'-0" PROPOSED 95'-2" PROPOSED
A <u>RKING SPACES</u> : REQUIRED PARKING: 6 PA PROPOSED PARKING: 11 PA	ARKING SPACES
REEN AREA: CITY REQUIREMENTS: 10% (
57,20 5,721 GREEN AREA 1 (FRONT YAR	9 FT ² x 10% = 5,721 FT ² TOTAL REQUIR FT ² /2 = 2,861 FT ² CD) = 4,256 FT ² PROPOSED
GREEN AREA PROVIDED: TOTAL PRO	AREA 1 - 1,644 FT ² AREA 2 - 2,230 FT ² AREA 3 - 806 FT ² AREA 4 - 1,426 FT ² AREA 5 - 1,160 FT ² OVIDED - 7,266 FT ²
TREES: (2,001 - 10,000 FT ² = 10	
$\frac{5,721 \text{ FT}^2 - 2,000}{\text{TOTAL TREES REQUIRED} = 1}$	$\frac{0 \text{ ft}^2 / 500 = 8 + 10 = 18 \text{ TREES}}{18 (2-1/2" \text{ CALIPER})}$ OR 9 (4" CALIPER)

PLANTING BEDS: ALL PLANTING BEDS SHALL BE MULCHED OR COVERED WITH GROUND COVER.

GENERAL SITE PLAN NOTES:

- 1. SITE LAYOUT INCLUDING BUILDING IS FOR REFERENCE ONLY, AND IS NOT CONSIDERED A SURVEY, AND SHOULD NOT BE USED AS A SURVEY. SITE PLAN SHOULD NOT BE USED FOR ANY DEVELOPMENT, SITE CONSTRUCTION, AND/OR BUILDING CONSTRUCTION. IF OWNER AND/OR CONTRACTOR DECIDES TO USE THIS SITE PLAN FOR SITE CONSTRUCTION, IS AT OWN RISK,
- SURVEY RECOMMENDED. 2. SITE PLAN PROPERTY LINES DRAWN AS PER SURVEY PROVIDED BY OWNER. THIS SITE IS FOR PARKING LOT CONSTRUCTION ONLY, AND SHOULD NOT BE USED FOR ANY BUILDING
- CONSTRUCTION. 3. OWNER/CONTRACTOR TO VERIFY WITH CITY ON ANY REQUIRED R.O.W PERMITS, SUBDIVISION REQUIREMENTS, ZONING, TXDOT PERMITS, CURB CUTS PERMITTED, CURB CUT APPROACH
- MINIMUM AND MAXIMUM SIZE PERMITTED. 4.DRIP IRRIGATION SYSTEM REQUIRED PER SUBDIVISION
- HOMEOWNERS ASSOCIATION. IRRIGATION PLANS, PERMIT, AND INSTALLATION BY LICENSED IRRIGATOR.5. FIELD VERIFY ALL MEASUREMENTS OF SITE LAYOUT,
- INCLUDING BUILDING LOCATION PRIOR TO DEVELOPMENT AND/OR CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION AND/OR DEVELOPMENT. CONTRACTOR IS RESPONSIBLE FOR ALL MEASUREMENT VERIFICATION PRIOR TO DEVELOPMENT AND/OR CONSTRUCTION.
- 6. OWNER/CONTRACTOR IS RESPONSIBLE TO OBTAIN APPROVAL FROM CITY AND/OR OTHER ENTITIES AS REQUIRED, FOR SITE LAYOUT.7. OTHER CIVIL DRAWINGS IF REQUESTED BY MUNICIPALITY, ARE
- TO BE OBTAINED BY CONTRACTOR AND/OR OWNER. 8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF
- ALL EASEMENTS AND/OR R.O.W. ON OR ADJACENT TO PROPERTY PRIOR TO CONSTRUCTION. 9. CONTRACTOR RESPONSIBLE FOR REQUESTING UTILITY
- IDENTIFICATION AND/OR LOCATIONS FROM 811. 10. REMOVE ALL EXISTING TREES AND SIDEWALKS. CONTRACTOR/CUSTOMER AND/OR OWNER RESPONSIBLE FOR
- ANY PERMITS PRIOR TO REMOVAL.

CONCRETE
GREEN AREA
ASPHALT PAVING
CRUSHED LIMESTONE

*NOTES: 1. CONTRACTOR/CUSTOMER/OWNER IS RESPONSIBLE CONTRACTOR FOR THIS PROJECT. DESIGNER IS NOT RESPONSIBLE FOR ANY CONTRACTING AND/OR CONSTRUCTION.

THE KINGDOM WAREHOUSE SUBDIVISION MCALLEN, TX 6501 S. 23RD ST. BUILDING AREAS: st FLOOR LEVEL: OFFICE: 546 FT COVERED WALKWAY: 129 F² ESTROOMS: 186 FI 1st LEVEL TOTAL: 861 FT METAL ROOF CANOPY: 1,440 FT OVERALL AREA: 2,301 FT CUSTOMER: GARCIA PROPERTIES MCALLEN, TX CONTRACTOR: IRED DATE: 8-26-21 **REVISIONS:** 10-12-21 12-17-21 1-05-21 4-21-22 5-16-22 5-31-22 6-08-22 THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF K-GEM CONSULTING & DESIGN, AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT PRIOR WRITTEN PERMISSION FROM K-GEM. ALL INFORMATION PROVIDED ON THE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE. DRAWN BY: J.M. REVIEWED BY: J.M. PRELIMINARY ONLY SCALE: PER DETAIL PAGE NO. 2.0 PROJECT NO. 19-021

LOT 3

Memo

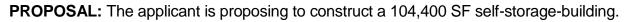
TO: Planning and Zoning Commission

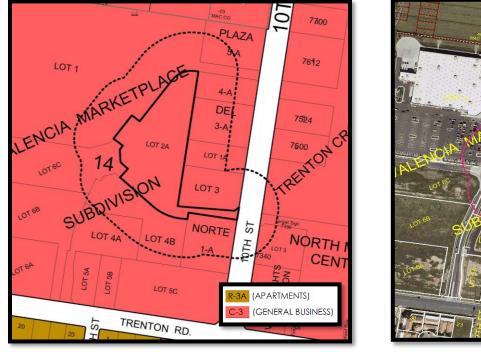
FROM: Planning Staff

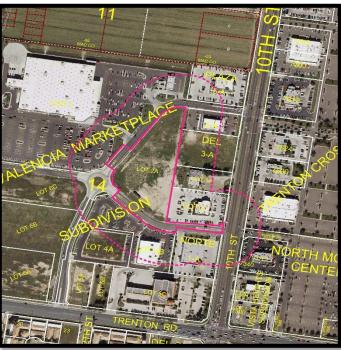
DATE: June 29, 2022

SUBJECT: SITE PLAN APPROVAL FOR LOT 2A, VALENCIA MARKETPLACE, LOTS 1A AND 2A SUBDIVISION; 7317 NORTH 10TH STREET. (SPR2022-0021)

LOCATION: 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.







ANALYSIS: 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: $38 - 2\frac{1}{2}$ " caliper trees, or 19 - 4" caliper trees, or 10 - 6" caliper trees, or 14 palm trees and $31 - 2\frac{1}{2}$ " 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.

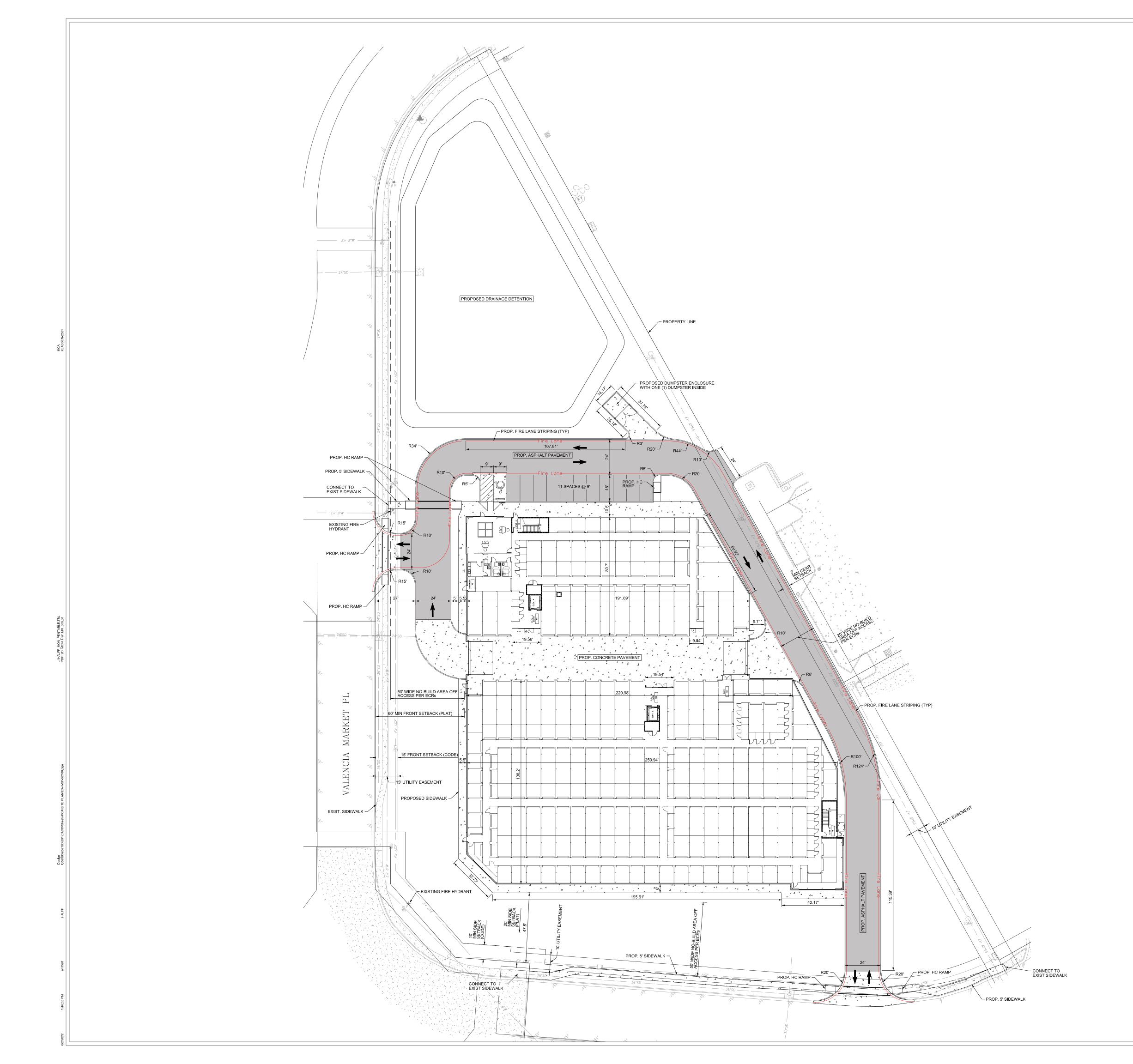
The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

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.

RECOMMENDATION:

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.

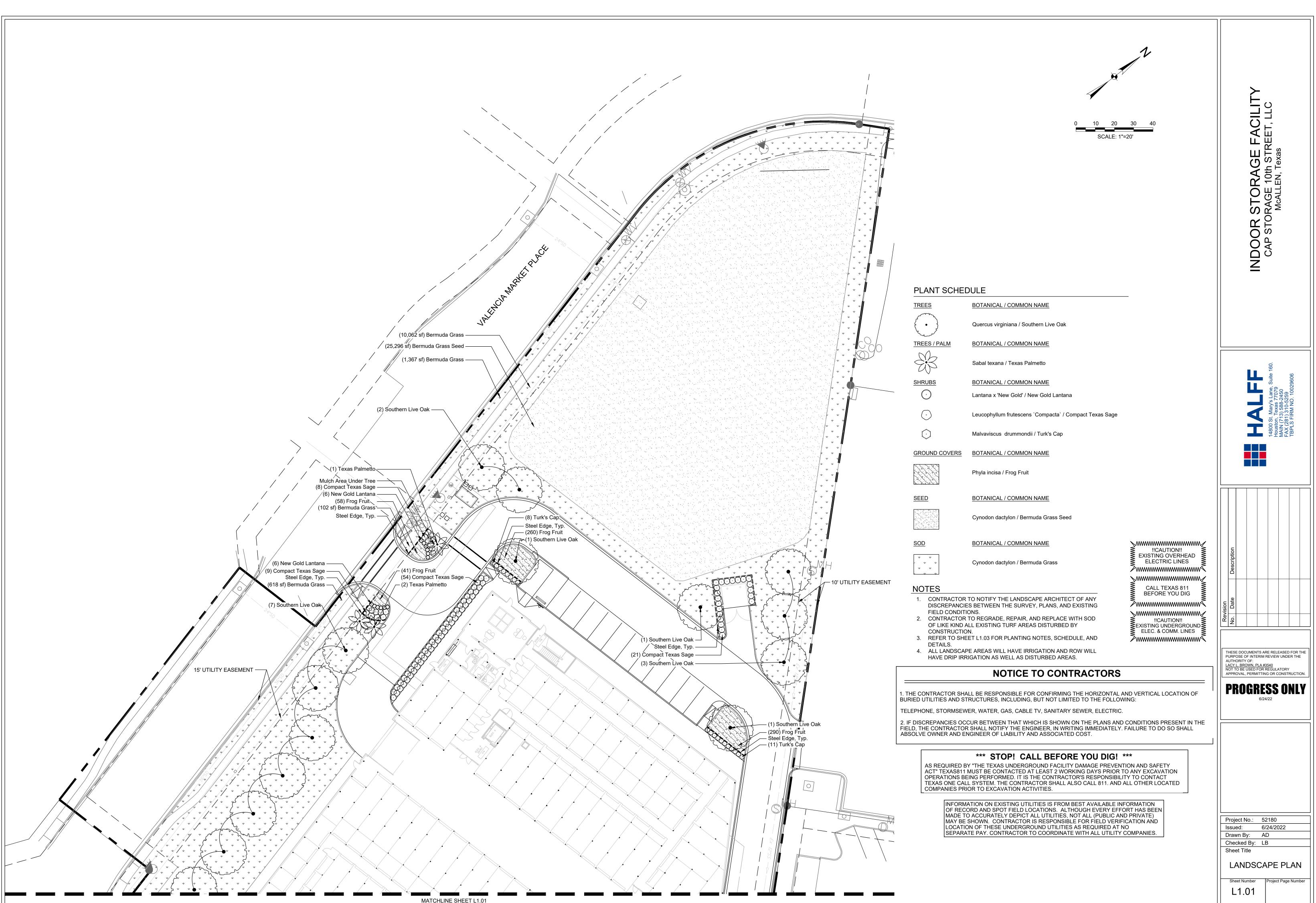


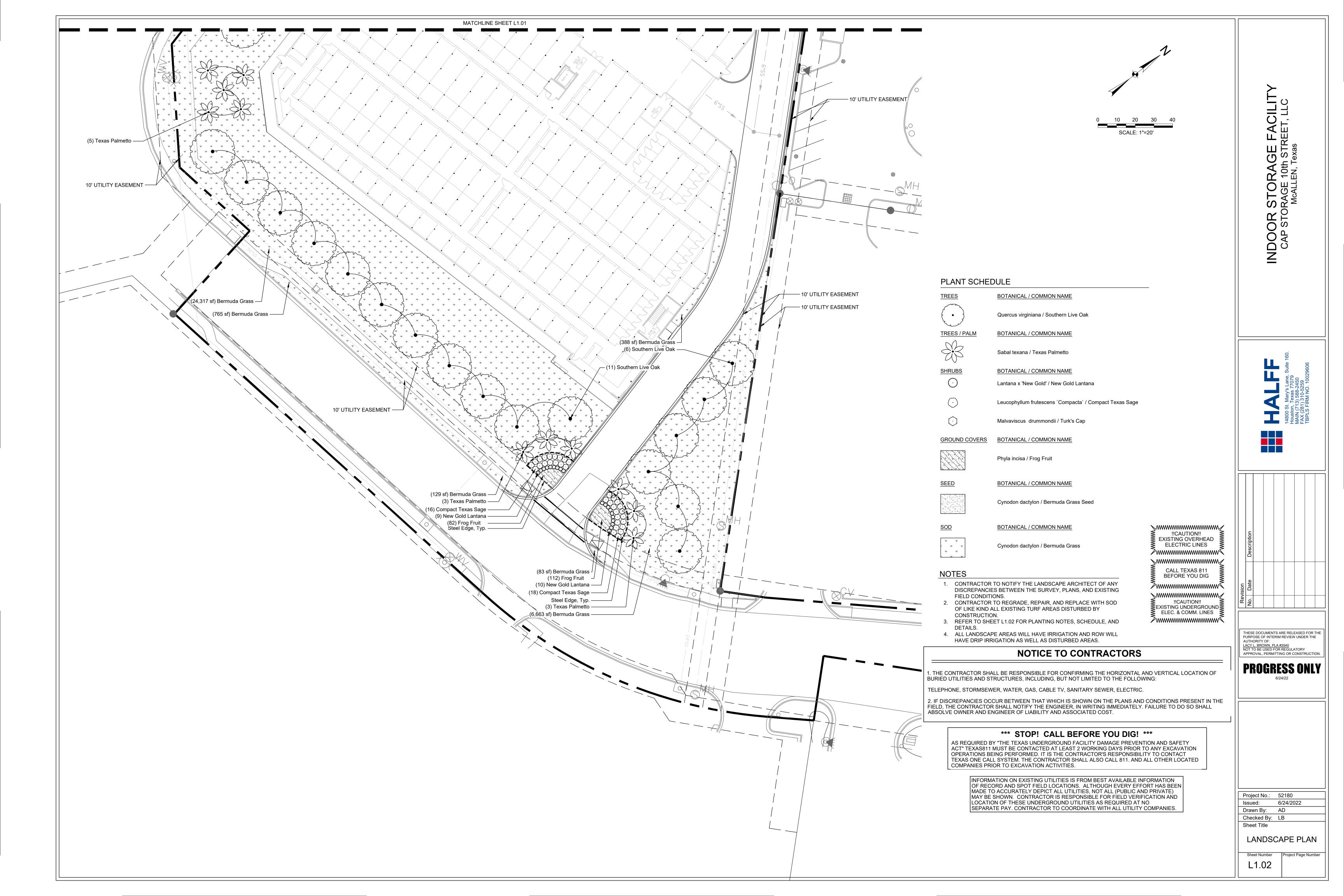
	15 30 15 30 SCALE: 1"= LEGENE EXISTING CI GI MH ()		INDOOR STORAGE FACILITY CAP STORAGE 10th STREET, LLC McALLEN, Texas
	WV O WM \bigoplus FH \downarrow SSCO O LP \odot EB \Box PP \Diamond TPED \Box -x - x - TS \neg -EX OHE - -EX UGE - -EX GAS - -EX F/O -	GATE VALVE & BOX WATER METER FIRE HYDRANT SANITARY CLEAN OUT LIGHT POLE ELECTRIC BOX POWER POLE TELEPHONE PEDESTAL FENCE TRAFFIC SIGN OVERHEAD ELECTRIC UNDERGROUND ELECTRIC	CAPS
		WATER FIRE PROTECTION STORM SEWER	FILE Engineering Firm #312
· · · · · · · · · · · · · · · · · · ·	, , , , , , , , , , , , , , , , , , ,	PROPOSED PAVEMENT CONCRETE	
			btion
FRONT SETBACK (CODE): FRONT SETBACK (PLAT): SIDE SETBACK (CODE):	15-FT 60-FT 10-FT		Description
SIDE SETBACK (PLAT) =	20-FT		
REAR SETBACK (CODE): REAR SETBACK (PLAT):	5-FT 5-FT		Date
BUILDABLE AREA (ECRs): FRONT: REAR:	50-FT 25-FT		Revision No. Dat
LAND AREA:	4.46± ACRES	;	PRELIMINARY
LAND USE:	COMMERCIA	L -) ITEMS INDOOR STORAGE	
STRUCTURE:	108,100 S.F.		FOR INTERIM REVIEW ONLY THESE DOCUMENTS ARE FOR INTERIM
OFFICE: PARKING :		1 SPACE / 250 SF OF OFFICE	REVIEW PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION,
	REQUIRED: 9 PROVIDED: 7		BIDDING OR PERMITTING. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
LANDSCAPE AREA REQUIRED: LANDSCAPE AREA PROVIDED:	0.446-ACRES 0.702-ACRES	S (19,428 S.F.) S (30,592 S.F.)	RAUL GARCIA, JR., P.E. 94855. 6/2/2022 TBPELS Engineering Firm #312
TREES REQUIRED: TREES PROVIDED:	26+(9,428 S.F 38 TREES	F. / 800 S.F. = 12) = 38 TREES	
			Project No.:52180.001Issued:6/2/2022Drawn By:CADChecked By:RDLCScale:AS NOTEDSheet Title

Sheet Number

SITE PLAN

EX-1





PLANT SCHEI	DULE					
TREES	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD
< • }	32	Quercus virginiana / Southern Live Oak	65 gal	3" Cal	10`-12` Ht	5`-6` Spd
TREES / PALM	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	CAL	<u>HT</u>	SPD
S.S	14	Sabal texana / Texas Palmetto	FG		6`-8` Min. Hgt.	
SHRUBS	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT		<u>HT</u>	<u>SPD</u>
\bigcirc	31	Lantana x 'New Gold' / New Gold Lantana	3 gal.		1`-2` Ht	1`-3` Spd
•	126	Leucophyllum frutescens `Compacta` / Compact Texas Sage	5 gal.		2`-4` ht	1`-3` Spd
	19	Malvaviscus drummondii / Turk's Cap	3 gal.		2`-3` Ht	1`-3` Spd
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	<u>CONT</u>	<u>SIZE</u>		
	843	Phyla incisa / Frog Fruit	3 gal.			
SEED	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	SIZE		
	25,296 sf	Cynodon dactylon / Bermuda Grass Seed	Seed			
SOD	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>CONT</u>	SIZE		
	44,494 sf	Cynodon dactylon / Bermuda Grass	Solid Sod			

PLANTING NOTES

- . EXISTING CONDITIONS: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING BID PROPOSAL, TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK. THE LANDSCAPE CONTRACTOR SHALL IDENTIFY AND REVIEW ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCING WORK AND SHALL EXERCISE EXTREME CAUTION WHEN WORKING CLOSE TO UTILITIES, AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF APPARENT CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION. THE LANDSCAPE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- ALL SITE FEATURES INCLUDING LIGHTS AND OTHER UTILITIES, ABOVE AND BELOW GRADE, TO BE VERIFIED ON SITE PRIOR TO PLANTING AND IRRIGATION INSTALLATION. NOTIFY OWNER'S REPRESENTATIVE TO MAKE ADJUSTMENTS PRIOR TO INSTALLATION.
- LAYOUT AND GRADING: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATELY LAYING OUT THE PLANT BEDS AND TURF AREAS BY SCALING THE DRAWINGS. LAYOUT SHALL BE PAINTED OR STAKED ON THE GROUND FOR REVIEW AND APPROVAL OF OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. FOLLOWING APPROVAL OF LAYOUT, CLOSELY COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM TO CONFORM TO THE APPROVED LAYOUT.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF THE TURF AND PLANTING AREAS. THE LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE EXTENT OF GRADING OF AREA PRIOR TO COMMENCING WORK. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.

TURF AREAS SHALL BE RAKED SMOOTH, REMOVING AND DISPOSING OF STONES OVER 1" DIAMETER AND STICKS, ROOTS, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSING OF THEM OFF OWNER'S PROPERTY. ALL AREAS SHALL BE FINE GRADED TO ACHIEVE POSITIVE DRAINAGE WITHOUT PUDDLES OR STANDING WATER AND FEATHER INTO NATURAL GRADE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL OF SLOPED AREAS. CONTRACTOR TO RESTORE TURF OR PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

- TOPSOIL: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND PLACING TOPSOIL TO PREPARE THE TURF AREAS FOR THE SPECIFIED GRASS SOD AND/OR SEEDING. TURF AREAS SHALL RECEIVE A 3" LAYER OF STOCKPILED TOPSOIL PLACED ON TOP OF THE SUBGRADE MATERIAL. THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE EXTENT OF THIS WORK PRIOR TO COMMENCEMENT OF INSTALLATION. DO NOT SPREAD TOPSOIL IF SOIL OR SUBGRADE IS FROZEN, MUDDY OR EXCESSIVELY WET. TOPSOIL SHALL BE A MIN. OF 2% ORGANIC WITH PH BETWEEN 5.3 -
- PLANT BEDS: THE LANDSCAPE CONTRACTOR SHALL EXCAVATE FULLY PREPARED PLANT BEDS AS REQUIRED TO ACCOMMODATE A FULL 6" OF PREPARED SOIL AND 2" MULCH LAYER. CLEAN, NATIVE TOPSOIL REMOVED FROM THESE BEDS MAY BE SPREAD ON NEARBY AREAS TO BE SODDED OR SEEDED.
- PREPARED SOIL MIX SHALL CONSIST OF 4" IMPORTED TOPSOIL AND 2" COMPOST, THOROUGHLY BLENDED TOGETHER. FOLLOWING EXCAVATION, PLACE PREPARED SOIL MIX IN THESE PLANT BEDS. CREATE POSITIVE DRAINAGE IN LANDSCAPE AREAS AWAY FROM ALL BUILDINGS AND STRUCTURES. THIS MIX SHALL ALSO BE USED TO BACKFILL PLANTING PITS OF ALL PIT-PLANTED SHRUBS AND TREES. IN BID PROPOSAL, SUBMIT SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
- 7. FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1" BELOW ADJACENT PAVING OR HEADER.
- 8. WEED CONTROL TO BE COMPLETED PRIOR TO PREPARING PLANTING AREAS.
- 9. PLANT BED EDGING: FOLLOWING APPROVAL OF PLANT BED LAYOUT, INSTALL EDGING (OR APPROVED EQUAL) WHERE INDICATED ON THE DRAWINGS. INSTALL EDGING FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS. MAINTAIN AN ACCURATE LAYOUT WITH SMOOTH CURVES AND TRANSITIONS, FREE OF KINKS AND ABRUPT BENDS. TOP OF EDGING TO BE 1" ABOVE SOIL LEVEL OF ADJACENT TURF. DO NOT INSTALL WHERE THE TOP OF EDGING IS ABOVE WALKS OR CURBS OR CREATES A TRIPPING HAZARD. NOTE THAT CONCRETE SIDEWALKS AND CURBS WILL ACT AS AN EDGING. IN BID PROPOSAL, FURNISH UNIT PRICE PER LINEAR FOOT.

- COMMENCING INSTALLATION.

THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR SHALL REVIEW THE LIMITS OF SEEDING PRIOR TO COMMENCING INSTALLATION. LANDSCAPE CONTRACTOR SHALL PROVIDE A UNIFORM STAND OF GRASS BY WATERING AND MAINTAINING SEEDED AREAS UNTIL DATE OF SUBSTANTIAL COMPLETION. RESEED AREAS, WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND UNTIL OWNER'S REPRESENTATIVE REVIEWS ALL AFFECTED AREAS. REPLACE IMMEDIATELY UNLESS REQUIRED TO SEED IN THE SUCCEEDING PLANTING SEASON. RESTRICT TRAFFIC FROM SEEDED AREAS UNTIL ESTABLISHED. ERECT SIGNS, FLAGGING AND BARRIERS AS REQUIRED. SOW GRASS SEED WHEN SOIL TEMPERATURE IS ABOVE 65 DEGREES F (IN EARLY SPRING THROUGH LATE SUMMER).

- PLANTS ARE TO BE WARRANTED (FOR REPLACEMENT) FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. PROMPTLY REPLACE ANY PLANTINGS DEEMED REPLACE ANY CRACKED OR DAMAGED TREE STAKES AND SECURE GUY WIRES AS NEEDED.
- 13. PLANTS: ALL PLANTS SHALL BE NURSERY GROWN, GRADE 1 PLANTS MEETING NURSERYMAN ASSOCIATION APPROVAL OF PLANT MATERIAL LAYOUT. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY TRUNKS MUST BE 1/2 SIZE OF MAJOR TRUNK OR LARGER.
- OTHERWISE APPROVED OR REQUIRED BY THE OWNER'S REPRESENTATIVE. DEMOLITION AND ACCESS UNOBSTRUCTED FOR SAFE PASSAGE DURING DEMOLITION AND CONSTRUCTION.
- 15. CONTRACTOR TO PROVIDE MAINTENANCE FOR DURATION OF WARRANTY PERIOD.
- 16. WARRANTY: CONTRACTOR TO PROVIDE IN WRITING TO OWNER A GUARANTEE FOR ALL PLANT MATERIAL BE WARRANTED FOR ONE YEAR FOLLOWING REPLACEMENT.

City of McAllen Landscape Ordinance Requirements- Nonresidential

REMARKS

Strong central leader. Full, matching canol

REMARKS

Minimum 6' clear trunk

REMARKS

Full, flowering.

Full.

Full, flowering.

12" o.c. Full, flowering.

Landscape Strip - 10' Width	Req.	Prov.
10' Provided along Valencia		
Marketplace.	Yes	Yes
50% Landscape Areas Visible From Front	Req.	Prov.
Dumpster buffer screen	Yes	Yes
Site Trees	Yes	Yes
Required Landscape Area	Req.	Prov.
10% of the total site	20,299	31,043
Required Trees (2.5" Cal., 10' Ht.)	Req.	Prov.
26 trees for the first 10,000 SF and 13 trees for the remaining 10,299 SF	39	39
(32 shade trees, 14 palm trees)		

Landscape Island areas provided on landscape plans. Palms should not exceed 80% total trees required 2 Palm trees equal (1) 2.5" Cal. Tree. Shrubs shall be 1' minimum height at time of planting.

Vines shall be 30" height one year from planting.

10. MULCH: FOLLOWING PLANTING. MULCH "FULLY-PREPARED" BEDS AND MULCHED AREAS WITH 2" LAYER OF SHREDDED HARDWOOD MULCH AND FILL BASINS OF PIT-PLANTED SHRUBS AND TREES WITH MULCH.

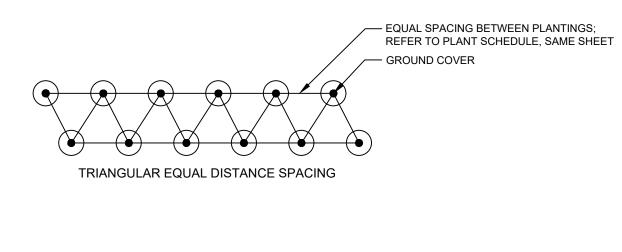
11. SOD AND GRASS SEEDING: LIMITS OF SOD AND GRASS SEEDING AREAS SHOWN ON THE DRAWINGS ARE SCHEMATIC AND NOT TO BE CONSTRUED TO BE PRECISE. THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND DESIGN BUILDER SHALL REVIEW THE LIMITS OF SEEDING AND SODDING PRIOR TO

12. GUYING AND STAKING, PLANT INSTALLATION, MAINTENANCE AND PRUNING TO BE DONE PER PLANS: ALL UNACCEPTABLE BY THE OWNER'S REPRESENTATIVE. REMOVE ALL TREE STAKES AND GUY WIRES AFTER ONE YEAR ESTABLISHMENT PERIOD STARTING FROM FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.

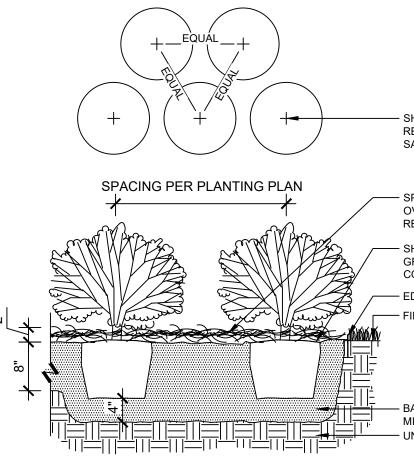
STANDARDS, TYPICAL IN SHAPE AND SIZE FOR SPECIES. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS. PLANTS SHALL NOT BE ROOT-BOUND NOR LOOSE IN THEIR CONTAINERS. HANDLE ALL PLANTS WITH CARE IN TRANSPORTING, PLANTING AND MAINTENANCE UNTIL INSPECTION AND FINAL ACCEPTANCE. PLANTS SHALL BE INSTALLED TO PRESENT THEIR BEST SIDE FACING THE VIEWER. USE TOTAL QUANTITIES OF PLANTS INDICATED; ADJUST SPACING AS NEEDED TO EVENLY FILL BEDS. OWNER'S REPRESENTATIVE SHALL HAVE FINAL LANDSCAPE ARCHITECT. CUT AND REMOVE BURLAP FROM TOP $\frac{1}{3}$ OF BALL (IF B&B MATERIAL IS SPECIFIED OR APPROVED). CALIPER OF MULTI-TRUNK TREES DENOTES MINIMUM CALIPER OF MAJOR TRUNKS. OTHER

14. REGULAR CLEAN UP AT THE JOB SITE AND ACCESS ROUTES SHALL TAKE PLACE ON A DAILY BASIS UNLESS INSTALLATION SCHEDULING IS TO BE COORDINATED WITH OWNER'S REPRESENTATIVE. DAILY AND ANY BARRIERS/PROTECTIVE DEVICES ARE TO BE INSTALLED AS NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. SPECIAL CARE SHALL BE TAKEN TO KEEP ALL VEHICULAR ROUTES OPEN AND PEDESTRIAN

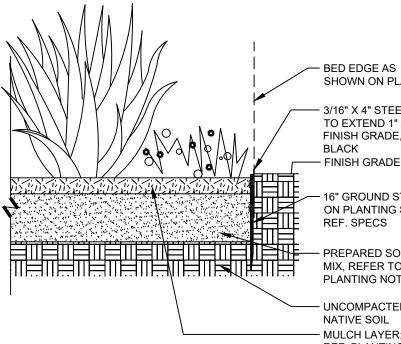
PROVIDED. PROVIDE A ONE-YEAR REPLACEMENT WARRANTY FOR ALL PLANT MATERIALS. WARRANTY SHALL COVER PLANTS WHICH HAVE DIED OR PARTIALLY DIED (THEREBY RUINING THEIR NATURAL SHAPE), BUT SHALL NOT INCLUDE DAMAGE BY VANDALISM, BROWSING, HAIL, ABNORMAL FREEZES, DROUGHT OR NEGLIGENCE BY THE OWNER. THE WARRANTY IS INTENDED TO COVER CONTRACTOR NEGLIGENCE, INFESTATIONS, DISEASE AND DAMAGE OR SHOCK TO PLANTS. PLANTS REPLACED UNDER WARRANTY WILL

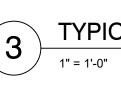


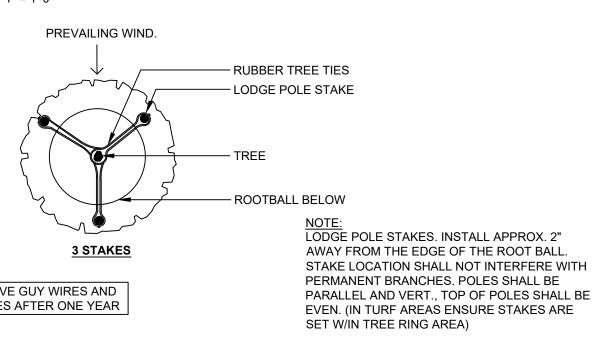
GROUND COVER FINISH SURFACE WITH HARDWOOD MULCH: **REF. PLANTING NOTES** PREPARED SOIL MIX **REFER TO PLANTING** NOTES UNCOMPACTED NATIVE SUBSOIL

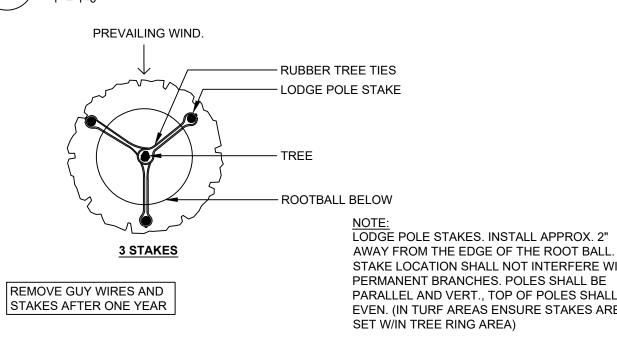


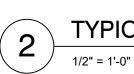












CENTRAL LEADER. (SEE CROWN OBSERVATIONS DETAIL).

10 GAUGE STRANDED GALVANIZED GUYING WIRES WITH TURNBUCKLE (TYP.)

3 LODGE POLES, EVENLY SPACED, DRIVEN (MIN. 30") FIRMLY INTO WITHIN TREE RING AREA).

FINISHED GRADE -----

FILL AND COVER RETENTION BASIN WITH HARDWOOD MULCH, RE: PLANTING NOTES. NATIVE SUBSOIL

BACKFILL WITH -AMENDED NATIVE





- SHRUB LAYOUT; REFER TO PLANT SCHEDULE, SAME SHEET

- SPREAD HARDWOOD MULCH OVER ENTIRE BED; **REF. PLANTING NOTES** SHRUB ROOTBALL SHALL BE FLUSH WITH GRADE. PREVENT SETTLING OF SHRUB BY COMPACTING SOIL MIX BELOW BALL - EDGING 1" ABOVE FINISH GRADI - FINISH GRADE

MIX, REFER TO PLANTING NOTES UNCOMPACTED NATIVE SUBSOIL

SHRUB BED PLANTING

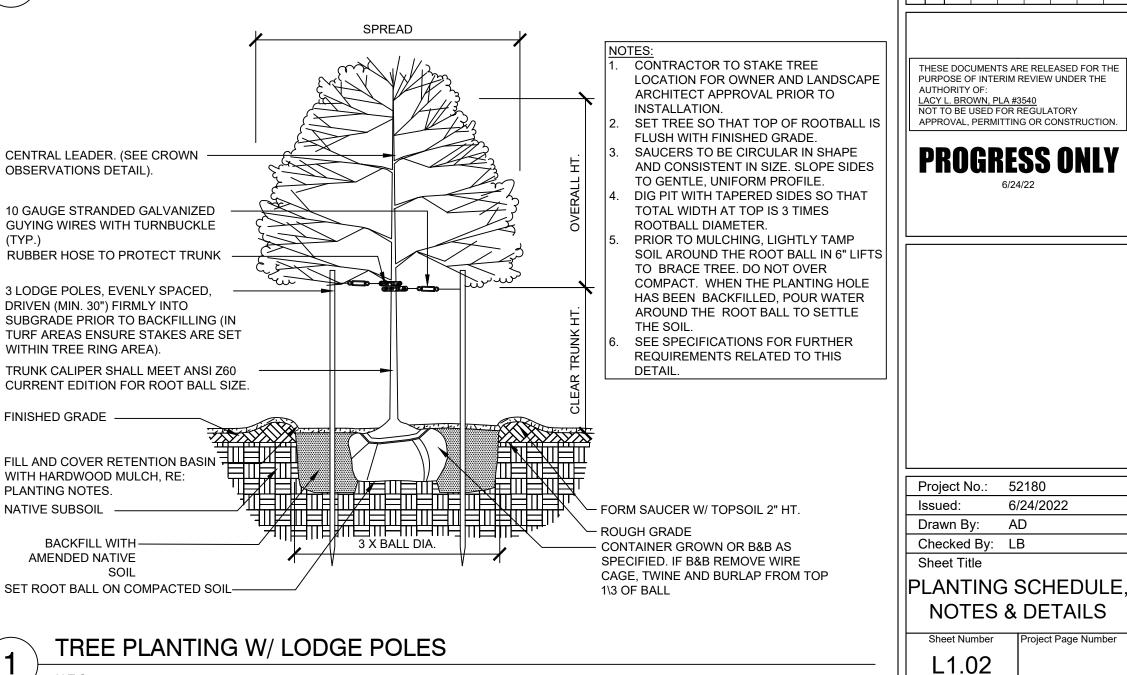
SHOWN ON PLAN - 3/16" X 4" STEEL EDGING TO EXTEND 1" ABOVE FINISH GRADE, COLOR: BLACK - FINISH GRADE

16" GROUND STAKE ON PLANTING SIDE REF. SPECS

PREPARED SOIL MIX, REFER TO PLANTING NOTES - UNCOMPACTED NATIVE SOIL - MULCH LAYER; REF. PLANTING NOTES

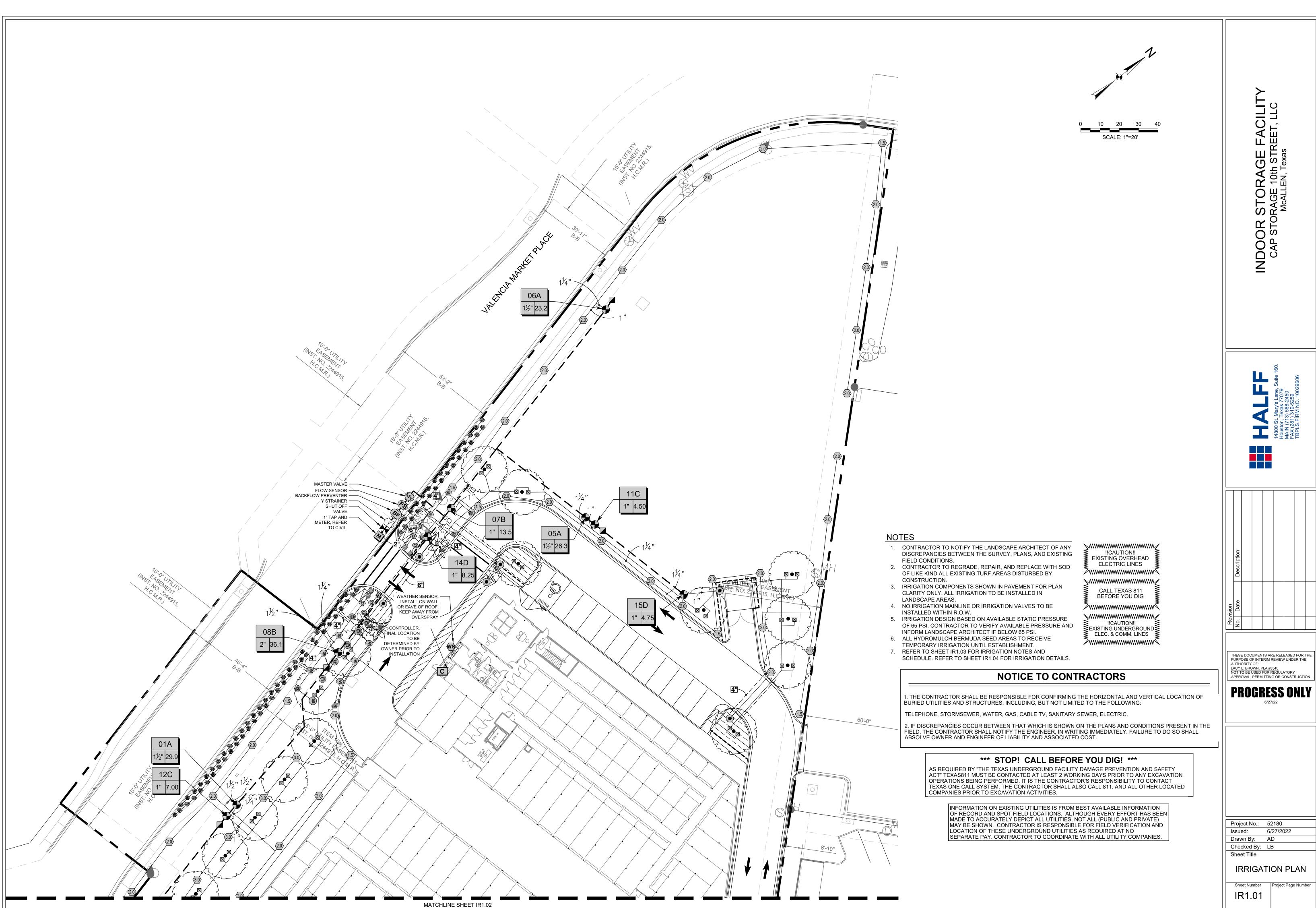
TYPICAL STEEL EDGING

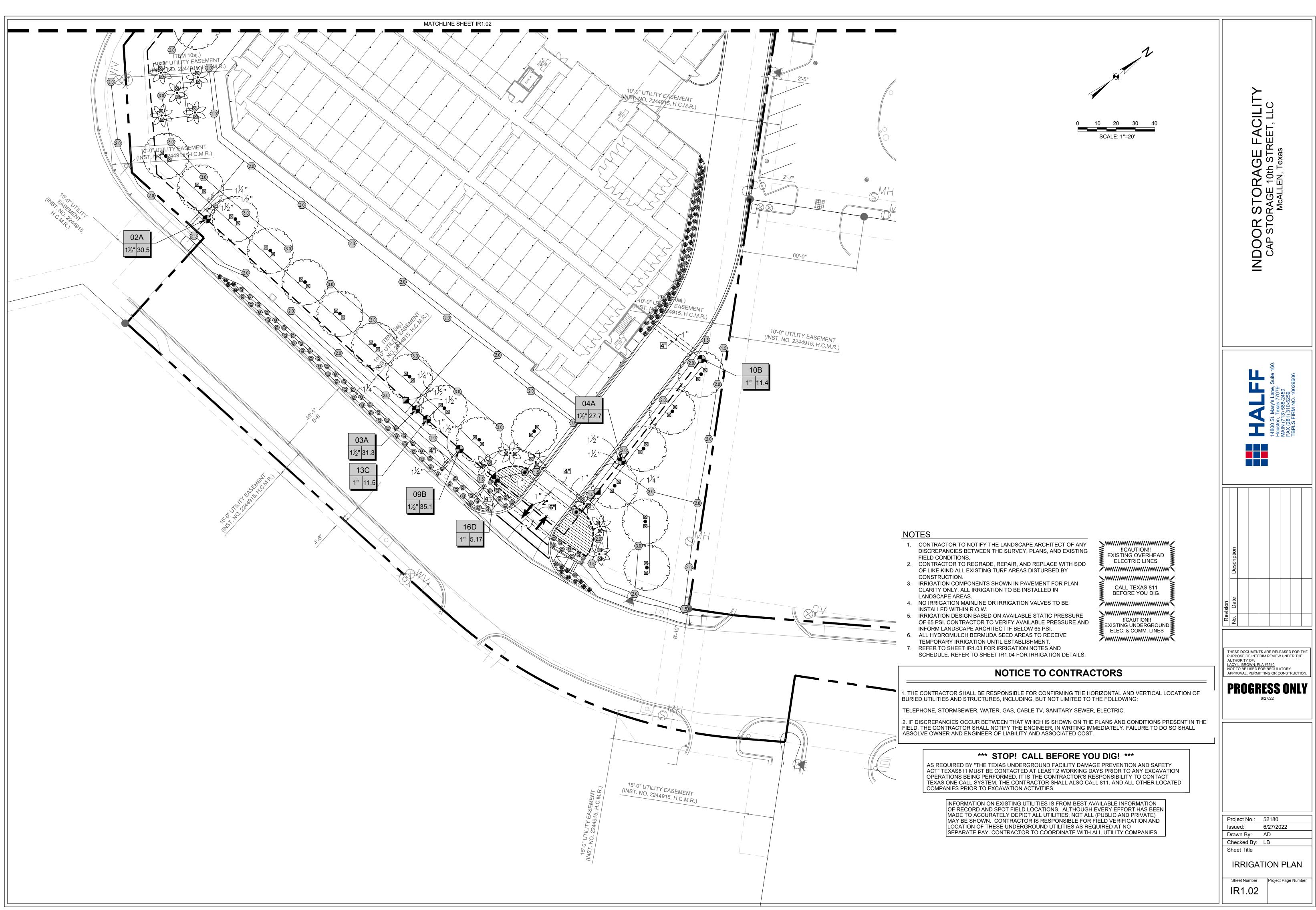
TYPICAL LODGE POLE STAKING - PLAN



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IRRIGATION NOTES

- IRRIGATION CONTRACTOR IS TO BE A STATE OF TEXAS LICENSED IRRIGATOR, AND SHALL FOLLOW ALL TCEQ CODES AND REGULATIONS
- 2. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO INITIATING WORK.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INTERRUPTION IN SERVICE CAUSED BY HIS EXCAVATIONS AND/OR WORK.
- 4. IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCOMPLISHING FULL COVERAGE IN ALL AREAS WITH SPECIFIED EQUIPMENT. ANY DISCREPANCIES IN THE 40. ALL MAINLINE AND LATERAL TRENCHES SHALL REMAIN OPEN UNTIL INSPE PLAN SHOULD BE BROUGHT TO THE LICENSED IRRIGATOR'S ATTENTION BEFORE BID.
- 5. WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF PIPING AND DRIP EMITTERS THE IRRIGATION SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY, WITHOUT ADDITIONAL COST TO THE CONTRACT, TO OBTAIN FULL COVERAGE WITH MINIMAL OVERSPRAY INTO NON-LANDSCAPE AREAS OR ONTO PAVEMENT OR BUILDINGS.
- 6. ALL FITTINGS AND NECESSARY EQUIPMENT REQUIRED TO MAKE THIS IRRIGATION SYSTEM OPERATE PROPERLY AND TO COMPLY WITH LOCAL AND STATE CODES ARE INCIDENTAL TO THESE PLANS AND ARE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO CONSTRUCT PROPOSED IRRIGATION SYSTEM IN ACCORDANCE WITH PLANS, WRITTEN SPECIFICATIONS, AND DETAILS.
- THIS IRRIGATION SYSTEM WAS DESIGNED FOR A MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY ACTUAL PSI AND DELIVER RESULTS TO THE LICENSED IRRIGATOR PRIOR TO CONSTRUCTION. IN THE EVENT THE ACTUAL PSI IS LESS THAN WHAT IS SPECIFIED ON THE PLANS THE CONTRACTOR SHALL RECEIVE DIRECTION FROM THE LICENSED IRRIGATOR REGARDING DESIGN MODIFICATIONS IF NECESSARY.
- CONTRACTOR WILL BE HELD LIABLE FOR GAINING ACCESS UNDER ALL PAVEMENTS. IF SLEEVES ARE INDICATED ON THE PLANS THEY SHOULD BE VERIFIED FOR ACCESSIBILITY AND PASSIBILITY BEFORE BID IS MADE. IF NOT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF SLEEVE PIPING WITH ALL TRADES TO INSURE THAT SLEEVES ARE INSTALLED PROPERLY PRIOR TO INSTALLATION OF CURB AND GUTTER, ASPHALT PAVING, SIDEWALKS, CONCRETE PADS, ETC.
- 9. THE CONTRACTOR SHALL LOCATE AND VERIFY WATER SUPPLY TO WHICH THE IRRIGATION SYSTEM WILL CONNECT. ALL EQUIPMENT AND INSTALLATION METHODS SHALL COMPLY WITH ALL LOCAL, REGIONAL, STATE, AND FEDERAL GUIDELINES.
- 10. CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS REQUIRED FOR THE FULL IMPLEMENTATION OF THE SYSTEM.
- 11. ALL VALVES SHALL BE LOCATED IN PLANTING AREAS WHERE SHOWN AND ALL PIPING SHALL BE INSTALLED PRIOR TO LANDSCAPE PLANTING WORK.
- 12. NO TEES, ELLS, OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING.
- 13. PIPE SIZES SHOWN AT POINTS OF CONNECTION AND WHERE CHANGES IN PIPE SIZE OCCUR. ALL PIPES SHALL BE THE SIZE OF THE LAST PRECEDING SIZE CALLED OUT UPSTREAM OF EACH SECTION OF PIPE UNLESS OTHERWISE NOTED.
- 14. EACH CONTROLLER WILL HAVE AN INDEPENDENT COMMON WIRE.
- 15. SPLICING OF REMOTE CONTROL VALVE WIRES IS NOT ALLOWED BETWEEN CONTROLLER AND VALVE BOX FOR REMOTE CONTROL VALVE. WIRES MUST BE CONTINUOUS FROM CONTROLLER TO REMOTE CONTROL VALVE WITHOUT SPLICING.
- 16. CONTRACTOR TO FLUSH ALL LINES PRIOR TO INSTALLING HEADS AND EMITTERS.
- 17. BACKFILL SHALL BE MECHANICALLY COMPACTED LANDSCAPED AREAS TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS. BACKFILL WILL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER SURFACE IRREGULARITIES.
- 18. REFER TO SPECIFICATIONS FOR TRENCH BACKFILL MATERIAL AND REQUIREMENTS. 19. ALL REMOTE CONTROL VALVE WIRES NEED TO BE LABELED AT THE VALVE W/ WEATHER (WATER) PROOF LABELS AND AT CONTROLLER WITH CORRESPONDING LABEL.
- 20. CONTRACTOR SHALL PLACE ALL SPRAY AND ROTARY HEADS AT LEAST 4" INSIDE FROM ANY CURBING, SIDEWALK, FENCING, OR BUILDING.
- 21. LOCATION OF BUBBLERS MAY VARY SLIGHTLY FROM PLAN BASED ON ACTUAL LOCATION OF PROPOSED TREES UPON PLANTING, THEY MAY BE ADJUSTED, WITHOUT ADDITIONAL COST TO THE CONTRACT, TO PROVIDE ACCURATE WATERING.
- 22. ALL SLEEVES SHALL HAVE AN EXTRA SLEEVE OF EQUAL SIZE ADDED FOR POTENTIAL FUTURE EXPANSION AND ADDITION.
- 23. PROVIDE SLEEVES AS SHOWN TO COMPLETE THIS PROJECT. COORDINATE AND MARK (PER DETAIL) ALL SLEEVE LOCATIONS WITH THE GENERAL CONTRACTOR.
- 24. 2'-0" MIN. OFFSET OF MAINLINE FROM BACK OF CURB TYP..
- 25. ALL METER AND TAP IN LOCATIONS TO BE COORDINATED AND VERIFIED WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- 26. ALL CONTROLLER AND ACCESSORY LOCATIONS TO BE COORDINATED AND VERIFIED WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- 27. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- 28. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- 29. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- 30. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WHERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- 31. THE CONTRACTOR SHALL OBTAIN THE APPROVED ENGINEERING SITE DEVELOPMENT AND/OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- 32. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS OR PER MANUFACTURER STANDARD SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY. COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- 33. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL CONNECTION TO CONTROLLER AND ALL OTHER ASSOCIATED TASKS NEEDED TO MAKE THE CONTROLLER OPERATIONAL. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.
- 34. ALL VALVES, PIPE, BUBBLERS AND HEADS SHOWN IN THE LEGEND SHALL BE USED IN THE DESIGN OF THE IRRIGATION SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SIZE ALL PIPE TO ENSURE THAT THE SYSTEM, HEADS AND BUBBLERS USED IN THE SYSTEM ADHERE TO THE MANUFACTURER'S SPECIFICATIONS WITH REGARDS TO, BUT NOT LIMITED TO, FLOW AND PRESSURE.
- 35. CONTRACTOR TO BANK VALVES/BOXES, IN NEAT AND ORDERLY MANNER INSIDE LANDSCAPE PLANTING AREAS. FOR TURF, COORDINATE PREFERRED LOCATION WITH OWNER PRIOR TO DESIGN AND/OR INSTALLATION.
- 36. SPRINKLER HEAD SPACING SHALL BE DESIGNED AND PROVIDE FOR "HEAD-TO-HEAD" COVERAGE AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL PROMOTE MINIMUM RUN-OFF AND MINIMUM OVERSPRAY ONTO NON-IRRIGATED AREAS (I.E.- PAVING, WALKWAYS, BUILDING). TURF, LANDSCAPE BEDS AND TREES SHALL BE ZONED SEPARATELY. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON PLANS OR DETERMINED IN THE FIELD FOR HEAD-TO-HEAD COVERAGE. HEADS MUST HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
- 37. ALL IRRIGATION LINES AND SLEEVES SHALL BE AT A MINIMUM DEPTH OF 18" TO TOP OF PIPE. DO NOT ROUTE PIPE DOWN THE CENTER OF THE TREE AND SHRUB BED AREAS; ALLOW FOR TREE AND SHRUB BED PLANTINGS. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING, UTILITIES, AND ARCHITECTURAL FEATURES. REFER TO SPECS.

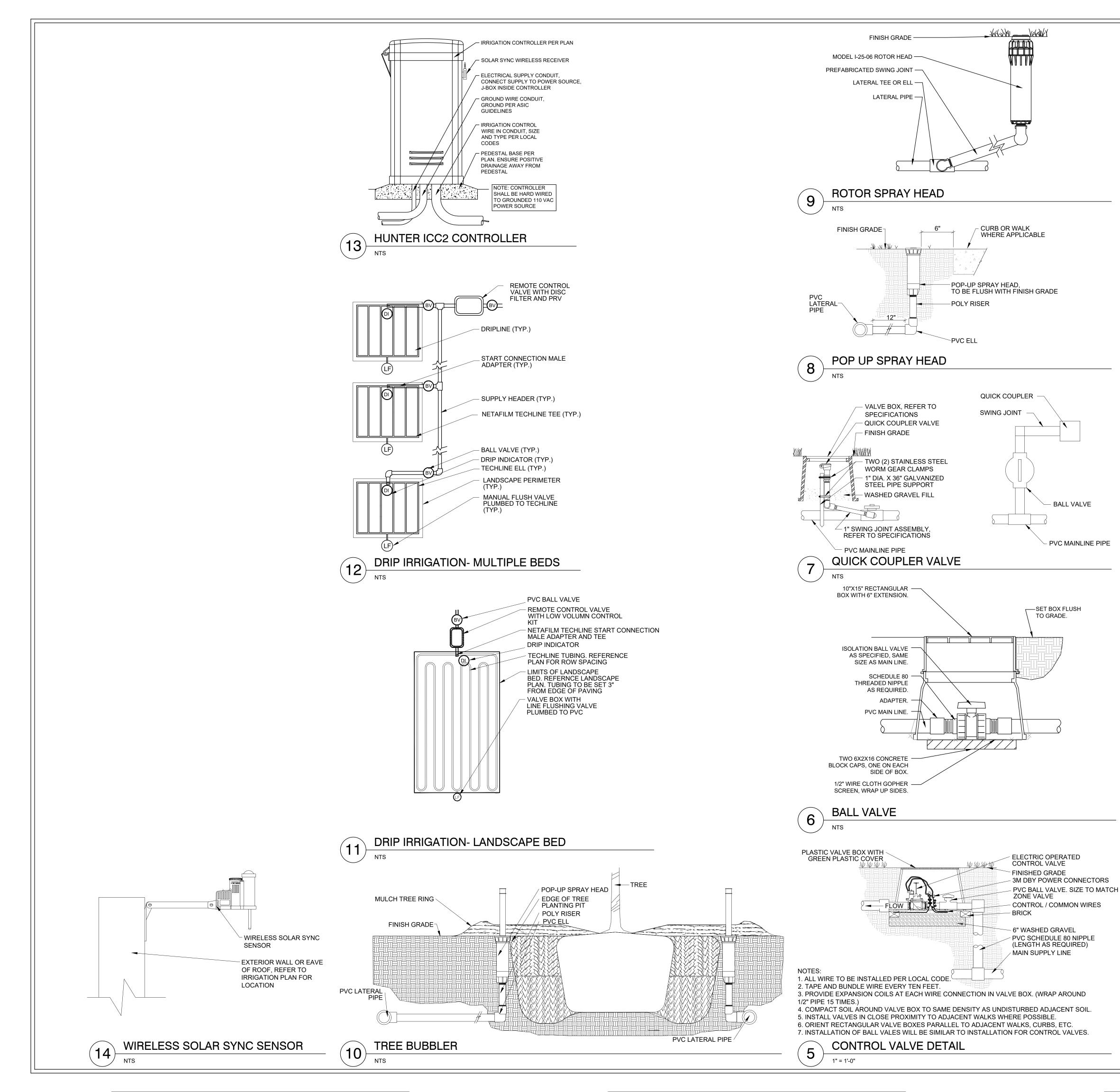
- 38. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING AS 4" DIAM DIAMETER FOR MAINLINES. THERE SHALL BE AN ADDITIONAL SLEEVE ADDI FOR FUTURE USE. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED ARE/ SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEV DEPTH AS SHOWN ON THE SLEEVING DETAILS.
- 39. TREE BUBBLERS SHALL BE INSTALLED IN A MANNER TO DISTRIBUTE WATE WHERE TREE IS PLANTED ON A SLOPE, INSTALLED BUBBLER ON UPHILLS
- AND/OR LANDSCAPE ARCHITECT.
- 41. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS AND IRRIGATION SYSTEM PRIOR TO PROJECT CLOSE-OUT. REFER TO SPECS.
- 42. ANY EXISTING IRRIGATION THAT CONFLICTS WITH PROPOSED DESIGN IS TO PROVIDE COMPLETE COVERAGE OF EXISTING IRRIGATED AREAS. ALL COORDINATED WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONS
- 43. IRRIGATION SPECIFICATIONS: TECHNICAL SPECIFICATIONS ARE PROVIDE PROJEC1

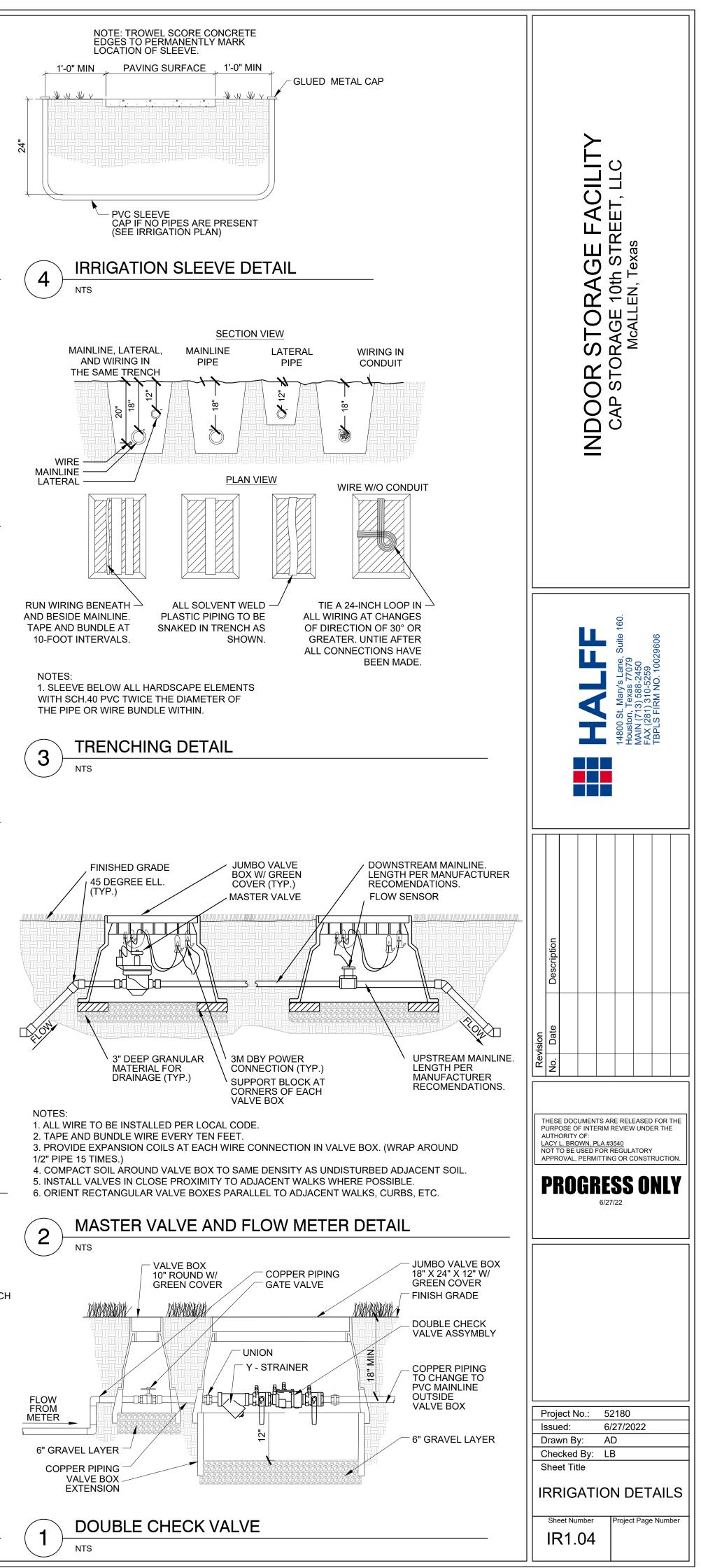
VALVE	SCHEDULE									
NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
01A	Hunter ICV-G	1-1/2"	Turf Rotor	29.90	35	0.83	1.5	37.33	50.75	0.39 in/h
02A	Hunter ICV-G	1-1/2"	Turf Rotor	30.50	35	0.72	1.51	37.23	52.05	0.33 in/h
03A	Hunter ICV-G	1-1/2"	Turf Rotor	31.30	35	1.12	1.53	37.65	53.92	0.36 in/h
04A	Hunter ICV-G	1-1/2"	Turf Rotor	27.70	35	2.68	1.5	39.18	54.07	0.94 in/h
05A	Hunter ICV-G	1-1/2"	Turf Rotor	26.30	35	4.32	1.5	40.82	52.15	0.53 in/h
06A	Hunter ICV-G	1-1/2"	Turf Rotor	23.20	35	3.77	1.5	40.28	50.44	0.45 in/h
07B	Hunter ICV-G	1"	Turf Spray	13.53	30	0.89	3	33.89	40.82	1.58 in/h
08B	Hunter ICV-G	2"	Turf Spray	36.10	30	1.15	0.8	31.95	47.75	1.62 in/h
09B	Hunter ICV-G	1-1/2"	Turf Spray	35.08	30	1.7	1.6	33.31	52.28	2.21 in/h
10B	Hunter ICV-G	1"	Turf Spray	11.40	30	1.13	3	34.14	41.57	2.48 in/h
11C	Hunter ICV-G	1"	Bubbler	4.50	30	0.14	2.44	32.58	38.61	30.64 in/h
12C	Hunter ICV-G	1"	Bubbler	7.00	30	0.23	2.7	32.93	39.23	30.64 in/h
13C	Hunter ICV-G	1"	Bubbler	11.50	30	0.72	3	33.72	40.96	30.64 in/h
14D	Hunter ICV-G	1"	Area for Dripline	8.25	30	0.3	2.82	33.12	39.48	0.85 in/h
15D	Hunter ICV-G	1"	Area for Dripline	4.75	30	0.22	2.47	32.69	38.73	0.85 in/h
16D	Hunter ICV-G	1"	Area for Dripline	5.17	30	0.11	2.52	32.63	38.79	0.85 in/h

	CRITICAL ANALYSIS	
METER FOR LATERAL LINES AND 6"	Generated:	2022-06-27 10:12
DED FOR EACH REQUIRED SLEEVE EAS TO BE INSTALLED IN A SCH. 40 EVES TO BE INSTALLED WITH A MIN.	P.O.C. NUMBER: 01 Water Source Information:	
	FLOW AVAILABLE	
	Water Meter Size:	1"
TER EVENLY TO ROOT BALL. . SIDE OF ROOTBALL.	Flow Available	37.5 GPM
PECTED AND APPROVED BY OWNER	PRESSURE AVAILABLE	
	Static Pressure at POC:	57.00 PSI
	Elevation Change:	0.00 ft
ID SPECIFICATIONS FOR	Service Line Size:	3"
	Length of Service Line:	<u>0 ft</u>
S TO BE ADJUSTED AND REPLACED	Pressure Available:	57.00 psi
L AREAS IN QUESTION ARE TO BE	DESIGN ANALYSIS	
INSTRUCTION	Maximum Station Flow:	36.1 GPM
ED AND SHALL PREVAIL FOR THIS	Flow Available at POC:	37.5 GPM
	Residual Flow Available:	1.4 GPM
	Critical Station:	04A
	Design Pressure:	35 PSI
	Friction Loss:	2.44 PSI
	Fittings Loss:	0.24 PSI
	Elevation Loss:	0 PSI
	Loss through Valve:	1.5 PSI
	Pressure Req. at Critical Station:	39.19 PSI
	Loss for Fittings:	0.34 PSI
	Loss for Main Line:	3.42 PSI
	Loss for POC to Valve Elevation:	0 PSI
	Loss for Backflow:	5.76 PSI
	Loss for Master Valve:	0.8 PSI
	Loss for Water Meter:	4.56 PSI
	Critical Station Pressure at POC:	54.07 PSI
	Pressure Available:	<u>57 PSI</u>
	Residual Pressure Available:	2.93 PSI

IRRIGATION SCH	IEDULE MANUFACTURER/MODEL/DESCRIPTION
STINDUL	
69 69 69 Q H F	Hunter PROS-04-CV 5` radius Turf Spray, 4.0" Pop-Up. With Drain Check wiper seal with UV Resistant Material.
	Hunter PROS-04-CV 8` radius
8 8 8 8 9 T H F	Turf Spray, 4.0" Pop-Up. With Drain Check wiper seal with UV Resistant Material. Hunter PROS-04-CV 10` radius
100 100 100 Q Т Н F	Turf Spray, 4.0" Pop-Up. With Drain Check wiper seal with UV Resistant Material.
	Hunter PROS-04-CV 12` radius Turf Spray, 4.0" Pop-Up. With Drain Check wiper seal with UV Resistant Material.
ию ию ию ию ию ию отнптор	Hunter PROS-04-CV 15` radius Turf Spray, 4.0" Pop-Up. With Drain Check wiper seal with UV Resistant Material.
ф q ч	Hunter PROS-04-CV 17` radius Turf Spray, 4.0" Pop-Up. With Drain Check wiper seal with UV Resistant Material.
	Hunter PROS-04-CV-MSBN 10F
X III X Q III X 25Q 50Q 50H 10H 10F 20F	Multi-Stream Bubbler, 4" pop-up, factory inst valve, 25=.25gpm, 50=0.5gpm, 10=1.0gpm,
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
(1.5)	Hunter PGP-04-CV Turf Rotor, 4.0" Pop-Up. Blue Standard Noz Circle. With Drain Check Valve.
(2.0)	Hunter PGP-04-CV Turf Rotor, 4.0" Pop-Up. Blue Standard Noz
	Circle. With Drain Check Valve. Hunter PGP-04-CV
(3.0)	Turf Rotor, 4.0" Pop-Up. Blue Standard Noz
	Circle. With Drain Check Valve.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
۲	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip (150mm) drip box.
	Area to Receive Dripline
	Netafim TLHCVXR-CS-053-12 Techline HCVXR-CS Pressure Compensatir
	with Copper Stripe, Check Valve and Anti-S
	GPH emitters at 12" O.C. Dripline laterals sp with emitters offset for triangular pattern. 17
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
•	Hunter ICV-G Refer to Plans for Size. Plastic Electric Rem Globe Configuration, with NPT Threaded Inf
	Commercial/Municipal Use. Hunter HQ-44LRC-AW Quick coupler valve, rubber locking cover, re
	steel, with 1" NPT inlet, 2-piece body. Acme Anti-Rotation Wings.
M	Shut Off Valve Same size as mainline.
	Hunter ICV-G-BSP 2" Plastic Electric Master Valve, Globe Configu Threaded Inlet/Outlet, for Commercial/Munic Plans for Size.
BF	Febco 850 2" Double Check Backflow prevention
С	Hunter I2C-2400-PL 24 Station Outdoor Modular Controller. With Commercial Use. Plastic Cabinet.
(WS)	Hunter WSS Wireless Solar, rain freeze sensor with outdo
FS	Hunter FLOW-CLIK-200 Flow Sensor SOV with Interface Panel, 2" So Body, 24 VAC, 2 amp, install Interface Pane
Ŷ	Y-STRAINER MANUFACTURER: ZURN MODEL: SXL SIZE: 2"
м	Water Meter 1" Refer to Civil. Install by L.I.C
	Irrigation Lateral Line: PVC Class 200 SDR 2 Refer to Plans for Size
	Irrigation Mainline: PVC Class 200 SDR 21, Refer to Plans for Size
	Pipe Sleeve: PVC Schedule 40, Refer to Pla
V	alve Callout
# •	Valve Number
#" #●-	Valve Flow
	Valve Flow
	VIIVO OIZE

PTION	
Check Valve. Co-molded I.	
Check Valve. Co-molded I.	
Check Valve. Co-molded I.	DRAGE FACILITY E 10th STREET, LLC LEN, Texas
Check Valve. Co-molded	ET, L
Check Valve. Co-molded I.	
Check Valve. Co-molded I.	DRAGE E 10th STI LLEN, Texas
ory installed drain check .0gpm, 20=2.0gpm. PTION	STOF McALE
rd Nozzle. Adjustable to Full	STOR S STOR
rd Nozzle. Adjustable to Full	CAP S
ard Nozzle. Adjustable to Full	
PTION	
to drip tubing with riser in 6"	
pensating Landscape Dripline Anti-Siphon feature. 0.53 erals spaced at 12" apart, ern. 17mm. PTION	
ic Remote Control Valves, ded Inlet/Outlet, for	s Lane, Suite 160. 77079 2.259 0.10029606
over, red brass and stainless . Acme Key with	L. Mary's Lane, St 13) 588-2450 13) 310-5259 FIRM NO. 100296
Configuration, with BSP I/Municipal Use. Refer to	14800 St. Houston, TBPLS FIF
er. With two ICM-800 Module.	
th outdoor interface.	
el, 2" Schedule 40 Sensor e Panel as required.	
	btion
by L.I.C.	Description
) SDR 21,	
DR 21,	Revision Vo. Date
r to Plans for Size	
	THESE DOCUMENTS ARE RELEASED FOR T PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:
	LACY L. BROWN, PLA #3540 NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
	PROGRESS ONLY 6/27/22
	Project No.: 52180
	Project No.: 52180 Issued: 6/27/2022 Drawn By: AD Checked By: LB
	Issued: 6/27/2022 Drawn By: AD Checked By: LB Sheet Title IRRIGATION NOTES
	Issued:6/27/2022Drawn By:ADChecked By:LBSheet Title

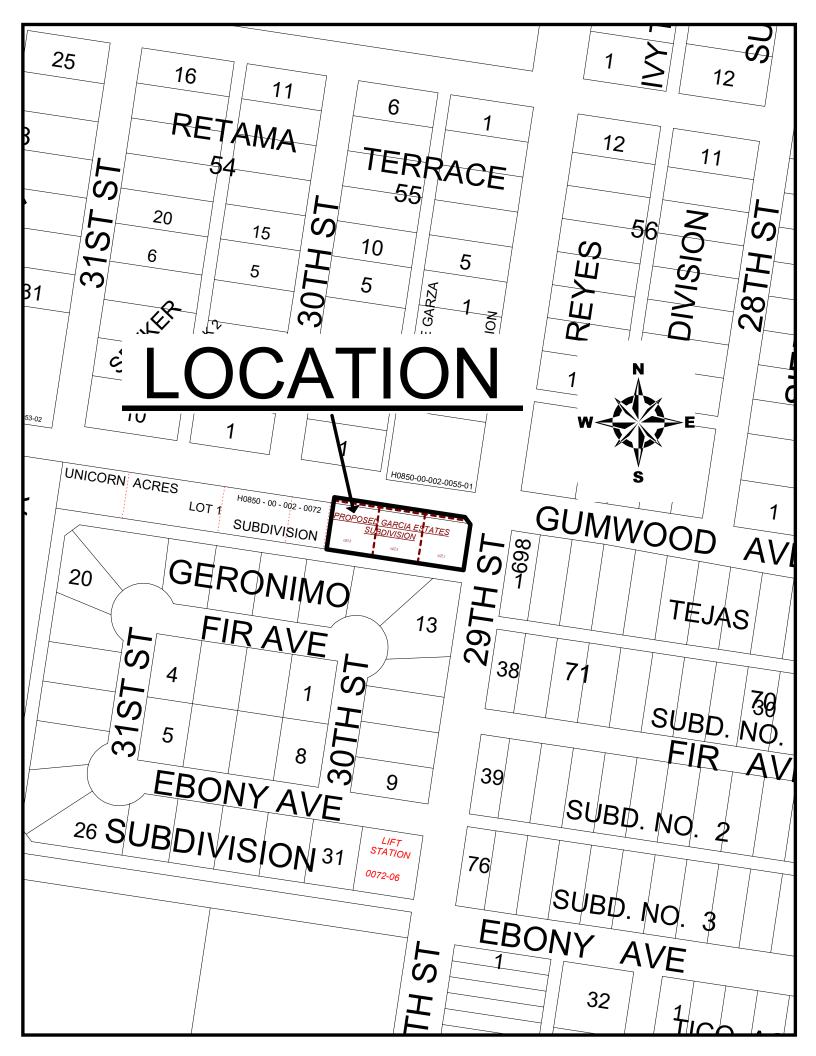


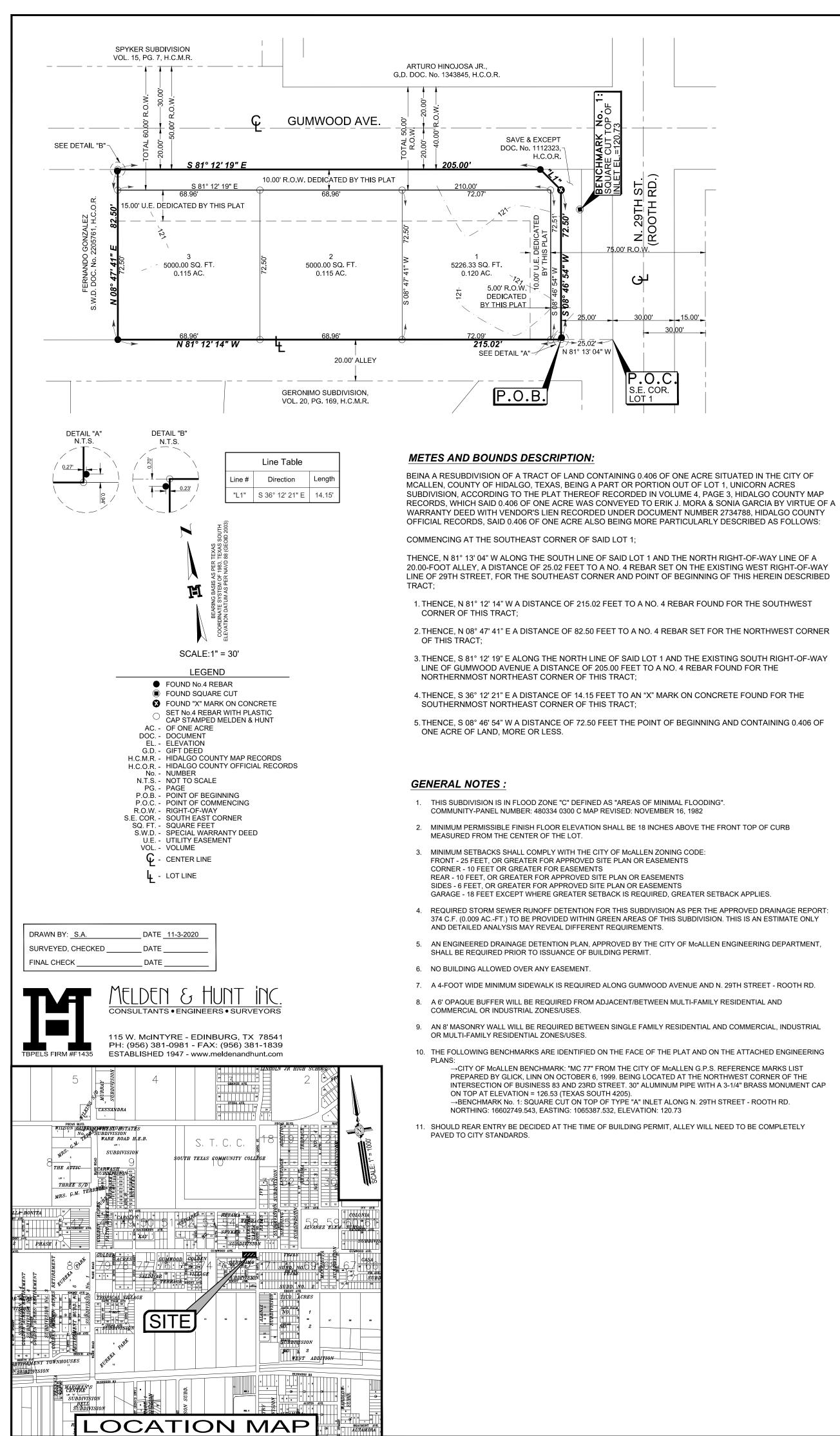


(, 2	2 N 2	JUB2020-0048
		City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 311 North 15 th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)
	Project Description	Subdivision Name <u>Garcia</u> , <u>Estates</u> Location <u>SWC</u> <u>GUMWADA</u> <u>AVENUE</u> , <u>E</u> <u>2914</u> <u>St</u> . City Address or Block Number <u>2901</u> <u>Gum wood</u> Number of lots <u>3</u> Gross acres <u>0</u> , <u>40</u> Net acres <u>0</u> , <u>40</u> Existing Zoning <u>R1</u> Proposed <u>R1</u> Rezoning Applied For <u>Yes</u> <u>No Date</u> Existing Land Use <u>VMCAN</u> Proposed Land Use <u>FAMILY</u> Irrigation District # Residential Replat Yes <u>No</u> <u>Commercial Replat Yes</u> <u>No</u> <u>ETJ Yes</u> <u>No</u> <u>Agricultural Tax Exempt Yes</u> <u>No</u> <u>Estimated Rollback tax due</u> <u>Parcel No. <u>185431</u> Tax Dept. Review <u>Nama</u> <u>Human</u> Legal Description <u>Approv</u> <u>0.40</u> <u>AC</u> <u>CE</u> <u>Hammona</u> <u>All</u> <u>CL72</u> <u>T3352</u> <u>CE</u> <u>Hammona</u> <u>All</u> <u>All</u> <u>Unicorn</u> <u>Arces</u></u>
	Owner	Name 2011A. Garcia / Erik J. Mora Phone 9/(950) 381-098 Address 1608 N. 2011 St. City MCAUCH State TX Zip 1800 E-mail 90 ruben a melden and munt. com
	Developer	Name <u>MAGAVUL MIL J. MOVA</u> Phone <u>40(156) 381-0981</u> Address <u>7608 N. 20th St.</u> City <u>MLAUM</u> State <u>TX</u> Zip <u>78504</u> Contact Person <u>OMA</u> <u>GAVUA</u> E-mail <u>SMIAGLOB</u> <u>JAMOD. UM</u>
	Engineer	Name Melden & Aurt, File. Phone (956) 381-096 Address 115 W. McThare City Edinburg State TX zip 7854 Contact Person Ruben James De Jesus E-mail MOEN & MELOEN ANALY, COM
) Surveyor	Name Melden & Hunt, Inc. Phone (156) 381-0981 Address 115 W. Mc Untype St. City Fainburg State TX zip 7874 DECENVE JUL 81 2020
	RC	t#728117 pd \$300 00 (Re3:30pm

	Proposed Plat Submittal
Submitted with Application	 \$225 Preliminary Review Fee and \$75 Final Approval Fee (Cash) 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 (Identifiying 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
Developer's Requirements S	 PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted tracts ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines ✓ North arrow, scale and vicinity map ✓ Name & dimension of adjoining street ROWs (total width & width from centerline)
Minimum Dev	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 $\frac{1}{2}$ " 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

1.5.1





PLAT OF **GARCIA ESTATES SUBDIVISION**

BEING A RESUBDIVISION OF 0.406 OF ONE ACRE OUT OF LOT 1, UNICORN ACRES, VOLUME 4. PAGE 3. HIDALGO COUNTY MAP RECORDS. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE GARCIA ESTATES 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.

SONIA GARCIA 7608 N. 20TH STREET McALLEN, TEXAS 78504 DATE

THE STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC, FOR THE STATE OF MY COMMISSION EXPIRES:

THE STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE GARCIA ESTATES 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.

ERIK J. MORA 7608 N. 20TH STREET McALLEN, TEXAS 78504 ΠΔΤ

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIK J. MORA 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 MY COMMISSION EXPIRES:

THE STATE OF TEXAS COUNTY OF HIDALGO

THE UNDERSIGNED, LIENHOLDER HOLDING A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT AND DESIGNATED AS HIGHLAND OAKS SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

ALEX MORENO JR. TRUSTEE 4751 S. JACKSON RD. EDINBURG, TEXAS 78539

DATE

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEX MORENO 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 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 MY COMMISSION EXPIRES:

AIRMAN, PLANNING COMMISSION	DATE
	MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL ATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.
IAYOR, CITY OF MCALLEN	DATE
ITY SECRETARY	DATE
HIS PLAT IS HEREBY APPROVED BY THE HID	ALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS,
	G WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON
RESIDENT	ATTEST: SECRETARY
WITH THE MINIMUM STANDARDS OF THE DIS REVIEWED AND DOES NOT CERTIFY THAT TH	
RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER	DATE
THE STATE OF TEXAS COUNTY OF HIDALGO I. THE UNDERSIGNED. A LICENSED PROFESS	IONAL ENGINEER IN THE STATE OF TEXAS. HEREBY CERTIFY THAT PROPER
COUNTY OF HIDALGO , THE UNDERSIGNED, A LICENSED PROFESS ENGINEERING CONSIDERATION HAS BEEN G DATED THIS THEDAY OF RUBEN JAMES DE JESUS, PROFESSIONAL EN STATE OF TEXAS DATE PREPARED: 11-3-2020	, 20 MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435 S. MTE OF 7. S. MTE O
COUNTY OF HIDALGO I, THE UNDERSIGNED, A LICENSED PROFESS ENGINEERING CONSIDERATION HAS BEEN G DATED THIS THEDAY OF RUBEN JAMES DE JESUS, PROFESSIONAL EN STATE OF TEXAS DATE PREPARED: 11-3-2020 ENGINEERING JOB No. 20155.00 THE STATE OF TEXAS COUNTY OF HIDALGO I, THE UNDERSIGNED, A REGISTERED PRO THIS PLAT IS TRUE AND CORRECTLY MADI UNDER MY SUPERVISION ON THE GROUND	MEN TO THIS PLAT.
COUNTY OF HIDALGO , THE UNDERSIGNED, A LICENSED PROFESS ENGINEERING CONSIDERATION HAS BEEN G DATED THIS THEDAY OF RUBEN JAMES DE JESUS, PROFESSIONAL EN STATE OF TEXAS DATE PREPARED: 11-3-2020 ENGINEERING JOB No. 20155.00 THE STATE OF TEXAS COUNTY OF HIDALGO , THE UNDERSIGNED, A REGISTERED PRO THIS PLAT IS TRUE AND CORRECTLY MADI JNDER MY SUPERVISION ON THE GROUND DATED THIS THE DAY OF FRED L. KURTH, R.P.L.S. # 4750 DATE SURVEYED: 8-12-2020 T-1107, PG. 47	MEN TO THIS PLAT.
COUNTY OF HIDALGO I, THE UNDERSIGNED, A LICENSED PROFESS ENGINEERING CONSIDERATION HAS BEEN G DATED THIS THEDAY OF RUBEN JAMES DE JESUS, PROFESSIONAL EN STATE OF TEXAS DATE PREPARED: 11-3-2020 ENGINEERING JOB No. 20155.00 THE STATE OF TEXAS COUNTY OF HIDALGO I, THE UNDERSIGNED, A REGISTERED PRO THIS PLAT IS TRUE AND CORRECTLY MADI UNDER MY SUPERVISION ON THE GROUND DATED THIS THEDAY OF FRED L. KURTH, R.P.L.S. # 4750 DATE SURVEYED: 8-12-2020 T-1107, PG. 47 SURVEYING JOB No. 20155.08	MEN TO THIS PLAT.

BY:_____

____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/29/2022

SUBDIVISION NAME: GARCIA ESTATES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 29th Street: *10 ft. ROW dedication required for 50 ft. from centerline required for 100 ft. total ROW Paving: min. 52 ft. Curb & gutter: Both sides ***PZ Board recommended approval on October 5, 2021 and on October 25, 2021 City Commission approved the variance dedication of 5 ft. of additional ROW for N. 29th Street in lieu of 10 ft. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Gumwood Avenue: *20 ft. dedication required for 40 ft. from centerline for a total of 80 ft. ROW Paving: min. 52 ft. Curb & gutter: Both sides ***PZ Board recommended approval on October 5, 2021 and on October 25, 2021 City Commission approved the variance dedication of 10 ft. of additional ROW instead of the required 20 ft. along Gumwood Avenue. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
LLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Existing alley to the south currently not paved. As per driveway site plan submitted on 6/23/22, driveway entrance will be from Gumwood Avenue and not alley. ****Plat note "Should rear entry be decided at time of building permit, alley will need to be completely paved to city standard" will be required and will be finalized prior to recording. **Subdivision Ordinance: Section 134-106	Applied

ETBACKS	
 * Front: *45 ft. or greater for approved site plan or easements ***PZ Board recommended approval on April 5, 2022 to the variance request proposing 25 ft. in lieu of the required 45 ft. front setback. **Zoning Ordinance: Section 138-356 	Applied
* Rear: 10 ft. or greater for approved site plan or easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for approved site plan or easements **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
IDEWALKS	
 * 4 ft. wide minimum sidewalk required on Gumwood Avenue and N. 29th Street. ***Sidewalk requirement may be increased to 5 ft. by Engineering Department and plat note will be finalized prior to recording. **Subdivision Ordinance: Section 134-120 	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
UFFERS	
 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
OTES	
 * No curb cut, access, or lot frontage permitted along **Engineer to show access locations due to Gumwood Avenue being a collector road requiring 200 ft. spacing between accesses **Must comply with City Access Management Policy 	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required

 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **If proposed number of lots changes, new requirements might be triggered. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 (Single Family Residences) ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* As per Park Department, Park Fee of \$2,100 based on (3 x \$700 per lot/dwelling unit) to be paid prior to recording. Total amount of park fees is subject to change if amount of proposed lots and dwelling units change.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for three single family residences. No TIA required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



	City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW SUBDIVISION PLAT REVIEW
Project Description	Subdivision Name Vida Subdivision Location Shary Rd & 5 Mile Line Rd. City Address or Block Number N Shary Rd, Mission, TX 78573 Number of lots 14 Gross acres 8.26 Number of lots 14 Gross acres 8.26 Number of lots 14 Gross acres 8.26 Net acres 7.2 Existing Zoning R3A - C3 Proposed Rezoning Applied For Existing Land Use Irrigation District # United Residential Replat Yes No Agricultural Tax Exemption Yes No Legal Description 8.26 acre tract out of the West 10 acres of the North 20 acres of Lot 405, John H. Shary Subdivision
Owner	Name LIMAN VENTURES, LTD Phone Address 7216 W. Expressway 83 City Mission State TX Zip 78572 E-mail mchapa@ggdstx.com
Developer	Name LIMAN VENTURES, LTD Phone Address 7216 W. Expressway 83 City Mission State TX Zip Contact Person Manuel Chapa E-mail mchapa@ggdstx.com
Engineer	Name Victor Trevino Phone 956-424-3335 Address 900 S. Stewart Rd Ste 13
Surveyor	Name Juan E. Galvan Phone 956-424-3335 Address 900 S. Stewart Rd Ste 13
	By BMA

x

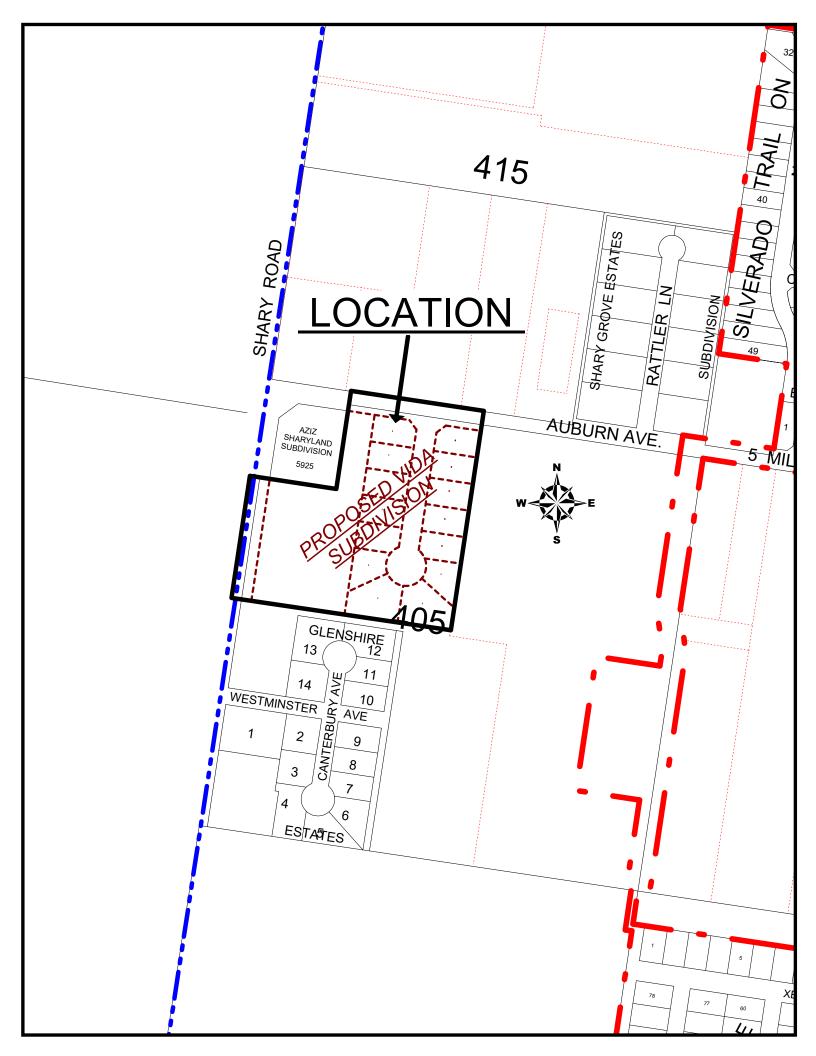
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	\$225 Preliminary Review Fee and \$75 Final Approval Fee
	Title Report 8 ½" by 11" Sealed Survey showing existing structures/easements
-	or 3 blueline copies
Application	2 Location Maps
lica	2 8 ½" by 11" copies/legible copies of plat with name & north arrow
4pp	 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifying owner on application)
	Autocad DWG file of plat
with	Letter of Authorization from the owner, if applicable
	Proof of authority of person signing application on behalf of
Submitted	partnership/corporation, if applicable
ndr	
ร	PLAT TO SHOW:
nts	✓ Metes and bounds
me	 Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for uplatted tracts
uire	 ✓ Surrounding platted lots and/or lot lines for uplatted tracts ✓ Name and address of owner, lienholder, developer, engineer and
Requirements	surveyor shown along with signature lines
	✓ North arrow, scale and vicinity map
er':	 Name & dimension of adjoining street ROWs (total width & width
Developer's	from centerline)
)eve	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
าท	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
Minimum	drainage and utility review by the appropriate boards. Additional information will be
Σ	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.
_	
	I certify that I am the actual owner of the property described above and (include
ure	corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.
nat	
Sic	Signature Date Date Date
Owner's Signature	Print Name Victor Trevino
MO	Owner
	Rev 03/11

A. A.

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e.

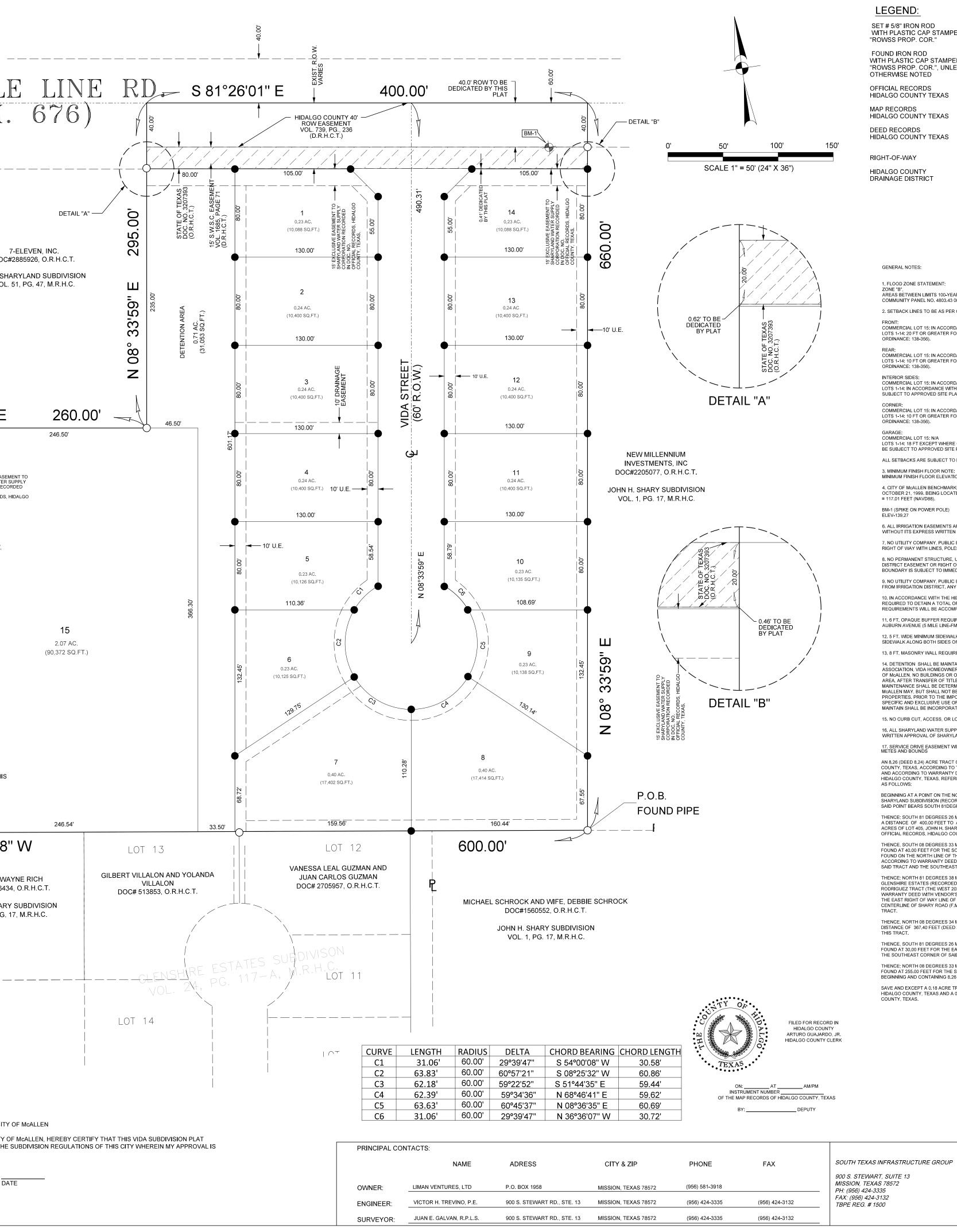


STATE OF TEXAS COUNTY OF HIDALGO

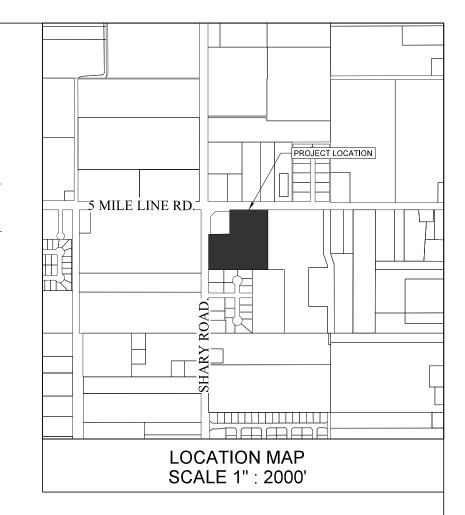
I(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN

AS THE VIDA SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCIRBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE			5 MILE
HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQURED 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.			• LVL • LVL •
MANUEL CHAPA DATE 7216 W, EXPRESSWAY 83 MISSION TX 78723		 \	
MISSION, TX 78572			
STATE OF TEXAS COUNTY OF HIDALGO			
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL CHAPA 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			 7-E
AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF,,,	ح 		DOC#288
NOTARY PUBLIC			AZIZ SHARY VOL. 51,
STATE OF TEXAS COUNTY OF HIDALGO			
KNOW ALL MEN BY THESE PRESENTS:			
THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.			
	 7		
VICTOR H. TREVINO, P.E. LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195			S 81°26'01" E
		30.00'	30.00
STATE OF TEXAS COUNTY OF HIDALGO			15' EXCLUSIVE EASEMENT SHARYLAND WATER SUPP CORPORATION RECORDED IN DOC. NO.
KNOW ALL MEN BY THESE PRESENTS: I, JUAN E. GALVAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS,			OFFICIAL RECORDS, HIDAL COUNTY, 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.			
		GO COL N EASE DL 1, PC D R.H.C	60.00' EXIST. R.O.W.
JUAN E. GALVAN, R.P.L.S. REG. PROFESSIONAL LAND SURVEYOR # 4011		HIDALGO ROW EZ VOL 1 (D.R.	
	DEDICATED BY THIS PLAT		50'
APPROVED BY DRAINAGE DISTRICT:			367.1
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT			
THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.	Ц -	U /	
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1		n –	STATE OF TEXAS DOC. NO. 2917292
RAUL E. SESIN, P.E., C.F.M. DATE	C C	ິ ((O.R.H.C.T.)
		0	
		Z→ -	30.0' ROW TO BE DEDICATED BY THIS PLAT
THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE DAY OF			
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.		30.00'	<u>عة:مە: \</u> N 81° 38'38'' \
ATTIEST: PRESIDENT			
SECRETARY			ROGER WAYN DOC #3036434, C
			JOHN H. SHARY SU VOL. 1, PG. 17, I
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:			
I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE VIDA SUBDIVISION LOCATED AT INTERSECTION OF 5 MILE LINE ROAD AND NORTH SHARY ROAD IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE ADDROVAL OF THE DEVICE OPERIES DECION ENCINEED, ALL ADDROVAL OF THE SUBDIVISION OF THE			
APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.			
DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.			
			ICATION OF THE MAYOR OF THE CITY OF
SHERILYN DAHLBERG DATE GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION			RMS TO ALL REQUIREMENTS OF THE SUE

MAYOR CITY OF MCALLEN



LEGEND: SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." FOUND IRON ROD WITH PLASTIC CAP STAMPED Ο "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED OFFICIAL RECORDS ORHCT HIDALGO COUNTY TEXAS MAP RECORDS M.R.H.C.T. HIDALGO COUNTY TEXAS DEED RECORDS HIDALGO COUNTY TEXAS D.R.H.C.T. RIGHT-OF-WAY R.O.W HIDALGO COUNTY H.C.D.D. DRAINAGE DISTRICT



1. FLOOD ZONE STATEMENT: ZONE "B"

GENERAL NOTES:

AREAS BETWEEN LIMITS 100-YEAR FLOOD AND 500-YEAR FLOOD; COMMUNITY PANEL NO. 4803.43 0005 C. REVISED NOVEMBER 2, 1982 2. SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE:

COMMERCIAL LOT 15: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. LOTS 1-14: 20 FT OR GREATER FOR EASEMENTS. IF SITE PLAN IS REQUIRED FOR LOTS 1-14, SETBACKS WILL BE SUBJECT TO APPROVED SITE PLAN. (ZONING ORDINANCE: 138-356).

COMMERCIAL LOT 15: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. CONMERCIAL DOT 10. IN ACCORDANCE WITH THE CONING ORDINANCE OR GREATER FOR EXEMENTS OR AFFROVED SITE FORM. LOTS 1-14: 10 FT OR GREATER FOR EASEMENTS. IF SITE PLAN IS REQUIRED FOR LOTS 1-14, SETBACKS WILL BE SUBJECT TO APPROVED SITE PLAN. (ZONING ORDINANCE: 138-356). INTERIOR SIDES:

COMMERCIAL LOT 15: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. LOTS 1-14: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS. IF SITE PLAN IS REQUIRED FOR LOTS 1-14, SETBACKS WILL BE SUBJECT TO APPROVED SITE PLAN. (ZONING ORDINANCE: 138-356).

COMMERCIAL LOT 15: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. LOTS 1-14: 10 FT OR GREATER FOR EASEMENTS. IF SITE PLAN IS REQUIRED FOR LOTS 1-14, SETBACKS WILL BE SUBJECT TO APPROVED SITE PLAN. (ZONING ORDINANCE: 138-356). GARAGE:

COMMERCIAL LOT 15: N/A LOTS 1-14: 18 FT EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES. IF SITE PLAN IS REQUIRED FOR LOTS 1-14, SETBACKS WILL BE SUBJECT TO APPROVED SITE PLAN. (ZONING ORDINANCE: 138-356). ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.

3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

4. CITY OF MCALLEN BENCHMARK: "MC 54" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE, PEDRO ON OCTOBER 21, 1999. BEING LOCATED AT THE GARZA PARK ON MILE 4 ROAD. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 117.01 FEET (NAVD88).

BM-1 (SPIKE ON POWER POLE) ELEV-139.27

6. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL. 7. 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. 8. 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 VIOLATORS EXPENSE.

9. 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. 10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 104.363 CFT OR 2.40 ACRE-FT OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.2 FOR STORM SEWER IMPROVEMENTS)

11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJECENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG AUBURN AVENUE (5 MILE LINE-FM 676). 12. 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. 13. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES. 14. 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 ASSIONS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALLE BE ERECTED IN DETENTION BASINS, WHICH SHALL BE USED EXCLUSIVELY AS A RETENTION AREA. AFTER TRANSFER OF TITLE TO THE VIDA HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER PRO DATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE RENAISSANCE HOMEOWNER'S ASSOCIATION FAILING IN SUCH MAINTENANCE, OBLIGATIONS, THE CITY OF

MALLEN 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. 15. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG AUBURN AVENUE (5 MILE LINE-FM 676).

16. 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.

17. SERVICE DRIVE EASEMENT WILL BE REQUIRED AT THE SITE PLAN REVIEW STAGE. METES AND BOUNDS

AN 8.26 (DEED 8.24) ACRE TRACT OF LAND OUT OF THE WEST 10.0 ACRES OF THE NORTH 20.0 ACRES OF LOT 405, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 42A, 43 AND 43A, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1289411, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 405 AND IN THE CENTERLINE MILE 5 NORTH ROAD (F.M. 676) FOR THE NORTHEAST CORNER OF AZIZ SHARYLAND SUBDIVISION (RECORDED IN VOLUME 51, PAGE 47, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEARS SOUTH 81DEGREES 18 MINUTES 50 SECONDS EAST, 260.00 FEET FROM THE NORTHWEST CORNER OF LOT 405. THENCE; SOUTH 81 DEGREES 26 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE OF LOT 405 AND THE CENTERLINE OF MILE 5 NORTH ROAD (F.M. 676). A DISTANCE OF 400.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE SABAS SANDOVAL, JR. TRACT. (THE EAST 10.0 ACRES OF THE NORTH 20.0 ACRES OF LOT 405, JOHN H. SHARY SUBDIVISION, ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 370725,

OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT. THENCE, SOUTH 08 DEGREES 33 MINUTES 59 SECONDS WEST, ALONG THE WEST LINE OF THE SABAS SANDOVAL, JR. TRACT, PASSING A '/INCH IRON PIPE FOUND AT 40.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 5 NORTH ROAD (F.M 676) A TOTAL DISTANCE OF 660.00 FEET TO A ½ INCH INFON PIE FOUND AT 40.00 FEET FOR THE BOBBY R. GLENN TRACT (THE WEST 12.62 ACRES OF THE SOUTH HALF OF LOT 405, JOHN H. SHARY SUBDIVISION,

ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1009, PAGE 214, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF

SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT. THENCE; NORTH 81 DEGREES 38 MINUTES 38 SECONDS WEST, ALONG THE NORTH LINE OF THE BOBBY R. GLENN TRACT, THE NORTH LINE OF THE GLENSHIRE ESTATES (RECORDED IN VOLUME 24, PAGE 117-A, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTH LINE OF THE ROBERTO B. RODRIGUEZ TRACT (THE WEST 203.0 FEET OF THE SOUTH 134.0 FEET OF THE NORTH 795.5 FEET OF LOT 405, JOHN H. SHARY SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1627, PAGE 1, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING AT 630.00 FEET FOR THE EAST RIGHT OF WAY LINE OF SHARY ROAD (F.M. 494), A TOTAL DISTANCE OF 660.00 FEET TO A POINT ON THE WEST LINE OF LOT 405 AND IN THE ENTERLINE OF SHARY ROAD (F.M. 494) FOR THE NORTHWEST CORNER OF THE ROBERTO B. RODRIGUEZ TRACT AND THE SOUTHWEST CORNER OF THIS

THENCE, NORTH 08 DEGREES 34 MINUTES 18 SECONDS EAST, ALONG THE WEST LINE OF LOT 405 AND THE CENTERLINE OF SHARY ROAD (F.M. 494), A DISTANCE OF 367.40 FEET (DEED 365.0) TO A POINT FOR THE SOUTHWEST CORNER OF THE AZIZ SHARYLAND SUBDIVISION AND AN EXTERIOR CORNER OF

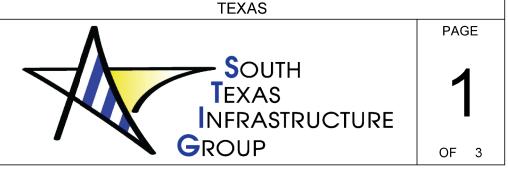
THENCE, SOUTH 81 DEGREES 26 MINUTES 01 SECONDS EAST, ALONG THE SOUTH LINE OF AZIZ SHARYLAND SUBDIVISION PASSING A ½INCH IRON ROD FOUND AT 30.00 FEET FOR THE EAST RIGHT OF WAY LINE OF SHARY ROAD (F.M. 494), A TOTAL DISTANCE OF 260.00 FEET TO A ½ INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT

THENCE; NORTH 08 DEGREES 33 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF THE AZIZ SHARYLAND SUBDIVISION, PASSING A 1/2 INCH IRON ROD FOUND AT 255.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 5 NORTH ROAD (F.M. 676), A TOTAL DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.26 ACRES OF LAND MORE OR LESS. (DEED 8.24 ACRES).

SAVE AND EXCEPT A 0.18 ACRE TRACT AS CONVEYED BY DEED RECORDED UNDER COUNTY CLERKS DOCUMENT NUMBER, 3207393, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND A 0.25 ACRE TRACT AS CONVEYED BY DEED RECORDED UNDER DOCUMENT NUMBER 2917292, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

> VIDA SUBDIVISION LOTLAYOUT

BEING A 8.26 (DEED 8.24) ACRE TRACT OF LAND OUT OF THE WEST 10.0 ACRES OF THE NORTH 20.0 ACRES OF LOT 405, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 42A, 43 AND 43A, MAP RECORDS, HIDALGO COUNTY,



900 S. STEWART, SUITE 13 MISSION, TEXAS 78572 PH: (956) 424-3335 FAX: (956) 424-3132 TBPE REG. # 1500



City of McAllen

SUBDIVISION PLAT REVIEW

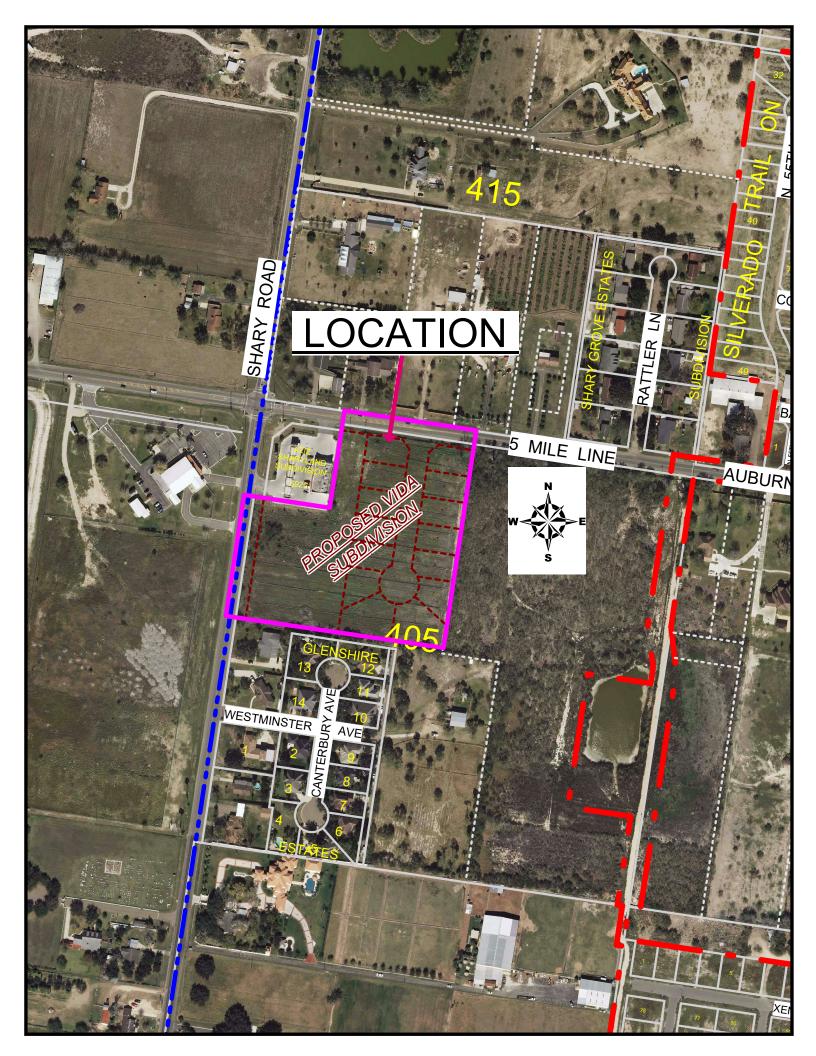
Reviewed On: 6/29/2022

QUIREMENTS	
REETS AND RIGHT-OF-WAYS	
North Shary Road (FM 494): 30 ft. ROW dedication for 60 ft. ROW from centerline for 120 ft. of total ROW Paving: By the state Curb & gutter: By the state **Please show ROW on both sides of centerline to verify if any additional dedication will be required prior to recording. **Clarify existing 60 ft. ROW arrows prior to recording. ***Plat shows document number referencing State of Texas as it relates to a 30 ft. section. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording ***COM Thoroughfare Plan	Required
Auburn Avenue (5 Mile Line-FM 676): 20 ft. dedication for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state **Provide ROW dimension from centerline on both sides and total ROW prior to recording **Provide existing ROW dimension from center line to determine if any ROW dedication is required prior to recording. ******Plat shows document number referencing State of Texas as it relates to a 19.38-19.54 ft. section. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Required
Internal N/S Street (Vida Street): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides ***Street name will be revised prior to recording to comply with City's policy. *****Please show cul-de-sac ROW to verify compliance with minimum requirements prior to recording. As per Fire Department, minimum 96 ft. paving face-to-face with 10 ft. ROW back- of-curb around cul-de-sac. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Required
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac ***As per dimensions on plat submitted on 6/22/22, 489.72 ft. cul-de-sac length is in compliance. **Subdivision Ordinance: Section 134-105	Compliance

LLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties ***Minimum 24 ft. service drive as needed will be reviewed at time of site plan. ***Please revise plat note #17 with "A 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," prior to recording. Plat note will be finalized prior to recording. *****As per Public Works Department, plat note regarding waste collection for multifamily lots may be required and will be finalized prior to recording. ***Subdivision Ordinance: Section 134-106	Required
ETBACKS	
Front: Lots 1-14: 20 ft. or greater for easements , or inline with existing structures, whichever setback is greater Lot 15: In accordance with the Zoning Ordinance or greater for easements or or in line with existing structures or approved site plan, greater setback applies. ***Please revise plat note #2 as shown above prior to recording. **If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. (Remove wording prior to recording as it is not needed on plat.) **Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.)	Required
 * Rear: Lots 1-14: 10 ft. or greater for easements Lot 15: In accordance with the Zoning Ordinance or greater for easements or approved site plan. ***Please revise plat note #2 as shown above prior to recording. 	Required
 **If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. (Remove wording prior to recording as it is not needed on plat.) **Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.) 	
 * Interior Sides: Lots 1-14: In Accordance with Zoning Ordinance or greater for easements. Lots 15: In accordance with the Zoning Ordinance or greater for easements or approved site plan. ***Please revise plat note #2 as shown above prior to recording. **If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. (Remove wording prior to recording as it is not needed on plat.) **Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.) 	Required
 * Corner: Lots 1-14: 10 ft. or greater for easements. Lot 15: In accordance with the Zoning Ordinance or greater for easements or approved site plan. ***Please revise plat note #2 as shown above prior to recording. **If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. (Remove wording prior to recording as it is not needed on plat.) **Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.) 	Required

* Garage: Lots 1-14: 18 ft. except where greater setback is required, greater setback applies. ***Please revise plat note #2 as shown above prior to recording.	Required
**If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. (Remove wording prior to recording as it is not needed on plat.)	
**Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.)	
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
IDEWALKS	
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. ***5 ft. sidewalk requirement as per Engineering Dept. ***Sidewalk requirement may be increased to 5 ft. for both sides of all interior street by Engineering Department. Plat note will be finalized prior to recording. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
UFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line-FM 676) **Landscaping Ordinance: Section 110-46	Applied
 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
OTES	
* No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line-FM 676) **Must comply with City Access Management Policy	Applied
 * Site plan must be approved by the Planning and Development Departments prior to building permit issuance for commercial lots. **Requirement might be triggered depending on the # of units proposed per lot on multifamily lots. 	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
CONING/CUP	
 * Existing: ETJ Proposed: C-3 and R-3A **Annexation and initial zoning approved by City Commission on June 28, 2021. ***Zoning Ordinance: Article V 	Compliance
 * Rezoning Needed Before Final Approval. **Annexation and initial zoning approved by City Commission on June 28, 2021. ***Zoning Ordinance: Article V 	Complete
ARKS	
* Land dedication in lieu of fee. As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fee of \$39,200 (56 X \$700) required prior to recording.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fee of \$39,200 (56 X \$700) required prior to recording.	Required
* As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fee of \$39,200 (56 X \$700) required prior to recording.	Applied
RAFFIC	
* As per Traffic Department, Trip Generation approved and TIA waived.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
OMMENTS	
Comments: *Must comply with City's Access Management Policy. ***Please clarify number of units proposed per lot for Lots 1-14 prior to recording to assure compliance with requirements. *****Please show cul-de-sac ROW to verify compliance with minimum requirements prior to recording. As per Fire Department, minimum 96 ft. paving face-to-face with 10 ft. ROW back- of-curb around cul-de-sac. ******As per Fire Department, number of accesses required will be determined based on number of units proposed prior to recording. ******Please clarify if subdivision is proposed to be public or private prior to recording. Private subdivision might trigger a second access depending on the amount of dwelling units. ******Provide dimension for corner property line for lots 1 and 14 and everywhere applicable prior to recording. ******As per Public Works Department, plat note regarding waste collection for multifamily lots may be required and will be finalized prior to recording.	Applied
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL	Applied

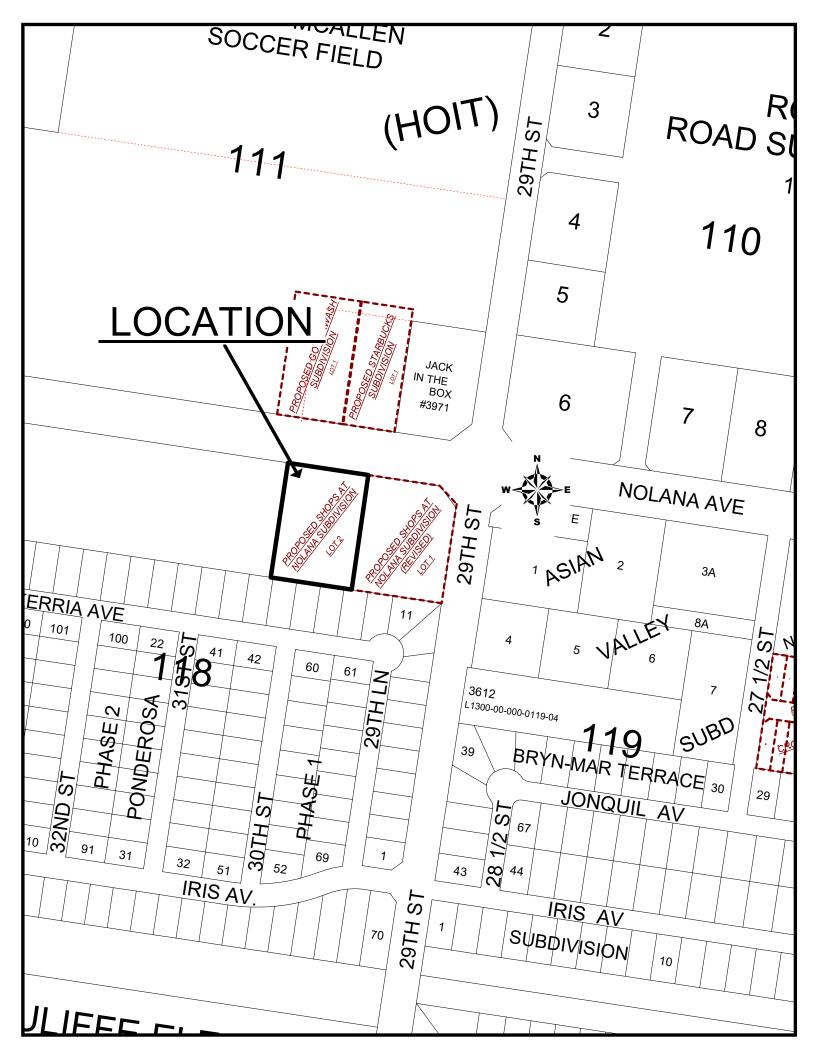


SUB2021-0135

	City of McAllen 311 North 15 th Street McAllen, TX 78501 Planning Department P. O. Box 220 McAllen, TX 78505-0220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)		
Project Description	Subdivision Name Shops at Nolana - Lot 2 Location Southwest corner of the intersection between N 29th St and W Nolana Ave City Address or Block Number 2909 Notace Ave Number of lots 1 Gross acres 1,459 Net acres 1,459 Existing Zoning C-3 Proposed C-3 Rezoning Applied For Yes Existing Land Use Undev. Proposed Land Use General Bus Irrigation District # 1 Residential Replat Yes No a Commercial Replat Yes © No a ETJ Yes No a 1.459 are tract Parcel No. L13000000011715 Tax Dept. Review		
Owner	Name Ponderosa Investors, Ltd. Phone 210-630-0480 Address 900 E. Lakeview Dr City McAllen State TX Zip 78501 E-mail jwcollins@rioco.com		
Developer	Name Merit Commercial Real Estate Phone 210-541-2005 Address 4040 Broadway, Ste 508		
Engineer	Name Halff Associates Inc Phone 956-445-5262 Address 5000 W Military Hwy Suite 100 City McAllen State TX Zip 78503 Contact Person Raul Garcia Jr., PE & Angelica Neira E-mail rgarcia@halff.com, aneira@halff.com		
Surveyor	Name Same as Engineer Phone Address Address Zip City State Zip NOV 1 2 2021 NOV 1 2 2021		

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	Proposed Plat Submittal
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
um Developer's Requirements {	 PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted tracts ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines ✓ North arrow, scale and vicinity map ✓ Name & dimension of adjoining street ROWs (total width & width from centerline) Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with
Minimur	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 Date Date 11, 2021 Print Name Raul Garcia Jr. Owner □ Authorized Agent ⊠
0	10/19



METES	AND BOU	NDS DESC	CRIPTION:

BEING a 1.284 acre (55.940 sg. ft.) tract out of Lot 118, of LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 68, Deed Records Hidalgo County, Texas, (D.R.H.C.T.), same being out of that certain called 13.987 acre tract conveyed to Ponderosa Retail, LTD, as described in Document No. 1959277 of the Official Records, Hidalgo County, Texas (O.R.H.C.T); said 1.284 acre tract being more particularly described as follows:

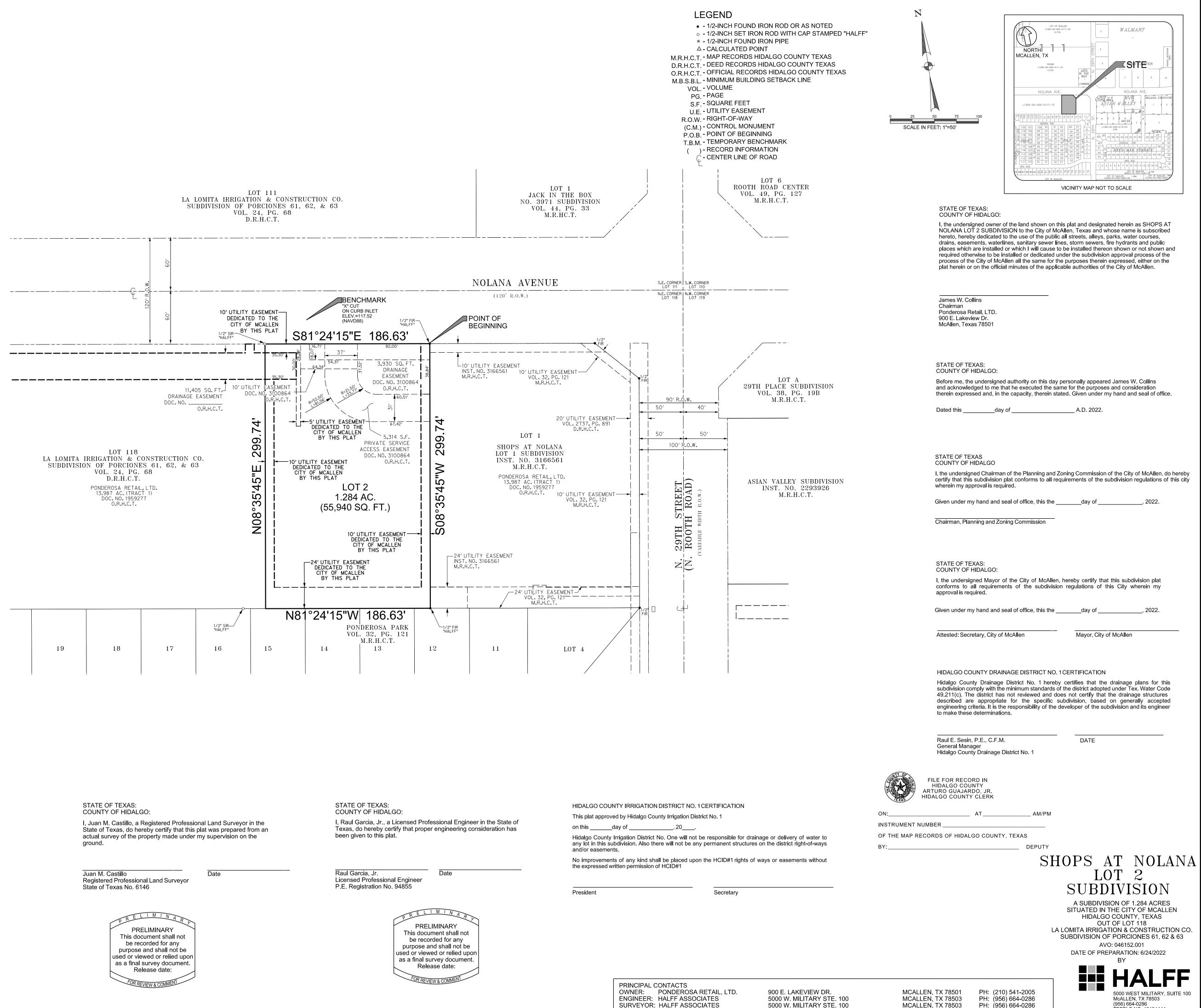
BEGINNING at 1/2-inch iron rod with cap stamped "Halff" found at the northwest corner of the SHOPS AT NOLANA LOT 1 SUBDIVISION, as recorded in Instrument No. 3166561 of the Map Records Hidalgo County, Texas (M.R.H.C.T.), same being in the existing south right of way line of Nolana Avenue (120.0' right of way), for the northeast corner of the herein described;

THENCE, South 08° 35' 45" West, leaving said south right of way line and along the west line of said SHOPS AT NOLANA LOT 1 SUBDIVISION, a distance of 299.74 feet to a 1/2-inch iron rod with stamped "Halff" found in the north line of **PONDEROSA PARK SUBDIVI**SION as recorded in Volume 32, Page 121 M.R.H.C.T., for the southeast corner of the herein described tract;

THENCE, North 81° 24' 15" West, along said north line, a distance of 186.63 feet to a 1/2-inch iron rod with stamped "Halff" set, for the southwest corner of the herein described tract. THENCE, North 08° 35' 45" East, over and across aforementioned 13.987 acre tract, a distance of 299.74 feet

to 1/2-inch iron rod with cap stamped "Halff" set in the aforementioned existing south right of way line of Nolana Avenue, for the northwest corner of the herein described tract;

THENCE, South 81° 24' 15" East, along said existing south right of way line of Nolana Avenue, a distance of 186.63 feet to the **POINT OF BEGINNING** and containing an area of 1.284 acre (55,940 sq. ft.), more or less.



GENERAL NOTES:

- 1. 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 arid
- 2. By graphical plotting, the premises lies within Zone "B" as delineated on the Hidalgo County, Texas, Flood Insurance Rate Map. Panel Number 4803430005C, dated November 2, 1982, as published by the Federal Emergency Management Agency. Zone "B" 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 is less than one square mile; or areas protected by levees from the base flood." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- 3. Benchmark Information: MC65- Located at the northwest corner of the intersection of Daffodil Ave and 23rd Street. Elevation=120.15 feet (NAVD88)
- Temporary Bench Mark (TBM) Information: X Cut on top of curb inlet on south side of Nolana Approximately 330 feet west of the intersection of North 29th Street Elevation- 117.52 feet (NAVD88)
- 4. Minimum Building Setback Lines shall be:
- Front: Nolana Avenue 60 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.
- 5. Minimum finish floor elevation: 18" above top of curb whichever is greater.
- 6. Storm water detention required for this development is 0.35 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.
- 7. An engineered drainage detention plan, approved by The City of McAllen Engineering Department, shall be required prior to issuance of building permit.
- 8. No building allowed over any easement.
- 9. 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.
- 10. 4 ft. wide minimum sidewalk required on Nolana Avenue.
- 11. 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.
- 12. 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.
- 13. Common Areas and service drives must be maintained by the lot owners and not the City of McAllen. 14. Minimum 24 ft. wide private service drive easement for city services will be provided as part of the site plan review for this property, and will be extended west when adjacent properties develop.

TBPÉLS NO 10194444

SURVEYOR: HALFF ASSOCIATES

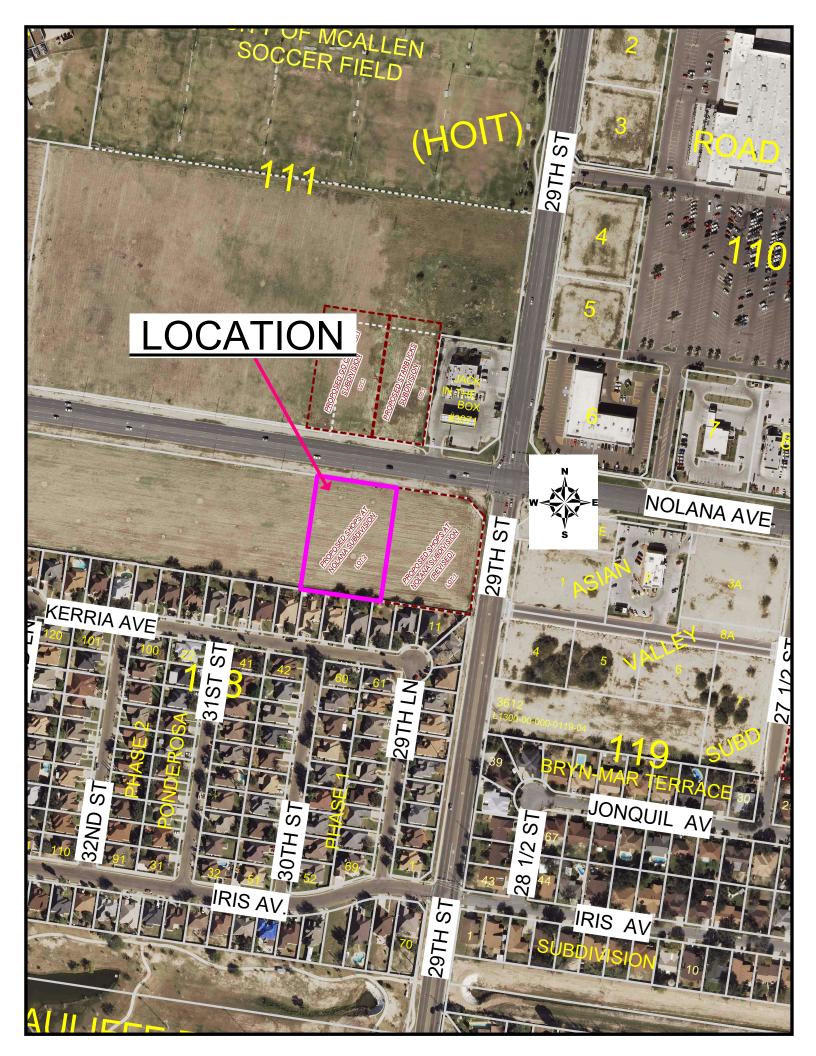


Reviewed On: 6/29/2022

SUBDIVISION NAME: SHOPS AT NOLANA - LOT 2	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Nolana Avenue: Existing 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 final **COM Thoroughfare Plan	Applied
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	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
LLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 **Plat note: "Minimum 24 ft. service drive easement for city services will be provided as part of the site plan review for this property, and will be extended west when adjacent properties develop." Plat note will be finalized prior to recording.	Applied
ETBACKS	
* Front: Nolana Avenue - Proposing: 60 ft. or greater for easements or approved site plan **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with zoning ordinance, or greater for easements or approved site plan. **Zoning Ordinance: Section 135-356	Applied
* Sides: In accordance with zoning ordinance, or greater for easements or approved site plan. **Zoning Ordinance: Section: 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN ***Remove plat note as it is not needed on plat prior to recording.	Required

DEWALKS	
 * 5 ft. wide minimum sidewalk required on Nolana Avenue ***Revise plat note #10 as shown above prior to recording. **5 ft. sidewalk along Nolana Avenue is required as per Engineering Department **Subdivision Ordinance: 134-120 	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
FFERS	
 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 	Compliance
 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
DTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
TREQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
NING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Complete

PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, and TIA approved.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Compliance
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Plat notes to also comply with City's Standards prior to recording. **Reciprocal access easement agreement and drainage & utility easement agreement recorded under DOC#3100864, as shown on plat. Any changes to reciprocal agreement must be resolved prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



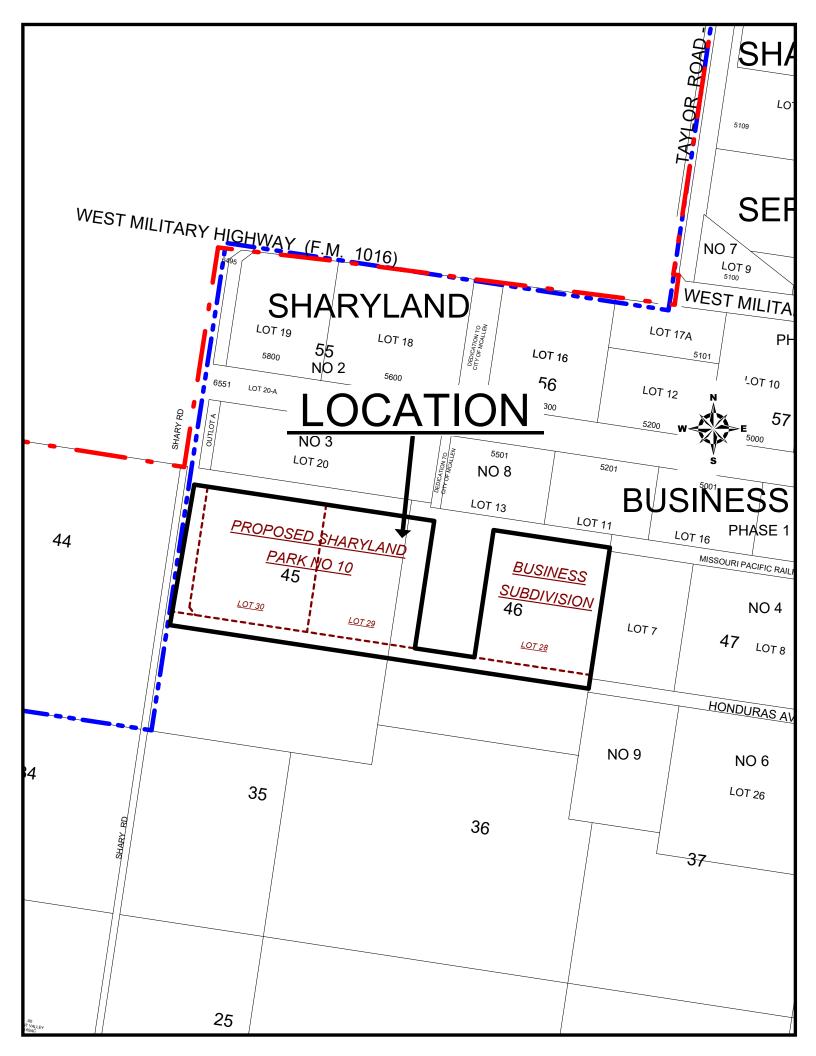
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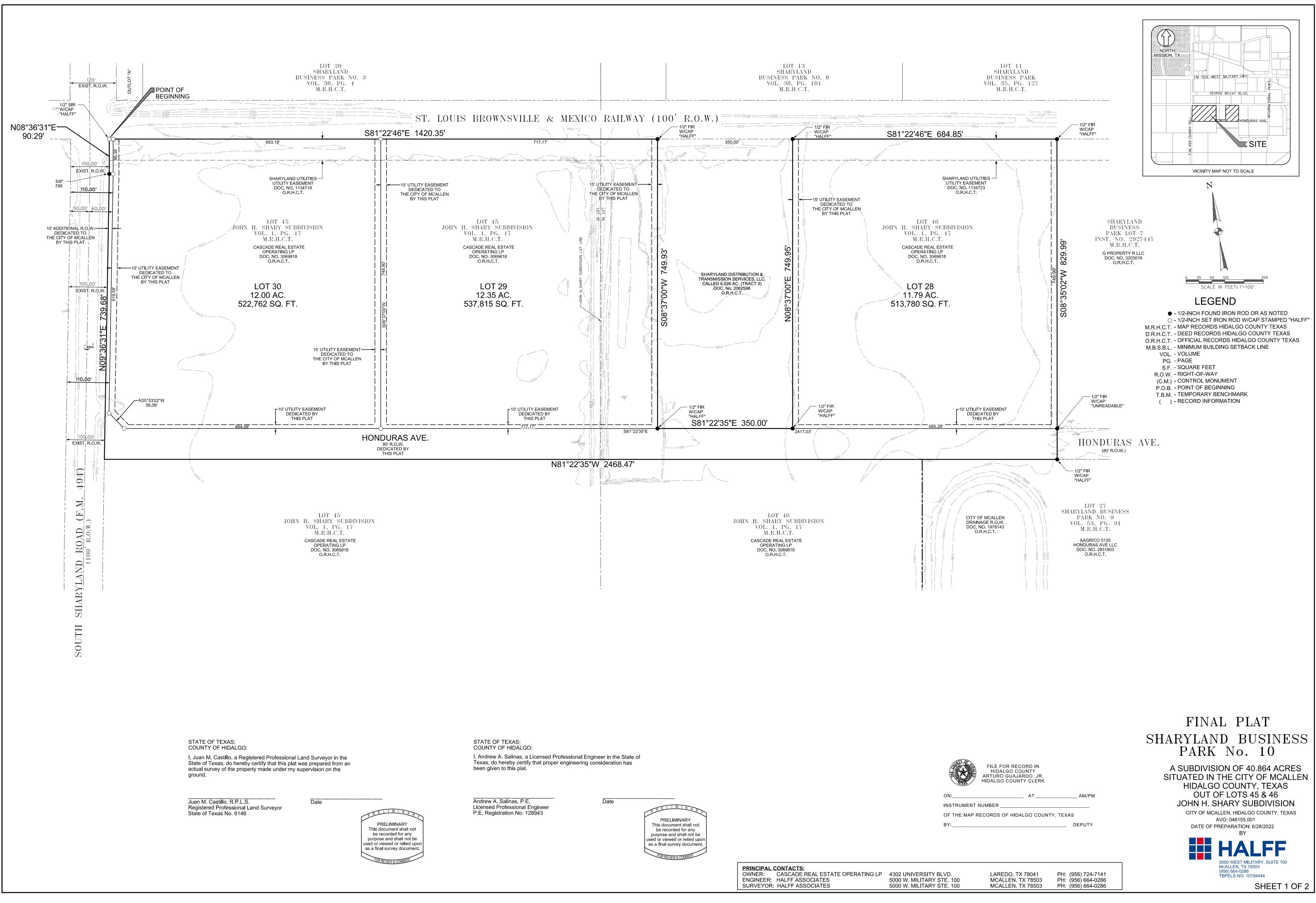
	City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 311 North 15 th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)
Project Description	Subdivision Name SHARYLAND BUSINESS PARK NO. 10 APPROXIMATELY 0.35 MILES South of FM1016 & FM494 Location INTERSECTION ON THE EAST SIDE OF FM494 FRONTAGE City Address or Block Number Gross acres 40.816 Number of lots 3 Gross acres 40.816 Number of lots 1-1 Rezoning Applied For Yes Existing Zoning I-1 Proposed Integer Light Light Irrigation District #N/A Existing Land Use AGRI Proposed Land Use Integer Residential Replat Yes No & Commercial Replat Yes No & ETJ Yes No & Agricultural Tax Exempt Yes No & Estimated Rollback tax due
Owner	Name CASCADE REAL Openating LP. Phone (956) 724-7141 EXT. 212 Address 4302 UNIVERSITY BLVD
Developer	Name KILLAM DEVELOPMENT, LTD Phone (956) 337-3880 Address 4302 UNIVERSITY BLVD City LAREDO State TX Zip 78041 Contact Person ROLANDO G ORTIZ, PHD
Engineer	Name HALFF ASSOCIATES, INC Phone (956) 445-5205 Address 5000 W MILITARY HWY, STE 100 City McALLEN State Tx Zip 78503 Contact Person ANDREW A SALINAS, PE, SIT E-mail ASALINAS@HALFF.COM
Surveyor	Name HALFF ASSOCIATES, INC Phone (956)445-5254 Address 5000 w MILITARY HWY, STE 100 City McALLEN State TX Zip 78503 TERE DEC 22 2021

Initial: NY

	Proposed Plat Submittal	
Submitted with Application	 X \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report X 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies X 2 Location Maps X 2 8 ½" by 11" copies/legible copies of plat with name & north arrow X 6 Folded blueline prints of the proposed plat X 2 Warranty Deeds (Identifiying owner on application) X Autocad 2005 DWG file and PDF of plat Letter of Authorization from the owner, if applicable X Proof of authority of person signing application on behalf of partnership/corporation, if applicable 	
Developer's Requirements	 PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted tracts ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines ✓ North arrow, scale and vicinity map ✓ Name & dimension of adjoining street ROWs (total width & width from centerline) 	
Minimum D	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.	12, e
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 Date Print Name RADCITATE Killon IL Owner M Authorized Agent =	ED
0	Owner ¥ Authorized Agent □ 10 ^{DE} 2222	21

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METES AND BOUNDS

BEING a 40.816 acre (1,777,928 sq. ft.) tract of land situated in the City of McAllen, Hidalgo County, Texas, out of Lots 45 and 46 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 of out that called 382.78 acres (Tract 7 Parcel A) conveyed to Cascade Real Estate Operating, LP, as described in Documents No 3069818 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 40.814 acre tract and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "Halff" found at the intersection of the south right of way line of the St. Louis Brownsville and Mexico Railway (100.0' right of way) and the easterly right of way line of FM 494 (Shary Road) (right of way width varies,) for the northwesterly corner of the herein described tract;

THENCE South 81° 22' 46" East, along said south right of way line, a distance of 1,413.49 feet to a 1/2-inch iron with cap with cap stamped "Halff" found at the northwest corner of that certain called 6.026 acre tract (tract 3) conveyed to Sharyland Distribution & Transmission Services, LLC as recorded in Document No. 2062598 O.R.H.C.T., for an interior corner of the herein described tract;

THENCE South 08° 37' 00" West, leaving said south right of way line and along the common line of said 382.78 acre tract and said 6.026 acre tract, a distance of 749.93 feet to a 1/2-inch iron rod with cap stamped "Halff" found at the southwest corner of said 6.06 acre tract and in the proposed north right of way line of Honduras Ave (80.0' right of way width), for an interior corner of the herein described tract;

THENCE South 81° 22' 35" East, over and across said 382.78 acre tract and along said proposed north right of way line of Honduras Ave, a distance of 350.00 feet to a 1/2-inch iron rod found at the southeast corner of said 6.026 acre tract, for an interior corner of the herein described tract;

THENCE North 08° 37' 00" East, leaving said proposed north right of way line and along the common line of said 382.78 acre tract and said 6.026 acre tract, a distance of 749.95 feet to a 1/2-inch iron rod with cap stamped "Halff" found at the northeast corner of said 6.06 acre tract and in said south right of way line of the St. Louis Brownsville and Mexico Railway, for an exterior corner of the herein described tract;

THENCE South 81° 22' 46" East, along said south right of way line, a distance of 684.85 feet to a 1/2-inch iron with cap with cap stamped "Halff" found at the northwest corner of the Sharyland Business Park Lot 7 Subd ivision, as recorded in Instrument No. 2927447 M.R.H.C.T., for the northeasterly corner of the herein described tract:

THENCE South 08° 35' 02" West, along the common line of said 382.78 acre tract and said Sharyland Business Park Lot 7 Subdivision, at a distance of 749.99 feet pass a 1/2-inch iron rod with cap found at said proposed north right of way line of Honduras Ave., continuing for a total distance of 829.99 feet to a 1/2-inch iron with cap with cap stamped "Halff" found, for the most southerly southeast corner of the herein described tract:

THENCE North 81° 22' 35" West, over and across said 382.78 acre tract and along proposed south right of way line of Honduras Ave, a total distance of 2,466.22 feet to the easterly right of way line of aforementioned FM 494 (Shary Road), for the southwesterly corner of the herein described tract;

THENCE North 09° 35' 14" East, along said easterly right of way line of FM 494, a distance of 539.19 feet to a 1/2-inch iron rod found at the point of curvature of a curve to the right, for an angle corner of the herein described tract:

THENCE Northerly, continuing along said the easterly right of way line of FM 494 and along said curve to the right with an arc distance of 199.13 feet, having a delta angle of 01°00'00", a radius of 11409.16 feet, and chord bearing of North 10°05'14" East, a chord distance of 199.12 feet to a 1/2-inch iron with cap with cap stamped "Halff", for an angle corner of the herein described tract;

THENCE North 10° 35' 14" East, continuing along said the easterly right of way line of FM 494, a distance of 91.75 feet to the **POINT OF BEGINNING** and containing an area of 40.816 acre (1,777,928 sq. ft.) of land, more or less.

GENERAL NOTES:

- 1. The Basis of Bearing is being referenced to the Texas Coordinate System, South Zone (4205) as derived from the All Terra Central VRS Rio Grande Valley Cooperative Network. All distances are shown in surface. To convert to grid multiply by the combined scale factor of 1.00004.
- 2. By graphical plotting, the premises lies within Zone "B" as delineated on the Hidalgo County, Texas, Flood Insurance Rate Map, Panel Number 4803340400C, dated November 16, 1982, as published by the Federal Emergency Management Agency. Zone "B" 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 is less than one square mile; or areas protected by levees from the base flood." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information
- has or has not been published by the Federal Emergency Management Agency or some other source. 3. Benchmark Information:
- MC97- Located at the southwest intersection of F.M. 1016 and Taylor Road (closed). Elevation=102.29 feet (NAVD88)
- Temporary Benchmark (TBM) Information: Square Cut on top of curb inlet on north side of existing Honduras Ave. Elevation-103.19 feet (NAVD88)
- 4. Minimum Building Setback Lines shall be:

8. No building allowed over any easement.

required on Honduras Avenue.

building permit approval.

the hydraulic calculations for this subdivision.

- a. Front: In accordance with the zoning ordinance or in line with existing structure, or greater for easements or site plan, whichever is greater
- b. Corner: In accordance with the zoning ordinance, or greater for easements or site plan.
- c. Sides: In accordance with the zoning ordinance, or greater for easements or site plan.
- 5. Minimum finish floor elevation: 18" above top of curb whichever is greater.
- 6. Storm water detention required for this development is 606,916 cf or 13.93 ac-ft and shall be conveyed to, and detained within, the Sharyland Plantation Region Drainage System. The system is currently

commercial, industrial, or multi-family residential zones/uses.

maintained by the City of McAllen.

7. In the event that a property owner(s) proposals generate storm runoff values exceeding the approved

drainage report's filed flows/volumes, the owner(s) shall provide an engineered drainage detention

industrial, zones/uses. An 8 foot masonry wall is required between single family residential and

plan, approved by the City of McAllen Engineering Department, prior to issuance of a building permit.

9. 6 feet opaque buffer is required from adjacent/between multi-family residential and commercial, or

10. 5 ft. wide minimum sidewalk required on S. Sharyland Road (FM 494) and 4 ft. wide minimum sidewalk

11. All corners, angle points and points of curvature or tangency delineating the boundary of the land

12. The developer shall be responsible for detaining and accommodating more than the detained volume

13. Common Areas and service drives must be maintained by the lot owners and not the City of McAllen.

15. A minimum 24 ft. service drive shall be provided, as needed, during the time of Site Plan and/or

16. In regards to access along the perimeter roadways, the lot owners shall comply with the City's and TxDOT's Access Management policy.

shall be assessed during Site Plan Review and/or Building Permit processes.

14. Solid waste delivery requirements shall be imposed by the City of Mcallen - Solid Waste Ordinance and

stamped "HALFF" or left as found those monuments that represent or reference the boundary.

shown herein as being platted have been marked with a 1/2-inch iron rod with a vellow plastic cap

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

- - - - 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 around.

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

Date

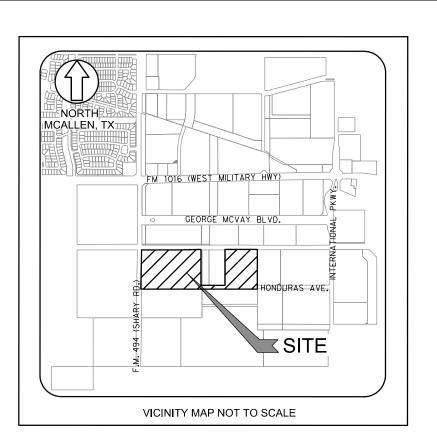
STATE OF TEXAS: COUNTY OF HIDALGO:

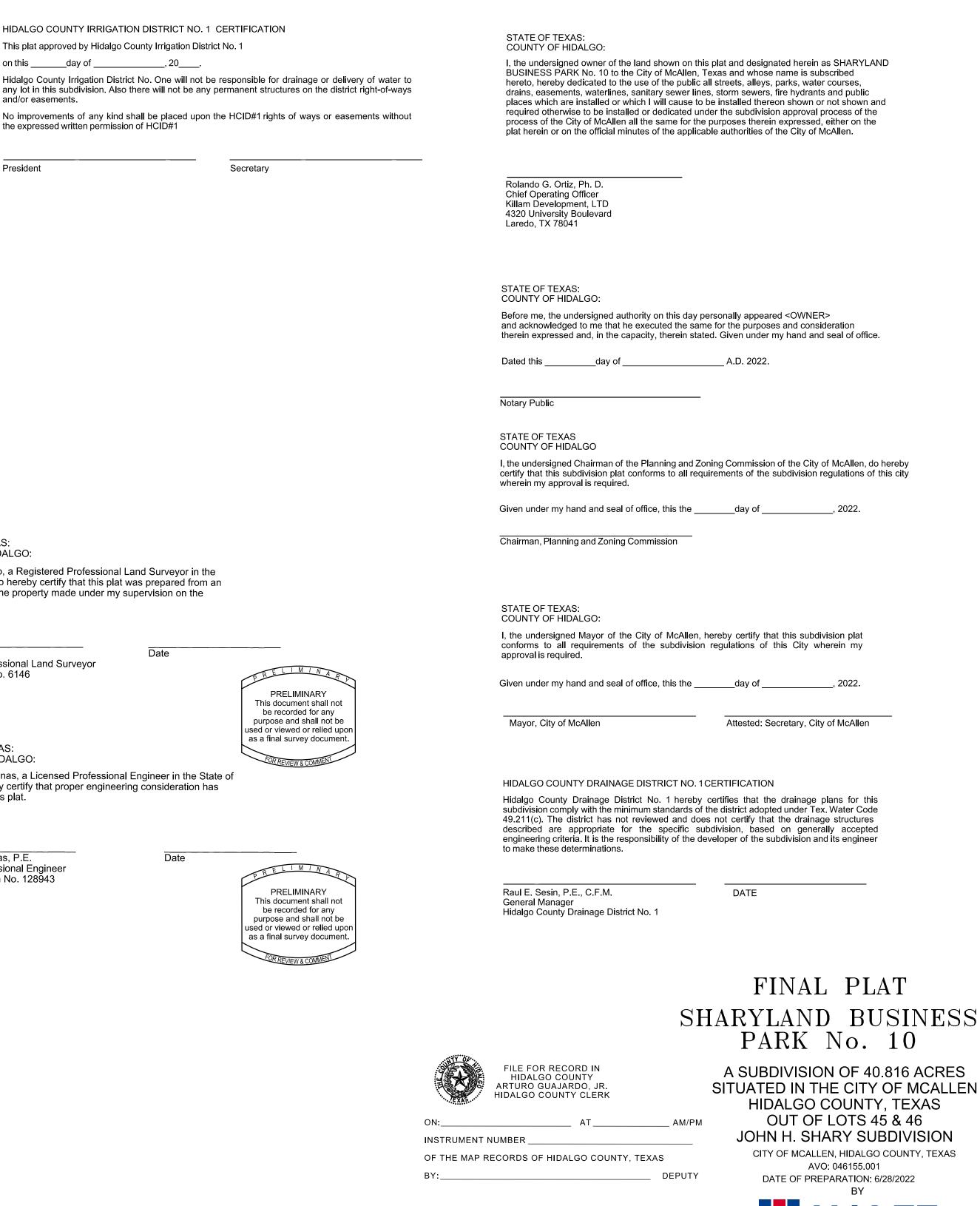
I, Andrew A. Salinas, a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Andrew A. Salinas, P.E Licensed Professional Engineer P.E. Registration No. 128943

Date

CITY, STATE, ZIP PH: PHONE NUMBER PH: (956) 664-0286 MCALLEN, TX 78503 PH: (956) 664-0286 MCALLEN, TX 78503





HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATION

This plat approved by Hidalgo County Irrigation District No. 1

on this ______, 20____.

the expressed written permission of HCID#1

and/or easements.

President

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

Secretary

PRELIMINARY This document shall not be recorded for any purpose and shall not be used or viewed or relied upor as a final survey document

RELIMINAR PRELIMINARY This document shall not be recorded for any purpose and shall not be used or viewed or relied upor as a final survey document

SHEET 2 OF 2

000 WEST MILITARY, SUITE 100

McALLEN, TX 78503

(956) 664-0286 TBPELS NO. 10194444



City of McAllen

SUBDIVISION PLAT REVIEW

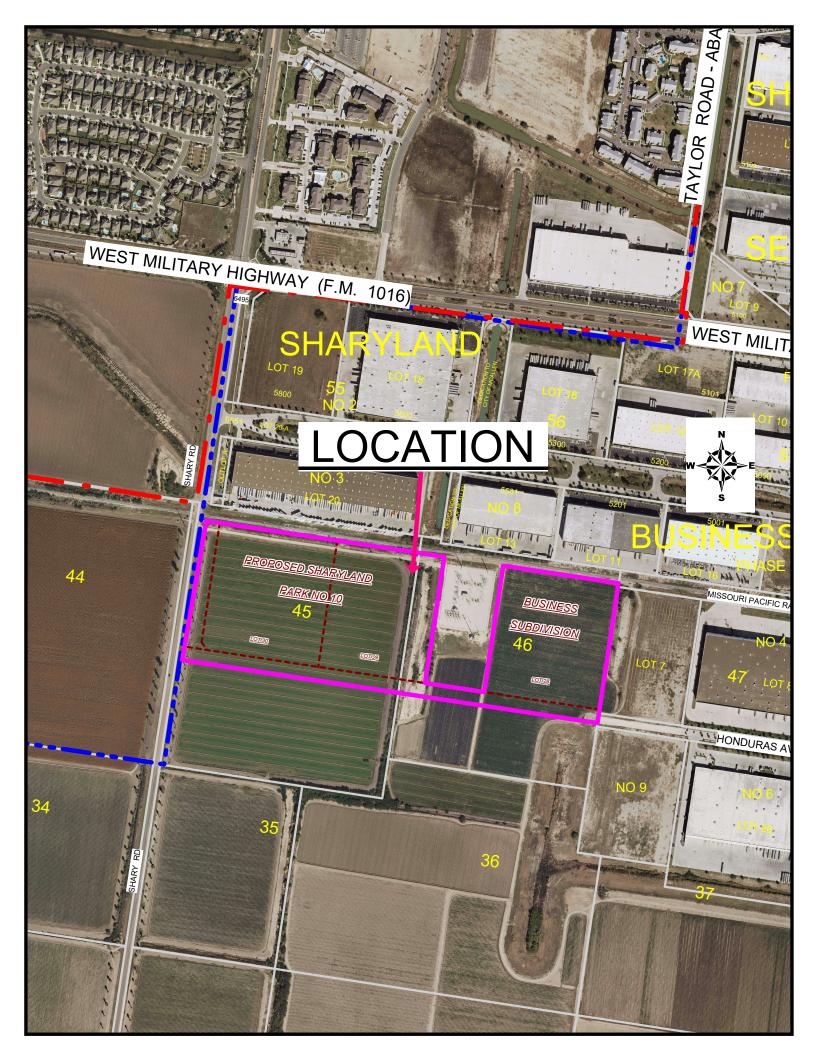
Reviewed On: 6/29/2022

SUBDIVISION NAME: SHARYLAND BUSINESS PARK NO. 10		
EQUIREMENTS		
TREETS AND RIGHT-OF-WAYS		
S. Shary Rd. (FM 494): Minimum 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides *Revise all "South Sharyland Road." wording on plat as shown above ,prior to recording. *Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvements are required prior to final ****COM Thoroughfare Plan	Required	
Honduras Ave: 80 ft. ROW dedication by this plat Paving: 52 ft. Curb & gutter: Both Sides *Engineer submitted variance application on March 1,2022, proposing 44ft. of pavement width in lieu of 52ft. **At the P&Z meeting of April 5, 2022, the board approved the variance proposing 44 ft. of pavement width in lieu of 52 ft. ***Subdivision Ordinance: Section 138-105 ****Must escrow monies if improvements are not done prior to recording	Applied	
N/S 1/4 Mile Collector Road: 60 ft. to 70 ft. ROW Paving: 40 ft. to 44 ft. Curb & gutter: Both Sides *N/S 1/4 Mile Collector Road might be required along east side of Lot 29. **Engineer submitted variance application to the requirement of the N/S 1/4 Mile Collector Road on March 17, 2022 (existing railroad on the north). ***At the P&Z meeting of April 5, 2022, the board approved the variance to not require the N/S 1/4 mile collector road ****Must escrow monies if improvements are not done prior to recording. *****Subdivision Ordinance: Section 134-105	Applied	
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied	
 * 1,200 ft. Block Length **Engineer submitted variance application to the requirement for the block length on March 17, 2022 (existing railroad on the north). ***At the P&Z meeting of April 5, 2022, the board approved the variance to the requirement to the block length. ****Subdivision Ordinance: Section 134-118 	Applied	
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA	
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA	

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Minimum 24 ft. service drive as needed will be reviewed at time of site plan. ***Plat note wording will be finalized prior to recording. ***Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: In accordance with the zoning ordinance or in line with existing structure, or greater for easements or site plan, whichever is greater **Zoning Ordinance: Section 138-356	Applied
 * Rear: In accordance with the zoning ordinance, or greater for easements or site plan. **Please add plat note as shown above prior to recording. **Zoning Ordinance: Section 138-356 	Required
* Sides: In accordance with the zoning ordinance, or greater for easements or site plan. **Zoning Ordinance: Section 138-356	Applied
* Corner: In accordance with the zoning ordinance, or greater for easements or site plan **Zoning Ordinance: Section 138-356	Applied
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 *5 ft. wide minimum sidewalk required along S. Shary Road (FM 494) and Honduras Avenue. **Revise note as shown above prior to recording. ***5 ft. sidewalk along S. Shary Road (FM 494) and Honduras Avenue is required as per Engineering Department. ***Subdivision Ordinance: Section 134-120 	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
*Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required

 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: I-1 Proposed: I-1 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per Parks Department, Proposed land use for this development is Light Industrial. Industrial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Proposed land use for this development is Light Industrial. Industrial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per Parks Department, Proposed land use for this development is Light Industrial. Industrial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Compliance
 * Traffic Impact Analysis (TIA) required prior to final plat. *** As per Traffic Department, Trip Generation approved, no TIA required. 	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Plat notes to also comply with City's Standards prior to recording. *** Clarify prior to final if "St. Louis Brownsville & Mexico Railway ROW" will remain or proposed to be abandoned. As per conversation with engineer ROW will remain. **** At the P&Z meeting of April 5, 2022, the Board voted to approve the subdivision in revised preliminary form subject to conditions noted and variance application requesting 44 ft. of pavement width in lieu of 52 ft. for Honduras Ave., variance to not require the N/S 1/4 mile collector road, and variance to the block length. The Variance requests were approved at the Planning and Zoning Commission meeting of April 5, 2022.	Applied

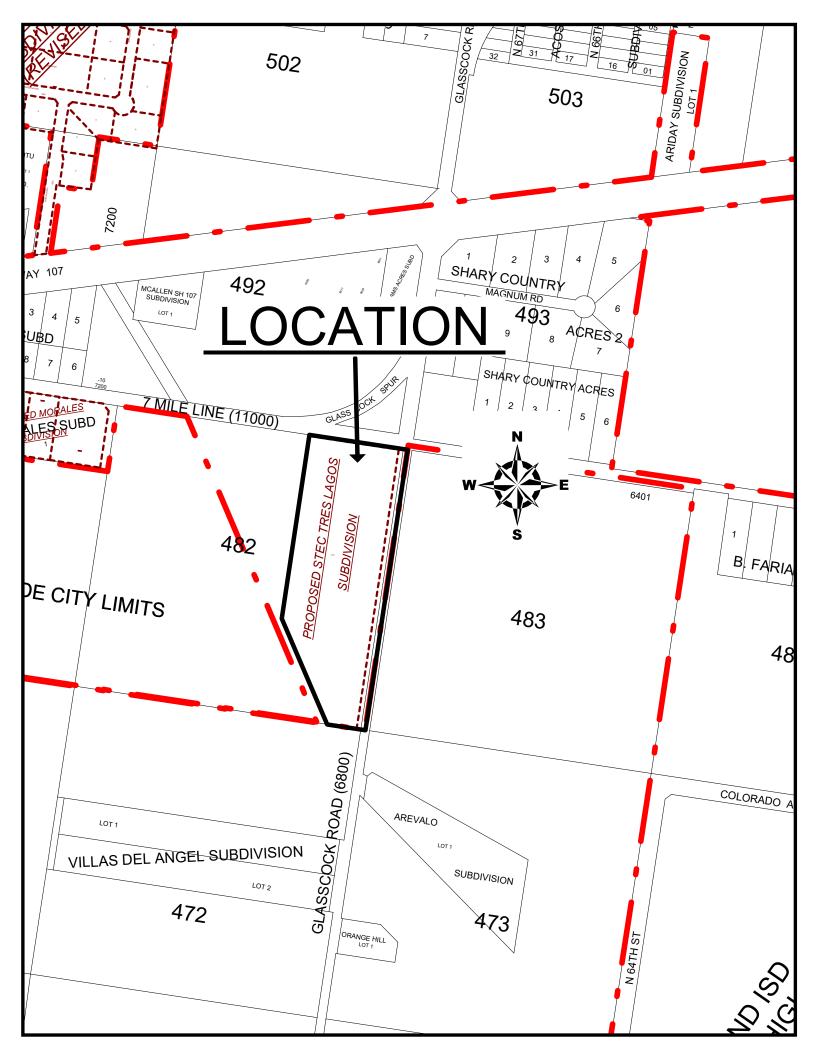
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

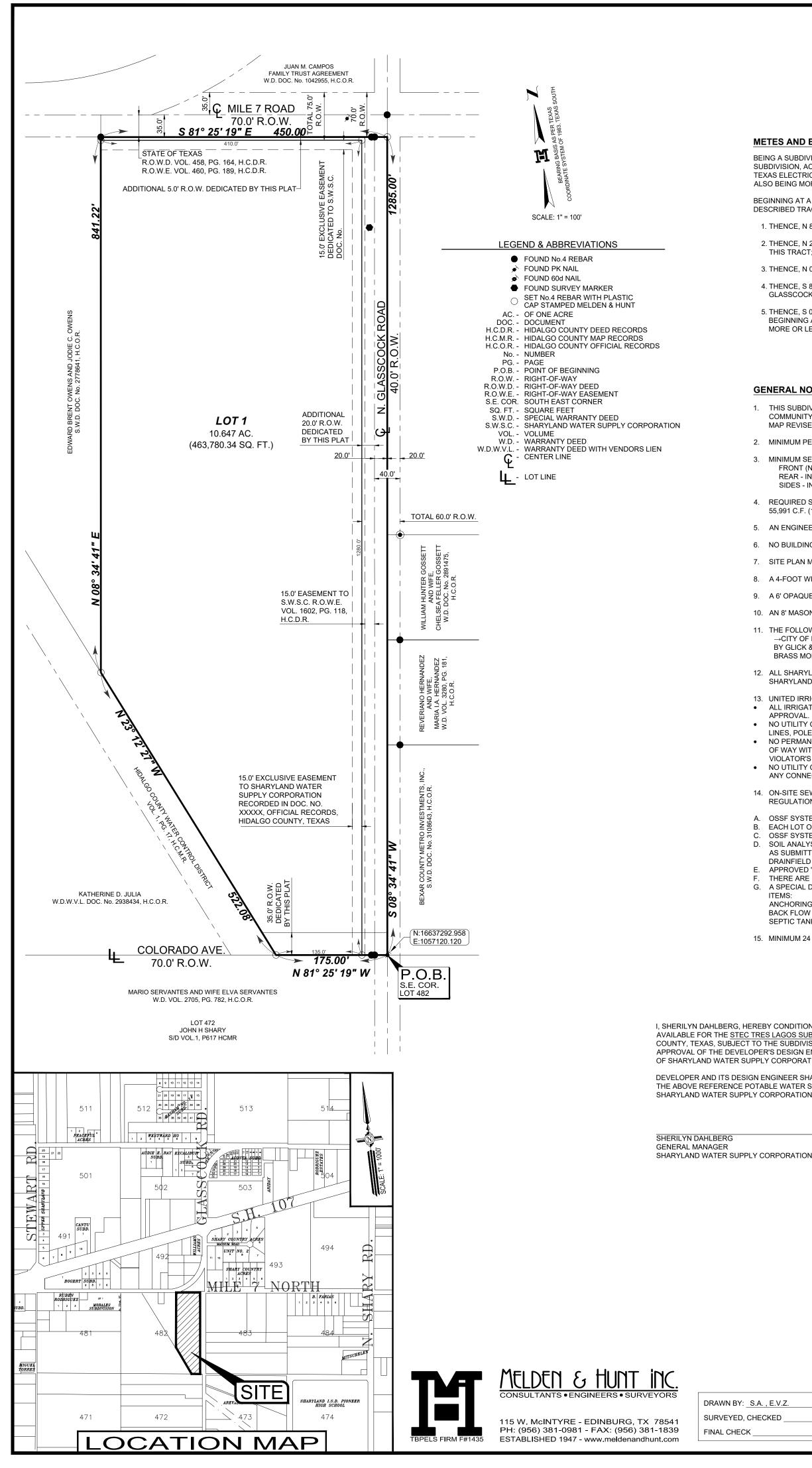


	City of McAllen Planning Department P. O. Box 220		
	Planning DepartmentP. O. Box 220McAllen, TX 78505-0220APPLICATION FOR(956) 681-1250(956) 681-1250		
	SUBDIVISION PLAT REVIEW (956) 681-1279 (fax)		
Project Description	Subdivision Name <u>STEC TYPS LAADS GUDDIVISION</u> Location <u>SWC GLASSCOLK</u> <u>Mile T North</u> City Address or Block Number <u>6801</u> Number of lots <u>1</u> Gross acres <u>10.06</u> Existing Zoning <u>AO</u> Proposed <u>AO</u> Rezoning Applied For <u>Yes</u> <u>No Date</u> Existing Land Use <u>ALCANT</u> Proposed Land Use <u>SUDSTUDO</u> rrigation District <u>#UID</u> Residential Replat Yes <u>No</u> <u>Estimated Rollback tax due</u> Parcel No. <u>50216</u> Tax Dept. Review Legal Description <u>12.2306</u> <u>COMMERCIAL Review</u> Legal Description <u>12.2306</u> <u>COMMERCIAL Review</u> <u>SUDSTUDO</u> <u>COMMERCIAL Review</u> <u>COMMERCIAL</u>		
Owner	Name <u>Michael A. Hernandez</u> Phone <u>40</u> 956)381-098 Address <u>701 Benham St.</u> City <u>Kirk and</u> State <u>TL</u> zip <u>60146-8827</u> E-mail <u>4000000000000000000000000000000000000</u>		
Developer	Name <u>STEC</u> , <u>JAC</u> . Address <u>2849</u> F.M. 447 City <u>NUTSERU</u> State <u>Tx</u> zip <u>77976</u> Contact Person <u>DWIGHT</u> JAMER E-mail <u>diander@stec.org</u>		
Engineer	Name Melden & Hunt, Inc. Phone (956) 381-098 Address 15 W. Mc. Untyre St. City Edin Durg State TX Zip. 7854 Contact Person RUDEN, James De Jesus, P.E. E-mail MUDEN, D Melden and Munt. Com		
Surveyor	Name Melden & Hunt, INC. Phone 956 381-0981 Address 115 W. McIntyre St. City Eclinburg State TX Zip 78541		
	OCT 3 0 2020 BY: CW BH0 19/30/20		

5

	 \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report 3 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 (Identifiying owner on application)
ted with	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
Developer's Requirements	LAT TO SHOW: Metes and bounds Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for uplatted tracts Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines North arrow, scale and vicinity map Name & dimension of adjoining street ROWs (total width & width from centerline)
the origination of the originati	nal submittal to expedite the review process. Complying with the minimum nents for the original plat submittal does not constitute meeting the deadline for e and utility review by the appropriate boards. Additional information will be during the review to properly complete the subdivision process. Any revisions equire resubmission of blueline copies prints and 8 $\frac{1}{2}$ " by 11" copies/legible the plat, affected by changes.
corporat applicat Signatu	that I am the actual owner of the property described above and (include e name if applicable); or I am authorized by the actual owner to submit this on and have attached written evidence of such authorization. Date $16/27/222$ me public Authorized Agent (10/27) Owner Date 10/19





PLAT OF STEC TRES LAGOS SUBDIVISION

BEING A SUBDIVISION OF 11.874 ACRES OUT OF LOT 482, JOHN H. SHARY SUBDIVISION

VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 11.874 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 482, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, WHICH SAID 11.874 ACRES WHERE CONVEYED TO SOUTH TEXAS ELECTRIC COOPERATIVE, INC. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3190340, HIDALGO COUNTY OFFICIAL RECORDS, SAID 11.874 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND [NORTHING: 16637292.958, EASTING: 1057120.120] ON THE SOUTHEAST CORNER OF SAID LOT 482, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, N 81º 25' 19" W ALONG THE SOUTH LINE OF SAID LOT 482, A DISTANCE OF 175.00 FEET TO A No. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- 2. THENCE, N 23º 12' 27" W ALONG THE NORTH RIGHT-OF-WAY LINE OF AN IRRIGATION CANAL, A DISTANCE OF 522.08 FEET TO A No. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- 3. THENCE, N 08° 34' 41" E A DISTANCE OF 841.22 FEET TO A No. 4 REBAR FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 7 ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;
- 4. THENCE, S 81º 25' 19" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILE 7 ROAD, AT A DISTANCE OF 430.00 FEET PASS A No. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF N. GLASSCOCK ROAD, CONTINUING A TOTAL DISTANCE OF 450.00 FEET TO A No. 4 REBAR SET ON THE EAST LINE OF SAID LOT 482, FOR THE NORTHEAST CORNER OF THIS TRACT;
- 5. THENCE, S 08º 34' 41" W ALONG THE EAST LINE OF SAID LOT 482 AND WITHIN THE RIGHT-OF-WAY OF N. GLASSCOCK ROAD, A DISTANCE OF 1,285.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.874 ACRES, OF WHICH 0.590 OF ONE ACRE LIES WITHIN THE RIGHT-OF-WAY OF N. GLASSCOCK ROAD, LEAVING A NET OF 11.284 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- 1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." COMMUNITY-PANEL NUMBER: 480334 0295 D MAP REVISED: JUNE 6, 2000
- 2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- 3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE: FRONT (N. GLASSCOCK ROAD & MILE 7 ROAD) - 40 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
- REAR IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
- 4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 55,991 C.F. (1.285 AC. FT.) TO BE PROVIDED WITHIN A PROPOSED RETENTION POND.
- 5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 6. NO BUILDING ALLOWED OVER ANY EASEMENT.
- 7. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
- 8. A 4-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON N. GLASSCOCK ROAD AND MILE 7 ROAD.
- 9. A 6' OPAQUE BUFFER WILL BE REQUIRED FROM ADJACENT / BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES.
- 10. AN 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
- 11. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: →CITY OF McALLEN BENCHMARK: "MC 36" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK & LINN ON OCTOBER 7, 1999. BEING LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF GLASSCOCK RD & MILE 7 RD. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 149.19 (TEXAS SOUTH 4205).
- 12. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- 13 UNITED IRRIGATION DISTRICT NOTES
- ALL IRRIGATION EASEMENT 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 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.
- 14. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AND OSSF ON ALL LOTS.
- A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. 2. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT
- F. THERE ARE NO WATER WELLS WITHIN 150 FEET FRO THE BOUNDARIES ON THIS SUBDIVISION. G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING
- ANCHORING OF SEPTIC TANK(S) BACK FLOW VALVES SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- 15. MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR THIS PROPERTY.

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE STEC TRES LAGOS SUBDIVISION LOCATED IN CITY OF McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS

OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DATE

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

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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

3Y: <u>S.A.</u> , E.V.Z.	DATE 05-24-2022
ED, CHECKED	DATE
IECK	_DATE

IS PLAT AND DESIGNATED HEREIN AS THE <u>STEC TRES LAGOS</u> IAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE NS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT CATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF ESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES
Ξ
RSONALLY APPEARED KNOWN TO ME TO BE NG INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED IN GIVEN UNDER MY HAND AND SEAL OF OFFICE, _, 20
IG COMMISSION OF THE CITY OF McALLEN HEREBY QUIREMENTS OF THE SUBDIVISION REGULATIONS OF
DATE
BY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS F THIS CITY WHEREIN MY APPROVAL IS REQUIRED.
DATE
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER AT. , ²⁰ MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435
RUBEN JAMES DE JESUS 126282 CENSE Sonal E
JRVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS M AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY
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6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6238 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258 6258
MTY COURT
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

SHEET 1 OF 6

_ DEPUTY



City of McAllen

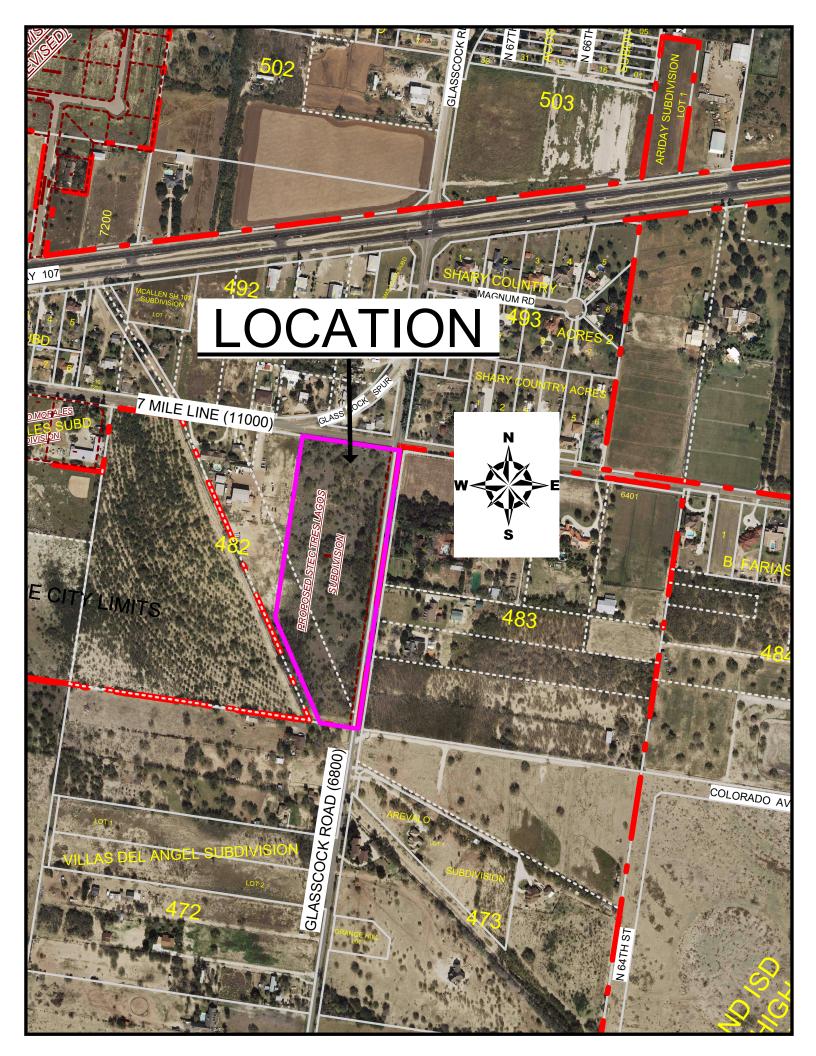
SUBDIVISION PLAT REVIEW

Reviewed On: 6/30/2022

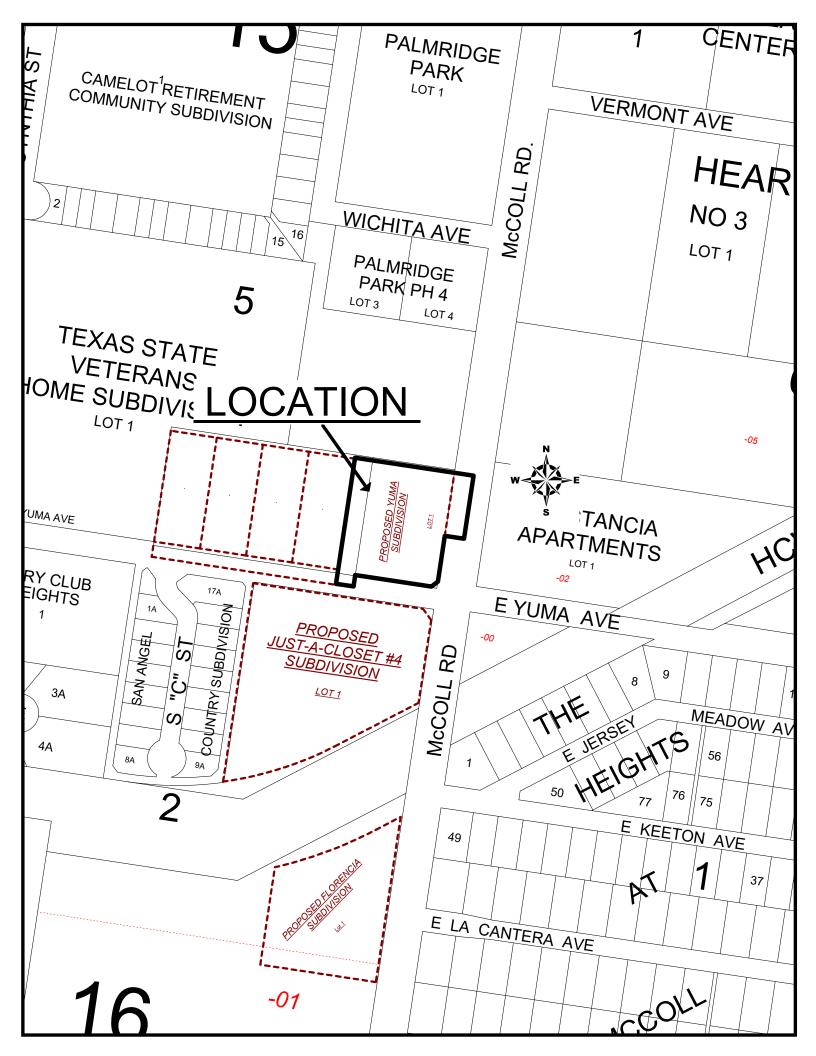
SUBDIVISION NAME: STEC TRES LAGOS SUBDIVISION	
TREETS AND RIGHT-OF-WAYS	
North Glasscock Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter: Both sides ****Please submit copy of document for "15 ft. easement to S.W.S.C. R.O.W.E. Vol. 1602, Pg. 118, HCDR" prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
Mile 7 Road: 5 ft. dedication for 40 from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both sides ****Please submit copy of document for existing ROW prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
Colorado Avenue (1/4 Mile collector along south boundary): 35 ft. ROW dedication for 70 ft. ROW Paving: 44 ft. Curb & gutter: Both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Applied
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	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
LLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties ***Plat note: "Minimum 24 ft. private service drive easement for city services will be provided as part of the site plan review for this property." ***Plat note will be finalized prior to final. **Subdivision Ordinance: Section 134-106	Required

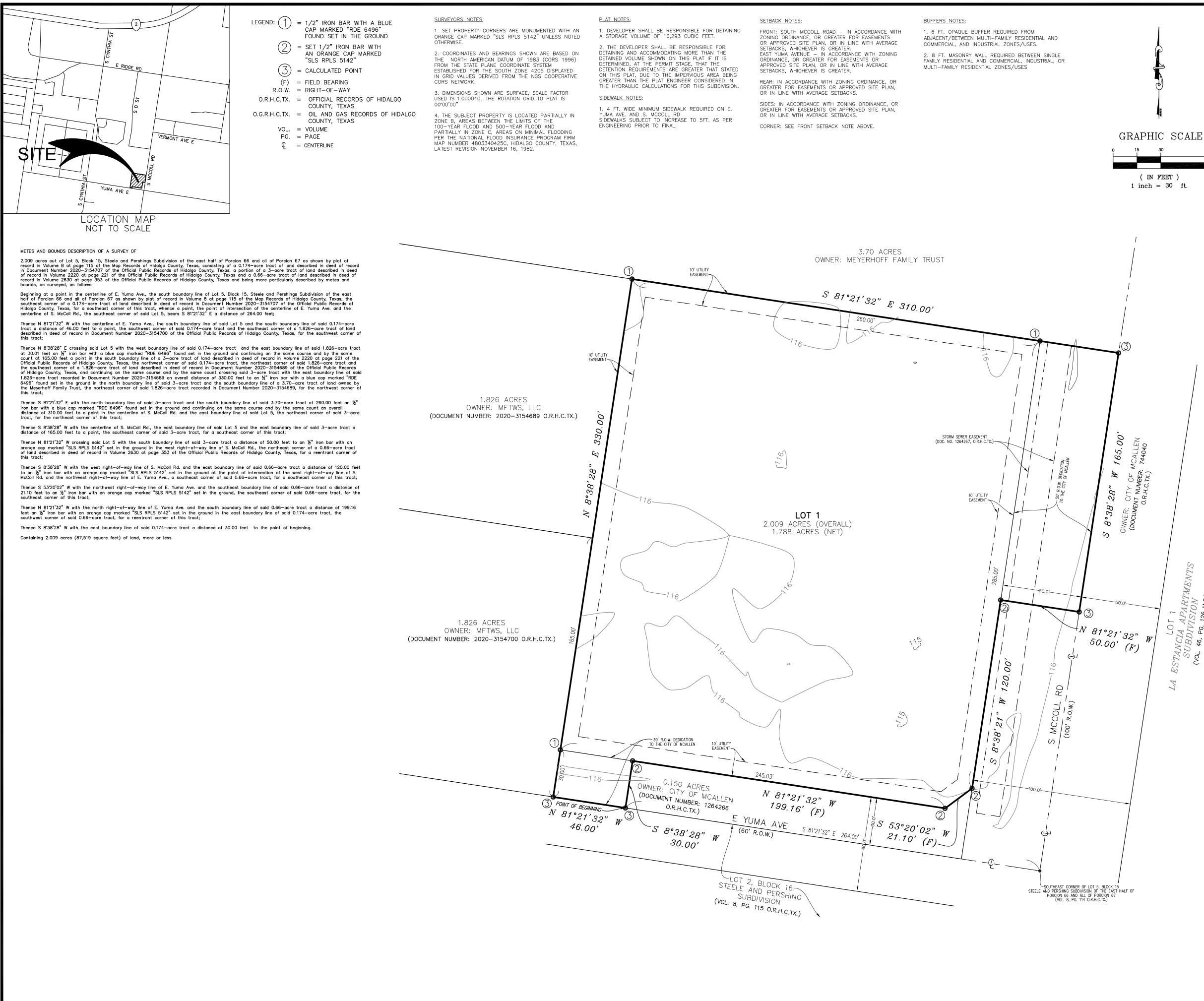
SETBACKS	
 * Setbacks: North Glasscock Road: 40 ft. or greater for easements or approved site plan. Mile 7 Road: 40 ft. or greater for easements or approved site plan. ***Revise plat note #3 as noted above prior to recording. **Zoning Ordinance: Section 138-356 	Required
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan.	Applied
**Zoning Ordinance: Section 138-356 * Corner **Please see note above. **Zoning Ordinance: Section 138-356	Applied
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 5 ft. wide minimum sidewalk required on North Glasscock Road and Mile 7 Road. **Revise note as shown above prior to recording *** 5 ft. sidewalks along North Glasscock Road and Mile 7 Road required as per Engineering Department. **Subdivision Ordinance: Section 134-120 	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. ***Plat note #7 is not required, please remove it prior to recording.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 **CUP for "Railroad Facilities or Utilities Holding a Franchise" approved by Planning and Zoning Board on August 4, 2020 and approved by City Commission on August 27, 2020. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **CUP for "Railroad Facilities or Utilities Holding a Franchise" approved by Planning and Zoning Board on August 4, 2020 and approved by City Commission on August 27, 2020. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for Electrical Substation use.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. ***Please submit copy of document for "15 ft. easement to S.W.S.C. R.O.W.E. Vol. 1602, Pg. 118, HCDR" prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied
	<u>.</u>



	City of McAllen		
	Planning Department		
	311 NORTH 15 TH STREET • (956) 681-1250 • (956) 681-1279 (fax)		
	SUBDIVISION PLAT RÉVIEW APPLICATIÓN		
	Subdivision Name Yuma Subdivision		
	Location NW corner of S. McColl and E. Yuma intersection		
	City Address or Block Number 513 E. Yuma AVE		
5	Number of Lots <u>1</u> Gross Acres <u>2.009</u> Net Acres <u>1.788</u> ETJ _⊠ Yes □No		
Project Information	Existing Zoning <u>C-2</u> Proposed Zoning <u>C-2</u> Rezoning Applied for □Yes ⊠No Date Convenience		
nfor	Existing Land Use <u>Undeve.</u> Proposed Land Use <u>Store</u> Irrigation District #		
ect I	Replat □Yes □No Commercial <u>x</u> Residential		
Proj	Agricultural Exemption DYes No Estimated Rollback Tax Due		
	Parcel # Tax Dept. Review		
	Water CCN ⊠MPU □Sharyland Water SC Other		
	2.009 acres out of Lot 5, Block 15 Steel and Pershing Subdivision of the East Legal Description		
	Volume 8, Pg 115 of the Map Records of Hidalgo County Texas		
-	Name Yuma McColl Retail Partners, Ltd Phone 713-961-0280		
Owner	Address 1207 Antoine Dr E-mail_twomack@lascodevelopment.com		
	City Houston State Tx Zip 77055		
~	Name LASCO Development Phone 713-961-0280		
ope	Address 1207 Antoine Dr E-mail jromero@lascodevelopment.com		
Developer	City Houston State Tx Zip 77055 Jairo Romero		
Δ	Contact Person jromero@lascodevelopment.com		
er	Name Terra Associates, a Bowman Company Phone 210-298-1600		
Engineer	Address 8122 Datapoint Dr, Suite 202 E-mail jdh@terraassoc.com		
Ē	City <u>San Antonio</u> State <u>Tx</u> Zip <u>78229</u>		
	Contact Person Jamie Hora Name Sinclair Land Surveying Phone210-341-4518		
yor	Name Sinclair Land Surveying Phone 210-341-4518 Address 3411 Magic Drive E-mail Lsinclair@sinclairsurvey.com		
Surveyor	Address Original Procession E-mail O S City San Antonio State Tx Zip 78229		
SI	City San Antonio State Tx Zip 78229		
	FEB 2 5 2022		
	Initial: OM		





SUBDIVISION PLAT OF YUMA SUBDIVISION

2.009 ACRES OUT OF LOT 5, BLOCK 15 STEELE AND PERSHING SUBDIVISION OF THE EAST HALF OF PORCION 66 AND ALL OF PORCION 67 AS SHOWN BY PLAT OF RECORD IN VOLUME 8 AT PAGE 115 OF THE MAP RECORS OF HIDALGO COUNTY TEXAS.



STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS <u>YUMA SUBDIVIONS</u>, AN ADDITION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE CITY USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER HE 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 IF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

NAME ADDRESS STATE ZIP

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED XXXXXXXXXXX PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF ____, 2022.

NOTARY PUBLIC HIDALGO COUNTY, TEXAS

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.

JIM DARLING MAYOR, CITY OF McALLEN

CITY CLERK

PLANNING AND ZONING

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIRMENTS OF THE SUBDIVISION REGUALTIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION

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 MANÁGER

DATE

DATE

DATE

DATE

STATE OF TEXAS COUNTY OF HIDALGO

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 20____. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT OF WAYS OR EASEMENTS.

PRESIDENT

ATTEST: SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

<u>WILLIAM "BILL" SCHOCK</u>, P.E., LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 88636

STATE OF TEXAS COUNTY OF HIDALGO

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

LEMUEL T. SINCLAIR, R.P.L.S. #5142 REGISTERED PROFESSIONAL LAND SURVEYOR



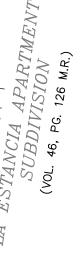
SINCLAIR LAND SURVEYING, INC

3411 MAGIC DRIVE SAN ANTONIO, TEXAS 78229 210-341-4518 TBPELS FIRM NO.10089000 JOB NUMBER: S-202160534

JULY 2020



8122 DATAPOINT RD., STE. 202 SAN ANTONIO, TEXAS 78229 PHONE: 210-298-1600 EMAIL: BOS©terraassoc.com TBPE Registration No.: F-14309





City of McAllen

SUBDIVISION PLAT REVIEW

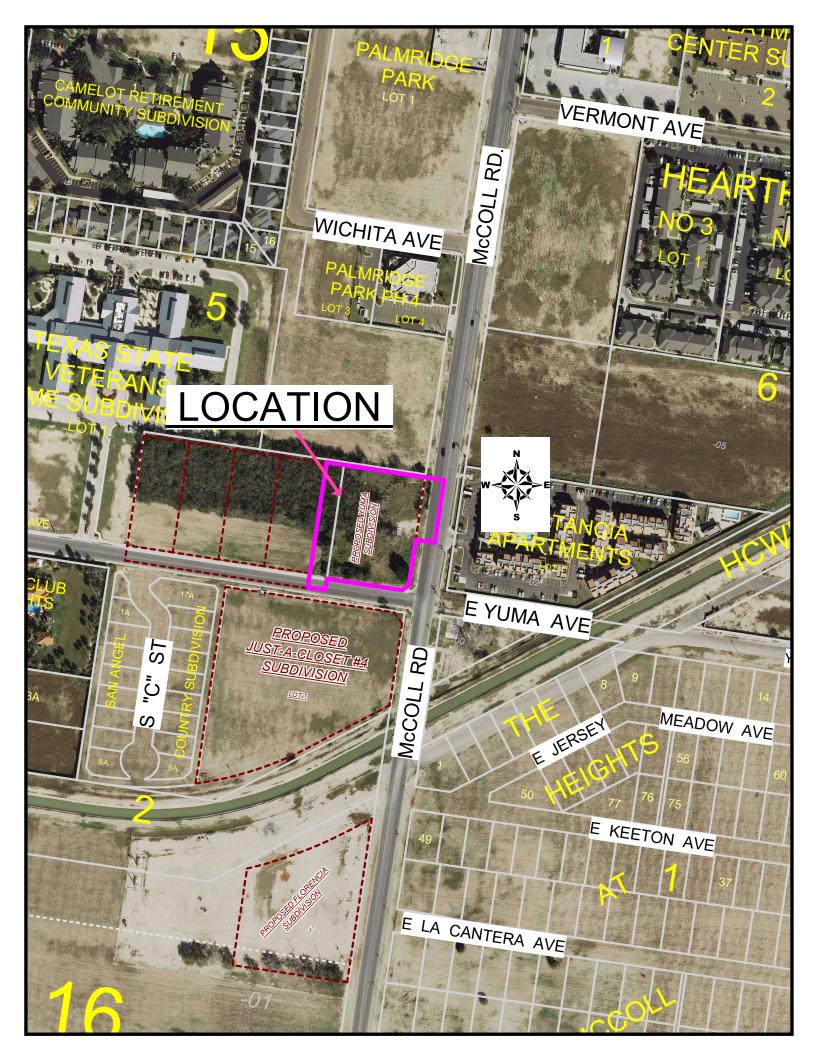
Reviewed On: 6/30/2022

EQUIREMENTS	
REETS AND RIGHT-OF-WAYS	
S. McColl Road: Dedication as needed for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides *Indicate the Existing ROW from centerline and total ROW **Please label Existing ROW and total ROW on plat prior to recording, and what areas are being dedicated by this Plat. ***Provide copy of referenced document and any other related documents regarding Right-of- Way along East Yuma Avenue and South McColl Road, to determine any dedication prior to recording. ****Please provide document for the west half of South McColl Road.(Please Clarify) **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording.	Required
E. Yuma Avenue: Dedication as needed for 30 ft. from centerline for 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides *Indicate the Existing ROW from centerline and total ROW **Please label Existing ROW and total ROW on plat prior to recording, and what areas are being dedicated by this Plat. ***Provide copy of referenced document and any other related documents regarding Right-of- Way along East Yuma Avenue and South McColl Road, to determine any dedication prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Required
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	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
LEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties ***Please provide plat note "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." **Subdivision Ordinance: Section 134-106	Required

SETBACKS	
 * Front: South McColl Road - In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setbacks, whichever is greater. East Yuma Avenue - In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setbacks, whichever is greater. **Zoning Ordinance: Section 138-356 	Applied
* Rear: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setbacks. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setbacks. **Zoning Ordinance: Section 138-356	Applied
* Corner: See front setback note above. **Zoning Ordinance: Section 138-356	Applied
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*4 ft. wide minimum sidewalk required on E. Yuma Ave. and S. McColl Rd ***Sidewalks subject to increase to 5ft. as per Engineering prior to recording.(Please remove reference from plat note) **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required

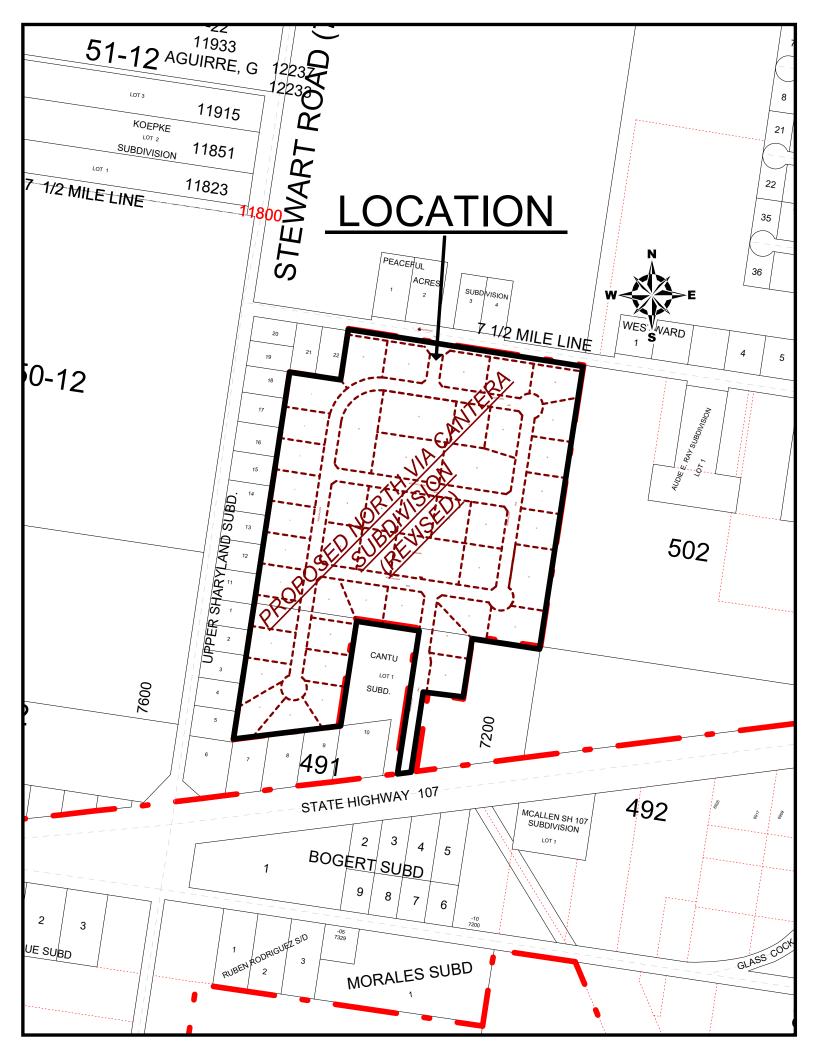
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
 * Existing: C-2 Proposed: C-2 **Zoning Ordinance: Article V ***Conditional Use Permit required prior to final if the proposed use includes gasoline sales. ***Conditional Use Permit for a gasoline service station was approved by Planning and Zoning on 8/3/21 and by City Commission on 8/23/21. 	Complete
 * Rezoning Needed Before Final Approval **Zoning Ordinance: Article V *** Conditional Use Permit required prior to final if the proposed use includes gasoline sales. ***Conditional Use Permit for a gasoline service station was approved by Planning and Zoning on 8/3/21 and by City Commission on 8/23/21. 	Complete
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, TIA L1 waived.	Complete
* As per Traffic Department, Traffic Impact Analysis (TIA) L1 waived.	Compliance
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Identify the area shown on the Plat along the northside between the dashed line shown and the north boundary line. As per plat submitted on 6/24/22, a 10 ft. utility easement is shown on the northside boundary of the property.	Applied

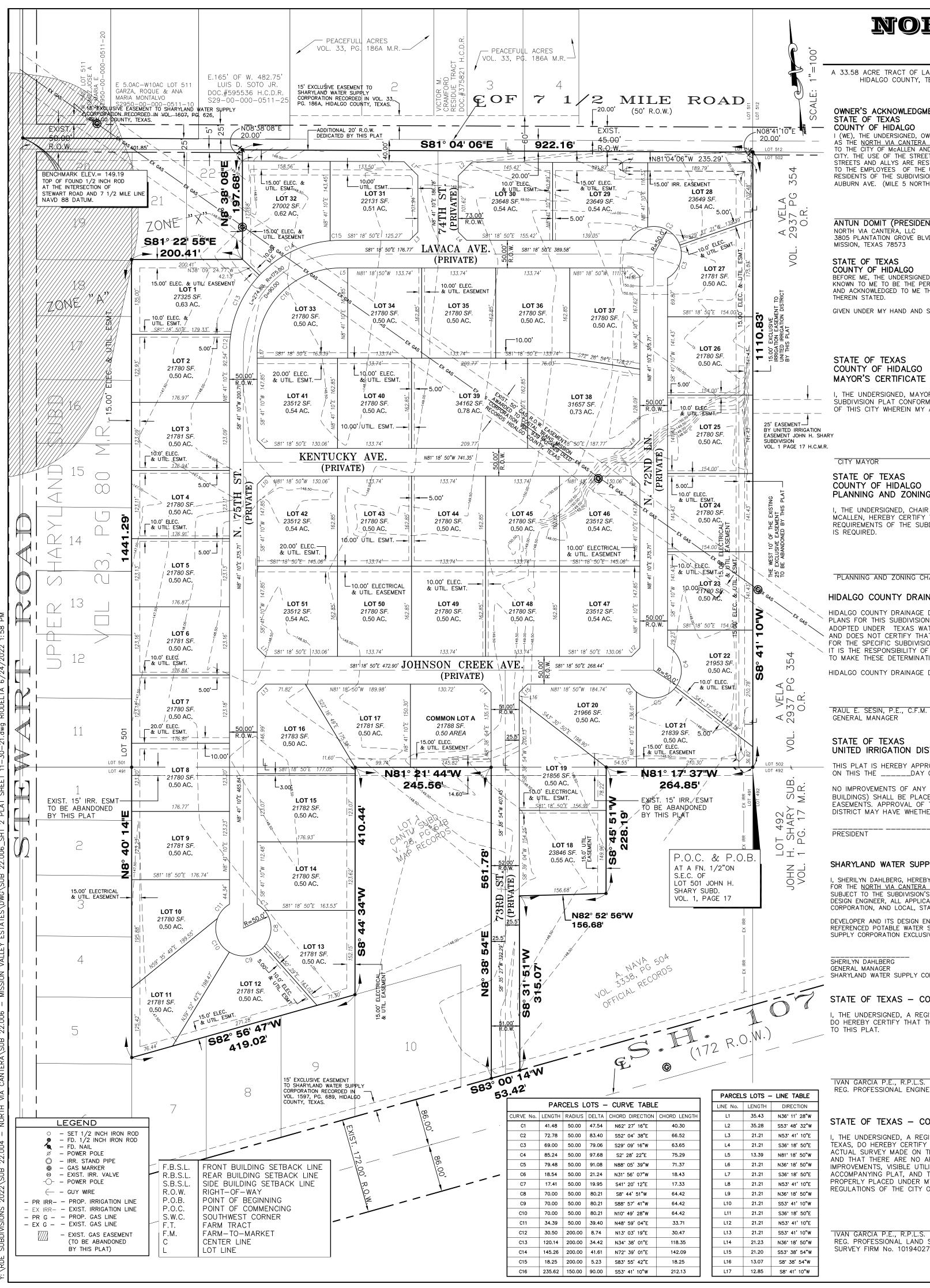
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW		
Project Description	D. G. 05-24-22 Subdivision NameNorthVig: Canstera_Subdivision Location_APPROXIMITLY 945 FEET EAST OF THE INTERSECTION OF 107 AND STEWART RD. City Address or Block Number	
Owner	Name ANTUN DOMIT- NORTH VIA CANTERA LLC, Phone Address 3805 PLANTATION GROVE BLVD. STE D City MISSION State TEXAS Zip 78573	
Developer	Name ANTUN DOMIT - NORTH VIA CANTERA LLC Phone Address 3805 PLANTATION GROVE BLVD. STE D City MISSION State TEXAS Zip 78573 Contact Person	
Engineer	NameIVAN GARCIA P.E., R.P.L.S. Phone956-380-5152 Address921 S. 10TH AVENUE	
Surveyor	NameIVAN GARCIA P.E., R.P.L.S. Phone956-380-5152 Address921 S. 10TH AVENUE ENTERED CityEDINBURG StateTEXASZip78539 DEC 0 3 2021 Initial;	

	Proposed Plat Submittal
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 (Identifiying 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
Developer's Requirements	 PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted tracts ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines ✓ North arrow, scale and vicinity map ✓ Name & dimension of adjoining street ROWs (total width & width from centerline)
Minimum D	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 $\frac{1}{2}$ " 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 DEC 3 2021 Print Name Down Down Muthorized Agent b/ Owner b Authorized Agent b/





NORTH VIA CANTERA DATE OF PRE SUBDIVISION

A 33.58 ACRE TRACT OF LAND BEING 5.82 ACRES OUT OF LOT 491, AND 27.76 ACRES OUT OF LOT 501, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

(PRIVATE SUBDIVISION) METES AND BOUNDS

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

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

ANTUN DOMIT (PRESIDENT) NORTH VIA CANTERA, LLC

3805 PLANTATION GROVE BLVD. STE D MISSION, TEXAS 78573

STATE OF TEXAS COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF ____, 2021.

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

STATE OF TEXAS COUNTY OF HIDALGO

MAYOR'S CERTIFICATE

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

DATE

STATE OF TEXAS

COUNTY OF HIDALGO PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

PLANNING AND ZONING CHAIR DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____DAY OF _____, 2021.

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.

SECRETARY

SHARYLAND WATER SUPPLY CORPORATION

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

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

SHERILYN DAHLBERG GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION

STATE OF TEXAS - COUNTY OF HIDALGO

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



REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS - COUNTY OF HIDALGO

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

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

A 33.58 ACRE TRACT OF LAND BEING 5.82 ACRES OI 501, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY. PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

COMMENCING AT A $\frac{1}{2}$ " IRON ROD FOUND AT THE SOL NORTHEAST CORNER OF LOT 491 FOR A CORNER OF BEGINNING THENCE N 8117'37" W WITH THE COMMON LINE BETW

264.85' TO A 2"ROD FOUND FOR A CORNER OF THIS THENCE S 08'45'51" W, A DISTANCE OF 228.19' TO A THENCE N 82'52'56" W, A DISTANCE OF 156.68' TO

THENCE S 08'31'51" W, A DISTANCE OF 315.07' TO A LINE OF S.H. 107 FOR A CORNER OF THIS TRACT OF THENCE S 83'00'14" W, WITH SAID NORTH RIGHT-OF-IRON ROD FOUND FOR A CORNER OF THIS TRACT OF THENCE N 08'38'54" E, WITH THE EAST LINE OF LOT

DISTANCE OF 561.78' TO A 2" ROD FOUND FOR A COI THENCE N 81°21'44" W, WITH THE NORTH LINE OF SAIL FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 08'44'34" W WITH THE WEST LINE OF SAIL FOUND AT THE BOUNDARY LINE OF THE UPPER SHAR CORNER OF THIS TRACT OF LAND; THENCE S 82'56'47" W WITH SAID UPPER SHARYLAND

TO A $\frac{1}{2}$ " ROD FOUND FOR A CORNER OF THIS TRACT THENCE N 08'40'14" E CONTINUING WITH THE BOUNDA DISTANCE OF 1441.29' TO A 2"ROD FOUND FOR A COF THENCE S 81°22'56" E CONTINUING WITH SAID BOUND FOR A CORNER OF THIS TRACT OF LAND:

THENCE N 08'38'08" E A DISTANCE OF 197.68' TO 501 FOR AN OUT SIDE CORNER OF THIS TRACT OF L THENCE S 81'04'06" E WITH SAID NORTH LINE A DIST NORTHEAST CORNER OF SAID LOT 501 FOR THE NOR THENCE S 08'41'10" W WITH THE EAST LINE OF SAID OF BEGINNING, CONTAINING 33.58 ACRES OF LAND M

1. FLOOD ZONE ST THE SUBDIVISION 6, 2000.

2. SETBACKS: FRONT:

- REAR: INTERIOR SIDE: CORNER: GARAGE
- 3. GENERAL NOTE NO MORE THAN
- THE LOT 4. MINIMUM FINISH MINIMUM FINISH REQUIRED FOR FLOOR ELEVATI APPLICATION.
- 5. ALL PUBLIC UTIL HIDALGO COUN CERTIFY THAT EASEMENT. 6. BENCHMARK
- TOP OF FOUND BENCHMARK E 30" ALUMINUM MILE LINE AND
- 7. DRAINAGE: IN ACCORDAN OF XXXXX CUB
- 8. ON-SITE SEWA FOR SEWAGE D A. OSSF SYSTE B. EACH LOT . OSSF SYST SOIL ANAL THIS SUBDIVISI TANK AND ABS
- E. APPROVED SEE ENGINNER 9. THERE ARE NO
- 10. ANTUN DOMIT, THE LOT. 11. NO STRUCTURE
- (EXCEPT LOW. AND MAINTENAN 12. NO CURB CUT,
- 13. EACH PURCHAS
- WATER, SEWER, 14. A 4 FOOT SIDEW
- CANTERA SUBDI 15. 5 FOOT WIDE MI
- 16. ALL IRRIGATION 17. NO UTILITY COMP
- OR OTHER USE 18. NO PERMANEN
- OR RIGHT OF W 19. NO UTILITY COM
- ANY CONNECTION 20. THE ENTRANCE GOVERNMENTAI 21. NO ACCESS TO
- 22. STREET LIGHTS
- 23. THE DRAINAGE HOMEOWNER'S 24. THE FENCE AT
- THE FENCE FOR 25. THE HOMEOWNE
- CLAIMS RELATIN 26. A 6' BUFFER C
- EASEMENT ALON
- 27. A 6' OPAQUE I 28. A 8' MASONRY
- 29. ALL SHARYLAND SHARYLAND WA
- 30. COMMON AREAS 31. AS PER DECLAR
- HIDALGO COUN BE RESPONSIBL ITY OF McAL REQUIREMENTS
- 32. COMMON LOT / SUBDIVISION HO ASSIGNS, AND AS DETENTION SHARES OF TH THE CITY OF MO PROPERTIES. P SECTION 134-1 CONSEQUENCES INSTRUMENT No

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



TRACT OF LAND; A ³ " ROD FOUND FOR A CORNER OF THIS TRACT A ³ " ROD SET FOR A CORNER OF THIS TRACT OF A ³ " ROD FOUND AT THE NORTH RIGHT-OF-WAY LAND; 	A 33.58 ACRE TRACT OF LAND E OF LOT 491, AND 27.76 ACRES O H. SHARY SUBDI HIDALGO COUNTY, TEXAS, AS PE VOLUME 1, PAGE 17, MAP REC COUNTY, TEXAS, A 1 PLAT NOTES & RESTRICTI	SUBDIVSION BEING 5.82 ACRES OUT OUT OF LOT 501, JOHN VISION, ER MAP RECORDED IN CORDS OF HIDALGO AS. ARE REQUIRED PRIOR TO OCCUPYING R ELEVATION CERTIFICATE MAY BE Y PRE AND POST CONSTRUCTION FINISH	RIO DELTA ENGINEERING RIO DELTA ENGINEERING RIN REGISTRATION No. F-7628 SURVEY FIRM No. 10194027 921 S. 10TH AVENUE EDINBURG, TEXAS 78539 TEL) 956-380-5152 (FAX) 956-380-5083
LITIES DEDICATED BY THIS PLAT SHALL BE A MINIMUM	WIDTH OF 15 FEET AS PER THE		
ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE	REQUIRED BY EACH OCCUPYING		issued for:
GLASSCOCK RD. IT IS 28 FEET WEST FROM THE CENTRE E WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. C-FEET OR XXX ACRE-FEET OF STORM WATER RUNOF SE FACILITES (OSSF) NOTE: THIS SUBDIVISION SHALL L SPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR POVID M IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEV N THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQ W SHALL REQUIRE INSPECTION AND APPROVAL BY HIDD IS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALO ORPTIVE DRAINFIELD SYSTEM. OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING IN WATER REPORT ON 2ND. SHEET FOR SANTARY SEWER WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIE THE OWNERS & SUBDIVIDERS OF NORTH VIA CANTERA, SHALL BE PERMITTED OVER ANY EASEMENT. EASEMEN LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVEL VICE OF THE EASEMENT. ACCESS, OR LOT FRONTAGE PERMITTED ALONG MILE 7 ED CONTRACT MADE BETWEEN A SUBDIVIDER AND PUR ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAIL WALK WILL BE REQUIRED ALONG ALL INTERIOR STREETS INSION HOMEOWNER'S ASSOCIATION. INIMUM SIDEWALK REQUIRED ON S.H. 107 AND A 4 FO EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DIS MPANY OR OTHER PERSON IS ALLOWED TO CONSECT TO STRUCTURE, (EXPAMPLE FENCES, OR DRIVEWAY OF AL AY WITHOUT WRITTEN APPROVAL BY UNITED IRRIGATION DIS MPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO IN NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO GATES AND STREETS SHALL ALWAYS BE OPEN TO EMI EMPLOYEES. 7 1/2 MILE SHALL BE ALLOWED FOR LOTS 29–33 (TH AND SIGNS ARE TO BE INSTALLED BY UNITED IRRIGATION E CACH LOT WILL BE CONSTRUCT AT THE TIME OF R'S ASSOCIATION. AND/OR EVERY LOT OWNER SHALL HE G TO THE CONDITION OR ACCESSIBILITY OF THE PRIVA EDAR FENCE WITH CMU COLUMNS SHALL BE INSTALLED IN CONTAUTHORIZED FROM ADJACENT/BETWEEN MULTI-FA WALL REQUIRED FROM ADJACENT/BETWEEN MULTI-FA WALL REQU	MONUMENT NAME: MC 36 LOCATED AT THE SOUTH WEST C IR LINE OF GLASSCOCK AND 170 FEET SOUTH FROM THE CA AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT F. SE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCECO ING AN OSSF ON ALL LOTS. WERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED IN TARE FEET LOT AREA WITH POTABLE WATER SUPPLY. LGO COUNTY AUTHORIZED DEPARTMENT SO COUNTY HEALTH DEPARTMENT AND EXCERPTS MAY BE A DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SI DIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A COLLECTION SYSTEM THAT WILL BE USE IN THE FUTURE. S ON THIS SUBDIVISION. RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE TS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, S R, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT V -1/2 ROAD. CHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A ABLE TO THE SUBDIVISION. S AT BUILDING PERMIT STAGE BY WHO (LOT OWNER/DEVELO OT WIDE MINIMUM SIDEWALK ALONG MILE 7–1/2 ROAD AND STRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR VE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF THE DISTRICT. NY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED IN DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEM D ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERM REMOVAL. ERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE F THE RCP CULVERT AT THE NORTHSIDE OF S.H. 107 ROADSI DISTRICT. ANY UNAUTHORY LOT PURCHASER OF THIS RESTR THE RCP CULVERT AT THE NORTHSIDE OF S.H. 107 ROADSI BUILDING PERMIT STAGE. MILL NOTIFY LOT PURCHASER OF THIS RESTR THE RCP CULVERT AT THE NORTHSIDE OF S.H. 107 ROADSI BUILDING PERMIT STAGE. MILL RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE: AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENT JSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT INT DE MAINTAINED BY THE LOT OWNERS AND NOT THE CI SFOR NORTH VIA CANTERA, RECORDED AS DOCUMENT NUM TON/OWNER, FULIERS SUCCESSORS AND/OR ASISICHES, AND INT DE VIATE STREETS ANY AMENDMENT TO DECLARATION SHALL BE MULL AND VOID. IND BY THE DEVELOPER, WHO MAY TRANSFE	ENTER LINE OF 7 MILE LINE. WILL BE REQUIRED TO DETAIN A TOTAL AND HIDALGO COUNTY REGULATIONS FOR COMMERCIAL USE. LSO SEEN ON THE UTILITY LAYOUT FOR OIL IS SUITABLE FOR A STANDARD SEPTIC A LOT AND MULTI-FAMILY. OF INSTALLING AN APPROVED OSSF ON SHRUBS TREES, AND OTHER PLANTINGS WOULD INTERFERE WITH THE OPERATIONS STATEMENT DESCRIBING HOW AND WHEN PER) TO BE MAINTAINED BY NORTH VIA BOTH SIDES OF ALL INTERIOR STREETS. USE WITHOUT EXPRESS APPROVAL. OF WAY LINES, POLES, OPEN DITCHES OR EXIST ON AN DISTRICT EASEMENT ENT AREA IS SUBJECT TO REMOVAL. IT FROM THE IRRIGATION DISTRICT. PERSONNEL, THE U.S. SERVICE AND ICTION UPON SALE OF LOT) IDE DITCH WILL BE MAINTAIN BY THE METER OF THE SUBDIVISION BOUNDRY, MNIFY SAID COUNTY FROM ANY AND S. O IRRIGATION DISTRICT'S EXCLUSIVE S/USES, AND ALONG MILE 7–1/2 ROAD. TAL ZONES/USES. THE EXPRESS WRITTEN APPROVAL OF TY OF MCALLEN. MBER NOT THE CITY OF MCALLEN SHALL E CODE OF ORDINANCES OF THE NOT THE CITY OF MCALLEN SHALL E CODE OF ORDINANCES OF THE NOT THE CITY OF MCALLEN SHALL E CODE OF ORDINANCES OF THE SY THAT CONFLICT WITH THE ENANCE OBLIGATION TO THE SAME, THEIR SUCCESSORS AND	ENGINEER: IVAN GARCIA P.E. R.P.L.S. CITY OF MCALLEN HIDALGO COUNTY, TEXAS INTERNET INAN CAULTEN HIDALGO COUNTY, TEXAS
AREAS. AFTER COMMON LOT A'S TRANSFER OF TITLE 1 COST OF MAINTENANCE SHALL BE DETERMINED BY N CALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTA	ER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WH O NORTH VIA CANTERA HOMEOWNER'S ASSOCIATION THE SU DRTH VIA CANTERA HOMEOWNER'S ASSOCIATION. FAILING IN IN THE SAME AT THE LOT OWNER'S COST, WHICH COST MA	BDIVISION LOT OWNER'S PRO RATA SUCH MAINTENANCE OBLIGATIONS, Y BECOME A LIEN AGAINST THEIR	EDWIN PENA
RIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL 68(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC	. FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO TH AND EXCLUSIVE USE OF COMMON LOT A, THE OWNER'S MAI ITO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED	OSE UNDER EXISTING ORDINANCE NTENANCE OBLIGATION, AND THE	1"=100' Date: JUNE 24, 2022
PRINCIPAL CONTACTS:	ADDRESS	PHONE & FAX	PROJECT: SUB 22 006
OWNER: ANTUN DOMIT NORTH VIA CANTERA LLC ENGINEER: IVAN GARCIA P.E., R.P.L.S.	3805 PLANTATION GROVE BLVD. STE D, MISSION TEXAS 78573 921 S. 10TH AVENUE EDINBURG, TX 78539	(956) 722–5688 (956) 722–6306 (956) 380–5152 (956) 380–5083	PAGE NO. $1 - 0F - 1$
SUDVEYOD: IVAN CARCIA DE R.D.L.S.		(056) 380-5152 (056) 380-5083	

921 S. 10TH AVENUE EDINBURG, TX 78539 (956) 380-5152 (956) 380-5083



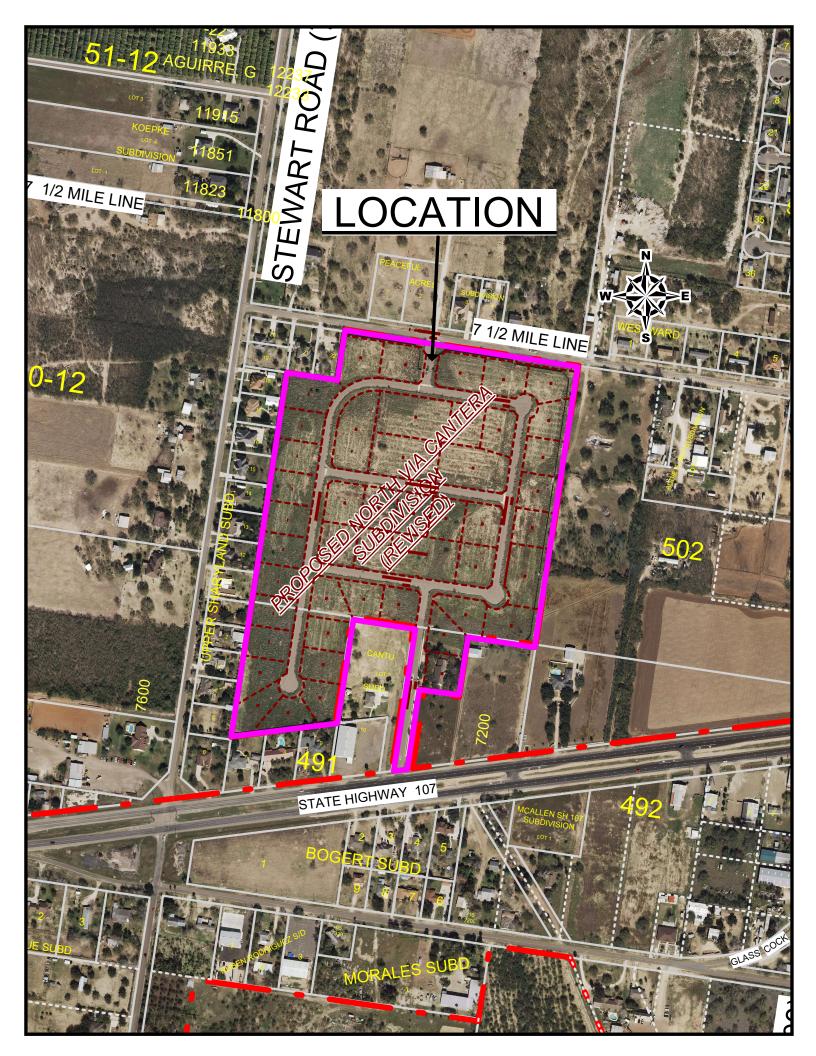
Reviewed On: 6/30/2022

REQUIREMENTS			
REETS AND RIGHT-OF-WAYS			
S.H. 107: 172 ft. ROW existing Paving: By the state Curb & gutter: By the state *Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements not constructed prior to final- as applicable. ***COM Thoroughfare Plan	Applied		
Mile 71/2 North Road: Min. 20 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter Both Sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are constructed prior to final. **COM Thoroughfare Plan	Applied		
Entrance Street along south subdivision boundary: 51 - 52 ft. ROW proposed - subject to increase to accommodate any proposed gates (initially 51 - 64 ft. ROW proposed) Paving: 32 - 46 ft. Curb & gutter: both sides *ROW might have to be expanded at entrance and paving requirements subject to increase accordingly with ROW, prior to recording - Existing paving width face to face on both sides of islands/gates under review, which may increase ROW requirements. **ROW requirements must be finalized prior to recording. ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are not constructed prior to final.	Required		
Entrance Street along north subdivision boundary: 73 ft. ROW proposed Paving: 46 ft. Curb & gutter: both sides *ROW might have to be expanded at entrance and paving requirements subject to increase accordingly with ROW, prior to recording - Existing paving width face to face on both sides of islands/gates under review, which may increase ROW requirements. **ROW requirements must be finalized prior to recording. ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are not constructed prior to final. *****COM Thoroughfare Plan	Required		
Interior Streets: Min. 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides *If subdivision is proposed to be private, reference"(Private)" to private streets below street names. **Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvements are not constructed prior to final. ****COM Thoroughfare Plan	Applied		
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Compliance		
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA		
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Compliance		

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
ETBACKS	
* Front: 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN. *Easements are shown on the plat to be abandoned which could change required setbacks prior to recording.	Applied
IDEWALKS	
 * 5 ft. wide minimum sidewalk required on S.H. 107, and a 4 ft. wide minimum sidewalk along Mile 71/2 Road and both sides of all interior streets. **Revise Notes #14 & 15 as noted above, finalize prior to recording. ***Subdivision Ordinance: Section 134-120 	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
UFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Mile 71/2 Road. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
OTES	
* No curb cut, access, or lot frontage permitted along Mile 7 1/2 Road. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* 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.	NA

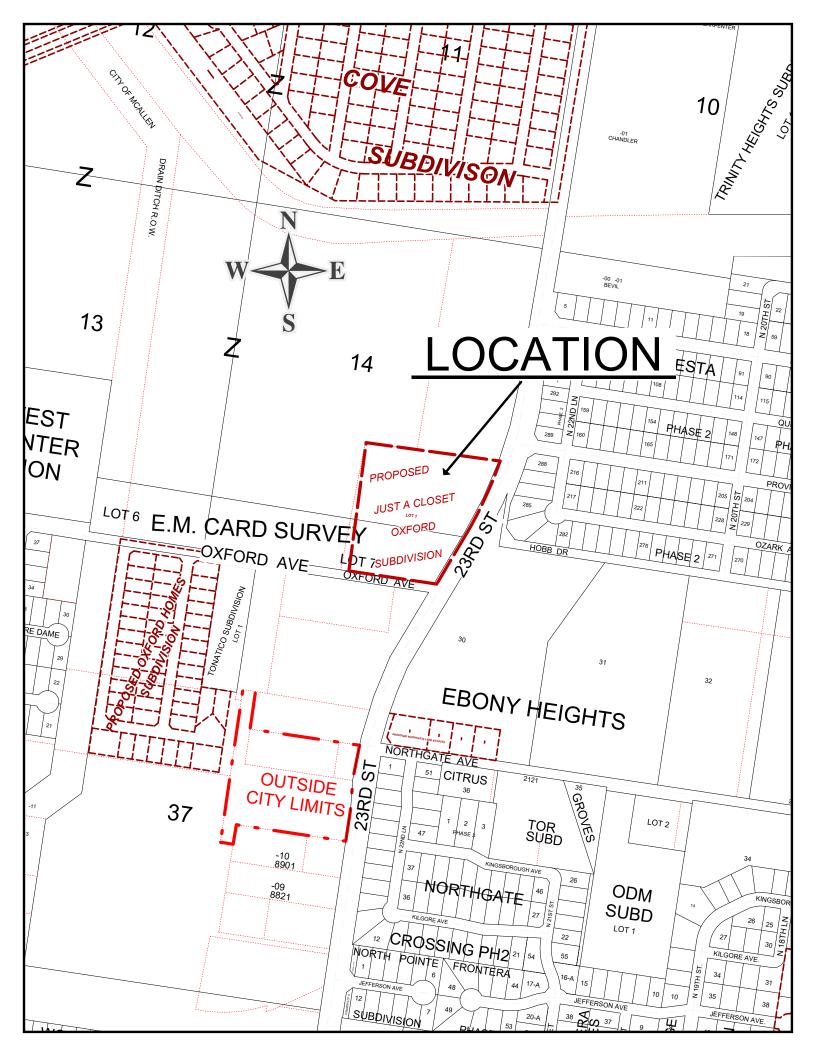
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **All lots must have a minimum 50 ft. lot frontage, 54 ft. minimum on corner lots. ***Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
 * Existing: R-1(Single-Family Residential) District Proposed: R-1(Single-Family Residential) District ***Zoning Ordinance: Article V 	Compliance
* Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$35,700 (based on 51 lots/dwelling units x \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
*As per Traffic Department, units slightly increased but Trip Generation will be honored , no TIA required. **Previous trip generation was approved in February 2019 at 48 units.	Compliance
*As per Traffic Department, units slightly increased but Trip Generation will be honored , no TIA required. **Previous trip generation was approved in February 2019 at 48 units.	NA
r revious the generation was approved in rebrudry 2019 at 40 units.	

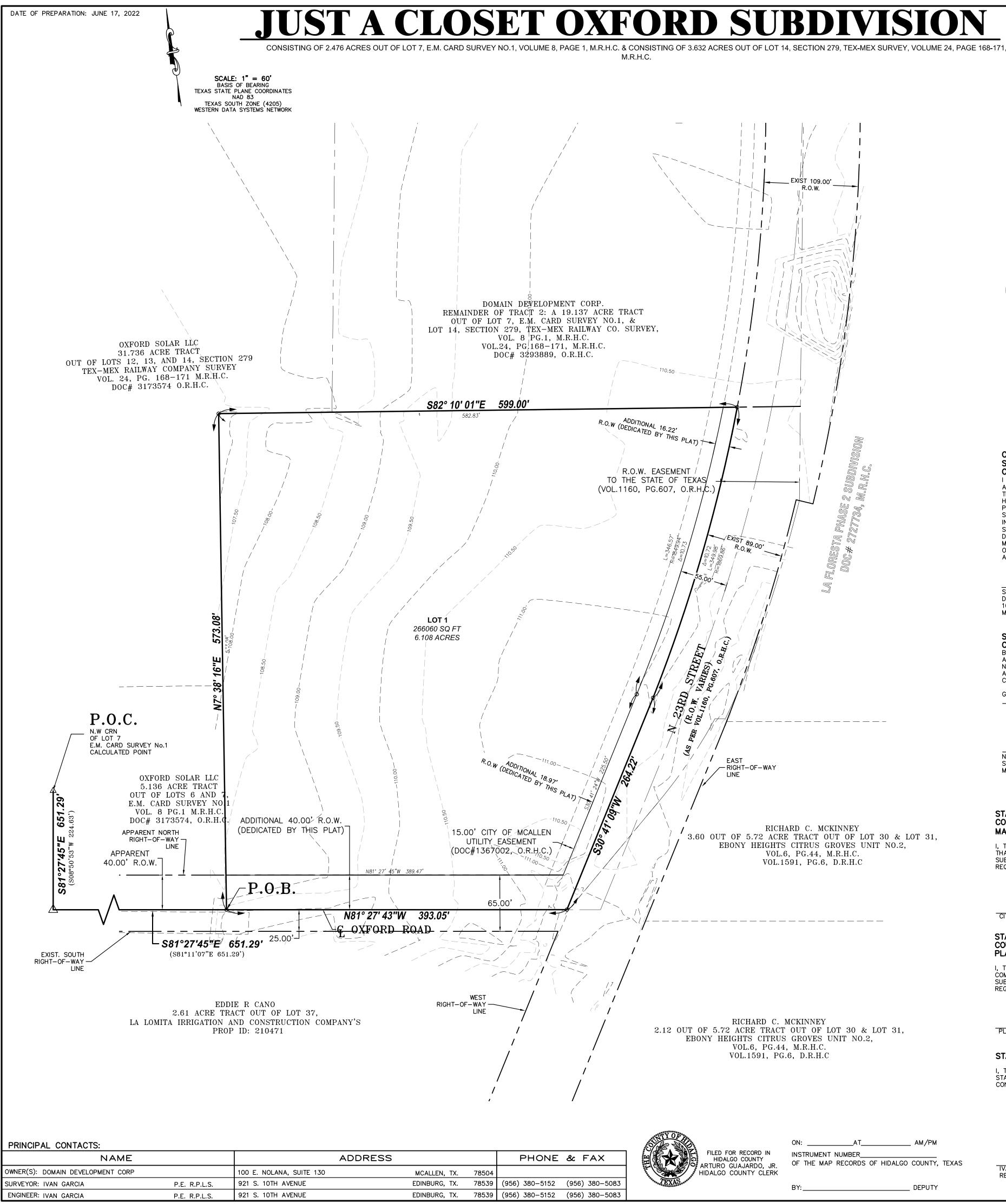
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Subdivision proposed to be a Private Subdivision as noted on plat submitted June 24, 2022. ***ROW might have to be expanded at entrance and paving requirements subject to increase accordingly with ROW, prior to recording - Existing paving width face to face on both sides of islands/gates under review, which may increase ROW requirements. ******If Gas Easement is not abandoned/relocated but instead remains, are all lots buildable based on required setbacks, etc including Lot 34. Engineer submitted proposed site plan on June 29, 2022 exhibiting buildable layout. ********Plat references easements to be abandoned by this plat - instead needs to be done by separate process/documents with recording numbers referenced on plat, prior to recording. ********Subdivision previously known as "North Via Cantera" approved in Revised Preliminary form at P&Z meeting of February 5, 2019. ************************************	Required
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



Suba022-0067

	City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 311 North 15 th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)
Project Description	Subdivision Name_JUST A CLOSET OXFORD Location_NORTHWEST CORNER OF THE INTERSECTION OF 23RD STREET AND OXFORD ROAD City Address or Block Number
Owner	Name DOMAIN DEVELOPMENT CORP. Phone Address 100 E. NOLANA, SUITE 130 City MCALLEN State TX Zip 78504 E-mail SHAVI@AURIELINVESTMENTS.COM
Developer	Name VERTURO DEVELOPMENT, LLC Phone (956)213-8244 Address 1308 E. JASMINE AVE
Engineer	NameRIO DELTA ENGINEERINGPhone(956)380-5152Address921 S. 10TH AVE
Surveyor	Name RIO DELTA ENGINEERING Phone (956)380-5152 Address 921 S. 10TH AVE
	17 2022 BY:





HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

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

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE JUST A CLOSET OXFORD 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 LINE, 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.

SHAVI MAHTANI, MANAGER DOMAIN DEVELOPMENT CORP 100 E NOLANA, SUITE 130 MCALLEN, TX 78504

DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS COUNTY OF HIDALGO MAYOR'S CERTIFICATE

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

CITY MAYOR

STATE OF TEXAS COUNTY OF HIDALGO

PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS

DATE

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

PLANNING AND ZONING COMMISSION CHAIRMAN DATE

STATE OF TEXAS - COUNTY OF HIDALGO

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



AM/PM OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

_ DEPUTY

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

<image/>			•			
 The the field of provide is not all the transmission of the transmissio	RIGHT-OF-WAY POINT OF BEGINNING POINT OF COMMENCING NORTHWEST CORNER FARM TRACT FARM-TO-MARKET UTILITY EASEMENT CENTER LINE LOT LINE LOT LINE CAPPED 1/2" IRON ROD SET 1/2" IRON ROD FOUND CALCULATED POINT COTTON PICKER SPINDLE SET	PROJECT SITE OXFORD AVE	LTA ENGINEE	ISTRATION No. F-7628 FIRM No. 10194027 INUE EDINBURG, TEXAS 7853 -5152 (FAX) 956-380-5083		
<text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text>	BEING A 6.713 ACRES TRAC PLAT THEREOF RECORDED LOT 14, SECTION 279, TEX-N RECORDS OF HIDALGO COL TRACT (TRACT 2) CONVEYE 3293889, OFFICIAL RECORDS AND SAID 6.713 ACRES OF LA COMMENCING AT A CALCULA THENCE S 8°34'15" W ALONG	T OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 7, E.M. CARD SURVEY No.1, AS PER THE MAP OR IN VOL. 8, PG. 1, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND OUT OF AND FORMING A PART OR PORTION OF MEX RAILWAY COMPANY SURVEY, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOL. 24, PG. 168-171, MAP JNTY, TEXAS, SAID 6.713 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED 19.137 ACRES ED TO DOMAIN DEVELOPMENT CORP. BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT No. 3 OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ATED POINT AT THE NORTHWEST CORNER OF SAID LOT 7 OF E.M. CARD SURVEY No.1;	D DI	FII 21 S. 10 (TEL) 95		
THENDED SOUTH WARDEN THE CONTINUE OF SAULZY PEET TO A 1/2 MORE CONTINUE OF CONTROL TO A TOTAL DETAINED OF A TOTAL DETAINED OF A 22 MEET TO A 1/2 MORE CONTROL TO THE SAULTHEAST CONTRET OF THE EXPERIMENT AND THE SAULTHEAST CONTRET OF THE CONTROL OF A TOTAL DETAINED OF SAULZY PEET TO A 1/2 MORE CONTROL TO A TOTAL DETAINED OF SAULSY PEET TO A 1/2 MORE CONTROL OF SAULSY PEET TO THE SAULTHEAST CONTRET OF THE EXPERIMENT AND THE SAULTHEAST CONTRET OF THE SAULTHEAST CONTRET OF THE CONTROL OF SAULSY PEET TO A 1/2 MORE CONTROL OF SAULSY PEET TO THE SAULTHEAST CONTRET OF THE CONTROL OF SAULSY PEET TO A 1/2 MORE CONTROL OF SAULSY PEET TO A 1/2 MORE CONTRET OF SAULTHEAST CONTRET OF THE SAULTHEAST CONTRET OF THE CONTROL OF SAULTHEAST CONTRET OF THE CONTROL OF SAULSY PEET TO A 1/2 MORE CONTRET OF THE SAULTHEAST CONTRET OF THE CONTROL OF SAULSY PEET TO A 1/2 MORE CONTRET OF THE SAULTHEAST CONTRET OF THE CONTROL OF SAULSY PEET TO A 1/2 MORE CONTRET OF THE SAULTHEAST CONTRET OF THE CON	THENCE S 81°27'45" E ALONG FEET TO A 1/2-INCH CAPPED THENCE N 7°38'16" E ACROSS PASSING AT 40.00 FEET A CONTINUING FOR A TOTAL DESCRIBED TRACT; THENCE S 82°10'01" E ACRO RIGHT-OF-WAY LINE OF N 23 IRON ROD SET, FOR THE NO THENCE ALONG A CURVE T ANGLE OF 10.72°, A RADIUS	TO A CALCULATED POINT; THENCE S 81°27'45" E ALONG THE SOUTH LINE OF SAID LOT 7, SAME BEING ALONG THE CENTERLINE OF OXFORD ROAD, A DISTANCE OF 651.29 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING; THENCE N 7°38'16" E ACROSS SAID LOT 7 OF E.M. CARD SURVEY No.1, AND SAID LOT 14, SECTION 279 OF TEX-MEX RAILWAY COMPANY SURVEY, PASSING AT 40.00 FEET A 1/2-INCH CAPPED IRON ROD SET FOR THE APPARENT NORTH RIGHT-OF-WAY LINE OF OXFORD ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 573.08 FEET, TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S 82°10'01" E ACROSS SAID LOT 14, SECTION 279 OF TEX-MEX RAILWAY COMPANY SURVEY, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N 23RD STREET (R.O.W. VARIES, AS PER VOL.1160, PG.607, O.R.H.C.), A DISTANCE OF 599.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;				
 MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT. MINIMUM BUILDING SETEACKS SHALL BE AS FOLLOWS: PRONT:	ROAD, PASSING AT 221.03 FEET A 1/2-INCH CAPPED IRON ROD SET FOR THE APPARENT NORTH RIGHT-OF-WAY LINE OF OXFORD ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 264.22 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE N 81°27'45" W ALONG THE CENTERLINE OF OXFORD ROAD, A DISTANCE OF 393.05 FEET, TO THE POINT AND PLACE OF BEGINNING SAID TRACT CONTAINING 6.713 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 0.369 ACRES LIES WITHIN THE APPARENT RIGHT-OF-WAY OF OXFORD ROAD (40' R.O.W. NORTH OF CENTERLINE) THE EXISTING RIGHT-OF-WAY OF OXFORD ROAD. I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELD NOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED. IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.					
 2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS: FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. 3. THE SUBDIVISION IS IN ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTRING OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVERS FROM 100-YEAR FLOOD; MAP COMMUNITY PANELS NO.: 480334 0223 D MAP REVENDE: JUNE 6, 1962. 4. A DRAINAGE DETENTION PLAN, APPROVED BY THE ENDINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING OVER; GRONDA COVER; GRONDA COVERCIAL, AND MULTI-FAM	1. MINIMUM PERMISSIBLE FINISHED		PRI			
12. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE. 13. 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. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE DAY OF,	 MINIMUM BUILDING SETBACKS SHERONT: IN ACCORDAN PLAN. REAR: IN ACCORDAN PLAN. SIDES: IN ACCORDAN PLAN. THE SUBDIVISION IS IN ZONE "X DEPTHS OF LESS THAN 1 FOOT LEVEES FROM 100-YEAR FLOOD. A DRAINAGE DETENTION OF XX DEPTHS OF LESS THAN 1 FOOT. ENGINEERED DRAINAGE DETENTION OF XX DEPTHS OF LESS THAN 1 FOOT. ENGINEERED DRAINAGE DETENTION OF XX DEPTHS OF LESS THAN 1 FOOT. ENGINEERED DRAINAGE DETENTION OF XX DEPTHS OF LESS THAN 1 FOOT. ENGINEERED DRAINAGE DETENTION OF XX DEPTHS OF LESS THAN 1 FOOT. ENGINEERED DRAINAGE DETENTION OF XX DEPTHS OF LESS THAN 1 FOOT. ENGINEERED DRAINAGE DETENTION OF XX DEPTHS OF LESS THAN 1 FOOT. EASEMENTS SHALL BE KEPT CLE (EXCEPT LOW, GROUND COVER, MAINTENANCE OF THE EASEMENT. THE CITY OF MCALLEN TO HAVE STREET CURB INTERSECTION. 4 FT. WIDE MINIMUM SIDEWALK FALONG OXFORD AVENUE. CITY OF MCALLEN BENCHMARK (MONUMENT CAP ON TOP LOCATE NAVD 88 8 FT. MASONRY WALL REQUIRED MULTI-FAMILY RESIDENTIAL ZONITIAL ZONITIAL	NCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE NCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE NCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE ", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY , MAP COMMUNITY PANELS NO.: 480334 0325 D MAP REVISED: JUNE 6, 1982. SQX OF OR XXXX ACRE FEET IS REQUIRED FOR LOT 1 AND LOT 2. DETENTION SHALL E PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA. NO PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF T COMPLY WITH MASTER PLAN. EAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND T. EA 25'X25' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM REQUIRED ALONG NORTH 23RD STREET & 4 FT. WIDE MINIMUM SIDEWALK REQUIRED (MC58_1) SET BY ARANDA & ASSOC. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS ED AT THE NORTH BOUND OF N WARE RD. CLOSE TO BUDDY OWENS BLVD. IN PROME ALONG NORTH PROPERTY LINE. D FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR ES/USES AND ALONG NORTH PROPERTY LINE. D FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND LONG NORTH WARE ROAD, PRIMROSE AVENUE, AND NORTH 34TH STREET AS MAY EMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE. MENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED HE CITY OF MCALLEN. DISTRICT NO. 1 ED BY THE HIDALGO COUNTY IRRIGATION	PLAT SHEET	ET OXFORD SU Y OF MCALLEN LGO COUNTY, TEXA		

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS EASEMENTS WITH OUT THE EXPRESSED WRITTEN.

SECRETARY

PRESIDENT

IVAN GARCIA

6496 ,

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VAN GARCIA P.E. R.P.L.

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

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

HOMERO RUBEN GZZ

1"=60'

JUNE 17, 2022

SHT 2

SUB 22 037

URVEYOR

date

ROJECT:

REVISIONS:

STATE OF TEXAS - COUNTY OF HIDALGO

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





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/28/2022

SUBDIVISION NAME: JUST A CLOSET OXFORD		
REQUIREMENTS		
STREETS AND RIGHT-OF-WAYS		
N. 23rd Street (F.M. 1926) : Dedication required for 60 ft. from centerline for 120 ft. total ROW 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	Non-compliance	
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	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	
ALLEYS		
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties ***Plat note: "A private service drive easement will be stablished 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	Applied	
SETBACKS		
* 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 revise plat note #2 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 approved site plan. **Zoning Ordinance: Section 138-356	Applied	

* Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* 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 add plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
BIDEWALKS	
* 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	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. ***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 	Non-compliance
* 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	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
IOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
 * 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 	Non-compliance
* 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	Non-compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. ***Provide site plan for review of the access locations along N. 23rd Street and Oxford Avenue.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVAL.	Applied

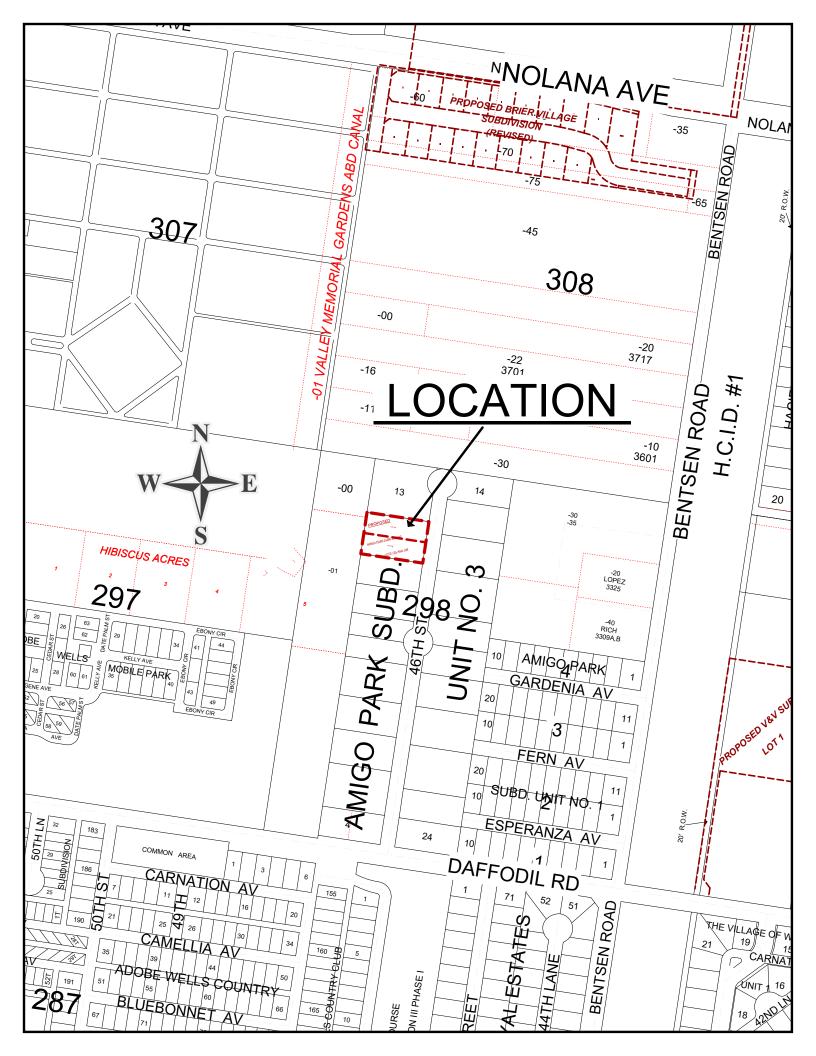


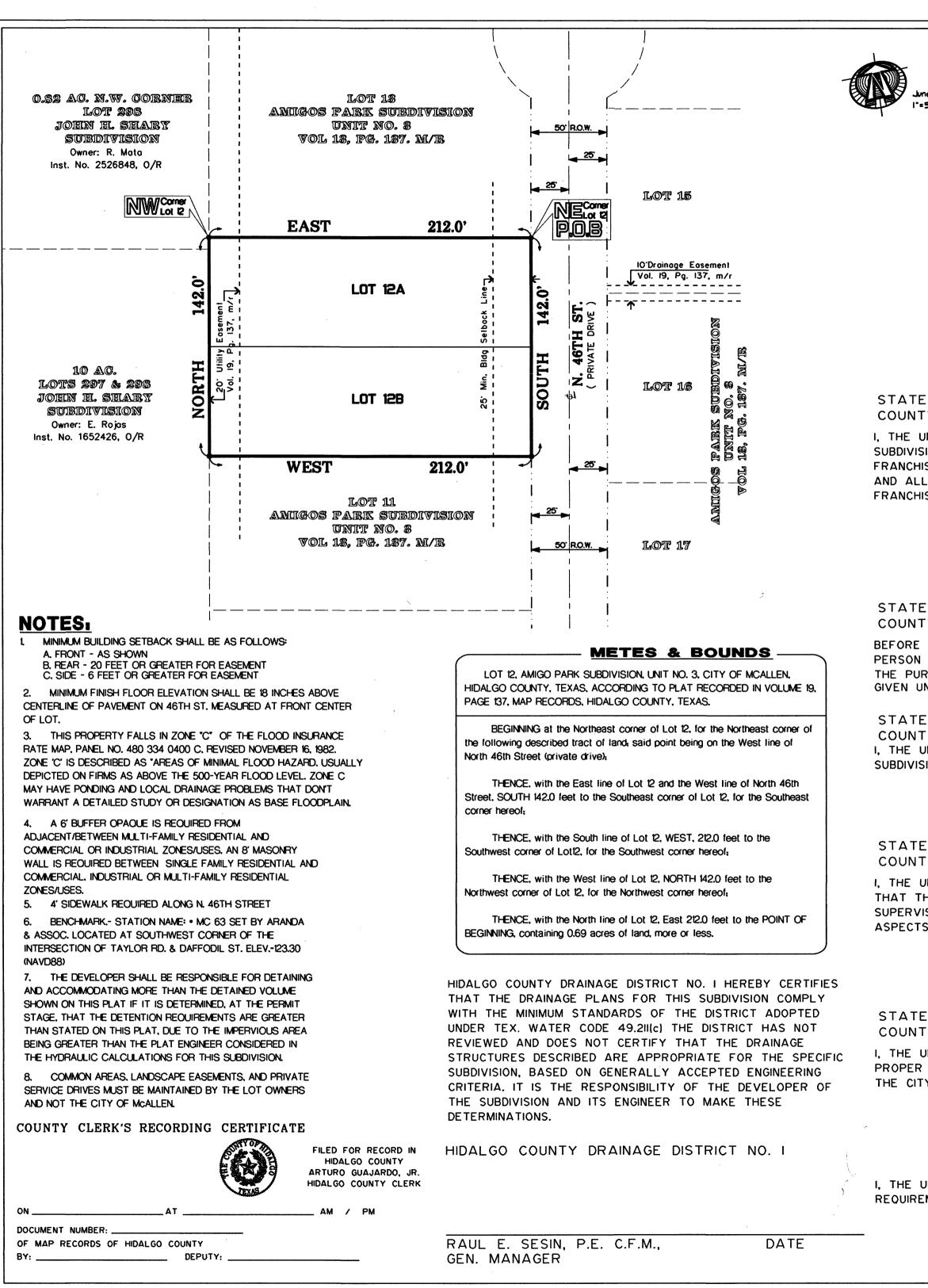
Sub2022-0068

	City of McAllen <i>Planning Department</i> 311 NORTH 15 TH STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION				
Project Information	Subdivision Name_Amigo Park Subd. Unit No. 3, Lots 12A & 12B Location west side of N. 46th Street, approximately 1100 feet north of Daffodil City Address or Block Number 3113 N. 46th Street Number of Lots 2 Gross Acres 0.69 Net Acres 0.69 ETJ □Yes ⊠No Existing Zoning R1 Proposed Zoning R1 Rezoning Applied for □Yes ⊠No Date N/A Existing Land Use vacant Proposed Land Use residential Irrigation District #1 Replation es No Commercial Residential X Agricultural Exemption □Yes ⊠No Estimated Rollback Tax Due N/A				
	Parcel # <u>118306</u> Tax Dept. Review D Mfb Water CCN ⊠MPU □Sharyland Water SC Other Legal Description Lot 12, Amigo Park Subdivision, Unit No. 3, McAllen, Texas				
Owner	Name Address City	Johnny Rodriguez 5300 N. 45th Street McAllen	_State _TX	Phone <u>956-225-5436</u> E-mail <u>rickmata15@yahoo.com</u> Zip <u>78501</u>	
Developer	Address _ City	me as Owner State Person <u>Rick Mata</u>		_ Phone _ E-mail _ Zip	
Engineer	Address City <u>McA</u>	202 So. 4th Street		Phone <u>956-683-1000</u> E-mail SEC@SpoorEng.com Zip <u>78501</u>	
Surveyor	Address	1001 Whitewing		_ Phone <u>956-682-8812</u> _ E-mail Zip <u>78501</u>	

M

	Proposed Plat Submittal				
	In Person Submittal Requirements	Email Submittal Requirements			
Minimum Developer's Requirements Submitted with Application	 \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) Title Report 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (identifying owner on application) AutoCAD 2005 DWG file and PDF of plat Letter of Authorization from the owner (if applicable) Proof of authority of person signing application on behalf of partnership/corporation (if applicable) PLAT TO SHOW: Metes and bounds Lots numbered with dimensions and are and/or lot lines for unsubdivided tracts 	tess a subdivision plat does not require the drainage report original submittal to expedite the review process. Complying al does not constitute meeting the deadline for drainage and tion will be required during the review to properly complete			
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				
2.2021	i ne Planning Department is now accep	ting DocuSign signatures on application			





AMIGO PARK UNII LOTS 12	GF SUBDIVISION No. 3, A AND 12B OMMUNITY	
SUBDIVISION, UNIT N HIDALGO COUNTY, TEX RECORDED IN VOLUN RECORDS, HIDALO E OF TEXAS: Y OF HIDALGO: INDERSIGNED OWNER OF THE LAND SH SION, DO HEREBY GRANT AN EASEMENT SE UNDER SAID CITY, THE USE OF TH LEYS IS RESTRICTED TO THE EMPLOY	OF LOT 12, AMIGO PARK o. 3, CITY OF MCALLEN, KAS, ACCORDING TO PLAT ME 19, PAGE 137, MAP GO COUNTY, TEXAS, NOWN ON THIS PLAT, AND DESIGNATED HEREIN AS T TO THE CITY OF MCALLEN AND THOSE WHO MI HE STREETS, ALLEYS, AND EASEMENTS THEREON EES OR AGENTS OF THE CITY OF MCALLEN EMPL DESIDENTS OF THE SUBDIVISION AND THEIR GUESTS	Prepared by: Spoor Engineering Consultants, Inc. Consulting Engineers - Civil Land Planning FIRM # F-6003 202 South 4th. Street McALLEN, TEXAS 78501 SEC@spooreng.com (956) 683 1000 AMIGO PARK SUBDIVISION UNIT NO. 3 LOTS 12A AND 12B GHT NOW OR HEREAFTER HOLD SHOWN SURFACE USE OF THE STREETS OYEES OF UTILITIES OPERATION UNDER
WHOSE NAME IS SUBSCRIBED TO THE RPOSES AND CONSIDERATIONS THEREIN NDER MY HAND AND SEAL OF OFFICE, E OF TEXAS: TY OF HIDALGO: JNDERSIGNED, CHAIRMAN OF THE PLAN	MCALLEN N THIS DAY PERSONALLY APPEARED JOHNNY RO FOREGOING INSTRUMENT AND ACKNOWLEDGED TO	45TH ST. , TEXAS 78504 DRIGUEZ, KNOWN TO ME TO BE THE ME THAT SHE EXECUTED THE SAME FOR , 2022. CALLEN, HEREBY CERTIFY THAT THIS
HIS PLAT IS TRUE AND CORRECTLY N ISION ON THE GROUND AND THAT THE	CHAIRMAN, PLANNING AND ZONING CO REGISTERED PROFESSIONAL LAND SURVEYOR IN MADE AND IS PREPARED FROM AN ACTUAL SURVE CORNER MONUMENTS WERE PROPERLY PLACED U HE CITY OF PHARR SUBDIVISION ORDINANCE AND A	THE STATE OF TEXAS, HEREBY CERTIFY Y ON THE PROPERTY MADE UNDER MY JNDER MY SUPERVISION AND THAT ALL
Y OF HIDALGO: UNDERSIGNED, <u>CARLOS VASQUEZ</u> A HIS PLAT IS TRUE AND CORRECTLY M ISION ON THE GROUND AND THAT THE S OF IT ARE IN ACCORDANCE WITH THE S OF IT ARE IN ACCORDANCE WITH THE S OF HIDALGO: UNDERSIGNED, STEPHEN SPOOR, A REG ENGINEERING CONSIDERATION HAS BE Y OF PHARR SUBDIVISION ORDINANCE. UNDERSIGNED MAYOR OF THE CITY OF	REGISTERED PROFESSIONAL LAND SURVEYOR IN MADE AND IS PREPARED FROM AN ACTUAL SURVE CORNER MONUMENTS WERE PROPERLY PLACED ON HE CITY OF PHARR SUBDIVISION ORDINANCE AND CARLOS VASQUEZ, RPLS 4608 CVQ LAND SURVEYORS - TBPLS FIRM 10 517 BEAUMONT AVE, MCALLEN, TEXAS TBPELS FIRM NO. 10119600 ISTERED PROFESSIONAL ENGINEER IN THE STATE EEN GIVEN TO THIS PLAT, AND THAT ALL ASPE	THE STATE OF TEXAS, HEREBY CERTIFY Y ON THE PROPERTY MADE UNDER MY UNDER MY SUPERVISION AND THAT ALL ALL STATE STATUTES GOVERNING SURVEYS DATE DATE DATE 0119600 78501 OF TEXAS, HEREBY CERTIFY THAT CTS OF IT ARE IN ACCORDANCE WITH -16-22 STEPHEN SPOOR 56752 NO. 56752



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/28/2022

SUBDIVISION NAME: AMIGO PARK UNIT NO. 3, LOTS 12A & 12B	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
 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 	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	Compliance
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW :20 ft. Paving:16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: As shown, or greater for easements. **Revise note as shown above prior to final. ***Proposing: AS SHOWN. **Zoning Ordinance: Section 138-356	Non-compliance
 * 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	Applied
* Corner: Interior Lot **Zoning Ordinance: Section 138-356	NA

 * 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 	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 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 	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
*Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* 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.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
LOT REQUIREMENTS	
* Lots fronting public streets. **Submitted plat currently presents N.46th Street (Private Drive) ***Subdivision Ordinance: Section 134-1	TBD

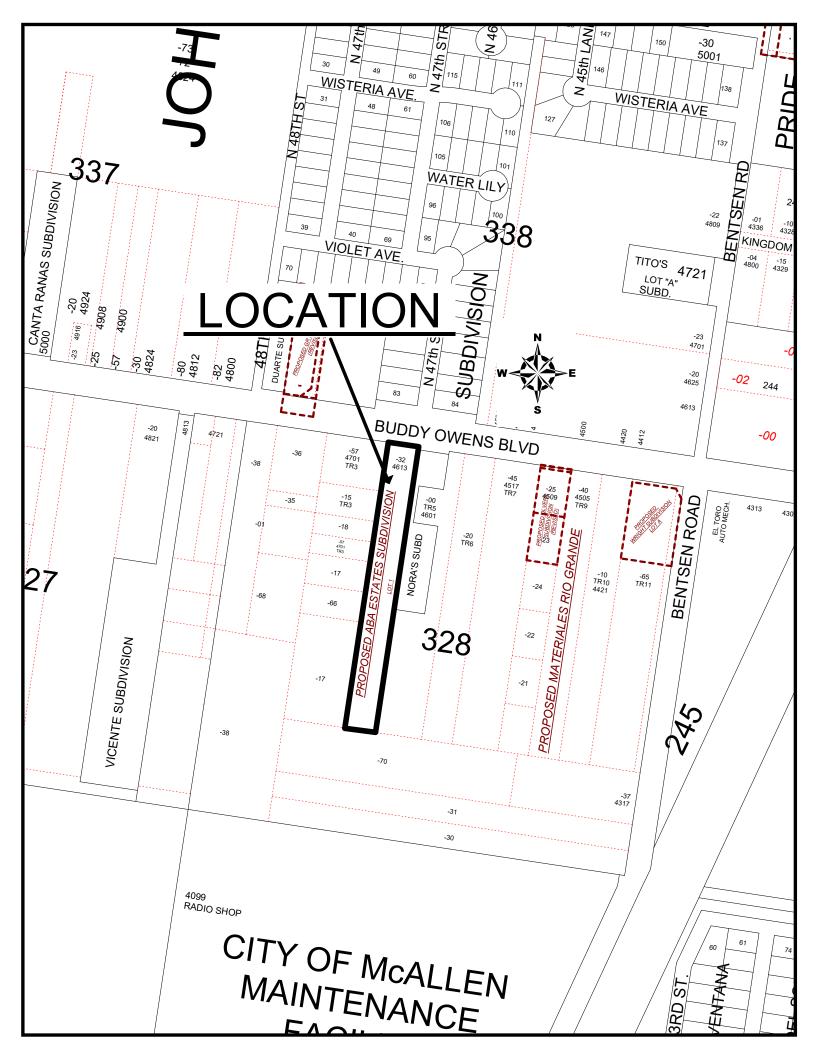
* Minimum lot width and lot area. **Provide individual lot dimensions for lot 12A and 12B, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: R-1(Single Family) Residential District. Proposed:R-1(Single Family) Residential District. ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval. **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* 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.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived.	Completed
 * Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation waived. 	Completed
COMMENTS	
Comments: *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.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied

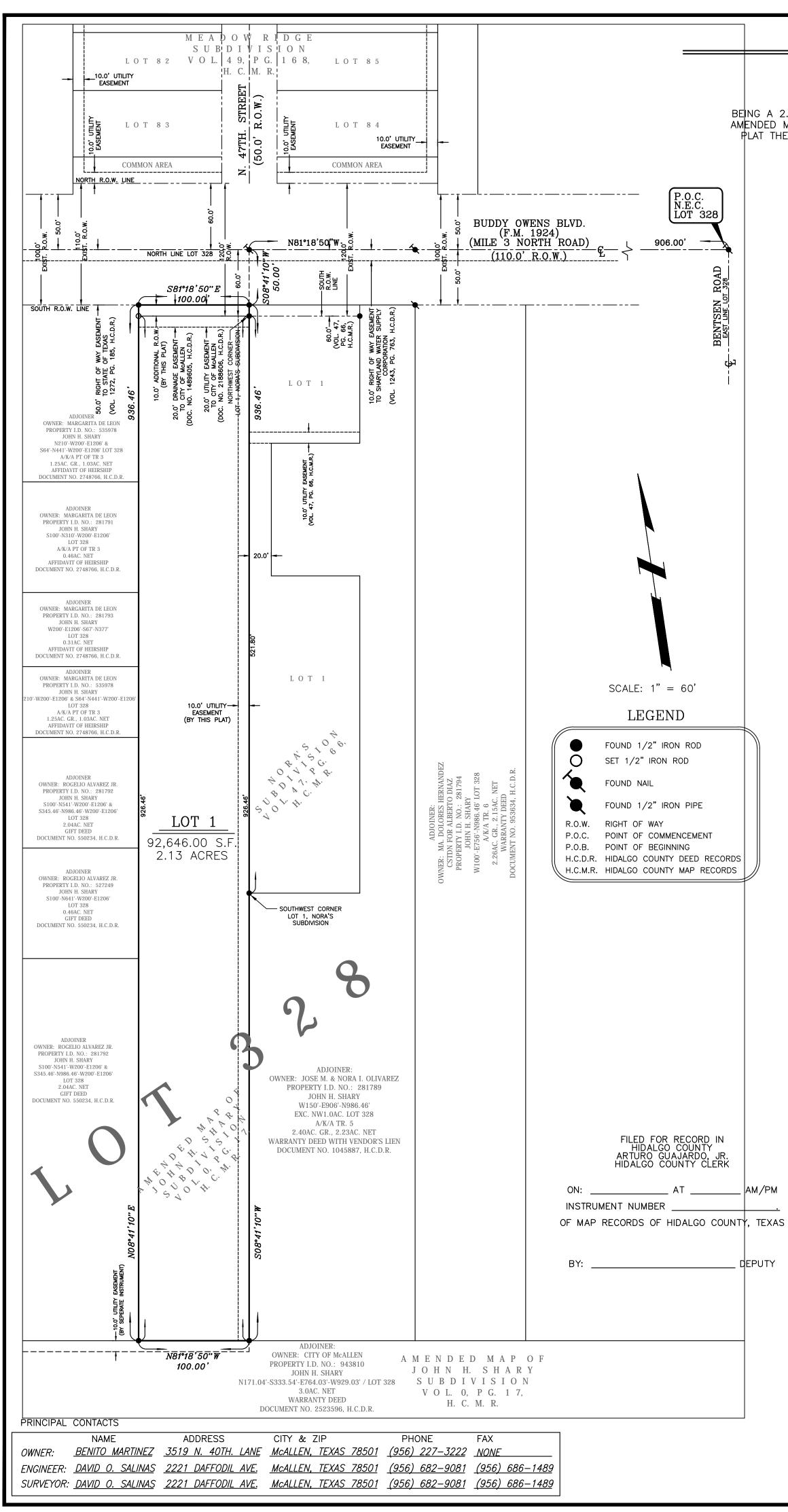


SUB2022-0070

	City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 311 North 15 th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)
Project Description	Subdivision Name <u>ABA ESTIMES</u> Location <u>4613 BODOY</u> OWENES BLVD City Address or Block Number <u>"</u> """""""""""""""""""""""""""""""""""
Owner	Name <u>BENITO MARTINEZ</u> Phone <u>227-3222</u> Address <u>3519</u> N. 40 Th (ANE City MENNEW State <u>Tx</u> Zip <u>78501</u> E-mail <u>DBA</u> : ABA GROUP INVESTMENTS, UC
Developer	Name Some Phone Address
Engineer	Name Drovid O. Salions Phone 682-9081 Address 2221 DAFFODIL AVE. City MENIED State TY Zip 78501 Contact Person Drovid E-mail dealines @ Salines engine Erring 6. Com
Surveyor	Name Snee As Ender Ref. Phone Address ENTERED City State Zip JUN 2 4 2022 Initial: UL

	Proposed Plat Submittal
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 (Identifiying 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
Developer's Requirements S	 PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted tracts ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines ✓ North arrow, scale and vicinity map ✓ Name & dimension of adjoining street ROWs (total width & width from centerline)
Minimum De	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 $\frac{1}{2}$ " 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 Date Date Print Name Mathematication Authorized Agent = Owner W Authorized Agent =





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 THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

1. 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 O 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.
- 7. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONARY 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
- 10. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 11. 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.
- 12. 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
- 13. 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.
- 14. 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 _____, 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.

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

ABA GROUP INVESTMENTS, LLC OWNER: 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 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.

> STATE OF TEXAS MY COMMISSION EXPIRES.

STATE OF TEXAS CITY OF MCALLEI

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

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.

DATE

STATE OF TEXAS COUNTY OF HIDALGO

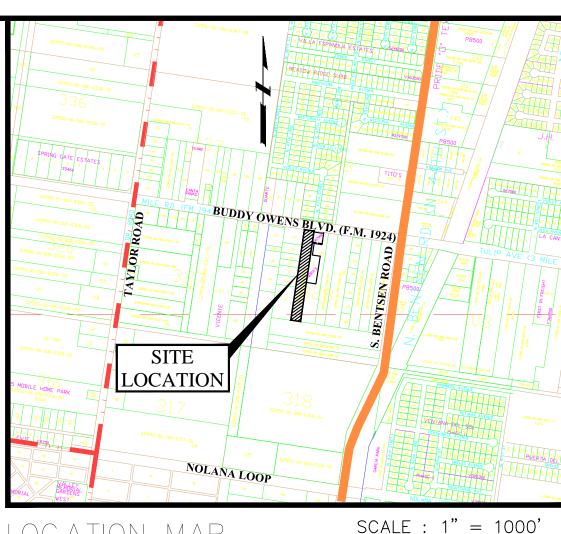
I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

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

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



LOCATION MAP

NOTARY PUBLIC IN AND FOR THE

DATE

PLANNING AND ZONING COMMISSION

DATE

DATE

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 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 1/2 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;

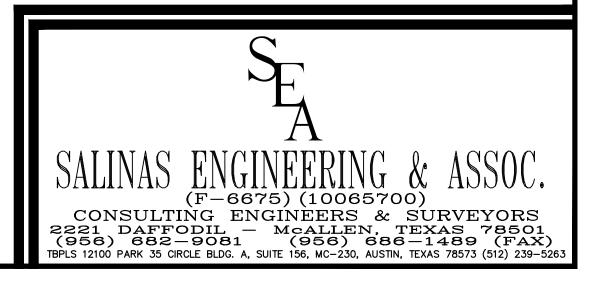
- (1) THENCE, SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 10.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF LOT 1 NORA'S SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 66, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 1. A DISTANCE OF 521.80 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1, AT A DISTANCE OF 936.46 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:
- (2) 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:
- (3) 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;
- (4) 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:\SUBDIVISIONPLATS\ABA.SUB\METESANDBOUNDS.2.15.031617

> DISCLAIMER: 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





City of McAllen

SUBDIVISION PLAT REVIEW

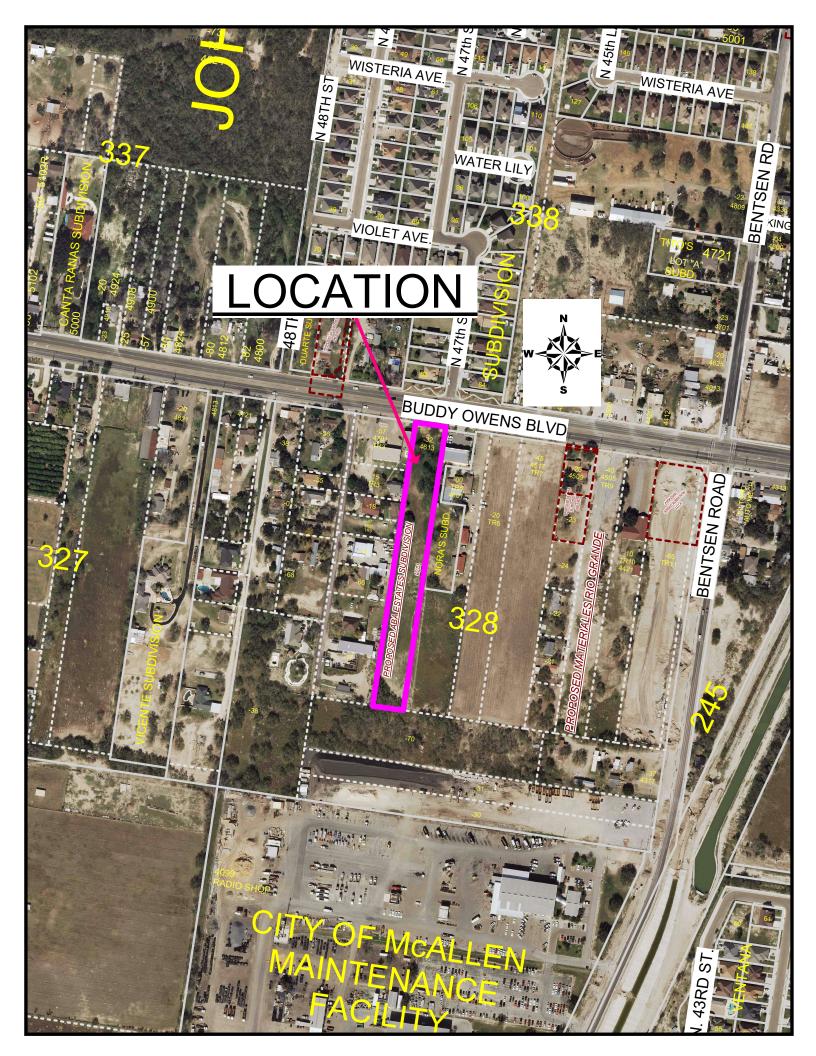
Reviewed On:	6/30/2022
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SUBDIVISION NAME: ABA ESTATES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Buddy Owens Boulevard: 10 ft. of additional ROW dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: 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. ** 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 	TBD
	Applied
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	NA
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
 * 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 	TBD
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

SETBACKS	
 * 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 	Non-compliance
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Corner : **To be established if street on west side is required, prior to final. ***Zoning Ordinance: Section 138-356	TBD
* Garage :Commercial Development. **Remove Garage setback note, prior to final. ***Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 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 	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, 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.	Required

 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-3(General Business) District. Proposed: C-3(General Business) District. ***Zoning Ordinance: Article V	Compliance
 * Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. *** 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. ****Zoning Ordinance: Article V 	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip generation will be honored, no TIA required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip generation will be honored, no TIA required.	NA
COMMENTS	
Comments: *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.	Applied

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



Memo

TO: Planning & Zoning Commission

FROM Edgar I. Garcia, AICP, CNU-A, CPM

DATE: June 17th, 2022

SUBJECT: City Commission Actions on June 13th, 2022

CONDITIONAL USE PERMITS

- Request of Rev. Andres E. Gutierrez, on behalf of the Catholic Dioceses of Brownsville, for life of the use, for an Institutional Use (church) at Lot 1, Candle Flower Unit I Subdivision; 2201 Martin Avenue
 - Planning and Zoning Commission recommended approval for life of the use
 - City Commission approved as recommended
- 2. Request of Erika Medina, on behalf of Guero Tires, for one year, for an Automotive Service and Repair (Tire shop) at Lot 2, Block 3, Altamira Subdivision; 2605 Business 83
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended
- 3. Request of Journey Church RGV, for life of the use, for an Institutional Use (church) at 1.10acre tract of land out of Lot 492, John H, Shary Subdivision; 6925 State Highway 107
 - Planning and Zoning Commission recommended approval for life of the use
 - City Commission approved as recommended
- 4. Request of Blanca I. Cantu, for one year, for an event center at Trevino's Acre Subdivision and the south 60.62 ft. of the north 355.78 ft. out of Lot 2, Block 8, A.J. McColl Subdivision; 2000 S Jackson
 - Planning and Zoning Commission tabled item
 - City Commission tabled item

REZONINGS

- 5. Rezone from C-3L to R-1, 2.32 acres out of Lot 2, Block 16, Steele and Pershing Subdivision; 2700 S McColl
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

- 6. Rezone from C-3L to R-1, 3.78 acres out of Lot 2, Block 16, Steele and Pershing Subdivision; 2800 S McColl
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- Rezone from C-3 to I-1, 2.683 acres out of Lot 97, La Lomita Irrigation and Construction Company's Subdivision; 4801 N 23rd St
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

	01/04/22	01/18/22	02/01/22	02/16/22	03/02/22	03/22/22	04/05/22	04/19/22	05/03/22	05/17/22	06/07/22	06/21/22	07/06/22	22/61/20	08/02/22	08/16/22	22/20/60	22/02/60	10/04/22	10/18/22	11/01/22	11/16/22	12/06/22	12/20/22
Daniel Santos	Α																							
Michael Fallek	Р	Р	Ρ	Α	Ρ	Ρ	Ρ	Ρ	Α	Ρ	Ρ	Ρ												
Gabriel Kamel	Р	Α	Ρ	Ρ	Ρ	Ρ	Ρ	Р	Р	Р	Ρ	Ρ												
Michael Hovar	Р	Ρ	Ρ																					
Jose B. Saldana	Α	Α	Ρ	Ρ	Α	Α	Ρ	Α	Α	Ρ	Α	Ρ												
Marco Suarez	Р	Ρ	Α	Ρ	Α	Ρ	Ρ	Ρ	Ρ	Α	Ρ	Ρ												Γ
Emilio Santos Jr.	Ρ	Ρ	Ρ	Α	Ρ	Ρ	Ρ	Р	Р	Α	Α	Ρ												
Rudy Elizondo				Ρ	Р	Ρ	Α	Ρ	Ρ	Ρ	Ρ	Α												
Erica de la Garza-Lopez				Ρ	Α	Ρ	Ρ	Ρ	Α	Р	Ρ	Ρ												

Daniel Santos												
Michael Fallek												
Gabriel Kamel												
Michael Hovar												
Jose B. Saldana												
Marco Suarez												
Emilio Santos Jr.												
Rudy Elizondo												
Erica de la Garza-Lopez												

	Mc	<u>y of</u> Allen		3 Phon	911 N 15th e: 956-68	n Street 1-1250	McAlle Fa	ARTM en, TX 7850 ax: 956-681)1			Build	len
				202	2 C	ALI	ENI	DAR					
👗 Ρι	ity Commis Iblic Utility I storic Preservati	ssion Board		nning & Zo ng Board o	-			ning/CUP A lay - Office	Application	Deadlines:		c Notificati	on
		JAN	UARY 2	022					FEBI	RUARY	2022		
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1			1	2 N- 2/16 & 2/17 D- 3/2& 3/3		4	5
2	3 A-1/18 & 1/19	4	5 N-1/18 & 1/19 D-2/1 & 2/2	6	7	8	6	7	8	9	10	11	12
9	10	11 🔺	12	13	14	15	13	14 A-3/2 & 3/3	15 🛕	16 N-3/2 & 3/3 D-3/16 & 3/17	17	18	19
16	17 A-2/1 & 2/2	18	19 N-2/1 & 2/2 D-2/16 & 2/17	20	21	22	20	21	22	23	24 HPC	25	26
23 30	24 () 31 A-2/16 & 2/17	25 🛕	26 HPC	27	28	29	27	²⁸ A-3/16 & 3/17					
		MA	RCH 20)22				•	AP	RIL 20	22		
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 N-3/16 & 3/17 D - 4/5 & 4/6	3	4	5						1	2
6	7	8	9	10	11	12	3	4 A-4/19 & 4/20	5	6 N-4/19 & 4/20 D-5/3 & 5/4	7	8	9
13	14	15 🛕	16 D-4/19 & 4/20	17	18	19	10	11	12 🛕	13	14	15 HOLIDAY	16
20	21 A-4/5 & 4/6	22	23 N-4/5 & 4/6	24	25	26	17	18 ¹⁸ A- 5/3 & 5/4	19	20 N- 5/3 & 5/4 D-5/17 & 5/18	21	22	23
27	28	29	30 HPC	31			24	25	26 🔺	27 HPC	28	29	30
		Μ	AY 202	2		•			Л	NE 20 2	22		
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
										1 N-6/15 ZBA D-7/6 & 7/7	2	3	4
1	2 A- 5/17 & 5/18	3	4 D: 6/1 & 6/7 N-5/17 & 5/18	5	6	7	5	6 A-6/21 P&Z	7	8 N-6/21 P&Z	9	10	11
8	9	10 🛕	11	12	13	14	12	13	14	15 D-7/19 & 7/20	16	17	18
15	16 A 6/1 78A	17	18 N-6/1 ZBA D-6/15 & 6/21	19	20	21	19	20	21	22	23	24	25
22	A-6/1 ZBA 23 A-6/7 PZ HOLIDAY 30	24		26	27 A-6/15 ZBA	28	26	A-7/6 & 7/7	28	N-7/6 & 7/7 29 HPC	30		
29 Deadline			subject to cha	l nge at any ti	ne. Please o	contact the	e Plannin	g Department	at (956) 681	l -1250 if you h	ave any que	stions.	I

	Mc	<u>v of</u> Allen		3		Street	McAlle	ARTM en, TX 7850 ax: 956-681)1			Build McAl	l len			
				2	022	CA	LE	NDA	R							
🔺 Pu	ity Commis blic Utility I Historic Pre	ssion Board	Meetings:	-	& Zoning bard of Adju			ning/CUP A	pplicatior			c Notificati	ion			
		J	J LY 20 2	22		* Holiday - Office is closed AUGUST 2022										
Sun	Mon	Tue	Wed	 Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat			
					1 A-7/19 & 7/20	2		1 A- 8/16 & 8/17	2	3 N- 8/16 & 8/17 D-9/7 & 9/8	4	5	6			
	HOLIDAY	5	6 N-7/19 & 7/20 D-8/2 & 8/3	7	8	9	7	8	9	10	11	12	13			
	11	12	13	14	22	16	14	15	16	17 D-9/20 & 9/21	18 25 HPC	19	20			
	18 A-8/2 & 8/3 25	26	20 N-8/2 & 8/3 D-8/16 & 8/17 27 HPC	21 28	22	23 30	21 28	22 A- 9/7 & 9/8 29	30	24 N-9/7 & 9/8 31	25 11 0	20	27			
31	23				29	30	20	29		-						
0			EMBER	-		~	OCTOBER 2022									
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat			
				-	2 A-10/20 & 10/21	3										
	HOLIDAY	6	7 N-9/20 & 9/21 D-10/4 & 10/5	8	9	10	2	3 A-10/18 & 10/19		5 N-10/18& 10/19 D-11/1 & 11/2		7	8			
	12	13	14	15	16	17	9	10	11	12	13	14	15			
	19 A-10/4 & 10/5	20	21 D-10/18 & 10/19 N-10/4 & 10/5 28 HPC	22	23	24		17 A- 11/1 & 11/2	18	19 N- 11/1 & 11/2 D-11/16 & 11/17		21	22			
25	26	27		29	30		23 30	24	25	HPC	27	28	29			
Sun	Mon	NUVE Tue	WBER Wed	2022 Thu	Fri	Sat	Sun	Mon	DECE Tue	CMBER Wed	2022 Thu	Fri	Sat			
<u>8</u>	<u>INIOII</u>	1 ue	2 N-11/16 & 11/17 D-12/6 & 12/7	3	4	5	Sun	VIOII	Tue	wea	1	2 2	Sat 3			
6	7	8	9	10	11	12	4	5 A-12/20 & 12/21	6	7 HPC D-1/3 & 1/4 N- 12/20& 12/21	8	9	10			
13	14	15 🛕	16 D-12/20 & 12/21	17	18	19	11	12	13 🔺	14	15	16	17			
	21 A-12/6&12/7	22	N-12/0 & 12/1	²⁴ HOLIDAY	25	26	18	19 A- 1/3 & 1/4	20	21 D-1/17 & 1/18 N- 1/3 & 1/4	22	23 HOLIDAY				
27	28	29 🔺	30				25	HOLIDAY	27	28	29	30	31			