AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 16, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

- 1) MINUTES:
 - a) Approval/Disapproval of the minutes for the May 2, 2023 meeting.

2) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:
 - 1. Request of Roberto L. Garcia for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house at Lot 6, Gardenia Terrace No.4 Subdivision, Hidalgo County, Texas; 6512 North 16th Street. (CUP2023-0054)
 - Request of Eliab Lara, on behalf of New Life Family Church, for a Conditional Use Permit, for two years, and adoption of an ordinance, for an institutional use (church) at Lots 12,13, and 14, Nolana Terrace Subdivision, Hidalgo County, Texas; 2109 and 2117 Nolana Avenue. (CUP2023-0055)
 - Request of Mario A. Reyna on behalf of Riverside Development Services LLC and Esperanza Homes McAllen LLC, for a Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at a 23.663 acres out of Lots 45 and 52, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8300 North Ware Road. (CUP2023-0058)
- **b)** REZONING:
 - 1. Rezone from C-3L (light commercial) District to I-1 (light industrial) District: 2.00 acres (approx.133 square feet) out of that portion of lot one hundred five (105), La

Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road. (**REZ2023-0017**)

- Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lot 12 and east half of Lot 13, Block 3, La Lomita Terrace Subdivision, Hidalgo County, Texas; 2401 Sycamore Avenue. (REZ2023-0018)
- Rezone from C-3 (general business) District to R-1 (single-family residential) District: Lot 5, Rio Grande Securities Inc., Subdivision No 2, Hidalgo County, Texas; 905 B-C Avenue. (REZ2023-0019)
- c) SUBDIVISION:

3) SITE PLAN:

- a) SITE PLAN APPROVAL FOR LOT 1, COPPERFIELD ESTATES PHASE 1A, HIDALGO COUNTY, TEXAS; 4201 PECAN BOULEVARD. (SPR2022-0053)
- b) SITE PLAN APPROVAL FOR LOT 1, T-REY SUBDIVISION, HIDALGO COUNTY, TEXAS; 3612 STATE HIGHWAY 107. (SPR2022-0070)

4) CONSENT:

- a) Fire Fighter Training Facility Subdivision, 10700 North La Lomita Road, City of McAllen (SUB2023-0043) (FINAL) M&H
- b) Fire Station No. 8 Subdivision, 14300 North Shary Road, City of McAllen (SUB2023-0044) (FINAL) M&H
- c) Turin Estates Phase I Subdivision, 5200 North Ware Road, Troyo Construction, LLC (SUB2023-0045) (FINAL) QHA

5) SUBDIVISIONS:

- a) The Villas on Freddy Phase II Subdivision, 1500 Freddy Gonzalez Road, The Villas on Freddy, LLC (SUB2020-0039) (REVISED FINAL) M&H
- b) Replat of Sharyland Business Park Lot 17A Subdivision, 5201 Military Highway, Tierra Tech USA, Inc. (SUB2023-0046) (PRELIMINARY) STIG
- c) La Floresta Phase III Subdivision, 9400 North Bicentennial Boulevard, Gauchos Investments, LLC (SUB2023-0037) (PRELIMINARY) JHE
- d) Grace Haven Subdivision, 7100 7 Mile Line, Isidro Quintero (SUB2023-0047) (PRELIMINARY) SEA

ADJOURNMENT:

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

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday May 2, 2023, at 3:46p.m. in the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Gabriel Kamel Emilio Santos Jr. Jose Saldana Erica De la Garza	Vice Chairperson Member Member Member
Absent:	Michael Fallek Marco Suarez Aaron Rivera	Chairperson Member Member
Staff Present:	Austin Stevenson Edgar Garcia Luis Mora Jose Humberto De la Garza Omar Sotelo Rodrigo Sanchez Mario Escamilla Kaveh Forghanparast Samuel Nunez Samantha Trevino Eduardo Garza Jacob Salazar Magda Ramirez	Assistant City Attorney III Planning Director Deputy Director Development Coordinator Senior Planner Senior Planner Planner III Planner III Planner II Planner I Planner I Planner I Planner I Administrative Assistant

CALL TO ORDER – Vice Chairperson Mr. Gabriel Kamel

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Emilio Santos Jr.

1) MINUTES:

- a) Approval/disapproval of the minutes for the April 18, 2023 Workshop meeting
- b) Approval/disapproval of the minutes for the April 18, 2023 meeting.

The minutes for the regular meeting and workshop held on April 18, 2023 were both approved as submitted by Mr. Emilio Santos Jr. Seconding the motion was Mr. Jose Saldana which carried unanimously with 4 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

> Request of Eva A. Arechiga on behalf of Casa Lidia Maternity House for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (maternity home) at Lot 1 and the east half of Lot 2, Block 7, Fairfield Place Subdivision, Hidalgo County, Texas; 801 Kennedy Avenue. (CUP2023-0052)

Mr. Samuel Nunez stated that the property is located on the southwest corner of Kennedy Avenue and South 8th Street. The property is zoned R-1 (single family residential) District and has an existing residential structure. The adjacent zoning is R-1 District to the west, to the northeast and north west, and to the east across South 8th Street. There is also C-1 (office building) District to the north across Kennedy Avenue and to the south and south east. Surrounding land uses include single family residential, and commercial retail and office uses. An institutional use is permitted in the R-1 District with a Conditional Use Permit and in compliance with requirements.

This is the first Conditional Use Permit request for the property of any kind. According to Hidalgo County Appraisal District records, the existing residential house was built in 1972. This Conditional Use Permit request application was submitted on April 12, 2023.

The applicant is proposing to operate a maternity home from the existing living area for single pregnant women. The home offers care for up to 6 pregnant women at a time. The house has 3 bedrooms, including one bedroom with 3 twin beds, one bedroom with 2 twin beds, and a master bedroom with one bed. Residents will share access to beds, a living room, kitchen, and dining area. In addition to housing, Casa Lidia will provide pregnancy care, including scheduling doctor appointments, prenatal care, and Christian counseling.

The Fire Department inspection is pending. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions noted of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Kennedy Avenue and has access through South 8th Street.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of parking along street, especially in residential areas.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence.

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

Staff recommends approval of the request, for life of use, subject to compliance with requirements on Section 138-118 of the Zoning Ordinance, and Building Permits and Fire Department requirements.

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

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

2) Request of Carlos A. Aranda, for a Conditional Use Permit, for one year, for a Home Occupation (home health office) at Lot 1, Block 47, McAllen Addition, Hidalgo County, Texas; 522 South 11th Street (CUP2023-0039)

Ms. Samantha Trevino stated that the property is located at the northwest corner of South 11th Street and Fresno Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 district in all directions. Surrounding land uses include commercial businesses, single and multi-family residences. A home occupation is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a home health office from the existing residence. The business will operate from 9:00 a.m. to 3:00 p.m. Monday through Friday. The applicant stated that he has a business partner who will help him with the operation of the business. The proposed use will be an administrative office for a home health care business.

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 occupation may not be operational until issuance of the certificate. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling.
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage, or service vehicles.
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten

> percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that there would be no customers visiting the subject property;

- 7) No retail sales (items can be delivered). The proposed use does not involve retail sales;
- No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

The Planning Department did not receive any phone calls nor emails in opposition nor in support of the Conditional Use Permit request.

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

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

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

 Request of Oscar Flores on behalf of Jeffrey Z. Chalfant, for a Conditional Use Permit, for one year, for a Home Occupation (office for graduation accessories) at Lot 2, Block A, Lutheran Subdivision, Hidalgo County, Texas; 315 Quince Circle (CUP2023-0044).

Ms. Samantha Trevino stated that the property is located at the intersection of Quince Circle with North 4th Street and is zoned R-1 (Single-Family Residential) District. The adjacent zoning is R-1 in all directions except to the south there is C-1. The surrounding land uses include a church/school to the east and cosmetic dentistry to the south. A home occupation is allowed in a R-1 zone with a conditional use permit and in compliance with requirements.

The customer is applying for the Conditional Use Permit and is proposing to operate a home office, from an area of the existing residence. The Proposed home occupation will undertake delivery of graduation accessories such as caps, gowns, and diplomas for high schools and colleges to the respective campuses. They will be taking online orders, receiving and delivering 98% of the time to the schools. The students will only be picking up at the home if they missed pickup at school, hence the limited days and hours of operation listed. The proposed hours of operation are Tuesday, Wednesday, and Thursday from 3 PM-6 PM, February-June 10th only.

This is the initial application for a CUP for a home occupation for this location.

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 occupation may not be operational until issuance of the certificate. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district; any existing sign letters will be removed as per the application.
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling.
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage, or service vehicles.
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer.
- 7) No retail sales (items can be delivered). The proposed use does not involve retail sales on site.
- No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

Staff received some opposition to the request due to customers coming and going and creating traffic.

Staff recommends disapproval of the request due to applicant not living at the location full time.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit request. There were three:

Citizen Ms. Mary Lou Escobedo (1708 North 4th Street), Citizen Twila Williams (315 Quince Circle) and Citizen Mr. Mark Higginbotham (1800 North 4th Street) stated their concerns are high traffic volume, noise, and safety of the children.

Applicant Oscar Flores stated they only operate in a short period of time through out the day, February – May. He offered to shorten his daily hours and stated that he only needs the office open when customers need to pick up merchandise because they take most merchandise to the schools.

After a lengthy discussion, Mr. Jose Saldana moved to disapprove. Ms. Erica De la Garza seconded the motion, which was disapproved with four members present and voting.

 Request of Tomas Gutierrez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park, at Lot 12, Block 39, McAllen Addition Subdivision, Hidalgo County, Texas; 421 South 17th Street. (CUP2023-0047)

Ms. Samantha Trevino stated that the subject property is vacant and is located at the northeast corner of Erie Avenue and South of 17th Street. It is zoned C-3 (general business) District. The adjacent zoning is R-3A (multifamily apartments) District and C-3 District in all other directions. A Food Truck Park is permitted in a C-3 District with a Conditional Use Permit, and in compliance with all other requirements.

The applicant is proposing to operate a Food Truck Park on the subject property. According to the applicant, the location can accommodate up to 4 food trucks. Based on the total number of food trucks that can be accommodated, 16 parking spaces would be required. Payment of parking fees in lieu of providing the required parking is available since the establishment is in the ECOD (Entertainment and Cultural Overlay District) and parking is not available. The proposed Food Truck Park's days and hours of operation are Monday through Sunday from 8 AM to 2 AM.

This is the initial application for a food truck park at this location.

The Conditional Use Permit application was submitted on April 3, 2023.

The Fire Department has completed their inspection. The Health Department is still pending their inspection at this time. The Food Truck Park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

- 1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property; the location of the Food Truck Park is proposed to be adjacent to residentially zoned properties to the east.
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court; applicant has provided their contact information
- 3) Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM; proposed hours of operation are between 8:00 AM and 2:00 AM
- 4) Each mobile food vendor court shall provide access to a restroom on or within

600 feet of the property lines of the tract of land on which it is situated; The applicant is proposing restroom accessibility on the property.

- 5) Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor;
- 6) Mobile food vendors may not be placed or parking on unimproved surfaces;
- Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court;
- 8) Mobile food vendor courts shall provide on-premise parking areas sufficient to accommodate staffing needs and seating areas. Special Use Permit will be required for the food truck park and parking fees will apply.

The proposed location for the Food Truck Park would be within the ECOD and C-3 Zoning District.

This Conditional Use Permit for a Food Truck Park does not grant approval for the current or future food trucks that will be on site. Each food truck is required to obtain an approved permit through the Mobile Food Vendors application process with the City's Environmental Health and Code Enforcement Department.

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

Staff recommends disapproval of the Conditional Use Permit request based on requirement #1 (distance from a residentially zoned property) of Section 54-51 of the Zoning Ordinance for mobile food vendors.

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

Being no discussion, Ms. Erica De la Garza moved to disapprove with a favorable recommendation. Mr. Jose Saldana seconded the motion, which was disapproved with a favorable recommendation with four members present and voting.

 Request of Raul A. Resendez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park, at Lot 1, D. Castilla Subdivision, Hidalgo County, Texas; 1809 South 23rd Street. (CUP2023-0030)TABLED SINCE 4/18/2023

Vice chairperson Mr. Gabriel Kamel asked if item will remain tabled. Mr. Jose Saldana motioned to untable item with Ms. Erica De la Garza seconded the motion with four members present and voting.

Ms. Samantha Trevino stated that the subject property is located along the east side of South 23rd

Street at the intersection with Colbath Road and is zoned C-3 (general business) District. The adjacent zoning is C-4 (commercial-industrial) District to the north and southwest across South 23rd Street, and C-3 District to the east, south and west. A food truck park is permitted in a C-3 District, subject to compliance with Conditional Use Permit requirements.

The applicant by this initial application, is proposing to operate a food truck park on the subject property. This is the initial application for such use at this location. Based on the submitted site plan, the food truck park will consist of two existing food trucks and three additional available spaces. A total of 20 parking spaces are required, 35 parking spaces are being proposed on the site plan.

The food truck park's proposed days and hours of operation are Sunday through Saturday, 7:00 AM to 11:00 PM.

The Fire Department has approved the Site Plan and project is still pending approval from Public Works (Dumpster location must be enclosed to comply with requirements).

The food truck park and its vendors must comply with the requirements set forth in Section 138-118 of the Zoning Ordinance and Section(s) 54-51 Mobile Food Vendors of the Health and Sanitation Ordinance and 54-52 Mobile Food Vendors Courts (food truck parks) ordinance and the following Conditional Use Permit specific requirements:

- 1) The property line of the Lot must be at least 200 feet from the nearest residence or residentially zoned property;
- The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court;
- Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM;
- 4) Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated;
- 5) Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor;
- 6) Mobile food vendors may not be placed or parking on unimproved surfaces;
- Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court;
- 8) Mobile food vendor courts shall provide on premise parking areas sufficient to accommodate staffing needs and seating areas.

This Conditional Use permit for a Food Truck Park does not grant approval for the current or future food trucks that will be on site. Each food truck is required to obtain an approved permit through the Mobile Food Vendors application process with the City's Environmental Health and Code Enforcement Department.

The Planning Department has received one phone call in opposition from the adjacent neighbor to the north stating that they might be using their parking area and bathroom facilities; however, the food truck park complies with parking requirements and they have their own restrooms.

The item was tabled at the meeting of April 28, 2023, so that the Development team could review the site plan.

At the Planning and Zoning Commission meeting of May 2, 2023, there was no one present in opposition to the rezoning request. The Board unanimously voted to recommend approval for the Conditional Use Permit.

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

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

b) REZONING:

1) Rezone from R-4 (mobile home and modular home) District to C-4 (commercial-industrial) District: 1.23 acres being the south 510 feet of the west 105 feet of Lot 2, Rancho De La Fruta Subdivision No. 2, Hidalgo County, Texas; 901 East Fir Avenue (**REZ2023-0016**)

Mr. Eduardo Garza stated that the subject property is located on the north side of East Fir Avenue, approximately 700 ft. east of North McColl Road. The tract has 105 ft. of frontage along East Fir Avenue and a depth of 510 ft. with a lot size of 1.23 acres.

The applicant is requesting to rezone the property to C-4 (commercial-industrial) District, in order to develop a warehouse. A feasibility plan has not been submitted.

The adjacent zoning is C-4 (commercial-industrial) District to the west, C-3 (general business) District too the north, C-1 (office building) District to the east and R-4 (mobile home and modular home) District to the south.

The subject property is currently vacant. Surrounding land uses are Homestead Ranch Mobile Home Park, Auto Diagnostic Center, The Law Offices of Garcia and Ramirez, P.C., Planned Parenthood, and The Department of Veterans Affairs.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as industrial, which is comparable to C-4 District.

The development trend for this area along East Fir Avenue is a mix of mobile homes and modular homes and commercial.

The property was zoned A-O (agricultural and open space) District during comprehensive zoning in May 1979. The subject property was later rezoned from A-O District to C-3 District in 2014. A rezoning request from C-3 District to C-4 District was approved by City Commission on June 10, 2019. A rezoning request to change from C-4 District to R-4 District was approved by City Commission on May 24, 2021. A Subdivision Plat Review application was submitted on September 2, 2022 under the name "E. Fir Ave. Mobile Home Park Subdivision" and was approved in preliminary from at the Planning and Zoning Commission meeting of September 20, 2022. The property changed ownership in March 2023, hence the reason for this rezoning request back to C-4.

The requested zoning conforms to the Industrial land use designation as indicated on the Foresight McAllen Comprehensive Plan. The rezoning trend along East Fir Avenue is both mobile and modular homes and commercial districts

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Compliance with off-street parking, landscaping, and various building and fire codes are required as part of the building permit process.

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

Staff recommends approval of the rezoning request to C-4 (commercial-industrial) District since it conforms to the Industrial land use designation as indicated on the Foresight McAllen Comprehensive Plan.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

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

c) COMPREHENSIVE PLAN UPDATE:

1) Discussion and action on Envision McAllen Comprehensive Plan

Planning Director, Mr. Edgar Garcia presented an update for the Envision McAllen Comprehensive Plan.

Staff recommends approval of the Envision McAllen Comprehensive Plan. Vice Chairperson Mr. Gabriel Kamel asked if anyone present was in opposition or had questions. There were none.

After a brief discussion, Ms. Erica De la Garza moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

3) SITE PLAN:

a) SITE PLAN APPROVAL FOR LOT 1A, NOLANA TOWN CENTER PHASE II SUBDIVISION LOTS 1A, 2A AND 3A, HIDALGO COUNTY, TEXAS; 1124 EAST NOLANA AVENUE. **(SPR2023-0016)**

Mr. Samuel Nunez stated that the property is located on the south side of Nolana Avenue, approximately 950 feet east of North McColl Road. The property consists of 0.64 acres of vacant land. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. The surrounding land uses are commercial uses, with a Texas Community Bank along its east property line and a Whataburger along its west property line.

The applicant is proposing to construct and operate a one-story coffee shop by the name of "The Human Bean" with a detached metal canopy.

Access to the site is from East Nolana Avenue. No alley or cross access exists or is proposed.

Based on 920 square feet that will be used for a coffee shop and a detached metal canopy, 5 parking spaces are required for the site. 16 parking spaces are proposed. Moreover, 1 of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot wide aisle. The applicant is meeting parking requirements for the new development.

2,779 square feet of green area is required for the new development and 7,222 square feet is proposed. The tree requirement is as follows: 12 two-and-a half-inch-caliper trees, 6 four-inch caliper trees, 3 six-inch caliper trees, or 5 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

There is a 60-foot front yard setback, a 10-foot rear yard setback with a utility easement, and side setbacks must be in accordance to the zoning ordinance or greater for approve site plan or easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

A 4-foot wide minimum sidewalk is required along East Nolana Avenue. A 5-foot wide sidewalk will be provided, as per subdivision plat note requirements.

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

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

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

b) SITE PLAN APPROVAL FOR LOT 6C, VALENCIA MARKETPLACE, LOT 6A, 6B, AND 6C SUBDIVISION, HIDALGO COUNTY, TEXAS; 1312 TRENTON ROAD. **(SPR2023-0006)**

Mr. Samuel Nunez stated that the property is located on the north side of Trenton Road, west of North 10th Street. The property is zoned C-3 (general commercial) District and the adjacent zoning is C-3 District to the north, east, and west, there is also A-O (agricultural-open space) District to the west of the subject property. To the south of the subject property there is R-3C (condominium residential) District and R-3A (townhouse residential) District.

The applicant is proposing to construct and operate a commercial plaza with the total square footage of 6,852 square feet.

Based on the 4,075 square feet of restaurant use and 2,759 square feet of retail use, 52 parking spaces are required. There are 117 parking spaces provided on the site plan. Three of the proposed parking spaces must be accessible, which must also be van accessible with an 8-foot wide aisle. Access to the site is from a proposed curb cut along Trenton Road and Valencia Marketplace Road. Required landscaping for the lot is 45,359.8 square feet of which 64,962 square feet are provided. The tree requirement is as follows: 70-2 ½" caliper trees, 35- 4" caliper trees, 18- 6" caliper trees, or 28- palm trees. A minimum 10-foot wide landscaped strip is required inside the property line along Valencia Marketplace Road. Fifty percent of the landscaping must be visible from the street, and each parking space must be within 100 feet of a landscaped area with a tree, as required by ordinance. A 6-foot buffer is required around dumpsters/compactors if visible from the street. The plat was recorded on May 20, 2019; Trenton Road is 60 feet or greater for approved site plan or easements, side and rear setbacks are in accordance with the zoning ordinance, or greater for approved site plan or easements. No structures are permitted over setbacks nor easements.

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

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

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

4) CONSENT:

a) Suarez Subdivision, 2624 North 24th Street, Suarez Brothers, LLC. (SUB2022-0052) (FINAL) JHE

Being no discussion, Ms. Erica De la Garza moved to approve subdivision in consent form for Item 4a. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

5) SUBDIVISIONS:

a) Red Square Dental and Orthodontics Plaza Subdivision, 4909 Pecan Boulevard, Hors De Prix, LLC (SUB2023-0035) (PRELIMINARY) M&H

Mr. Kaveh Forghanparast stated Pecan Boulevard: dedication as required for 60 ft. from centerline for total 120 ft. ROW Paving: By the State Curb & gutter: By the State Revisions required: Label centerline. Once the centerline is established, the dedication requirement must be finalized prior to final. Label the existing ROW, reference the document number on the plat, and provide a copy of the document for staff review prior to final. Verify the existing ROW along EI Laurel Subdivision and revise as necessary. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 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. ROW: 20 ft. Paving: 16 ft. Alley/private service drive easement required for commercial properties. If a private service drive easement is proposed instead of an alley, it must have a minimum 24 ft. pavement width. An alley/private service drive easement need to align and extend to the properties on the east and west as they develop. Please clarify and show how the alley/private service drive easement may connect to the properties on the east and west as per plat note #11. Coordinate with the proposed development to the west for alley/private service drive alignment. Alley/service drive layout must be finalized prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: Clarify/revise note as shown above prior to final. Proposed: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Clarify/revise note as shown above prior to Proposed: East side: 5 ft. minimum and subject to compliance with Building Code final. requirements West side: 4 ft. minimum and subject to compliance with Building Code requirements proposed setback note, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Pecan Boulevard (F.M. 495). Sidewalk may increase to 5 ft. as per Engineering. 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 Required. 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. Required. Common Areas, any private 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 required to determine if TIA is required, prior to final plat. Required. Traffic Impact Analysis (TIA) required prior to final plat. Clarify plat note #13 and provide a copy of the referenced documents, prior to final. Provide the legal description of all adjacent properties on all sides, including on the north side of Pecan Boulevard.

Ownership map of surrounding properties needed to assure no landlocked property exists, prior to final. Must comply with City's Access Management Policy.

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

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

b) Northgate Estates Subdivision, 1900 Northgate Lane, Urban City Developers, LLC (SUB2023-0034) (PRELIMINARY) TE

Mr. Kaveh Forghanparast stated Northgate Lane - dedication as needed for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: Label the total existing ROW as well as on both sides of the center line, reference the document number on the plat for the existing ROW, and provide a copy of the document for staff review prior to final. Provide how ROW width varies at different locations, instead of "Variable ROW" label, and the document number referencing the ROW width on the plat, and provide a copy of the document for staff review prior to final. label and provide dimension for the ROW dedicated by this plat. Provide total ROW width and the ROW to the centerline after the dedication on the plat. All ROW requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Hobbs Drive: Dedication as needed for 40 ft. for 80 ft. total ROW. Paving: 52 ft. Curb & gutter: Both Sides Revisions as needed: Show the ROW dedication along the north side of the property prior to final. Reference the document number for the existing ROW on the plat and provide a copy for staff review. Show the total ROW after the dedication. All ROW requirements must be addressed prior to final approval. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Street: 50 ft. for single-family residential development Paving: 32 ft. Curb & gutter: both sides Revisions as needed: The submitted plat exceeds the 600 ft, maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, paving width of the interior street would be 40 ft. Show the ROW diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and 10ft. ROW back of curb prior to final. Coordinate with staff for names of the interior streets prior to final. Clarify if the subdivision is proposed to be private or public and submit gate details if it will be private prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. The submitted plat exceeds the 600 ft. maximum cul-desac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, paving width of the interior street would be 40 ft. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Clarify/revised the plat note as shown above, prior to final Proposed: In accordance with the Zoning Ordinance or Greater for easement or site plan. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Clarify/revised the plat note as shown above, prior to final Proposed: In accordance with the Zoning Ordinance or Greater for easement or site plan. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Clarify/revised the plat note as shown above, prior to final Proposed: In accordance with the Zoning Ordinance or Greater for easement or site plan. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Clarify/revised the plat note as shown above, prior to final Proposed:10 ft. or Greater for easement or site plan. Zoning Ordinance: Section 138-356.

Garage: 18 ft. except where greater setback is required, greater setback applies. Add the setback note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Northgate Lane, Hobbs Drive, and both sides of all interior streets. Revise the plat note as shown above prior to final. Minimum sidewalk width is subject to increase as per the Engineering Department Clarify the proposed plat note: 4 ft. minimum sidewalk required on Frontera Lane. 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 Hobbs Drive. Clarify/revise plat note as shown above prior to final. Clarify the proposed plat note: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along n. 24th street. Other buffers as may be applicable prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along Hobbs Drive. Add the plat note as shown above for Hobbs Drive prior to final. Others as may be applicable prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Subdivision proposed as single-family development which doesn't required site plan approval. Clarify/remove plat note number 12. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Please clarify if the subdivision is proposed to be public or private. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Clarify if the subdivision is proposed to be private or public and add the plat note referencing the correct ordinance. 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. Clarify if the subdivision is proposed to be private or public. Submit a copy of the draft HOA covenant referencing the correct ordinance. Lots fronting public streets. Clarify if the subdivision is proposed to be private or public, Subdivision Ordinance: Section 134-1 Required. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. *Zoning Ordinance: Article V. Land dedication in lieu of fee. - Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$9,100 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. Required. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$9,100 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. Required. Pending review by the City Management's Office. Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$9,100 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. As per Traffic Department, Trip Generation waived for 13 singlefamily lot subdivision and a detention lot. There seem to be some discrepancies between the property dimensions as shown on the two submitted surveys and the plat. Please submit a new survey showing the boundaries of the subdivision and clarify any discrepancies prior to final. Clarify

if the subdivision is public or private and provide a gate detail if it is private. If the subdivision is proposed to be public, clarify notes no. 7, 14 and 15. Use a darker line for the original property boundary to distinguish between the original boundary and lot lines. The detention lot requires a minimum of 25 ft. frontage along the interior street since no curb cut is allowed along Hobbs Drive. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Saldana moved to approve in preliminary form. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

c) McAllen Near-Shoring Industrial Park Subdivision, 4101 Idela Avenue, 140 Ware Rd, LLC (SUB2023-0036) (PRELIMINARY) STIG

Mr. Kaveh Forghanparast stated N. Ware Road: Minimum 15 ft. additional ROW dedication for 150 total ROW Paving: By State Curb & gutter: By State Revisions as needed: ROW dedication is required to align with the subdivision on the south side and accommodate existing improvements. including sidewalks along S. Ware Road. Show the existing ROW on both sides of centerline and total ROW, reference the documents numbers for the existing ROW on both sides on the plat, and provide a copy of the documents for staff review. Show the ROW dedication as required inside the property, from centerline, and total ROW after dedication. Subdivision Ordinance: Section 134-Monies must be escrowed if improvements are required prior to final. Idela Avenue: 105. Dedication for 60-100 ft. ROW Paving: 40-65 ft. Curb & gutter: both sides Revisions needed: Provide a copy of the document referenced for abandoned ROW. Clarify the interior street access proposed through abandoned Idela Avenue. Finalize ROW and paving width prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: Dedication as required for 60 ft. ROW. Paving : 40 ft.* Curb & gutter: both sides Revisions needed: The submitted plat exceeds the 600 ft, maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, ROW and paving width are subject to increase. Show the width of ROW dedication on the plat for interior streets and the diameter of the culd-e-sac ROW. Revise the Cul-de-sac to comply with 200 ft. diameter ROW and 180 ft. paving diameter for industrial development. Coordinate with staff for names of the interior streets prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 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. 600 ft. Maximum Cul-de-Sac. Revisions Needed: The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, ROW and paving width are subject to increase. Subdivision layout does not comply with Cul-de-Sac requirements which shall have a turnaround not less than 200 feet in diameter (right-of-way) with pavement diameter of 180 feet in commercial and industrial areas, review and revise accordingly, prior to final. Subdivision Ordinance: Section 134-105. 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Subdivision Ordinance: Section 134-106. Front and S. Ware Road: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Finalize setbacks prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the

Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Include note as shown above, prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Include note as shown above, prior to final. Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Include note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Ware Road, Idela Avenue and both sides of all interior streets. Revisions needed: Include note as shown above prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S.Ware Road and Idela Avenue. Revisions needed: Include note as shown above prior to final. Note wording subject to change once ROW requirements/curb cut locations have been established, finalize note wording prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Include note as shown prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. Note requirements subject to change once ROW requirements have been establish, finalize note wording prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Required. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Include note as shown above, prior to final. Note subject to change once subdivision requirements have been finalized. Finalize prior to final. 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:I-1 (Light Industrial)/I-2 (Heavy Industrial) District Proposed:/I-2 (Heavy Industrial) District. **Rezoning process must be finalized before final plat approval. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning process must be finalized before final plat approval. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. 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 any other conditions as applicable. Subdivision requirements are subject to change and will be finalized prior to final if any other conditions are applicable.

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

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

d) Rancho Valencia Subdivision, 1200 East El Rancho Road, Francisco Pons Ballesteros. **(SUB2022-0140) (REVISED PRELIMINARY) MGE** Mr. Mario Escamilla stated E. El Rancho Road: 20 ft. of additional dedication for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter :Both Sides Revisions Needed: Please provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to final. Revise street name references as shown above were applicable, prior to final. Clarify dedication of ROW Easement granted to Valley Industrial Gas Company along street and ensure there are no issues with overlap, dedication, etc. provide a copy of any referenced document for staff review, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. South "K" Center Street (N/S 1/4 Mile Collector):Dedication as needed for 60 ft. of total ROW. Paving 40 ft. Curb & gutter: Both Sides. Revisions Needed: Include ROW labeling on plat, prior to final. Clarify dedications along southwestern plat boundary, new and existing and provide centerline to ensure compliance with required ROW dedications and street alignment, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Interior Streets: 60 ft. of total ROW dedication. Paving: 40 ft. Curb & gutter: Both Sides Pending Items: Developer submitted a variance application on April 13, 2023 requesting that the ROW be reduced from 60 ft. to 50 ft. for the street ROW along the south side of lots 39 & 70, as per layout submitted on February 14, 2023 the engineer has indicated that the 40 ft. paving width will remain as well as "Knuckle" along the SE and SW ends of the interior streets proposed. Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the lots as applicable as well as any no parking striping needed as necessary. Street names to be established, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. Front: 10.00 ft. or greater for easements. Front setback under review in correlation with curb cut access requirements, finalize prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Proposing: Interior Sides: In accordance with the Zoning Ordinance or greater for easements. South Side of Lot 5.36.37 &68 :10.00 ft. or greater for easements. North Side of Lot 1.20.21.52.53.&82: 10.00 ft. or greater for easements. Revisions Needed: Clarify lot specific setbacks prior to final. Zoning Ordinance: Section 138-356. Corner: 10.00 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along E. El Rancho Road and on both sides of S. "K" Center Street and all interior streets. Revisions Needed: Revise note#9 as shown above prior to final. Proposing: 4.0 ft. wide minimum sidewalk required on S. K Center Street, E. El Rancho Blanco Road and on both sides of all interior streets. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize note wording prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along E. El Rancho Road. Revisions Needed: Revise note #11 as shown above prior to final. Proposing:6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along El Rancho Road. 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. Required. No curb cut, access, or lot frontage permitted along E. El Rancho Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a

multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Zoning Ordinance: Section 138-210. Common Areas, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Revise note#15 as shown, note subject to change once subdivision requirements have been finalized. Finalize prior to final. Proposing: Common areas must be maintained by the developer/homeowner's association/owners, their successors and/or assignees and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Required. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R3-T (Townhouse Residential) District Proposed:R3-T (Townhouse Residential) District. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per plat submitted on November 10th,2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on November 10th, 2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Pending review by the City Managers Office. As per plat submitted on November 10th,2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. As per Public Works department, centralized dumpster areas must be shown on plat prior to final. The subdivision was approved in Preliminary form at the Planning and Zoning Commission meeting of December 6, 2022.

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

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

e) Silver Oak Subdivision, 9229 North Bicentennial Boulevard, RD Silver Oak, LLC (SUB2023-0028) (REVISED PRELIMINARY) JHE

Mr. Mario Escamilla stated N. Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW. Paving :65-105 ft. Curb & gutter Both Sides. Revisions Needed: -Revise street

name as shown above were applicable, prior to final. Verify alignment of existing N. Bicentennial Blvd to the North and South prior to final. Label existing ROW dedications, from centerline, total, etc., prior to final. Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for N. Bicentennial Blvd. City of McAllen thoroughfare plan designates N. Bicentennial Blvd, as a Hi-Speed arterial with 150 ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements. Engineer submitted a variance request to allow existing 100 ft. ROW with no additional dedication. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Hobbs Drive: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter: Both Sides Revisions Needed: Clarify centerline for Hobbs Drive, prior to final. Label existing ROW dedications, from centerline, total, etc., prior to final. Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for Hobbs Drive. City of McAllen thoroughfare plan designates Hobbs Drive, as a collector with 80ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements. Engineer submitted a variance request to allow a 20 ft. dedication instead of the required 40 ft. from centerline for 60 ft. total ROW for Hobbs Drive. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Interior Street: Dedication as needed for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides Revisions Needed: Street names will be established prior to final and plat will need to revised accordingly. As per plat submitted on April 6th, 2023 subdivision proposed to be private, gate details are required. Submit gate details and ROW are subject to increase for gate areas, finalize prior to final. *Plat proposes 70 ft. of total ROW dedication. As per paving layout submitted on April 6th, 2023 boulevard/ island proposed with 21 ft. of paving on both sides. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required, as per plat submitted on April 6th, 2023 60 ft. total radius of ROW presented along Cul-de-Sac. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length, Subdivision Ordinance: Section 134-118, As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required, as per plat submitted on April 6th,2023 60 ft. total radius of ROW presented along Cul-de-Sac. Subdivision Ordinance: Section 134-105. Front :Lot 1: 45 feet or greater for easements. Lots 2-5: 25 feet or greater for easements. Revisions needed: Revise front setback note as shown above, prior to final.(Include reference for Lots 2-5). Zoning Ordinance: Section 138-356. Rear:10 feet or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 feet or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 feet or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on along N. Bicentennial Blvd, Hobbs Drive, and both sides of all interior streets. Revisions Needed: Please revise plat note # 7 as shown above prior to final, Proposing: A 4 foot wide minimum sidewalk required on both sides of al interior streets. A 4 foot wide sidewalk required along the south side of Hobbs Avenue and west side of Bicentennial Bldr. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize 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 and along Hobbs Drive and N. Bicentennial Blvd. Note subject to change as applicable for lot specific requirements, finalize note wording prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multifamily residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. Proposing: No curb cut, access, or lot frontage permitted along Hobbs Drive for Lots 2 and 5.No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd. for lots 4 and 5. Must comply with City Access Management Policy. Proposing: Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners/ Silver Oak Subdivision H.O.A and not the City of McAllen. Note subject to change once subdivision requirements have been finalized. Finalize prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential. Zoning Ordinance: Article V. Land dedication in lieu of fee. Must comply with Parkland dedication ordinance requirements prior to recording. Required. Park Fee of \$3,500 (\$700 X 5 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording. Required Pending review by the City Manger's Office. Must comply with Parkland dedication ordinance requirements prior to recording. Required. As per Traffic Department, Trip Generation will be waived for 5 lot single family residential subdivision. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. HOA's need to be reviewed and will be recorded simultaneously with the subdivision. As per plat submitted on April 6th, 2023 subdivision proposed to be private. At the Planning and Zoning Commission meeting of April 4th, 2023 the subdivision was approved in preliminary form subject to the conditions noted, drainage, and Utilities approvals. Submit gate details for staff to review prior to final.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and utilities approvals and clarification of the requested variances for Hobbs drive and n. Bicentennial Boulevard.

Being no discussion, Mr. Emilio Santos Jr. moved to approve in preliminary form including variance. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Emilio Santos Jr. adjourned the meeting at 4:34p.m. with Mr. Jose Saldana seconding the motion and with six members present and voting.

ATTEST: ______ Magda Ramirez, Administrative Assistant

Planning Department

Memo

- **TO:** Planning and Zoning Commission
- FROM: Planning Staff
- **DATE:** May 5, 2023

SUBJECT: REQUEST OF ROBERTO L. GARCIA FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A GUEST HOUSE AT LOT 6, GARDENIA TERRACE NO. 4 SUBDIVISION, HIDALGO COUNTY, TEXAS; 6512 NORTH 16TH STREET. (CUP2023-0054)

BRIEF DESCRIPTION: The subject property is located along the east side of North 16th Street approximately 226 feet north of Martin Avenue. The property is zoned R-1 (single-family residential) District and has a Lot size of 7,480 square feet. 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.



REQUEST/ANALYSIS: The plat for Gardenia Terrace No. 4 Subdivision was recorded on May 17,1976. According to Hidalgo County Appraisal District records, the existing residence was built in 1987. The applicant is proposing to demolish an existing storage building in order to build the guest house at the same location. The application for a

Conditional Use Permit for a guest house was submitted on April 18, 2023.

The proposed one-story guest house would have an approximate size of 314 square feet. According to the submitted site plan, the proposed guest house will include one bedroom, one bathroom, and a kitchen area.

The guest house is being proposed for use by visiting relatives. A guest house is permitted within an R-1 District with an approved Conditional Use Permit and in compliance with all other requirements.

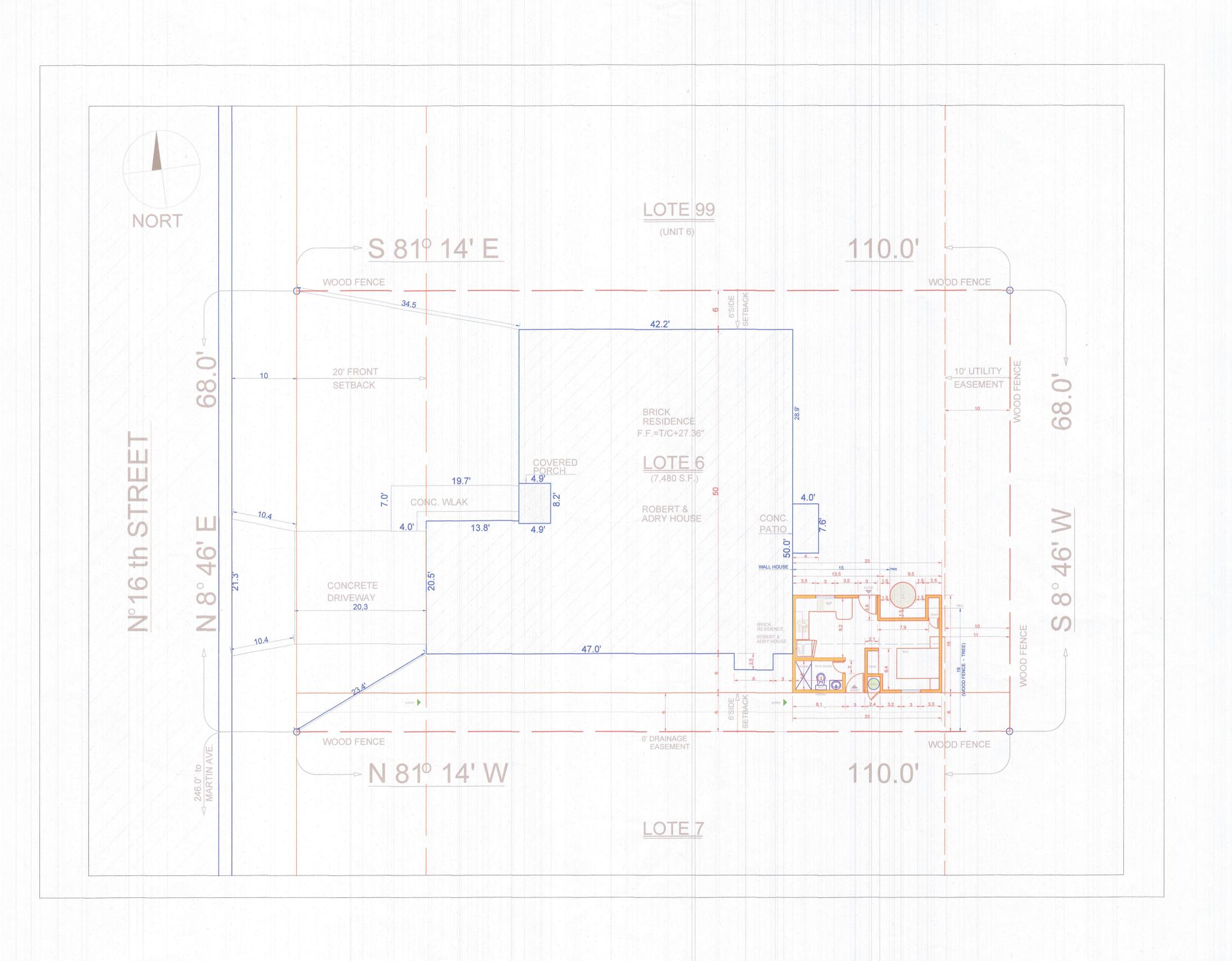
The Fire Department is still pending an inspection. The guest house must meet the requirements in Section 138-118(a)(5) of the Zoning Ordinance as follows:

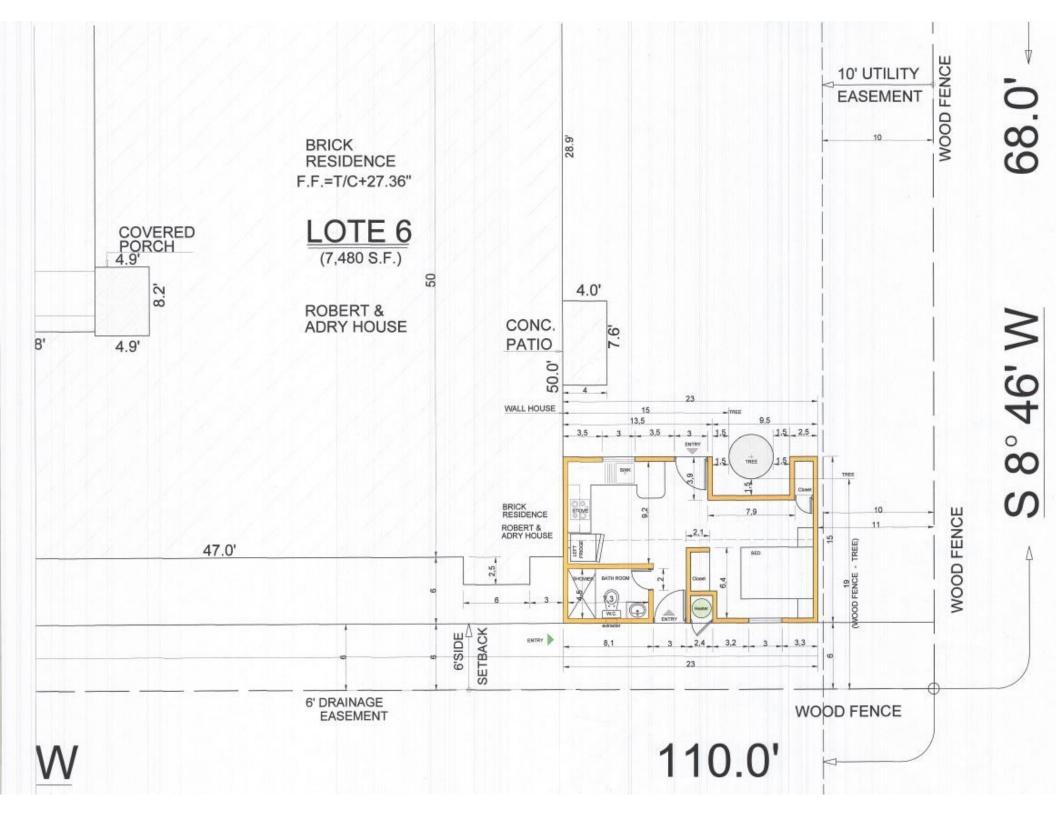
- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance as shown on the submitted site plan;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the Lot size is 7,480 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. The 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.

If approval is granted for this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permit process.

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

RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement listed above as #4 (minimum lot size) and Section 138-118(a)(5)(d) of the Zoning Ordinance.









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

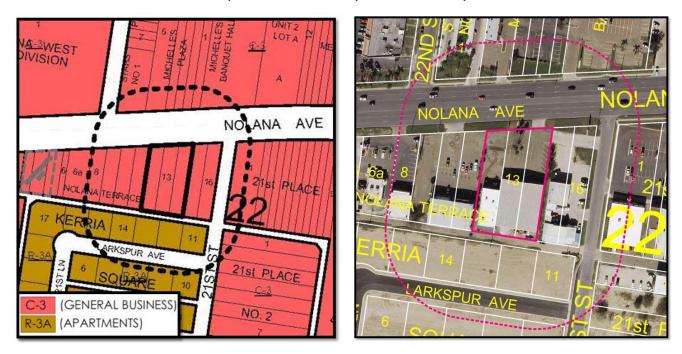
DATE: May 10, 2023

SUBJECT: REQUEST OF ELIAB LARA, ON BEHALF OF NEW LIFE CHURCH, FOR A CONDITIONAL USE PERMIT, FOR TWO YEARS, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (CHURCH) AT LOTS 12,13, AND 14, NOLANA TERRACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 2109 AND 2117 NOLANA AVENUE. (CUP2023-0055)

LOCATION: The subject property consists of 3 Lots that are located along the south side of Nolana Avenue, approximately 125 ft. west of North 21st Street and is zoned C-3 (general business) District.

PROPOSAL: New Life Family Church was granted a Conditional Use Permit (CUP), to coincide with a 5-year parking agreement, in March 2019. An approval for an amendment to the CUP in 2020 by the City Commission consisted of the use of a main sanctuary and an annex building for a youth auditorium. New Life Family Church is proposing to use the youth auditorium as an educational component, which will include university level coursework in partnership with Oral Roberts University. The educational component will be under the auspices of New Life Family Church. The change in use of the youth auditorium comprises an amending of the approved site plan for the Conditional Use Permit.

ADJACENT ZONING: The adjacent zoning is C-3 District to the north, east, and west, and R-3A (multi-family residential apartments) District to the south. Surrounding land uses include commercial businesses, and multi-family residential. A church is allowed in a C-3 District with a conditional use permit and in compliance with requirements.



REQUEST/ANALYSIS: There is an existing 11,016 sq. ft. (as per appraisal district) building which has been operating as the main sanctuary for New Life Family Church. An annex building (3,393 sq. ft.) has been used as a classroom/youth auditorium and is proposed to be used for an educational facility. Present plans are for an intial enrollment of 15 students and upwards. The days and hours of the services of the church in the main sanctuary will be Sunday from 8:30 AM to 12:00 PM, as well as Thursday from 6:00 PM – 9:00 PM. The applicant stated that the church will also provide ministry meetings during the week, which will include bible studies, prayer meetings on Saturdays, and outreach activities.

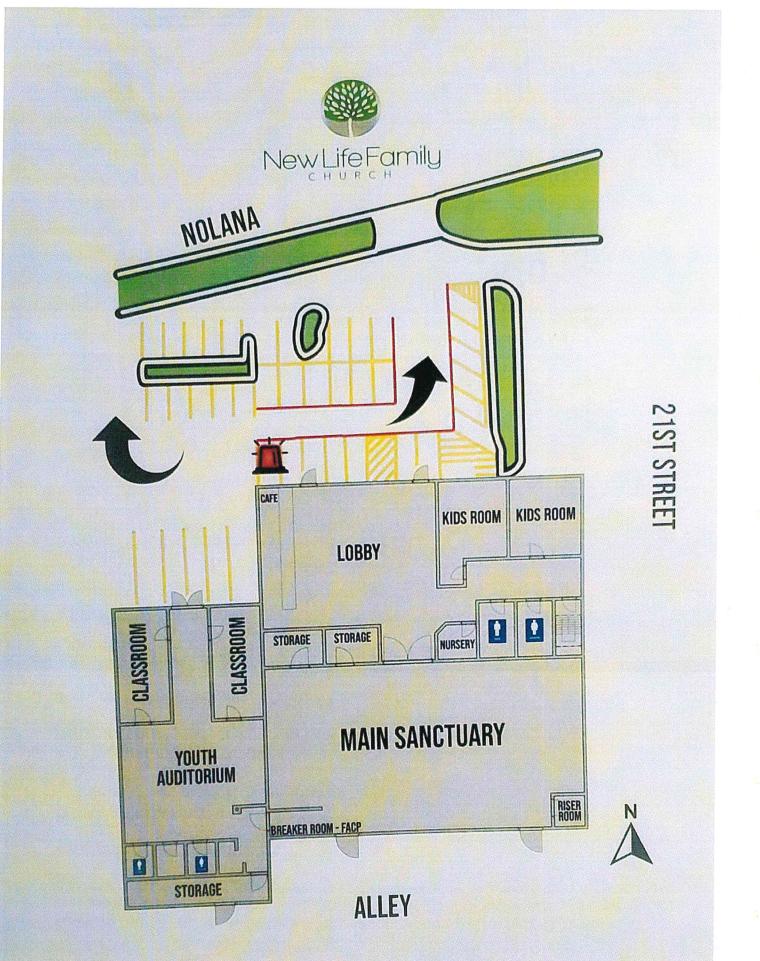
The Fire Department has been in contact with the applicant; however, a Fire Inspection is still pending. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The church must comply with the Zoning Ordinance and specific requirements as follows:

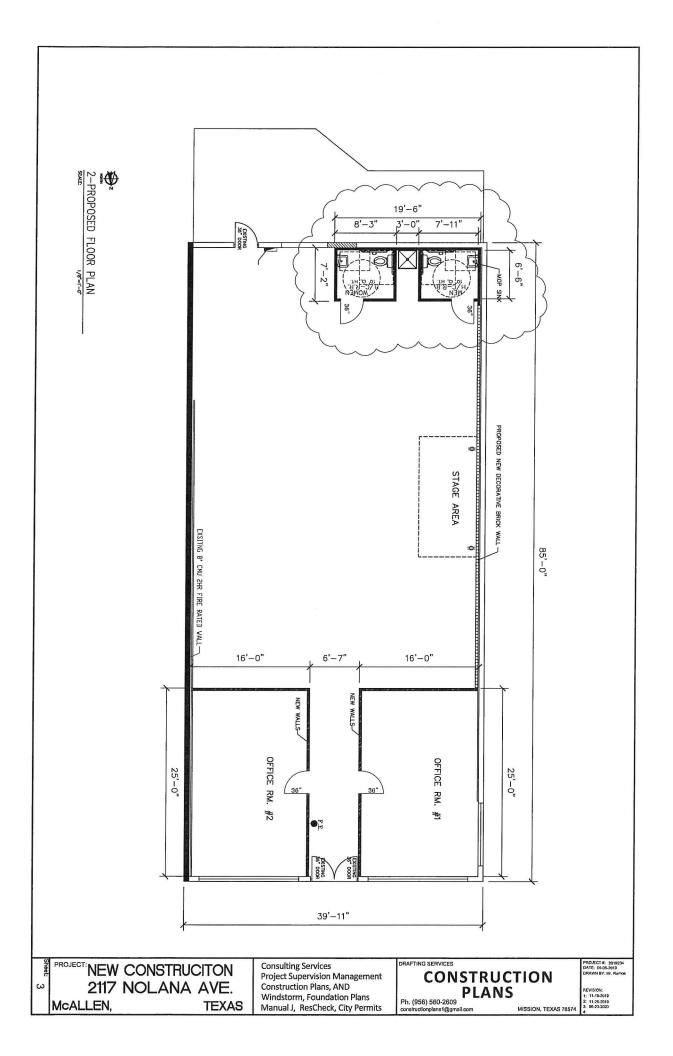
- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The business fronts Nolana Avenue.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area, 100 parking spaces are required; 40 parking spaces are provided on site. Parking agreements have been submitted for an additional 65 parking spaces with adjacent properties. Parking agreements were made on a 5-year term. Existing parking agreements will need to be renewed in 2024.
- The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The numbers of persons within the building shall be restricted to the existing seating capacity for the building.
- 7) Sides adjacent to commercially and residentially zone or used properties shall be screened by a 6 ft. opaque fence.

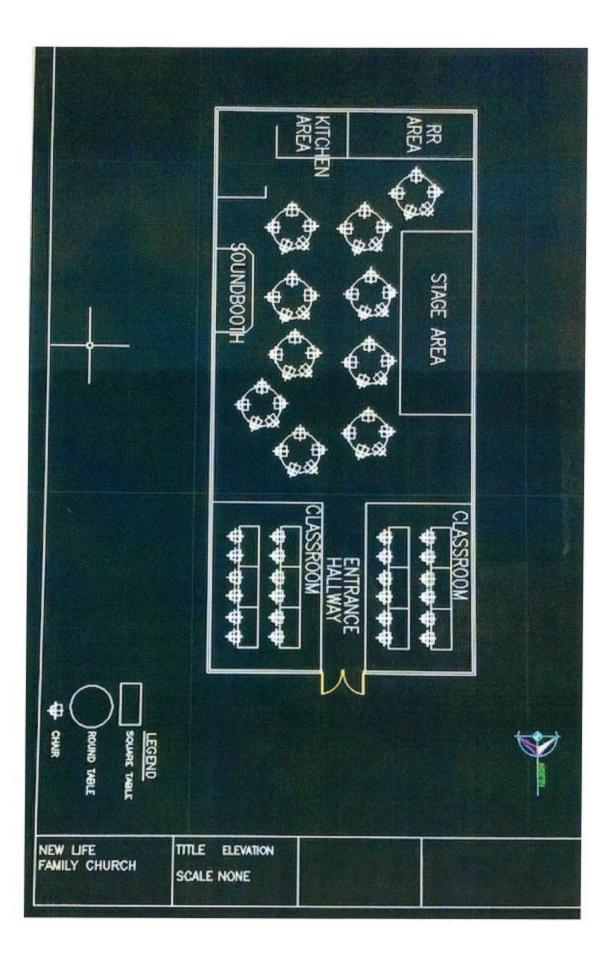
If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permit process.

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

RECOMMENDATION: Staff recommends approval of this request for two years as requested by the applicant, subject to compliance with requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance, and all other Zoning Ordinance, Building Code, and Fire Safety Code requirements.













- TO: Planning and Zoning Commission
- **DATE:** May 9, 2023
- SUBJECT: Request of Mario A. Reyna on behalf of Riverside Development Services LLC and Esperanza Homes McAllen LLC, for a Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at a 23.663 acres out of Lots 45 and 52, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8300 North Ware Road. (CUP2023-0058)

BRIEF DESCRIPTION: The subject property is located on the east side of North Ware Road, approximately 1,250 ft. north of Auburn Avenue. The irregularly-shaped tract in question is described by metes and bound for a lot size of 26.663 acres and is being subdivided into two proposed subdivisions under the names of Campo de Sueños Phase II and Campo de Sueños Phase III. The property zoning is R-1 (single family residential) District. The adjacent zoning is A-O (agricultural-open space) District to the south, east and west, R-1 District to the north, and ETJ (Extra-Territorial Jurisdiction) to the west. Surrounding land use include single-family residential, Texas Ranch Apartments, baseball field, elementary school and vacant land. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.



HISTORY: The Planning and Zoning Commission Board voted to approve the proposed

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

REQUEST/ANALYSIS: The applicant is requesting for the Planned Unit Development currently on file to be amended reflecting the new plat conditions below. Currently, the property is vacant. The property is part of Campo de Sueños Phase II Subdivision and Campo de Sueños Phase III Subdivision, which consist of one hundred eighteen (118) lots, with one being a common area. The applicant is proposing to develop a Planned Unit Development, which will include single family residences and common areas.

Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval are specified in the Ordinance creating a Planned Unit Development for the subject property and summarized as the following:

- 1. <u>CONCEPTUAL SITE PLAN</u>: Development and use of the property must comply with the conditional use permit conceptual site plan.
- 2. <u>PERMITTED USES</u>: Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing single family residences and common areas.
- 3. <u>OFF-STREET PARKING AND LOADING:</u> Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback. Must provide floor plan with garage to determine if in compliance.
- 4. <u>LANDSCAPING:</u> Each lot requires 10% landscaping in an R-1 zone. Based on the lot area of 1,030,760.28 sq. ft., 103,076 sq. ft. of landscaping is required. Also, 50% of the required front yard must be landscape, including the sideyard setback areas. A minimum of one tree is required. Must provide front landscaping area and trees to determine if in compliance. Some lots show driveway on one side of the sideyard setback, it is not in compliance.
- 5. <u>STREETS AND SETBACKS</u>: Additional 35 ft. right-of-way dedication required along Ware Road. Provide minimum of 50 ft. right-of-way and 40 ft. of pavement width for Duke Avenue. Provide minimum of 50 ft. right-of-way and 32 ft. of

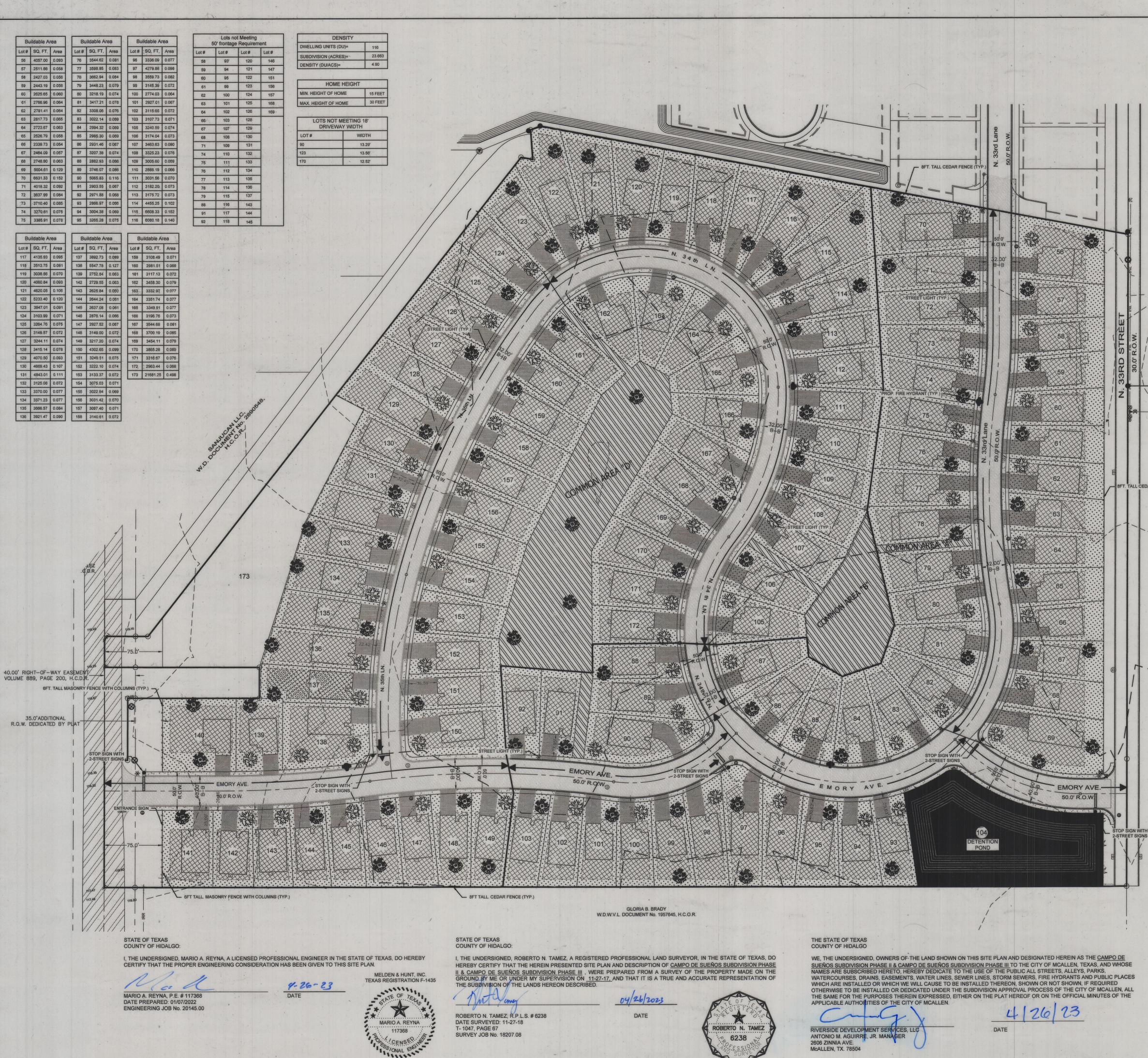
pavement for N. 33rd Lane. Setbacks are Front: Duke Avenue – 25 ft. or greater for easements, whichever is greater; Front: 20 ft. or greater for easements, Front: 25 ft. for Lots 84-85, 93-103, & 143-147 or greater for easement; Rear: 10 ft. or greater or easements; Sides: 5 ft. or greater for easements; Corner: 10 ft. or greater for easements; and Garage: 18 ft. except where greater setback is required. An R-1 zone requires a front yard setback of 25 ft. on interior streets. The development is proposing less than 25 ft. of front yard setback along Duke Avenue 20 ft. of front setback along N. 33rd Lane. The development is proposing 25 ft. of front yard setback for certain lots (Lots 84-85, 93-103, & 143-147). Provide setback lines with building envelope on site plan A 5 ft. wide minimum sidewalk required on N. 33rd Street and both sides of all interior street. Must provide sidewalk width dimension on site plan.

- <u>DRAINAGE</u>: During the Campo de Sueños Phase II Subdivision and Campo de Sueños Phase III Subdivision process final drainage detention and design and drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
- 7. <u>ADDITIONAL PROVISIONS</u>: Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 23.663 acres and is providing mixed uses, which include single family residences and common area.
- 8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. The site plan does not show the required acknowledgements.
- 9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits. Therefore, Campo de Sueños Phase II Subdivision and Campo de Sueños Phase III Subdivision process must be completed, and recorded together with the site plan.

If subdivision layout changes, conditional use permit will need to be amended to resemble the approved Subdivision Plat.

RECOMMENDATION: Staff recommends approval of the Planned Unit Development request.

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE: <u>FRONT:</u> 20 FEET OR GREATER FOR EASEMENT <u>FRONT:</u> 25 FEET FOR LOTS 84-85, 91-103, & 143-147 OR GREATER FOR EASEMENT <u>REAR:</u> 10 FEET OR GREATER FOR EASEMENT EXCEPT 25 FT. FOR DOUBLE FRONTING LOTS <u>SIDE CORNER:</u> 10 FEET OR GREATER FOR EASEMENT <u>INTERIOR SIDES:</u> 5 FEET OR GREATER FOR EASEMENT <u>GARAGE:</u> 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES.



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	5.	DECLARATION T	THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO HAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL & VOID.	
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/ /		OF MAINTENANC HOMEOWNER'S A MAINTAIN THE SA	NOS SUBDIVISION PHASE III HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST CE SHALL BE DETERMINED BY THE CAMPO DE SUEÑOS SUBDIVISION PHASE II & CAMPO DE SUEÑOS SUBDIVISION PHASE III ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO AME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION	
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			-DETENTION SHEET 1 OF 1	



TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 10, 2023

SUBJECT: Rezone from C-3L (light commercial) District to I-1 (light industrial) District: 2.00 acres (approx. 87,133 square feet) out of that portion of lot one hundred five (105), La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road. (REZ2023-0017)

LOCATION: The property is located east of North Ware Road and south of Buddy Owens Boulevard. It is approximately 380 feet east of North Ware Road; it is a 2-acre portion of a larger tract (lot 105).

PROPOSAL: The applicant is requesting to rezone the property from C-3L (light commercial) District to I-1 (light industrial) District. The applicant is proposing to build a battery storage facility. A feasibility plan has not been submitted.

ADJACENT ZONING: The subject property is zoned as C-3L District; there is C-3L District to the west. The property to the north is zoned as C-1 (office building) District and C-3 (general business) District. There is A-O (agricultural and open space) District property located to the east of the subject property, and to the south there is R-3A (apartment) District.



LAND USE: The tract is currently land used for agricultural purposes. Surrounding land uses include a commercial plaza with medical offices, a single-family residence, and a Boys and Girls Club facility.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial, which is comparable to commercial use zoning districts. The proposed development does not follow the Foresight McAllen Comprehensive Plan.

DEVELOPMENT TRENDS: The development trend for this area is commercial development. There is also multifamily apartment district to the south of the subject property. The proposed zoning does not follow the development trend.

HISTORY: The subject property was zoned A-O during comprehensive zoning on April 16, 1979. In 2016, there was a rezoning request to commercial district. There have been no other rezoning requests for the subject property since that time. A rezoning request at the southeast corner of Buddy Owens Boulevard and North Ware Road for C-2 (neighborhood commercial) District was approved in 2000. A property to the north along the south side of Buddy Owens Boulevard was rezoned to C-1 (office building) District in 2005 and was developed for offices.

ANALYSIS: The requested zoning does not conform to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan, nor does it follow the development trend of the surrounding area.

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

Staff has received one letter in opposition of the rezoning request. The citizen expressed concerns of the proposed rezoning and proposed use being an environmental and human health hazard. As per the citizen the "noise and light pollution associated with industrial activities can disrupt the peace and tranquility of residential neighborhoods...".

RECOMMENDATION: Staff recommends disapproval of the rezoning request since the requested zoning does not conform to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan, nor does it follow the development trend of the surrounding area.



FEB/MARCH, 2023 50 HIDALGO COUNTY, TEXAS SCALE: 1"=50'

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STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE

FILE NO. 23000370772 EFFECTIVE DATE: MARCH 12, 2023 ISSUED DATE: MARCH 27, 2023

TITLE COMMITMENT NOTE:

THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.): RIGHTS OF PARTIES IN POSSESSION. (OWNER TITLE POLICY ONLY

b. ALL, LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED

ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDS OF A PUBLIC ROAD. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOTE: UPONRECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY).

EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. EASEMENTS AND BUILDING SETBACK LINES AS SHOWN IN VOLUME 24, PAGE 68, OF THE DEED

RECORDS OF HIDALGO COUNTY, TEXAS. - SUBJECT TO. NO PLOTTABLE EASEMENTS OR SETBACKS APPEARS THIS DOCUMENT RIGHT-OF-WAY EASEMENT AS SHOWN IN INSTRUMENT FROM J.R. KIRKPATRICK AND ELNORA A.

KIRKPATRICK, HUSBAND AND WIFE TO HIDALGO COUNTY, DATED JUNE 17, 1957, FILED IN VOLUME 891 PAGE 364 (CLERK'S FILE NO. 1957-00009449), OF THE DEED RECORDS OF HILDAGO COUNTY, TEXAS. -DOES NOT AFFECT, NOW LIES IN THE NORTH WARE ROAD R.O.W.

. RIGHT-OF-WAY EASEMENT AS SHOWN IN INSTRUMENT FROM J.R. KIRKPATRICK AND ELNORA A. KIRKPATRICK, HUSBAND AND WIFE TO HIDALGO COUNTY, DATED JUNE 18, 1957, FILED IN VOLUME 891 PAGE 602 (CLERK'S FILE NO. 1957-00009669), OF THE DEED RECORDS OF HILDAGO COUNTY, TEXAS. DOES NOT AFFECT

LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 233, PAGE 238 (CLERK'S FILE NO. 1959-00013515), OF THE OIL AND GAS RECORDS OF HIDALGO COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). - LEASE AREA COVERS THE SUBJECT TRACT, SURVEYOR DOES NOT ADDRESS THE TERMS AND CONDITIONS OF OIL/GAS/MINERAL MATTERS, OR THEIR CURRENT APPLICABILITY TO THE SUBJECT TRACT. RIGHT-OF-WAY AGREEMENT AS SHOWN IN INSTRUMENT FROM J.R. KIRKPATRICK AND WIFE, ELNORA A

KIRKPATRICK TO SOUTH TEXAS NATURAL GAS GATHERING COMPANY, DATED SEPTEMBER 22, 1959, FILED IN VOLUME 960, PAGE 588 (CLERK'S FILE NO. 1959-00020547), OF THE DEED RECORDS OF HILDAGO COUNTY, TEXAS. - DOES NOT AFFECT.

K. HIGHWAY RIGHT-OF-WAY EASEMENT AS SHOWN IN INSTRUMENT FROM J.R. KIRKPATRICK AND ELNORA A. KIRKPATRICK TO THE COUNTY OF HIDALGO, DATED JULY 24, 1970, FILED IN VOLUME 1263, PAGE 497 (CLERK'S FILE NO. 1970-00019809), OF THE DEED RECORDS OF HILDAGO COUNTY, TEXAS. - DOES NOT

I. ALL INTEREST IN ALL OF THE OIL, GAS, AND OTHER MINERALS IN AND UNDER THE HEREIN DESCRIBED PROPERTY, INCLUDING ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS, AS RESERVED IN INSTRUMENT RECORDED IN VOLUME 1665, PAGE 130 (CLERK'S FILE NO. 1980-00008973), OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS, EXPRESS OR IMPLIED IN AND TO THE PROPERTY HEREIN DESCRIBED, ARISING OUT OF OR CONNECTED WITH SAID INTEREST AND RESERVATION, REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR ALL PURPOSES. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT. - THE 9.14 ACRE TRACT DESCRIBED THEREIN COVERS THE SUBJECT TRACT. SURVEYOR DOES NOT ADDRESS THE TERMS AND CONDITIONS OF OIL/GAS/MINERAL MATTERS, OR THEIR CURRENT APPLICABILITY TO THE SUBJECT

n. TERMS, PROVISIONS, STIPULATIONS, AND CONDITIONS IN REGARDS TO OIL, GAS AND MINERAL EXPLORATION AS DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1665, PAGE 130 (CLERK'S FILE NO. 1980-00008973), OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS. - THE 9.14 ACRE TRACT DESCRIBED THEREIN COVERS THE SUBJECT TRACT. SURVEYOR DOES NOT ADDRESS THE TERMS AND CONDITIONS OF OIL/GAS/MINERAL MATTERS, OR THEIR CURRENT APPLICABILITY TO THE SUBJECT TRACT.

MEMORANDUM OF LEASE AGREEMENT BY AND BETWEEN DR. OSCAR SOTELO, AS LESSOR, AND THE LAMAR COMPANIES, AS LESSEE, DATED JANUARY 12, 2001, AND RECORDED UNDER CLERK'S FILE NO. 2001-00950797, OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS. SAID LEASE BEING PARTIAL RELEASED BY THAT CERTAIN PARTIAL RELEASE OF LEASE, DATED JULY 18, 2018, AND RECORDED UNDER CLERK'S FILE NO. 2942613, OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS. . MEMORANDUM OF LEASE AGREEMENT BY AND BETWEEN DR. OSCAR SOTELO, AS LESSOR, AND THE LAMAR COMPANIES, AS LESSEE, DATED JANUARY 12, 2001, AND RECORDED UNDER CLERK'S FILE NO. 2001-00950798, OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, SAID LEASE BEIN

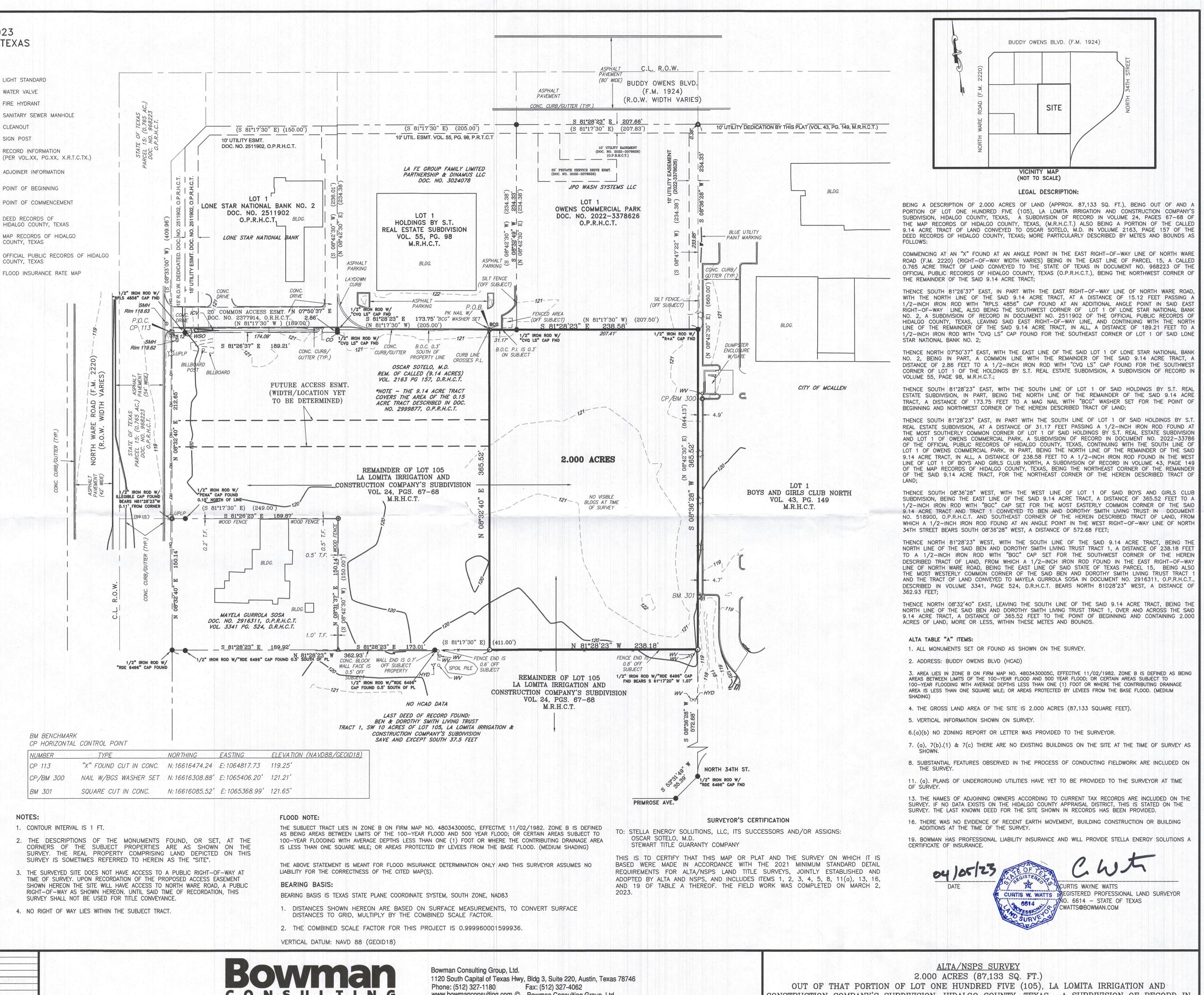
PARTIAL TERMINATED BY THAT CERTAIN PARTIAL TERMINATION OF LEASE AGREEMENT, DATED SEPTEMBER 17, 2012, AND RECORDED UNDER CLERK'S FILE NO. 2012-2351501, OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS. - THE LEASE AGREEMENT MAY AFFECT BUT CAN NOT BE DETERMINED FROM THE DESCRIPTION PROVIDED. THE DESCRIPTION FOR THE PARTIAL TERMINATION OF LEASE AGREEMENT LIES WEST OF WARE ROAD AND DOES NOT AFFECT THE SUBJECT TRACT.

MEMORANDUM OF LEASE AGREEMENT BY AND BETWEEN DR. OSCAR SOTELO, AS LESSOR, AND THE LAMAR COMPANIES, AS LESSEE, DATED MARCH 20, 2001, AND RECORDED UNDER CLERK'S FILE NO. 2001-00962342, OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS. - THE LEASE AGREEMENT MAY AFFECT BUT CAN NOT BE DETERMINED FROM THE DESCRIPTION PROVIDED.

q. ANY OVER LAP OF THE SUBJECT PARCEL IN CONNECTION WITH THAT ASSUMED RIGHT OF WAY AS CONVEYED IN DEED FROM OSCAR SOTELO, M.D. TO THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS TRANSPORTATION COMMISSION, AS MORE FULLY DESCRIBED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2001-00968223, OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS. - THIS DEED TO THE STATE OF TEXAS IS IN FEE, SOLD TO THE STATE FROM OSCAR SOTELO. THERE IS NO OVER LAP BETWEEN SUBJECT TRACT AND THIS DEED.

UTILITY EASEMENT AS SHOWN IN INSTRUMENT FROM OSCAR SOTELO, M.D. AND ROSIE SOTELO, HUSBAND AND WIFE TO THE CITY OF MCALLEN, A MUNICIPAL CORPORATION, DATED AUGUST 22, 2001, FILED UNDER CLERK'S FILE NO. 2001-01004798, OF THE OFFICIAL PUBLIC RECORDS OF HILDAGO COUNTY, TEXAS. - DOES NOT AFFECT.

UTILITY EASEMENT AGREEMENT FOR ACCESS AS SHOWN IN INSTRUMENT FROM OSCAR SOTELO, M.D.TO HOLDINGS BY S.T. REAL ESTATE, LTD., A TEXAS LIMITED PARTNERSHIP, DATED JANUARY 5, 2006, FILED UNDER CLERK'S FILE NO. 2006-1566686 AND BEING CORRECTED AT CLERK'S FILE NO. 2008-1881195 OF THE OFFICIAL PUBLIC RECORDS OF HILDAGO COUNTY, TEXAS. SAID EASEMENT BEING RELEASED BY THAT CERTAIN RELEASE OF EASEMENT DATED FEBRUARY 12, 2019, AND RECORDED UNDER CLERK'S FILE NO. 2999878, OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS. - DOES NOT AFFECT. THE EASEMENT WAS RELEASED IN DOCUMENT NO. 2999878, AS WELL AS BEING THE SAME AREA DESCRIBED IN THE QUITCLAIM DEED TO OSCAR SOTELO AND ROSIE SOTELO IN DOCUMENT NO. 2999877.





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www.bowmanconsulting.com C Bowman Consulting Group, Ltd. TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00 CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, A SUBDIVISION OF RECORD IN VOLUME 24, PAGES 67-68 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS,



4420 N. Ware Rd

Jorge Gonzalez <ggonzalez2526@aol.com> Wed 5/10/2023 9:26 AM To: Katia Sanchez <ksanchez@mcallen.net> City of McAllen:

As a McAllen constituent, I am deeply committed to the well-being of our community, I am writing to express my serious concerns about the proposed construction of a light industrial facility in a residential area of our city. It is my sincere belief that this project may poses some environmental risks and potential harm to the local community, and I strongly urge you to halt its progression until thorough testing and analysis can be conducted.

While the economic growth and development of the City of McAllen are vital, we must also prioritize the protection of our natural environment and the health and safety of our residents. Industrial industries may involve the use of various chemicals and processes that can have detrimental effects on both human health and the surrounding ecosystem if not managed properly.

First, the city should ask what type of company will occupy this request. Will there be any manufacturing or storage of hazardous materials? How will these materials, if any, be handled and disposed of? Improper handling of or accidental spills of hazardous materials can contaminate the soil, groundwater, and nearby water bodies, posing a long-term risk to both the environment and public health. Studies have shown that exposure to heavy metals can lead to a range of health issues, including neurological disorders, respiratory problems, and even certain types of cancer.

Furthermore, if any hazardous materials are handled by the light industrial company, there may be a concern that the operation of such a facility may release air pollutants and greenhouse gases into the atmosphere, contributing to air pollution and climate change. Emissions from any hazardous materials can exacerbate existing air quality issues and have adverse effects on respiratory health, particularly for vulnerable populations such as children and the elderly.

Additionally, noise and light pollution associated with industrial activities can disrupt the peace and tranquility of residential neighborhoods, causing disturbances and reducing the overall quality of life for residents. The increased truck traffic and transportation of raw materials and finished products may also lead to traffic congestion, road degradation, and potential accidents, further impacting the community's well-being and safety.

Given the potential risks involved, it is essential that comprehensive testing and analysis are conducted to assess the environmental impact and health hazards associated with the proposed light industrial project. This should include thorough assessments of air and water quality, soil contamination, noise levels, traffic patterns, and potential risks to public health.

I strongly urge you to reconsider the approval of this project until these necessary studies are completed. Public hearings and input from environmental experts, community members, and other stakeholders should also be sought to ensure transparency and democratic decision-making in this matter. It is crucial that the long-term well-being of our community is safeguarded and that any potential negative consequences are mitigated or avoided altogether.

By prioritizing thorough testing, analysis, and public engagement, we can ensure that any future development aligns with sustainable practices and responsible environmental stewardship. The city of McAllen can become a role model for green and sustainable urban development, and it is

my sincere hope that you will act in the best interest of our community's environmental wellbeing.

Thank you for your attention to this matter, and I trust that you will carefully consider the concerns raised.

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 3, 2023

SUBJECT: Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lot 12 and east half of Lot 13, Block 3, La Lomita Terrace Subdivision, Hidalgo County, Texas; 2401 Sycamore Avenue. (REZ2023-0018)

LOCATION: The property is located at the southwest corner of Sycamore Avenue and North 24th Street. According to the Hidalgo County Appraisal District, the lot has 75 feet of frontage and 140 feet of depth, thus the total lot size is 10,500 square feet.

PROPOSAL: The applicant is requesting to rezone the property from an R-1 (single-family residential) District to C-1 (office building) District. The applicant is proposing to operate a commercial daycare from the current building located at the subject property. The applicant has submitted a floor plan of the proposed commercial daycare.

ADJACENT ZONING: The subject property, lots to the north, east, and south of the subject property are zoned R-1. The properties to the east of the subject property are zoned C-3 (general business) District.



LAND USE: The property currently has a house and is used as a home daycare. Surrounding land uses include single-family residences, vacant land, and Young's snow cone stand.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family, which is comparable to the R-1 District only. The proposed rezoning of the property does not follow the Foresight McAllen Comprehensive Plan.

DEVELOPMENT TRENDS: The development trend for this block is single family residential. The proposed zoning does not follow the development trend for this block.

HISTORY: The property was zoned R-1 District during the comprehensive zoning in 1979. The subject property has not had any rezoning requests since 1979. There was a rezoning request from R-1 District to R-2 (duplex-fourplex) District that was disapproved within the same subdivision (Lot 11, Block 3, and La Lomita Terrace Subdivision).

ANALYSIS: The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan, nor does it follow the development trend of the block.

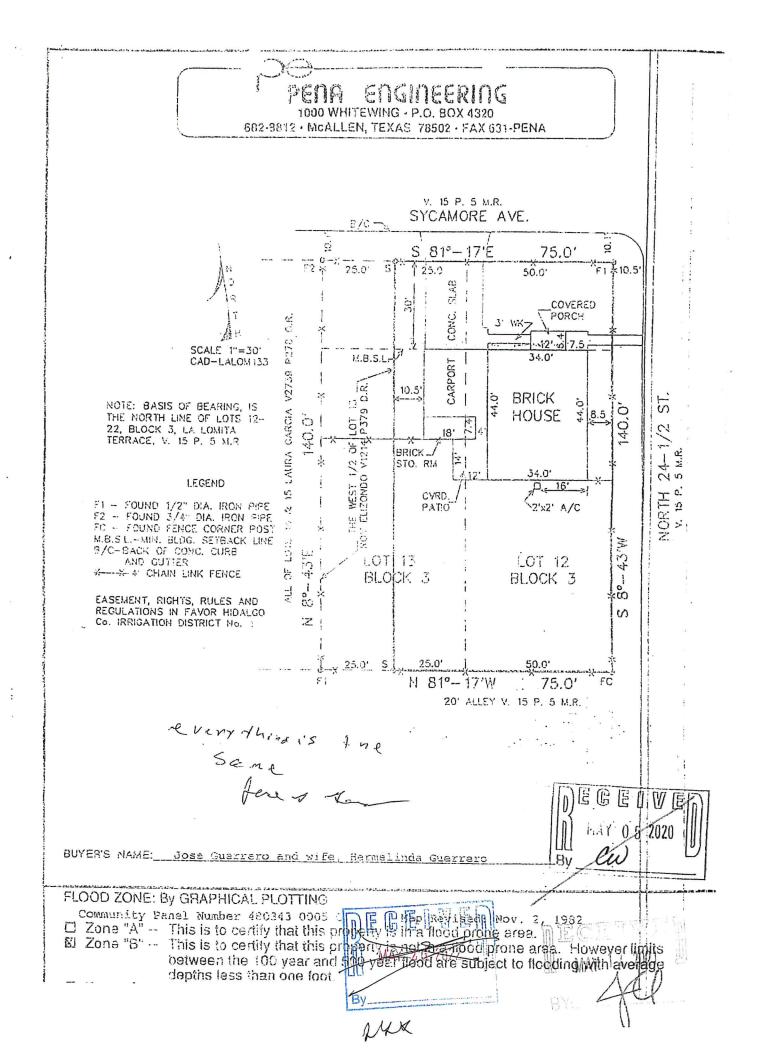
Should the property be rezoned to C-1 District, the permitted uses would be office buildings for professional, medical, and financial services. It would also allow for personal services such as barbershops, nursing homes, and commercial daycare.

The commercial development must comply with Zoning, buffer, landscaping, parking and maneuvering space requirements.

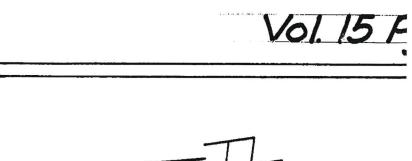
The Planning Department has not received any phone calls or emails in opposition nor in favor of the rezoning request.

RECOMMENDATION: Staff recommends disapproval of the rezoning request since the proposed zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan, nor does it follow the development trend of the block.

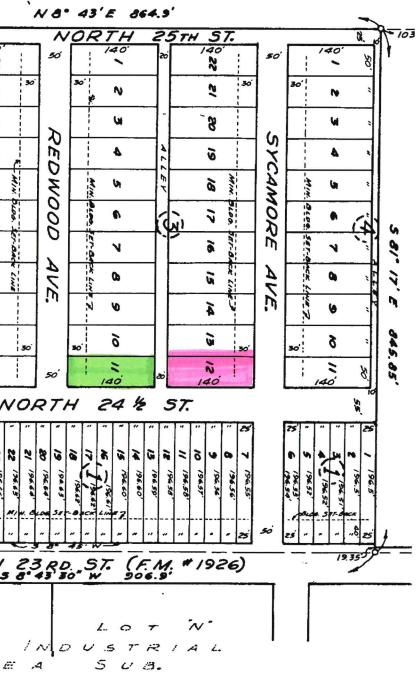
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TO: Planning and Zoning Commission

FROM: Planning Staff

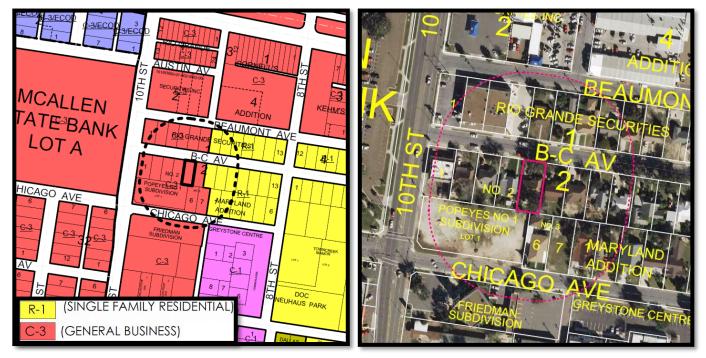
DATE: May 3, 2023

SUBJECT: Rezone from C-3 (general business) District to R-1 (single-family residential) District: Lot 5, Rio Grande Securities Inc., Subdivision No 2, Hidalgo County, Texas; 905 B-C Avenue. (REZ2023-0019)

LOCATION: The property is located along the south side of B-C Avenue, approximately 260 feet east of North 10th Street. The lot has 52 feet of frontage and 116.90 feet of depth as per the subdivision plat. The total lot size is 6,078.80 square feet.

PROPOSAL: The applicant is requesting to rezone the property from a C-3 (general business) District to R-1 (single-family residential) District. The applicant is proposing to construct a single-family residence on the lot. The applicant has submitted a site plan of the proposed residence.

ADJACENT ZONING: The subject property is zoned C-3 District, and is surrounded by C-3 District in all directions. Two lots east of the subject property is zoned as R-1 District.



LAND USE: The property is currently vacant. Surrounding land uses include single-family residences, Fuzzion Dance & DJ service, and Suit Up Formal Wear.

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

DEVELOPMENT TRENDS: The development trend for this block is mixed commercial use and single-family residences.

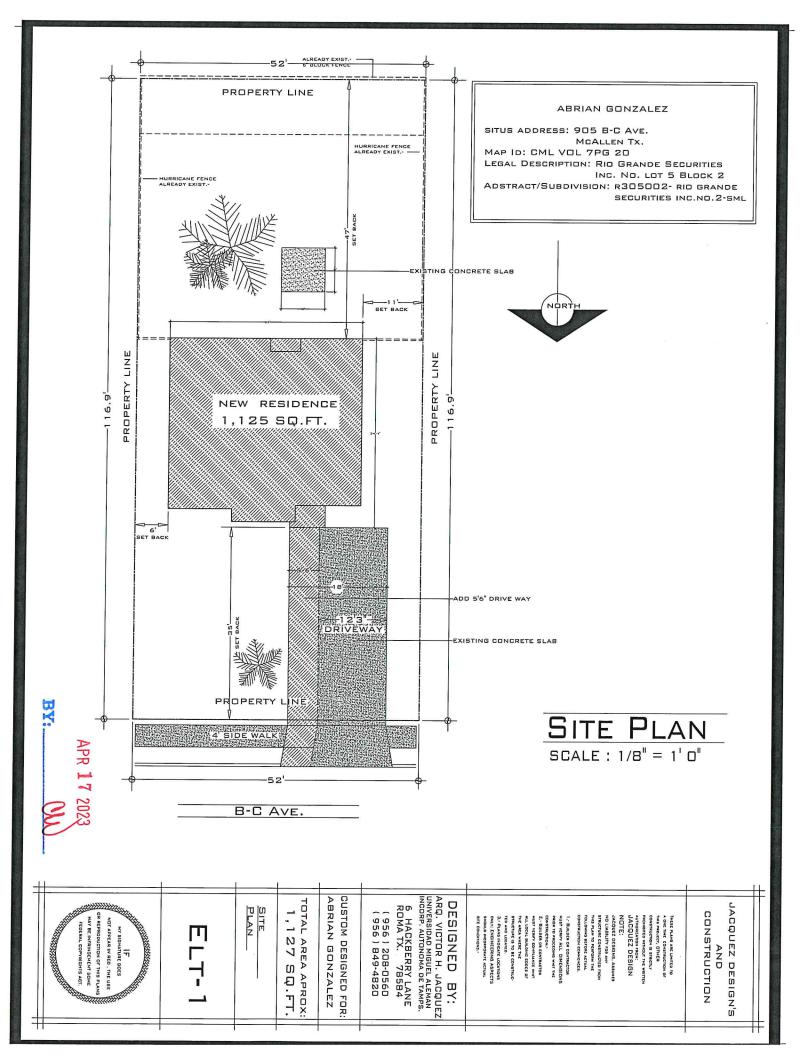
HISTORY: The subject property was zoned to C-3 District during Comprehensive Zoning in 1979. There has been no other rezoning request for the subject property since then.

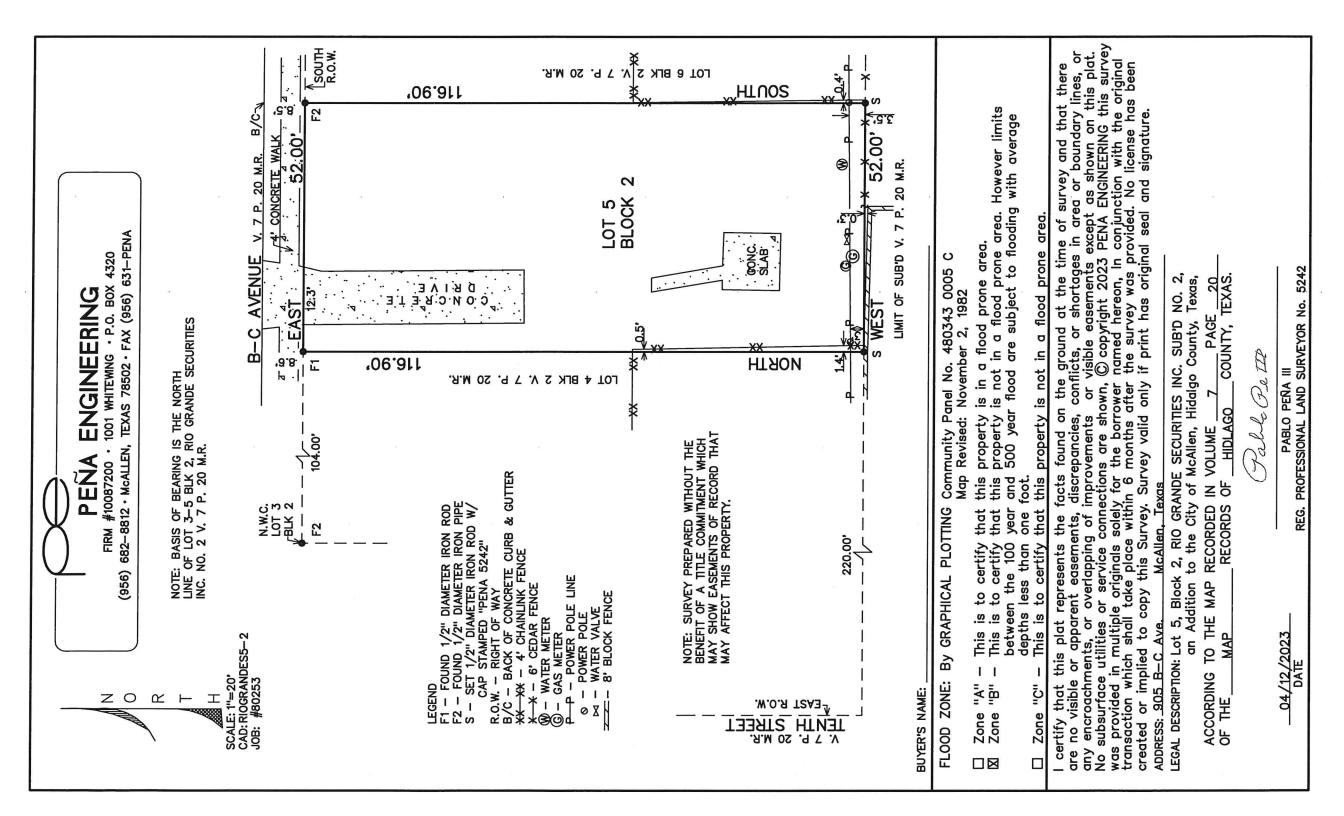
ANALYSIS: The requested zoning does conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan and does follow the development trend of single-family residences in the area to the east. The down zoning to R-1 District will preserve the existing single-family residential character of the area.

The permitted uses in the R-1 District are as follows: one single-family dwelling per lot, maids' quarters, portable buildings or storage buildings used as an accessory to the residential use and not for living quarters, and parking facilities that comply with conditions in section 138-118(a)(6), (b) and (c).

The Planning Department has not received any phone calls nor emails in opposition nor in favor of the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request since the proposed zoning conforms to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan and does follow the development trend of single-family residences in the area to the east.







TO: Planning and Zoning Commission

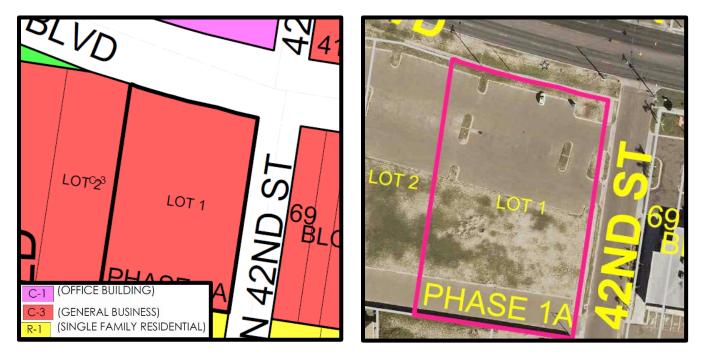
FROM: Planning Staff

DATE: May 9, 2023

SUBJECT: SITE PLAN APPROVAL FOR LOT 1, COPPERFIELD ESTATES PHASE 1A, HIDALGO COUNTY, TEXAS; 4201 PECAN BOULEVARD. (SPR2022-0053)

LOCATION: The property is located on the southwest corner of Pecan Boulevard and North 42nd Street. The property consists of 50,435.62 square feet of vacant land. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east and west across North 42nd Street, C-1 (office building) District to the north across Pecan Boulevard, and R-1 (single-family residential) District to the south. The surrounding land uses are office, commercial, and single-family residential uses.

PROPOSAL: The applicant is proposing to construct a one-story building that would include five suites. The proposed suits will include the following uses: oil change shop uses, retail uses, office uses, and restaurant uses.

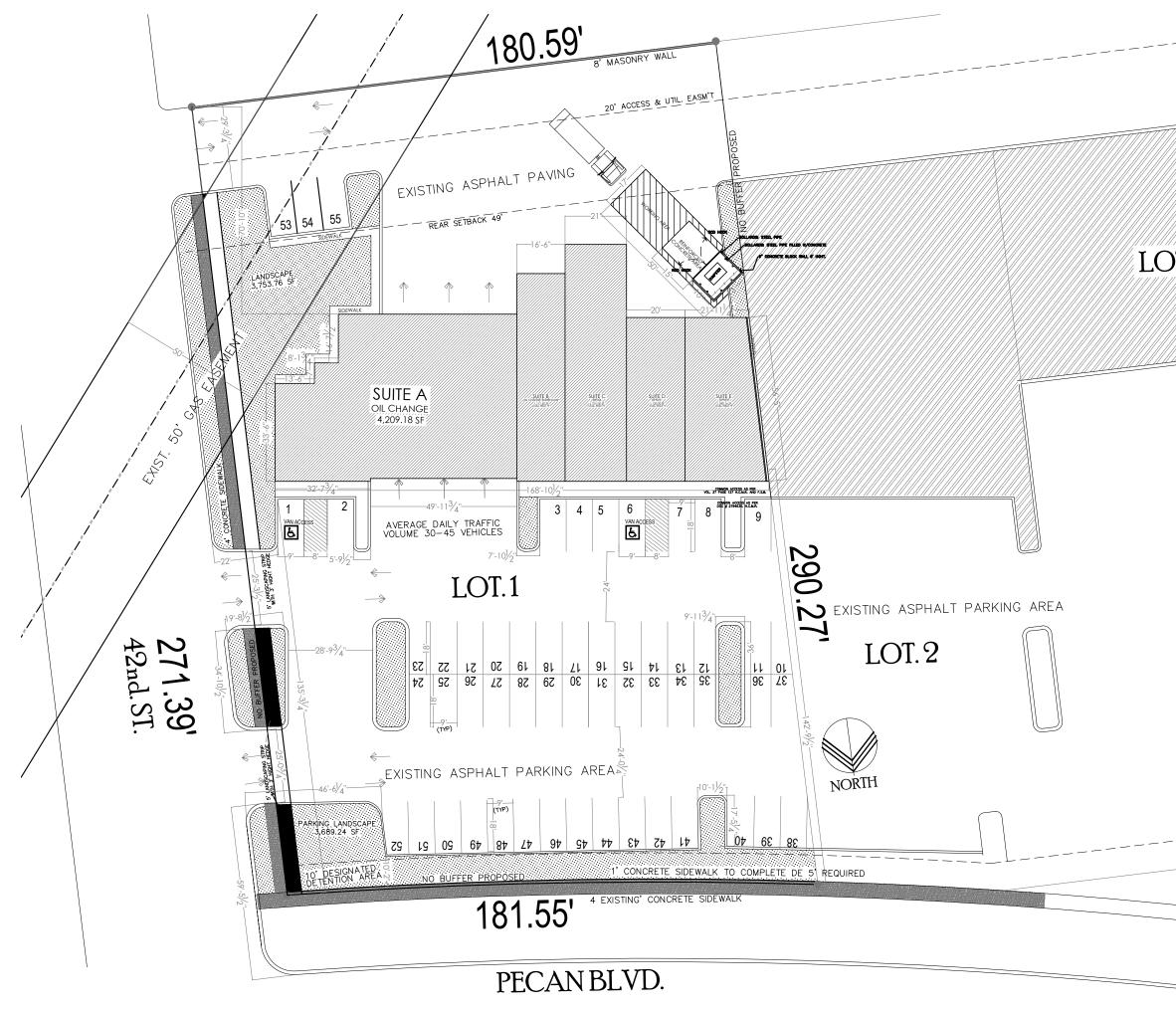


ANALYSIS: Access to the site is from three curb cuts located along North 42nd Street. Based on 7,133 square feet for retail/oil change uses and 2,511 square feet of restaurant/office/retail uses, 54 parking spaces are required on site. Fifty-five parking spaces are proposed. Moreover, two of the proposed regular parking spaces must be accessible, with one for van accessibility with an 8-foot wide aisle. The applicant is meeting parking requirements for the new development. 5,044 square feet of landscaped area is required for the new development and 5,865 square feet is

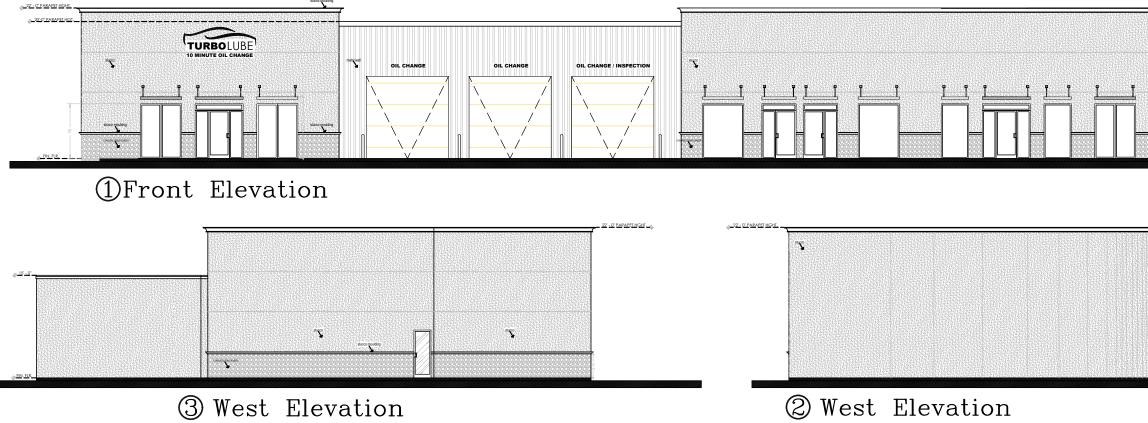
proposed. The tree requirement is as follows: 17 two-and-a-half-inch-caliper trees, 9 four-inch caliper trees, 5 six-inch caliper trees, or 6 palm trees with 14 two-and-a-half-inch caliper trees. A minimum 10 feet wide landscaped strip is required along Pecan Boulevard and North 42nd Street. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees. There is a 140-foot front yard setback, a 49-foot rear yard setback, and side setbacks must be in accordance to the zoning ordinance or greater for approve site plan or easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property. A 5-foot wide minimum sidewalk is required along Pecan Boulevard and a 4-foot wide minimum sidewalk is required along North 42nd Street.

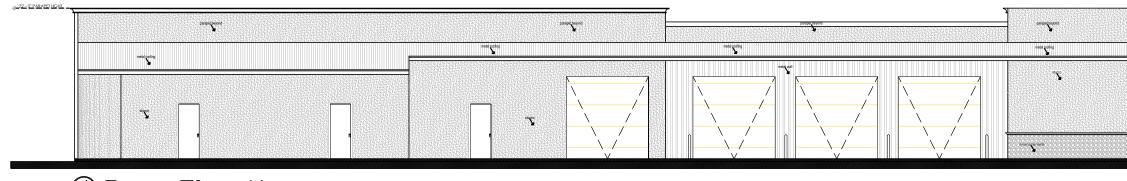
The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet.

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



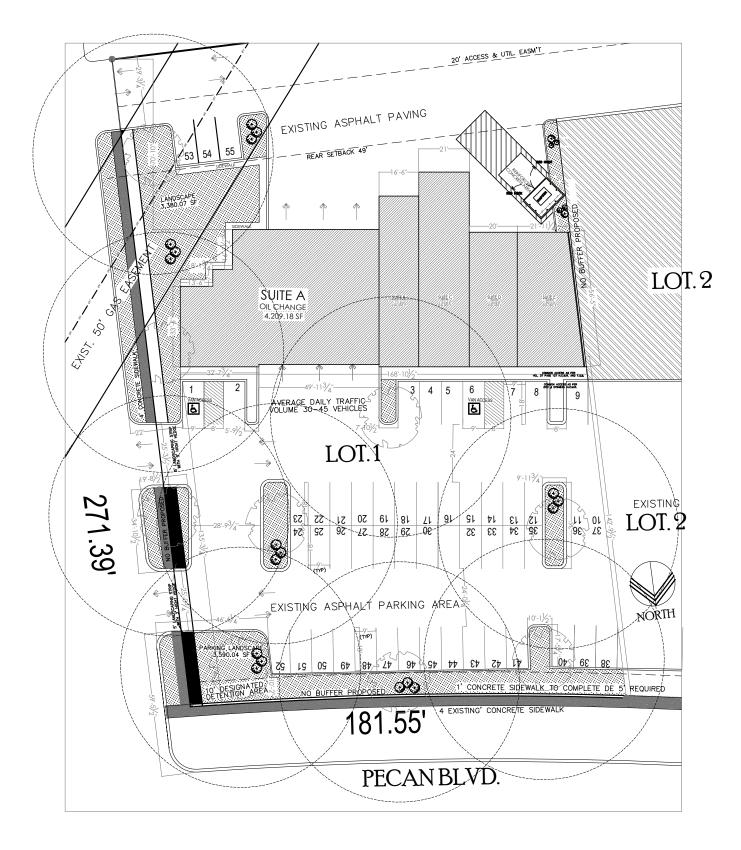
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	DRAFTING: NB	arq.n.bolanos@gmail.com	SHEET TITLE(S)	SITE PLAN	
ASPHALT PARKING AREA		COMMERCIAL SUITES	DATE: 4/23/2023 SHEET: 1	4201 PECAN, PLVD. MCALLEN, TX. 78501	OWNER: JOSE LUIS RODRIGUEZ
		() 1		ONSIRUCTION DRAFTING	
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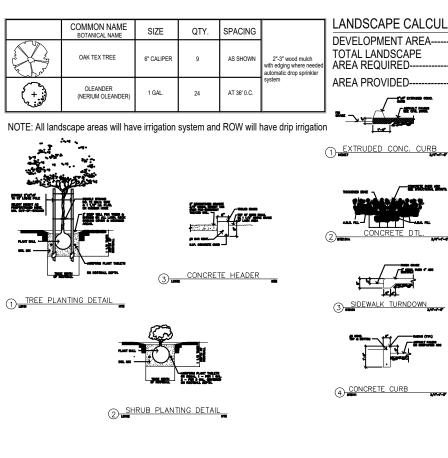


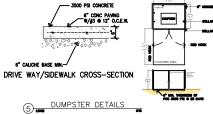


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	PROJECT: TURBO LUBE 495 COMMERCIAL SUITES	arq.n.bolanos@gmail.com	HE RESPO PURCHASE I TO PERFO OWING BI NING ACT ISTRUCTIO ILDER OR ITRACTOR DIMENSIOI CEEDING ISTRUCTIO ONTRACT FY COMPL AL BUILDIN AREA WHE BE CONS ANS INDIC ANS INDIC ANS INDIC ATION ON INEERING ULD INCO JAL SITE C TION MUS ERCISED IN CHANGE I. ONLY A INEER SHC DIFICATIOP OR CHANG
	DATE: 12/1/2022 SHEET: 3	SHEET TITLE(S)	R OF DRM 1 EFOR UAL N. MUS NS PR N. OR M IANCC ARE TH TRUC CATE I MAR S IN TA S IN TA QUA S IN TA QUA S S IN TA QUA S S IN TA S S S IN TA S S S S IN
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	OWNER: JOSE LUIS RODRIGUEZ		IFY O TH INME S. APT N E ULD



LANDSCAPE PL





	IT IS THE RESPO THE PURCHAS PLAN TO PERF FOLLOWING E BEGINING AC CONSTRUCTIO	er of thi Orm the Before Tual	s
CULATIONS 50,409.75 SF 50,044 SF 7,014.18 SF	1) BUILDER OR CONTRACTOR ALL DIMENSIC PROCEEDING CONSTRUCTIC 2) CONTRAC VERIFY COMP LOCAL BUILDI THE AREA WH IS TO BE CONS 3) PLANS INDID LOCATION ON ENGINEERING SHOULD INCC ACTUAL SITE C CAUTION MUS EXCERCISED II ANY CHANGE PLAN. ONLY A ENGINEER SHO MINOR CHAN AREA OF THE LEAD TO MAJO	R MUST VER INS PRIOR DN. TOR MUST LIANCE W NG CODE ERE THE H STRUCTED CATE ULY; ASPECTS PRPORATE CONDITIO ST BE N MAKINC SI N THIS QUALIFIE DULD ATTE NS, AS EV GES IN OU HOUSE CO	TO /ITH ES IN OME
A Sun A Sun () HANDICAP SYMBOL () HANDICAP	DRAFTING: NB arq.n.bolanos@gmail.com	Sheet title(S) I andscape	I ; ;)) ; ;
	PROJECT: TURBO LUBE 495- COMMERCIAL SUITES	DATE: 4/23/2023 SHEET: 4 4201 PECAN, PLVD, MCALLEN, TX, 78501	OWNER: JOSE LUIS RODRIGUEZ
		DESIGN CONSTRUCTION DRAFFING	

TO: Planning and Zoning Commission

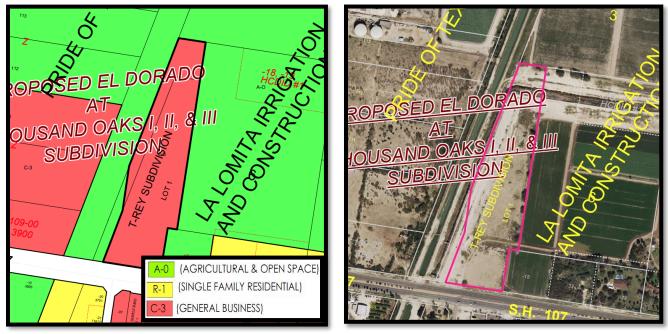
FROM: Planning Staff

DATE: May 9, 2023

SUBJECT: SITE PLAN APPROVAL FOR LOT 1, T-REY SUBDIVISION, HIDALGO COUNTY, TEXAS; 3612 STATE HIGHWAY 107. (SPR2022-0070)

LOCATION: The subject property is located north of State Highway 107. The property is 1,200 feet east of Ware Road, for a lot size of approximately 405,543.40 square feet. The surrounding land use is A-O (agricultural & open space) District, C-3 (general business) District to the southeast and R-1 (single-family residential) District to the southwest.

PROPOSAL: The applicant is proposing to construct a self-storage facility and a commercial plaza with retail and restaurant use.



ANALYSIS: Based on the 72,315 square feet of self-storage, 1,286.60 square feet of self-storage office, 14,975 square feet of commercial, and 7,348 square feet of restaurant, 125 parking spaces are required. There are 148 parking spaces provided on site as per the site plan. Five of the proposed parking spaces must be accessible, which must also be van accessible with an 8-foot wide aisle. Access to the site is from a proposed curb cut along State Highway 107. Required landscaping for the lot is 42,035.4 square feet of which 80,009.58 square feet are provided. The tree requirement is as follows: $66-2 \frac{1}{2}$ " caliper trees, 33-4" caliper trees, 17-6" caliper trees, or 27-palm trees. A minimum 10-foot wide landscaping must be visible from the street, and each parking space must be within 100 feet of a landscaped area with a tree, as required by ordinance. A 6-foot

buffer is required around dumpsters/compactors if visible from the street. The setbacks are as follows: 75 feet or greater for approved site plan or easements from State Highway 107, side and rear setbacks are in accordance with the zoning ordinance, or greater for approved site plan or easements. No structures are permitted over setbacks nor easements.

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

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

PROJECT NO: PROJECT 3612 HWY 107, MCALLEN, TX 2020-01

DRAWING BY: VALLINA, JORGE E

RADIUS

30.0000

PROPERTY

79,231.54 SF

LANDSCAPE AREA

DATE: 07/20/2022

CURVED DISTANCES

TANGENT

TOTAL SF OF PROPERTY

24.0600

9.708 ACRE

433,862.32 SF

ACT LENGHT

40.5500

PARKING SPACES

6' SETBACK

GENERAL SITE PLAN

79,231.54 SF PROPOSED TREES	148 SPACES 5 VAN ACCESSIBLE	
33 6' CAL. 10' HT TREES	REQUIRED	
NOTE: ALL LANDSCAPED AREAS WILL BE IRRIGATED AND ALL LANDSCAPED AREAS LOCATED IN THE ROW WILL HAVE A DRIP IRRIGATION.	148 SPACES 5 VAN ACCESSIBLE	

CHORD LENGHT CHORD DIRECTION

N 59°51'56" E

37.5400

SITE PLAN 442 - STORAGE SPACES

UNIT MIX TABULATION							
UNIT TYPE	DESCRIPTION	NO. OF UNITS	USABLE AREA SF.	TOTAL USABLE AREA SF	UNIT %		
A	20'x10'	136	200.0000	27,200.0000	43.31%		
В	15'x10'	68	150.0000	10,200.0000	16.24%		
С	10'x10'	42	100.0000	4,200.0000	6.69%		
D	5'x10'	97	50.0000	4,850.0000	7.72%		
E	30'x10'	28	300.0000	8,400.0000	13.38%		
F	25'x10'	15	250.0000	3,750.0000	5.97%		
G	5'x15'	56	75.0000	4,200.0000	6.69%		
TOTALS		442		62,800.0000	100%		

SETBACK		
	LINE DISTANCE	S
NUMBER	DIRECTION	DISTANCE
L1	N 81°23'49" W	151'-3.7200"

N 81°23'49" W

DELTA ANGLE

SQF

10450

25,425.00

99,026.90

72.315.30

1,286.60

73,601.90

14975

77°27'11"

BLDGS. FOOTPRINT

STORAGES FOOTPRINT

PLAZA FOOTPRINT

SETBACK	DISTANCES
FRONT	75'
SETBACK	15
SIDE	12'
SETBACKS	
REAR	10'

NUMBER

C1

BUILDING

STORAGES

STORAGE OFFICE

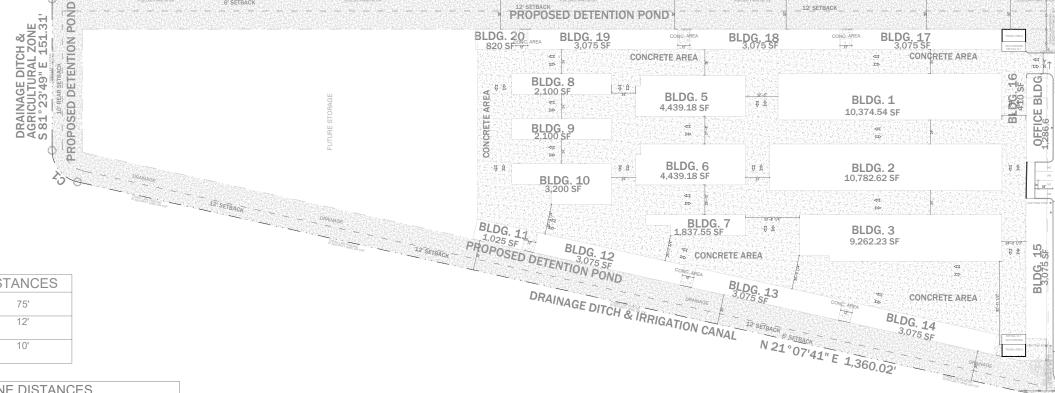
TOTAL

COMMERCIAL

RESTAURAN

TOTAL

GRAND TOTAL

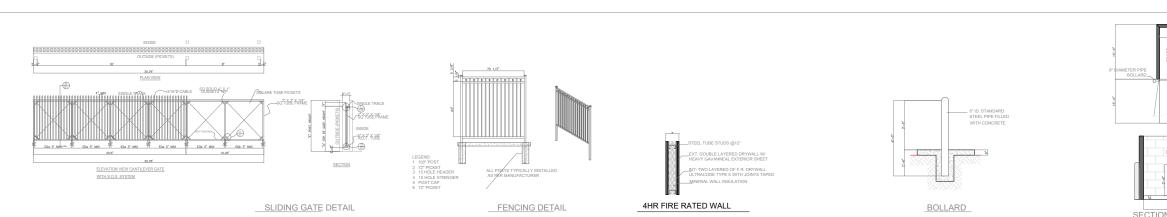


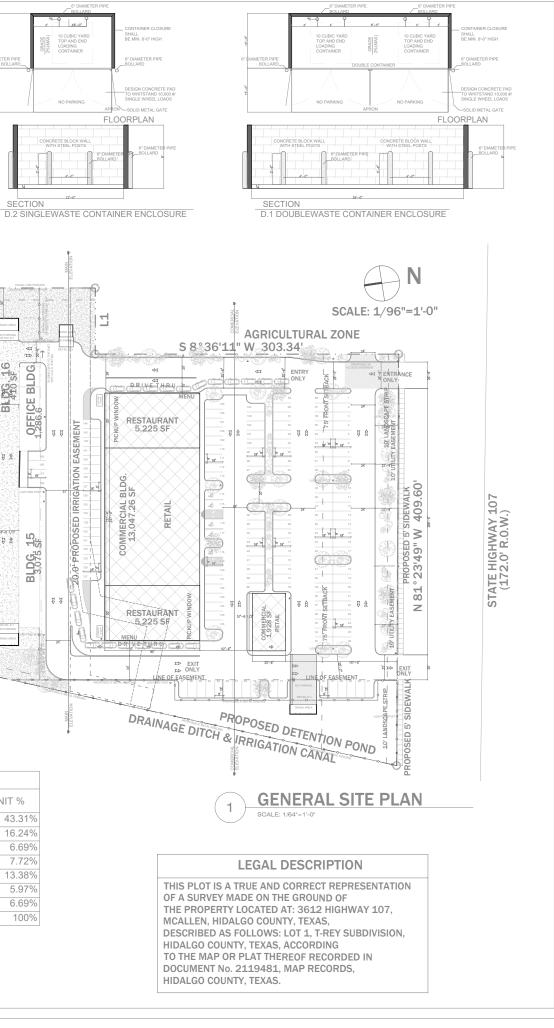
S 8°36'11" W 1,050.00'

PROPOSED DETENTION POND

AGRICULTURAL ZONE

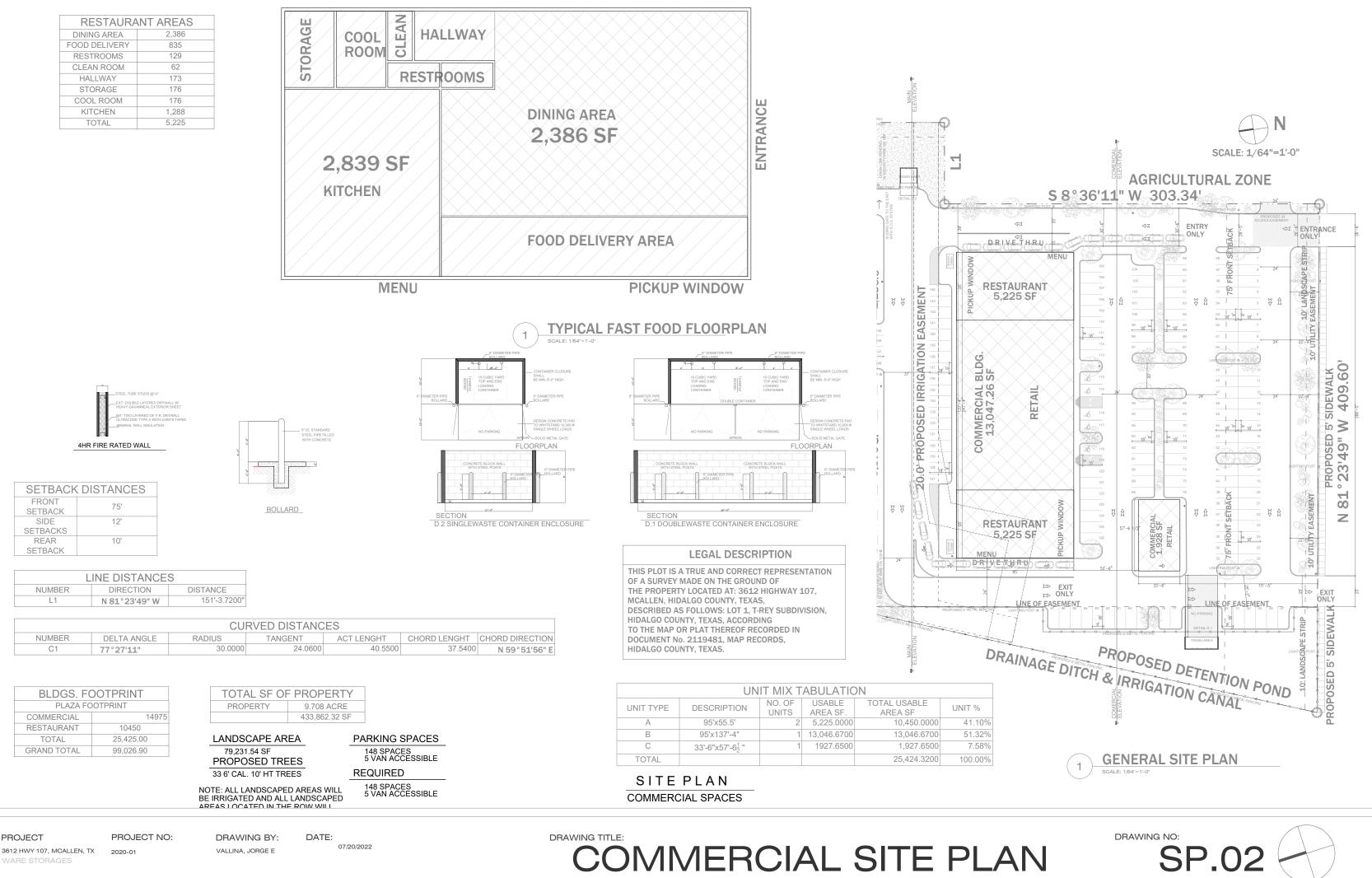
12' SETBACK





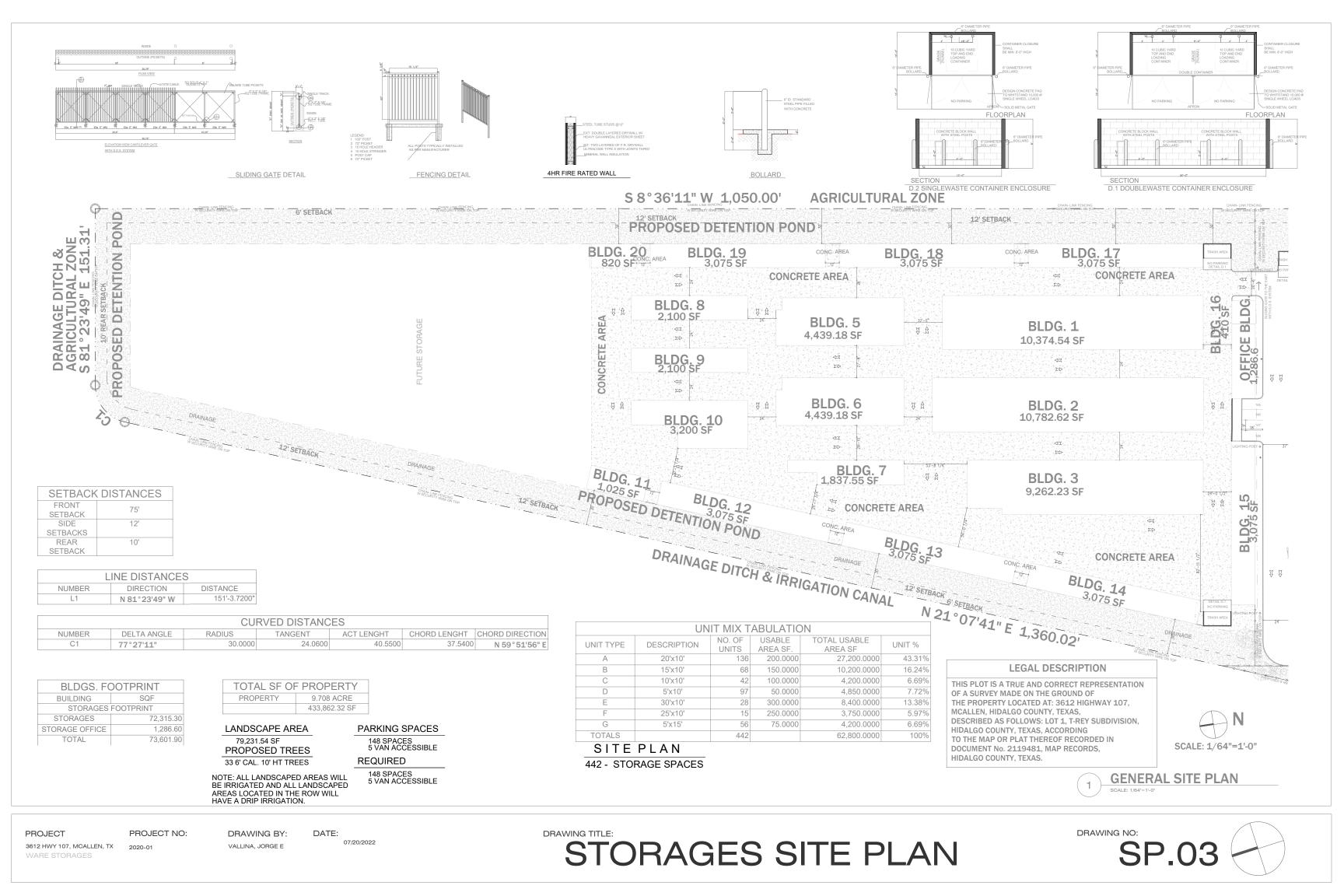


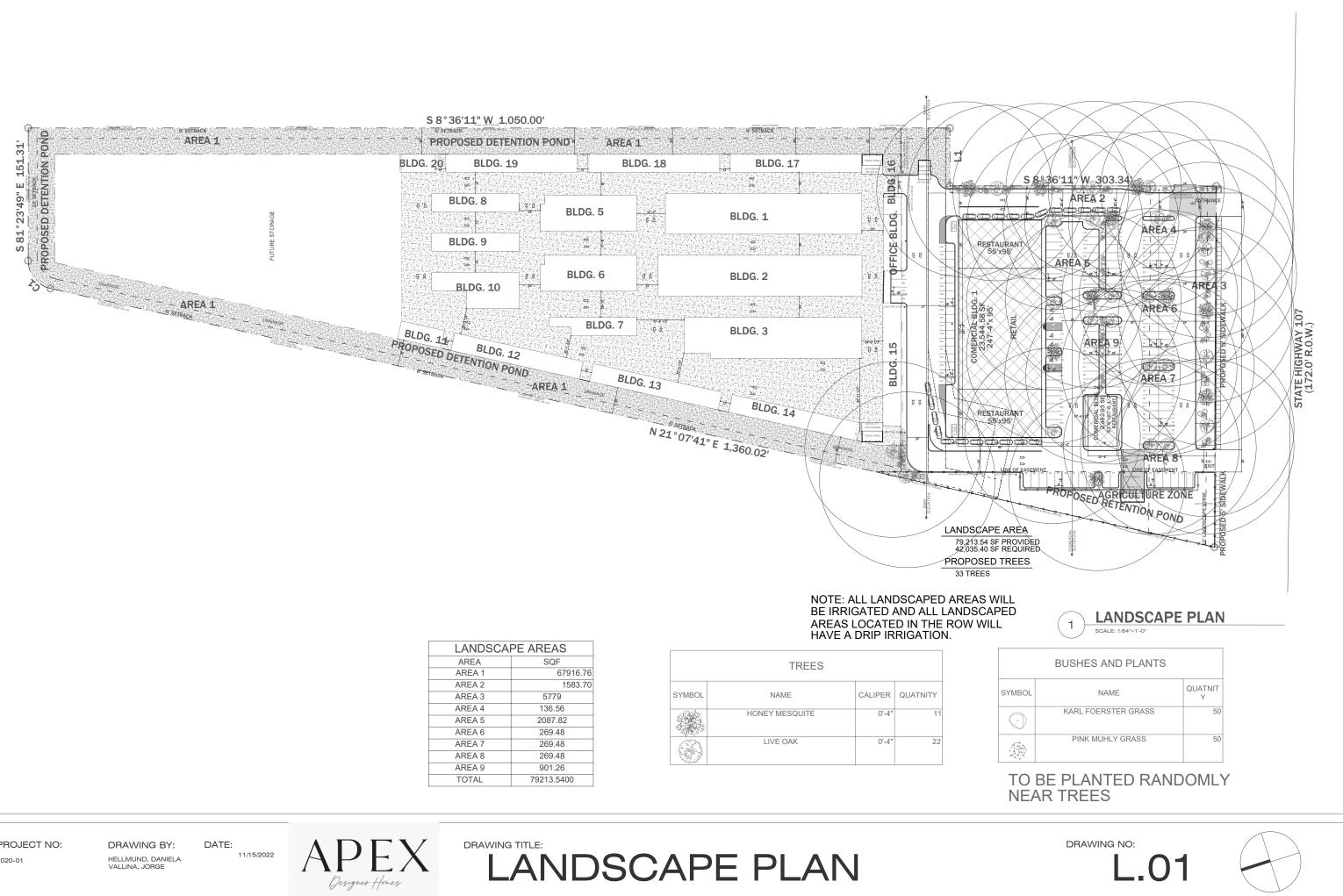




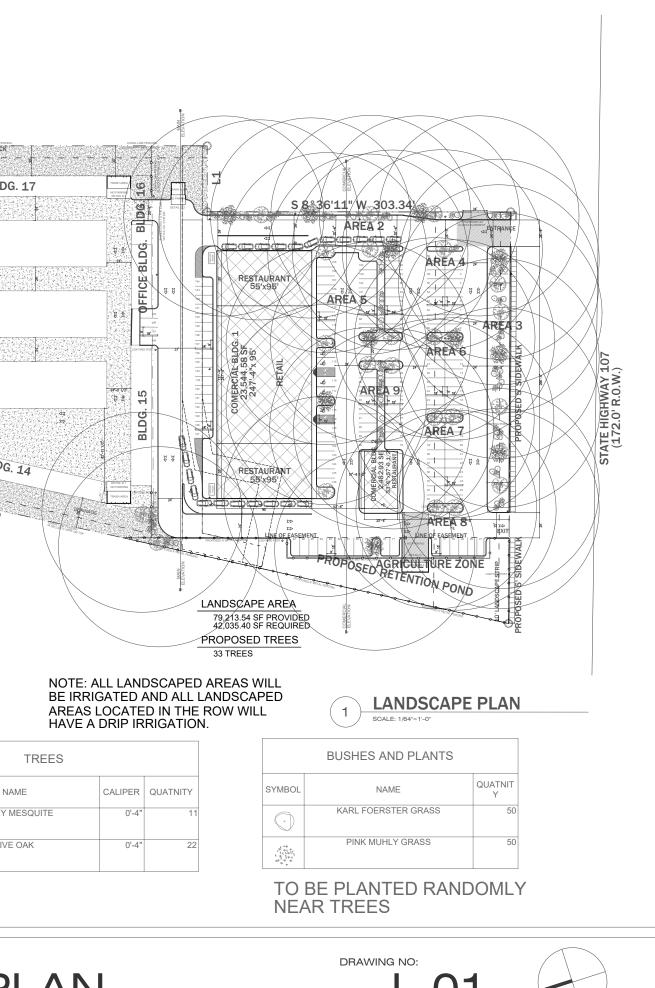
3612 HWY 107, MCALLEN, TX

COMMERCIAL SITE PLAN





LANDSCAPE AREAS			
AREA	SQF		
AREA 1	67916.76		
AREA 2	1583.70		
AREA 3	5779		
AREA 4	136.56		
AREA 5	2087.82		
AREA 6	269.48		
AREA 7	269.48		
AREA 8	269.48		
AREA 9	901.26		
TOTAL	79213.5400		



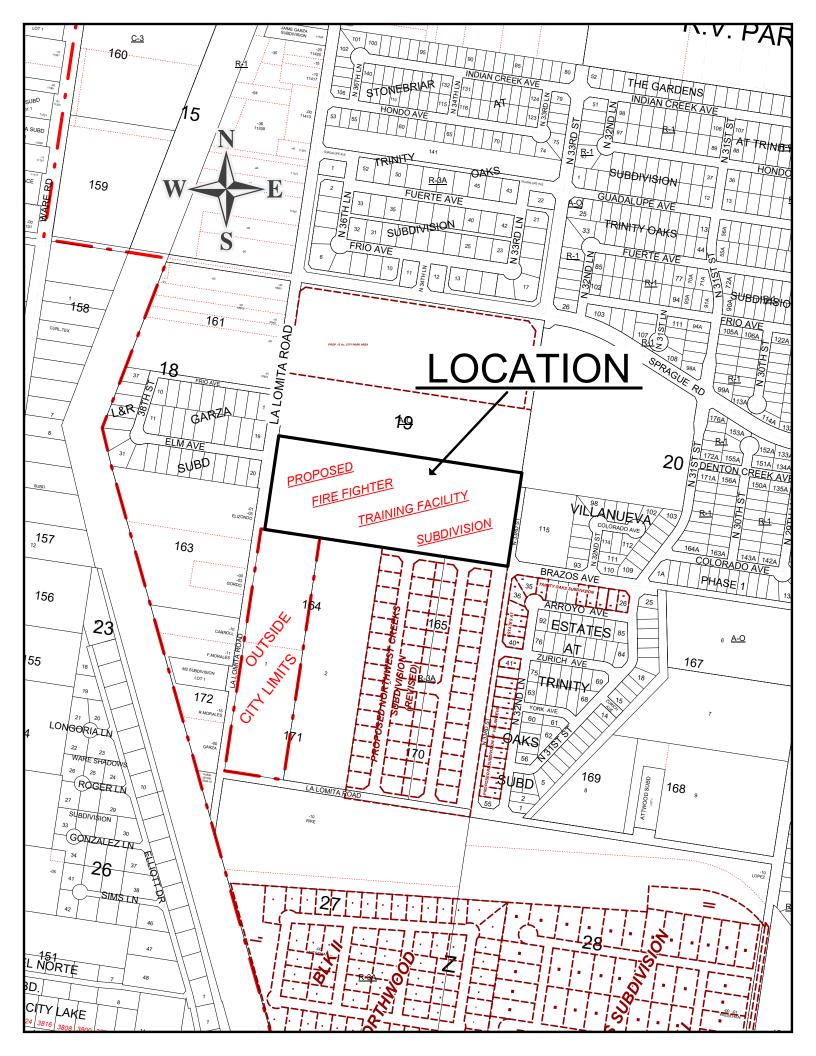
	IREES		
SYMBOL	NAME	CALIPER	Q
	HONEY MESQUITE	0'-4"	
	LIVE OAK	0'-4"	

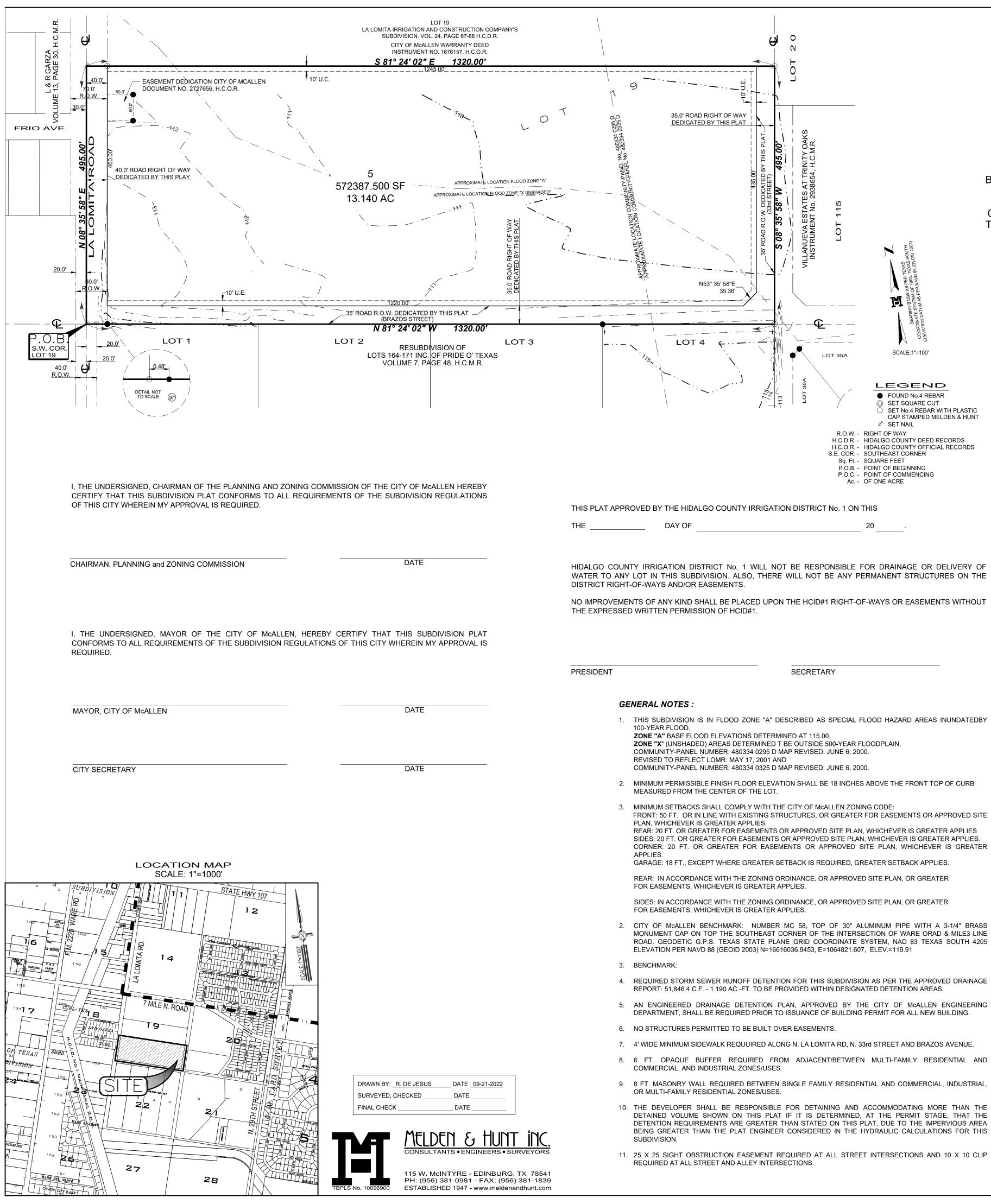
PROJECT 3612 SH 107, MCALLEN, TX LOTE 1 T.REX SUBDIVISION

PROJECT NO: 2020-01

	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_Fire Fighter Training Facility Location City Address or Block Number _// // // // // // // // // // // // //
Owner	Name City of McAllen Phone <u>956-681-1250</u> Address <u>311 N. 15th St. McAllen</u> E-mail City McAllen State Tx Zip <u>78504</u>
Developer	Name City of McAllen Phone 956-681-1250 Address 311 N. 15th St. McAllen E-mail City McAllen State Tx Zip 78504 Contact Person
Surveyor Engineer	Name MELDEN & HUNT,INC. Phone _956.381.0981 Address 115 W. MCTYRE ST EDINBURG, TX 78541 E-mail MARIO@MELDENANDHUNT.COM City EDINBURG State _ TEXAS _ Zip _ 78541 Contact Person Kelley Heller-Vela/ Mario A. Reyna Name MELDEN & HUNT,INC. Phone _956.381.0981 Address 115 W. MCTYRE ST EDINBURG, TX 78541 E-mail Robert@meldenandhunt.com
Sur	City EDINBURG State TX Zip 78541

	Proposed Plat Submittal
ed 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
Minimum Developer's Requirements Submitted with Application	 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)
Minimum Develo	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.
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 ✓ Print Name Kelley Heller-Vela/ Mario A. Reyna Owner □ Authorized Agent ☑





- THIS SUBDIVISION IS IN FLOOD ZONE "A" DESCRIBED AS SPECIAL FLOOD HAZARD AREAS INUNDATEDBY

- FRONT: 50 FT. OR IN LINE WITH EXISTING STRUCTURES, OR GREATER FOR EASEMENTS OR APPROVED SITE CORNER: 20 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER

- MONUMENT CAP ON TOP THE SOUTHEAST CORNER OF THE INTERSECTION OF WARE ORAD & MILE3 LINE ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE

- 8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND
- 9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL,
- 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
- 11. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP

SUBDIVISION MAP OF FIRE FIGHTER

TRAINING FACILITY DATE CITY MANAGER ROEL "ROY" RODRIGUEZ BEING A SUBDIVISION OF 15.00 ACRES SITUATED IN THE 1300 W. HOUSTON AVE. COUNTY OF HIDALGO, TEXAS, BEING A PART OR McALLEN, TX 78501 PORTION OUT OF LOT 19, LA LOMITA IRRIGATION AND THE STATE OF TEXAS CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING COUNTY OF HIDALGO TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROEL "ROY" RODRIGUEZ KNOWN TO 67-68, HIDALGO COUNTY DEED RECORDS. 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 ___ **METES AND BOUNDS DESCRIPTION:** NOTARY PUBLIC, FOR THE STATE OF TEXAS A TRACT OF LAND CONTAINING 15.000 ACRES SITUATED IN THE CITY OF MY COMMISSION EXPIRES: MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 19, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67-68, HIDALGO COUNTY DEED RECORDS, SAID 15.000 WERE CONVEYED TO THE CITY OF MCALLEN, BY VIRTUE OF A FINAL JUDGEMENT, RECORDED UNDER INSTRUMENT NUMBER 1949593 HIDALGO COUNTY OFFICIAL RECORDS, SAID 15.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING ON A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 19. FOR THE SOUTHWEST CORNER OF THIS TRACT; STATE OF TEXAS 1. THENCE, N 08° 35' 58" E ALONG THE WEST LINE OF SAID LOT 19 AND COUNTY OF HIDALGO WITHIN THE EXISTING RIGHT-OF-WAY OF LA LOMITA ROAD, A DISTANCE OF 495.00 FEET TO A NAIL SET FOR THE NORTHWEST I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CORNER OF THIS TRACT; TEXAS. HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. 2.THENCE, S 81° 24' 02" E AT A DISTANCE OF 40.00 FEET PASS A NO. 4 DATED THIS THE DAY OF 20 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF LA LOMITA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT; MELDEN & HUNT, INC. **TEXAS REGISTRATION F-1435** 3. THENCE, S 08° 35' 58" W ALONG THE EAST LINE OF SAID LOT 19, A KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421 A++++1. DISTANCE OF 495.00 FEET TO A NO. 4 REBAR SET AT THE STATE OF TEXAS SOUTHEAST CORNER OF SAID LOT 19, FOR THE SOUTHEAST CORNER OF THIS TRACT; DATE PREPARED: 06/13/2022 ENGINEERING JOB # 22021.00 4.THENCE, N 81° 24' 02" W ALONG THE SOUTH LINE OF SAID LOT 19, AT KELLEY A. HELLER-VELA A DISTANCE OF 1,279.52 PASS A NO. 4 REBAR FOUND IN LINE, AT A 97421 DISTANCE OF 1,280.00 FEET PASS A NO. 4 REBAR SET AT THE EXISTING EAST RIGHT-OF-WAY LINE OF LOT 19, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.000 ACRES. OF WHICH 0.455 OF ONE ACRE LIES **** WITHIN THE EXISTING RIGHT-OF-WAY LA LOMITA ROAD, LEAVING A NET OF 14.545 ACRES OF LAND, MORE OR LESS. STATE OF TEXAS COUNTY OF HIDALGO I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES. CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS. DATED THIS THE _____ DAY OF

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

THE STATE OF TEXAS COUNTY OF HIDALGO

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

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

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





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

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

__ DEPUTY

DATE



City of McAllen

SUBDIVISION PLAT REVIEW

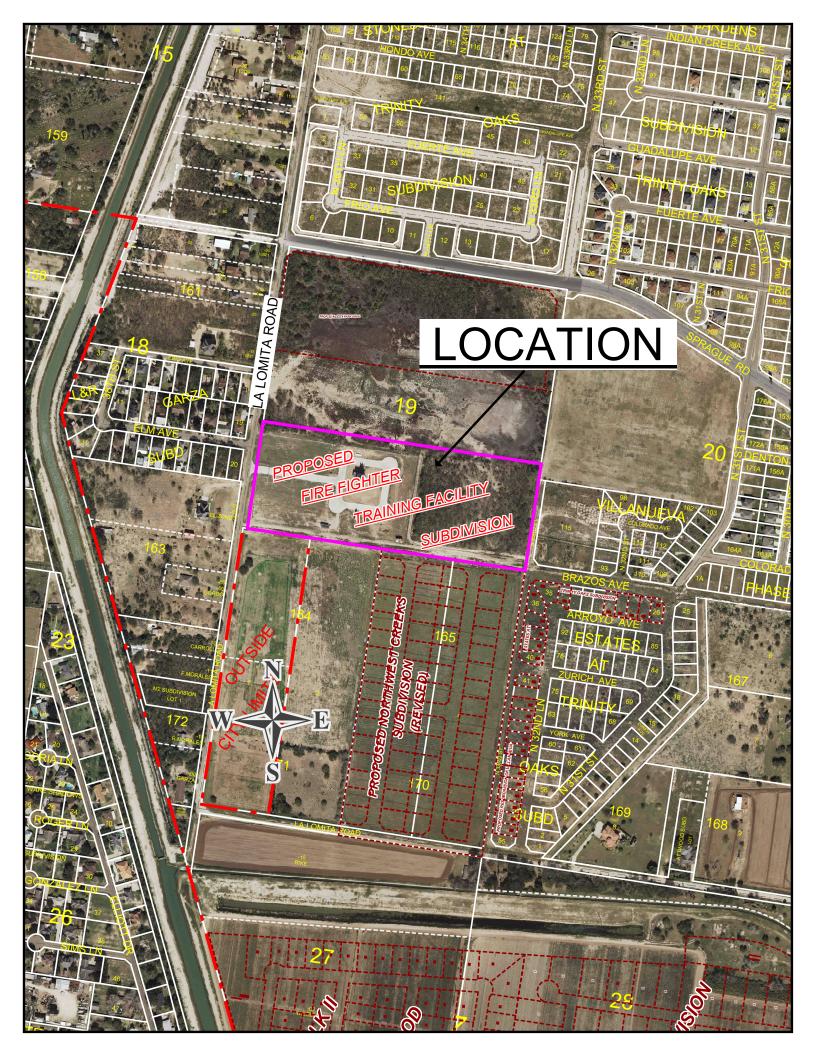
Reviewed On: 5/11/2023

REETS AND RIGHT-OF-WAYS	
 N. La Lomita Road: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both Sides Revisions needed: -Revise all street name references as shown above prior to recording -Please provide how existing ROW was dedicated on plat prior to recording. -Label existing ROW dedications, from centerline, total, etc. on both sides, prior to recording **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording. 	Required
Brazos Avenue: 35 ft. of dedication from centerline for 70 ft. total ROW. Paving 40 ft. to 44 ft. Curb & gutter: Both Sides Revisions needed: -Revise all street name references as shown above prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Required
 N.33rd Street: 35 ft. of dedication from centerline 70ft. total ROW. Paving : 40 ft. to 44 ft. Curb & gutter: Both Sides. Revisions needed: -Revise all street name references as shown above prior to recording. -Please provide how existing ROW was dedicated on plat prior to recording. -Label existing ROW dedications, from centerline, total, etc. on both sides prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording. 	Required
	NA
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	
	NA
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	
 * 1,200 ft. Block Length. *Subdivision layout does not comply with 1200 ft. block length requirement. Engineer submitted a variance application on May 12,2023, requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. ***Subdivision Ordinance: Section 134-118 	Applied
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac.	NA

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required in all non-residential zoning districts. Revision Required:	Required
 Please provide plat note "A minimum 24 ft. private service drive easement as may be required will be established as part of the site plan and will be maintained by the lot owners." Finalize Private Service Drive Easement requirements/wording for note prior to recording. **Alley/ service drive easement will be reviewed at time of site plan for conditional use permit. ***Subdivision Ordinance: Section 134-106 	
ETBACKS	
 * Front:50 ft. or inline with existing structures, or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 	Applied
* Rear: 20 ft. or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: 20 ft. or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: 20 ft. or greater for easements or approved site plan, whichever is greater applies. **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 along N. La Lomita Rd, N.33rd Street and Brazos Avenue. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize note requirements prior to recording. ***Subdivision Ordinance: Section 134-120 	Applied
* 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. **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
IOTES	
 **Must comply with City Access Management Policy As per Traffic Department: -As per McAllen's Access management policy, spacing requirement along La Lomita Road is 200 ft. - Existing driveway, no other entrances are being proposed 	Applied

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
A conditional use permit for a institutional use is required for the proposed use in the A-O district, a approved site plan is required as part of CUP process for a institutional use. *A conditional use permit for a institutional use for a Fire Fighter Facility was approved for life of use at the City Commission meeting of January 23,2023.	
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	NA
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	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: A-O (agricultural and open space) District Proposed: A-O (agricultural and open space) District **A conditional use permit for a institutional use for a Fire Fighter Facility was approved for life of use at the City Commission meeting of January 23,2023. **Zoning Ordinance: Article V 	Compliance
 * Rezoning Needed Before Final Approval **A conditional use permit for a institutional use for a Fire Fighter Facility was approved for life of use at the City Commission meeting of January 23,2023. **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 City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Completed

 * 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. **Site plan must be approved by staff prior to building permit issuance. ***A conditional use permit for a institutional use for a Fire Fighter Facility was approved for life of use at the City Commission meeting of January 23,2023. ****At the Planning and Zoning Commission meeting of October 18, 2022, the board approved the subdivision in preliminary form. RECOMMENDATION	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

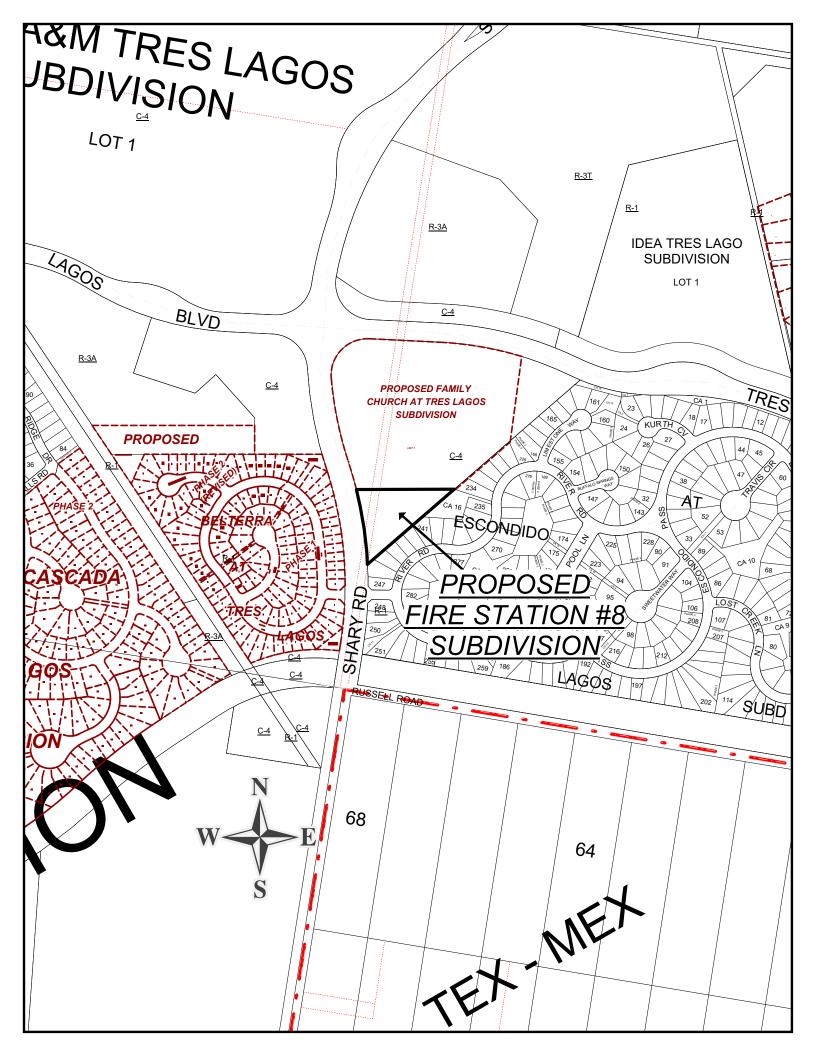


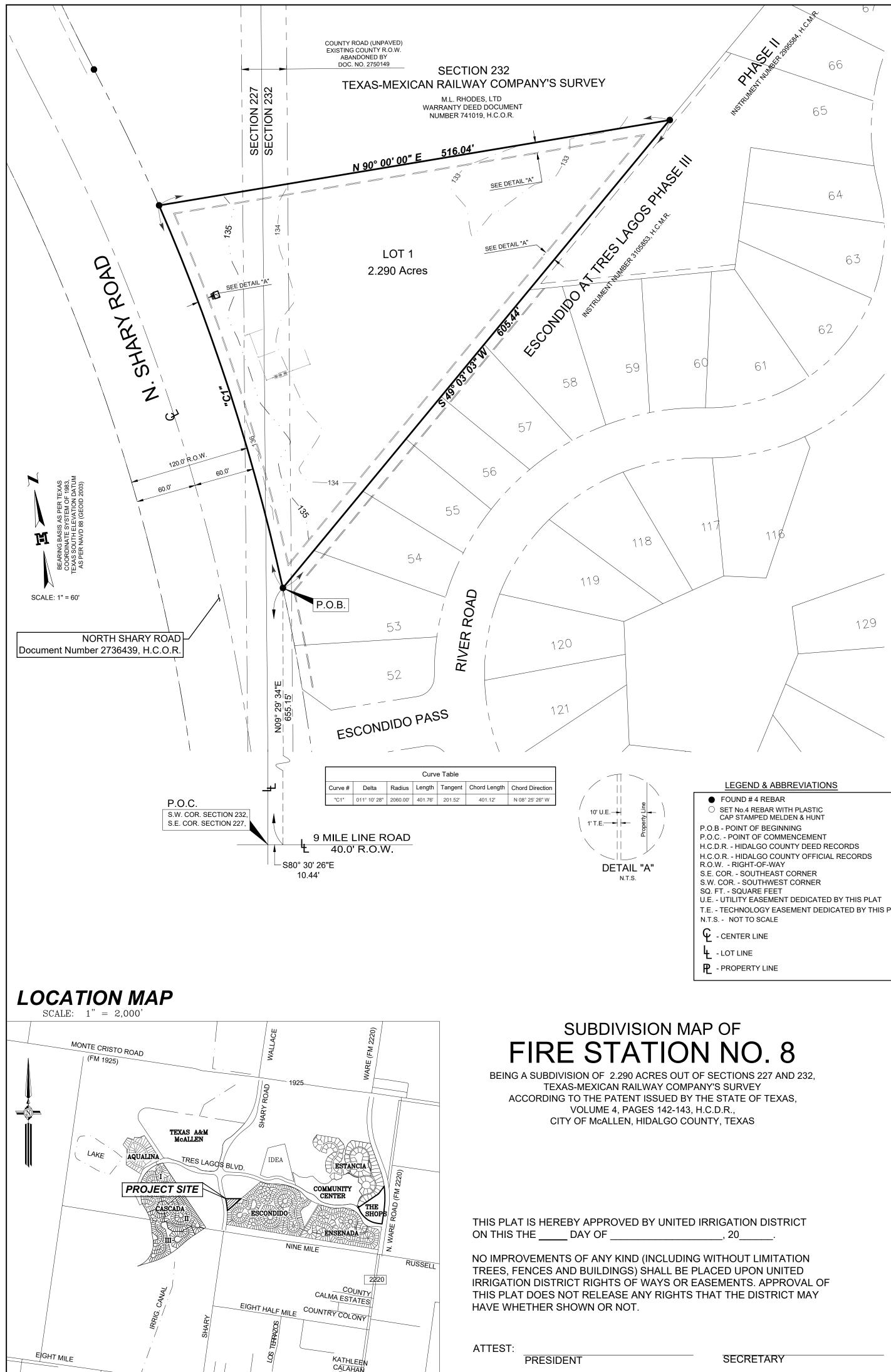
City of McAllen Planning Department

311	NORTH	15^{TH}	STREE	T•	(956)	681-1	1250	• (956)	681-127	9 (fax)
			DIVISION							~ /

Project Information	Subdivision Name_Fire Station Number 8 Location_North west corner_of Estancia Subdivision City Address or Block Number				
	d 232 Texas-Mexican Railway Company's Survey				
Owner	Address			Phone <u>956-681-1250</u> E-mail Zip <u>78504</u>	
Developer	Address <u>:</u> City <u>McAll</u>	y of McAllen	Tx	Phone <u>956-681-1250</u> E-mail	
Engineer	Address _ City _EDIN		RG, TX 78541	E-mailMARIO@MELDENANDHUNT.COM	
Surveyor			RG, TX 78541 State <u>TX</u>	Phone <u>956.381.0981</u> E-mail <u>Robert@meldenandhunt.com</u> Zip <u>78541</u> Die <u>2</u> 3 2022	
				By	

Proposed Plat Submittal
 \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report 8 ¹/₂" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps 2 8 ¹/₂" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (identifying owner on application) AutoCAD 2005 DWG file and PDF of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable
 PLAT TO SHOW: Metes and bounds Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines North arrow, scale and vicinity map Name & dimension of adjoining street ROWs (total width & width from centerline)
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 $\frac{1}{2}$ " 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 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





T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT

- 14. UNITED IRRIGATION DISTRICT NOTES:
- WRITTEN APPROVAL
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTS LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EA
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST O RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDAR 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 DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

METES AND BOUNDS DESCRIPTION:	STATE OF TEXAS COUNTY OF TEXAS
BEING A SUBDIVISION OF 2.290 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, SAID 2.290 ACRES OUT OF SECTIONS 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, SAID 2.290 ACRES WERE CONVEYED TO THE CITY OF MCALLEN, BY VIRTUE OF A SPECIAL WARRANTY DEED (DONATION) RECORDED UNDER DOCUMENT NUMBER 3314855,	I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS <u>FIRE STATION NO. 8</u> SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE
HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.290 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:	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
AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD; THENCE, S 80° 30' 26" E ALONG THE SOUTH LINE OF SAID SECTION 232, AND WITHIN THE RIGHT-OF-WAY OF 9 MILE LINE ROAD, A DISTANCE OF 10.44 FEET;	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.
THENCE, N 09° 29' 34" E A DISTANCE OF 655.15 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHERNMOST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;	CITY OF McALLEN: DATE: ROEL " ROY" RODRIGUEZ:
1. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH SHARY ROAD, AND ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 11° 10' 28", A RADIUS OF 2,060.00 FEET, AN ARC LENGTH OF 401.76 FEET, A TANGENT OF 201.52 FEET, AND A CHORD THAT BEARS N 08° 25' 26" W A DISTANCE OF 401.12 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT:	MCALLEN CITY MANAGER
2. THENCE, N 90° 00' 00" E A DISTANCE OF 516.04 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 90° 00' 00" E A DISTANCE OF 0.30' FEET, FOR THE NORTHEAST CORNER OF THIS TRACT:	
3. THENCE, S 49° 03' 03" W A DISTANCE OF 605.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.290 ACRES OF LAND, MORE OR LESS.	STATE OF TEXAS
	COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED <u>ROEL "ROY" RODRIGUEZ</u> KNOWN TO
	ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 20
	NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
	MY COMMISSION EXPIRES:
	TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS
	RESPONSIBILITIES AND NOTES INDICATED HEREIN.
GENERAL NOTES : 1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN . COMMUNTY	MIKE RHODES, CHAIRMAN OF TRES LAGOS PUBLIC IMPROVEMENT DISTRICT 200 S. 10TH ST., STE. 1400 McALLEN, TEXAS 78501
 PANEL NUMBER 480334 0295 D, MAP REVISED: JUNE 06, 2000; MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT. 	HIDALGO COUNTY, TEXAS
3. MINIMUM SETBACKS SHALL BE: FRONT: IN ACCORDANCE WITH ZONING ORDINANCE, OR INLINE WITH EXISTING STRUCTURES, OR APPROVED SITE PLAN, OR GREATER FOR EASEMENTS, WHICHEVER IS	STATE OF TEXAS COUNTY OF HIDALGO
GREATER APPLIES REAR : IN ACCORDANCE WITH ZONING ORDINANCE. OR APPROVED SITE PLAN. OR GREATER FOR EASEMENTS. WHICHEVER IS GREATER APPLIES.	BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME 1S SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED
<u>SIDES:</u> IN ACCORDANCE WITH ZONING ORDINANCE, OR APPROVED SITE PLAN, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. 4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 12,562 CUBIC FEET (0.288 ac-ft). STORM WATER RUNOFF GENERATED	THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 202
 5. AN ENGINEERED DRAINAGE DETENTION PLAN. APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF MCALLEN PRIOR TO 	NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:
 AN ENGINEERED DRAINAGE DETENTION PLAN, AFPROVED BY THE ENGINEERING DEPARTMENT SHALE BE SUBMITTED AND AFPROVED BY CITY OF MICALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT. 6. CITY OF MCALLEN BENCHMARK: NUMBER MC22, TOP OF 30" ALUMINUM PIPE WITH A 3-14" 	
BRASS MONUMENT CAP TOP AT THE NORTHWEST CORNER OF THE INTERSECTION OF WALLACE ROAD AND 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16653575.4252, 1063531.96275, ELEV.= 135.74	STATE OF TEXAS COUNTY OF HIDALGO:
7. NO BUILDING ALLOWED OVER ANY EASEMENT.	I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
 4 FOOT MINIMUM WIDE SIDEWALK IS REQUIRED ON N. SHARY ROAD. 6 FT. BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES. 	MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.	MARIO A. REYNA, P.E. # 117368 DATE DATE PREPARED: 09/15/2022 DATE ENGINEERING JOB No. 22148 DATE
11. PRIVATE TECHNOLOGY EASEMENT: DECLARANT RESERVES A TECHNOLOGY EASEMENT AS SHOWN ON THIS PLAT FOR PRIVATE USE FOR TECHNOLOGY UTILITIES, INCLUDING ALL CABLE, FIBER OR OTHER TRANSPORT MEDIA FOR TECHNOLOGY SERVICES.	MARIO A. REYNA
12. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVOR. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVOR AND IS EXCLUSIVE.	STATE OF TEXAS COUNTY OF HIDALGO:
13. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.	I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF <u>FIRE STATION NO. 8</u> , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 04-22-22, AND THAT IT IS A
 14. UNITED IRRIGATION DISTRICT NOTES: ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL. 	TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.
 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 	ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE
 NO PERMIANENT STRUCTORE, UTILITY POLE, HOLE, WALL, PENCE, 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 	SURVEY JOB No. 22482.08
DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.	SURVESSION SURVESSION
THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE	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
IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED	APPROVAL IS REQUIRED.
PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE OWNER (OR IF CONVEYED TO A PROPERTY OWNERS ASSOCIATION, THE ASSOCIATION) THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE FAMILY CHURCH AT TRES LAGOS SUBDIVISION, RECORDED AS DOCUMENT NUMBER, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL	MAYOR, CITY OF McALLEN
DEVELOPMENT RECORDED AS DOCUMENT NUMBER 282159, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/OWNER OR THE PROPERTY OWNER'S ASSOCIATION PURSUANT TO THE	ATTESTED BY:
REQUIREMENTS OF SECTION 134-168. AS APPLICABLE, THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.	CITY SECRETARY DATE
	I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.
	CHAIRMAN, PLANNING COMMISSION DATE
	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
ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS ARE PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.	RAUL E. SESIN, P.E., C.F.M. DATE
I, SHERILYN DAHLBERG, HEREBY CONDITONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE FIRE STATION NO. 8 SUBDIVISION LOCATED AT THE CITY OF MISSION IN HIDALGO COUNTY, TEXAS, SUBJECT TO	GENERAL MANAGER
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.	
AND FEDERAL AGENCIES	ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK
CORPORATION EXCLUSIVE EASEMENT.	B HUNT INC. ON:AT AM/PM
	NGINEERS • SURVEYORS INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
GENERAL MANAGER PH: (956) 381-098	- EDINBURG, TX 78541 1 - FAX: (956) 381-1839 - www.meldenandhunt.com BY: DEPUTY

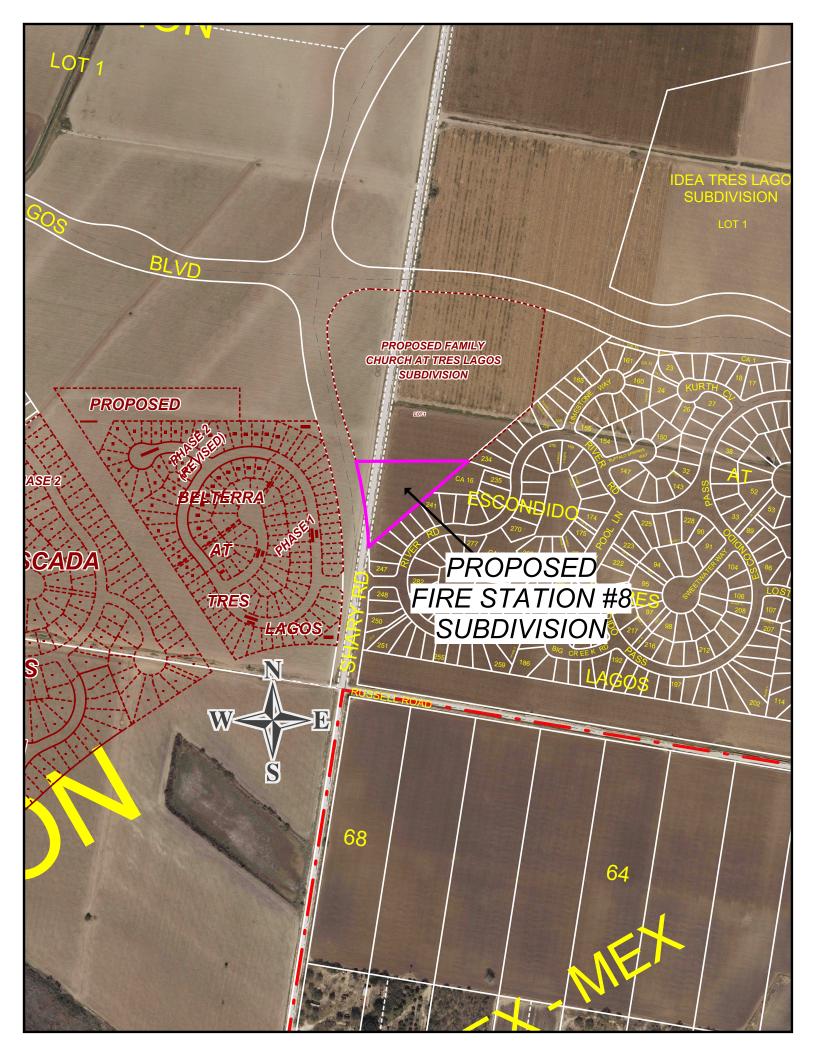


Reviewed On: 5/11/2023

SUBDIVISION NAME: FIRE STATION NUMBER 8	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
 N. Shary Road: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: both sides Revisions Needed: -Please provide how existing ROW was dedicated on plat prior to recording. -Label existing ROW dedications, from centerline, total, etc. on both sides, prior to recording **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording. 	Required
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	NA
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	NA
* 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 in all non-residential zoning districts. Revision Required: - Please provide plat note "A minimum 24 ft. private service drive easement as may be required will be established as part of the site plan and will be maintained by the lot owners." Finalize Private Service Drive Easement requirements/wording for note prior to recording. **Alley/ service drive easement will be reviewed at time of site plan for conditional use permit. ***Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: In accordance with the Zoning Ordinance or inline with existing structures, or approved site plan, or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance, or approved site plan, or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied

* Sides: In accordance with the Zoning Ordinance, or approved site plan, or greater for easements, whichever is greater applies. ***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. **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 along N. Shary Road. *Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize note requirements prior to final. **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. **A conditional use permit for a institutional use is required for the proposed use in the C-4 District, a overall site plan required as part of CUP process for a institutional use. ***A conditional use permit for a institutional use for a Fire Station was approved for life of use at the City Commission meeting of January 23,2023. 	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed.	Applied
****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	

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-4 (commercial industrial) District Proposed: C-4 (commercial industrial) District **A conditional use permit for a institutional use for a Fire Station was approved for life of use at the City Commission meeting of January 23,2023. ***Zoning Ordinance: Article V	Compliance
 * Rezoning Needed Before Final Approval **A conditional use permit for a institutional use for a Fire Station was approved for life of use at the City Commission meeting of January 23,2023. ****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 City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Completed
 * 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. **Site plan must be approved by staff prior to building permit issuance. ***A conditional use permit for a institutional use for a Fire Station was approved for life of use at the City Commission meeting of January 23,2023. ****At the Planning and Zoning Commission meeting of October 18, 2022, the board approved the subdivision in preliminary form subject to conditions noted, drainage, and utility approvals.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



City of McAllen Planning Department

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

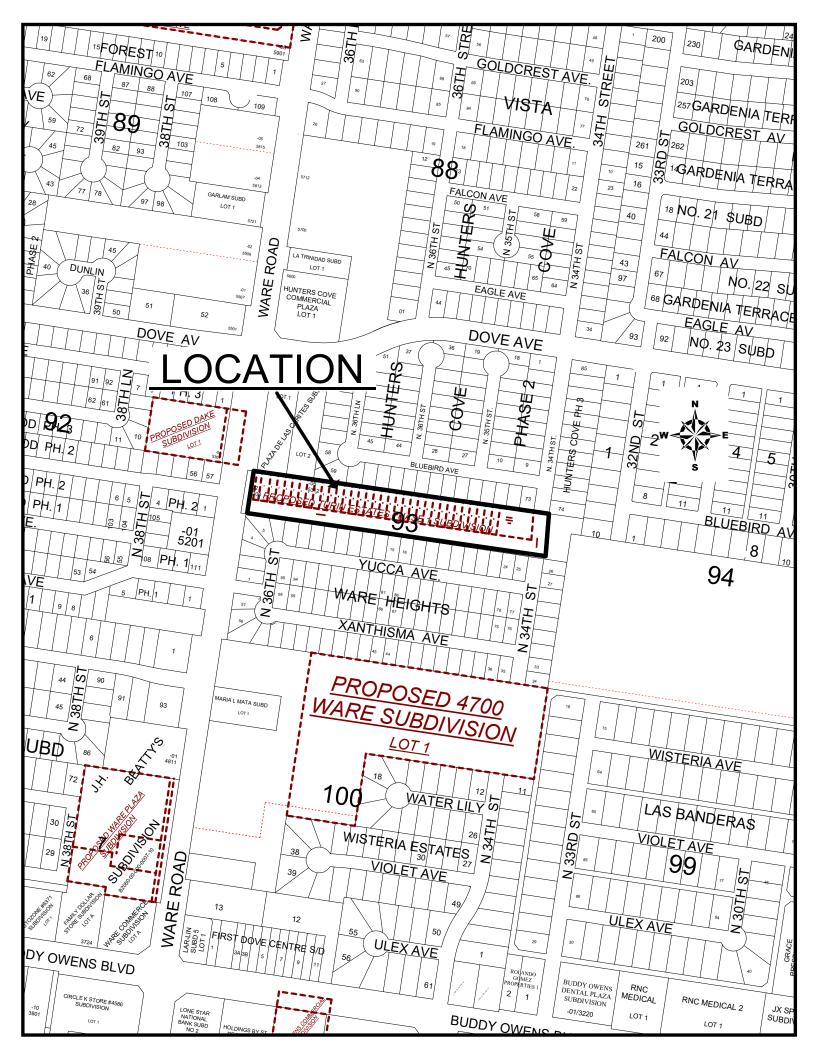
	Subdivision Name Turin Estates Phase I		
	Location 460 South of Dove Avenue		
	City Address or Block Number 5200 N. WARE RD		
_	Number of Lots 32 Gross Acres 4.43 Net Acres 4.43 ETJ DYes No		
Project Information	Existing Zoning <u>R3T</u> Proposed Zoning <u>Same</u> Rezoning Applied for DYes No Date		
Iforn	Existing Land Use Open Proposed Land Us	seResidential Irrigation District #	
sct Ir	Replat □Yes gNo Commercial Residential _	<u>x</u>	
roje	Agricultural Exemption □Yes □No Estimated	Rollback Tax Due	
-	Parcel # Tax Dept. Review		
	Water CCN ⊠MPU □Sharyland Water SC Othe		
	A 4.769 Acre Tract of Land out of Lot 9 Legal Description Construction Company Subdivision	93, La Lomita Irrigation and	
ъ	Name Turin Ventures, LLC	Phone	
Owner	Address 4900 N 10th St Ste. B8	E-mail	
	City McAllen State TX	Zip	
Sr.	Name Troyo Construction, LLC	Phone	
lope	Address 4900 N 10th St. Ste B6		
Developer	City McAllen State TX	Zip	
	Contact Person Eduardo Gamba		
	Name Quintanilla Headley & Associates Inc.	Dhone (956) 381 6480	
igineer	Name Quintanilla, Headley & Associates, Inc. Address 124 E. Stubbs	E-mail alfonsoq@qha-eng.com	
ngin	City Edinburg State TX		
Ē	Contact Person Alfonso Quintanilla, P.E.		
2	Name Quintanilla, Headley & Associates, Inc.	Phone	
Surveyor	Address 124 E. Stubbs	E-mail_alfonsoq@qha-eng.com	
Sun	City _Edinburg StateX	Zip _78539	
		ENTEREI	

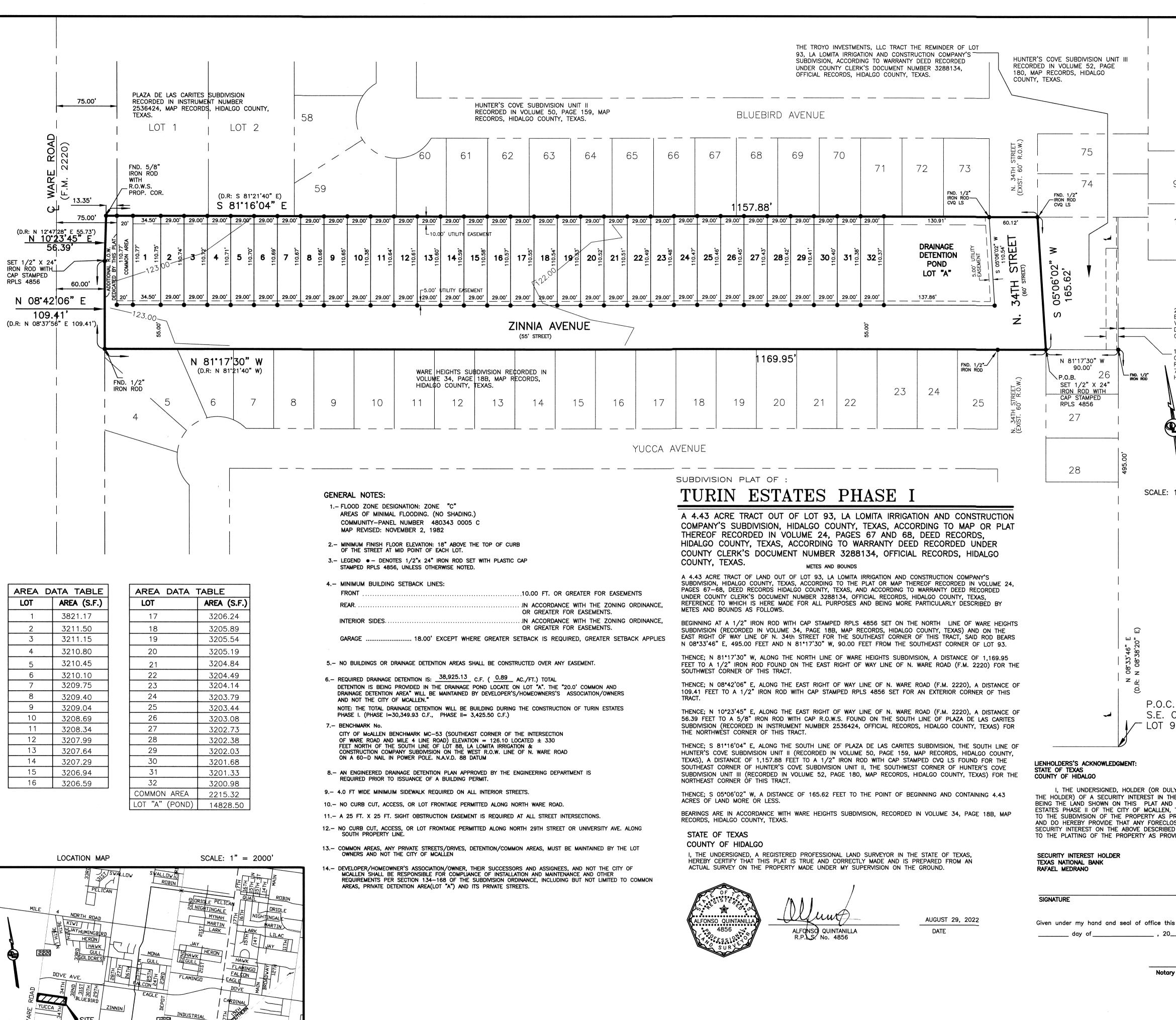
60

SEP 09 2022

Initial: DM

-	Descrete and Dist Outpreitted			
Minimum Developer's Requirements Submitted with Application	 In Person Submittal Requirements \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) Title Report 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (identifying owner on application) AutoCAD 2005 DWG file and PDF of plat Letter of Authorization from the owner (if applicable) Proof of authority of person signing application on behalf of partnership/corporation (if applicable) 	t Submittal <u>Email Submittal Requirements</u> \$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 Develo	 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	if applicable); or I am authorized by the actual or written evidence of such authorization. Signature Dr Rrint Name Dr Owner Authorized Agent P	rty described above and (include corporate name wher to submit this application and have attached ate $08/19/22$		







QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS 124 E. STUBBS ST. EDINBURG, TEXAS 78539 ENGINEERING REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS • PHONE 956-381-6480 FAX 956-381-0527 ALFONSOQ@QHA-ENG.COM

STATE OF TEXAS COUNTY OF HIDALGO	
TURIN ESTATES PHASE I TO THE CITY OF HEREBY DEDICATE TO THE USE OF THE PUB	E LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, LIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS,
EASEMENTS, WATER LINES, SEWER LINES, STO INSTALLED OR WHICH I (WE) WILL CAUSE TO OTHERWISE TO BE INSTALLED OR DEDICATED MCALLEN, ALL THE SAME FOR THE PURPOSE	DRM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF S THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON TH
EDUARDO GAMBA MEMBER OF TROYO INVESTMENTS, LLC 4900 N. 10TH STREET STE B6 McALLEN, TEXAS 78504	DATE
STATE OF TEXAS COUNTY OF HIDALGO	
EDUARDO GAMBA, M proved to me through her Texas Departme name is subscribed to the foregoing instru- the statements therein are true and corre	EMBER OF TROYO INVESTMENTS, LLC nt of Public Safety Driver License to be the person whose ment, who, being by me first duly sworn, declared that ct and acknowledged that she executed the same for the
Given under my hand and seal of office t	his day of, 20
CLARISSA ANNETTE QUINTANILLA Notary ID #129615255 My Commission Expires November 04, 2025	CLARISSA ANNETTE QUINTANILLA- NOTARY PUBLIC
MCALLEN , TEXAS, HEREBY CE	ANNING AND ZONING COMMISSION OF THE CITY OF RTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO GULATIONS OF THIS CITY WHEREIN MY APPROVAL
CHAIRMAN, PLANNING COMMISSION	DATE
SUBDIVISION PLAT CONFORMS TO ALL REQ	OF McALLEN , HEREBY CERTIFY THAT THIS UIREMENTS OF THE SUBDIVISION REGULATIONS OF JIRED.
MAYOR	DATE
ST: CITY SECRETARY	DATE
NO IMPROVEMENTS OF ANY KIND SHALL B OR EASEMENTS WITHOUT THE EXPRESSED	E PLACED UPON H.C.I.D. NO. 1 RIGHTS—OF—WAY WRITTEN PERMISSION OF THE H.C.I.D. NO. 1
SECRETARY	PRESIDENT
HEREBY CERTIFY THAT THE PROPER E	DFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO NGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO
MARQ	
MARCO A. GONZALEZ P.E. No. 120016	DATE MARCO A. GONZALEZ
THIS SUBDIVISION COMPLY WITH THE M TEXAS WATER CODE 49.211(C). THE THE DRAINAGE STRUCTURES DESCRIBE ON GENERALLY ACCEPTED ENGINEERING AND HIS ENGINEER TO MAKE THEIR DI	
RAUL SESIN, P.E., C.F.M. GENERAL MANAGER	DATE
	STRUMENT COUNTY COUPERING
	FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK
	HIDALGO COUNTY ARTURO GUAJARDO, JR.
	COUNTY OF HIDALGO I (WE), THE UNDERSIGNED, OWNER(S) OF THE TURIN ESTATES PHASE J TO THE CITY OF HEREBY DEDICATE TO THE USE OF THE PUBLICABLE AUTHOR AREADY DEDICATE TO THE USE OF THE PUBLICABLE AUTHOR STATE OF TEXAS 78504 STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, the undersigned notary public, <u>EDUARDO GAMEA</u> MEDIER OF TROYO INVESTMENTS, LLC 4900 N. 10TH STREET STE B6 MICALEN, TEXAS 78504 STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, the undersigned notary public, <u>EDUARDO GAMEA</u> MEDIER OF TROYO INVESTMENTS, LLC 4900 N. 10TH STREET STE B6 MICALEN, TEXAS 78504 STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, the undersigned notary public, <u>EDUARDO GAMEA</u> MEDIER OF TROYO INVESTMENTS, LLC 4900 N. 10TH STREET STE B6 MICALEN, TEXAS 78504 STATE OF TEXAS GUINE OF HIDALGO I, THE UNDERSIGNED, CHAIRMAN OF THE PL MICALEN TEXAS, HEREBY OE ALL REQUIRED. CHAIRMAN, PLANNING COMMISSION I, THE UNDERSIGNED, CHAIRMAN OF THE PL MICALEN TEXAS, HEREBY OE ALL REQUIRED. CHAIRMAN, PLANNING COMMISSION I, THE UNDERSIGNED, MAYOR OF THE CITY SUBDIMISION PLAT CONFORMS TO ALL REQUIRED. CHAIRMAN, PLANNING COMMISSION I, THE UNDERSIGNED, MAYOR OF THE CITY SUBDIMISION PLAT CONFORMS TO ALL REQUIRED. CHAIRMAN, PLANNING COMMISSION I, THE UNDERSIGNED MAYOR OF THE CITY SUBDIMISION PLAT CONFORMS TO ALL REQUIRED. CHAIRMAN, PLANNING COMMISSION I, THE UNDERSIGNED, MAYOR OF THE CITY SUBDIMISION PLAT CONFORMS TO ALL REQUIRED. CHAIRMAN, PLANNING COMMISSION I, THE UNDERSIGNED, A LICENSED PROVID MAYOR ST: CITY SECRETARY THIS PLAT APPROVED BY HIDALGO COUNTY DAY OF



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed	On:	5/11	/2023
I CONCOCU	011.	0/11	/2020

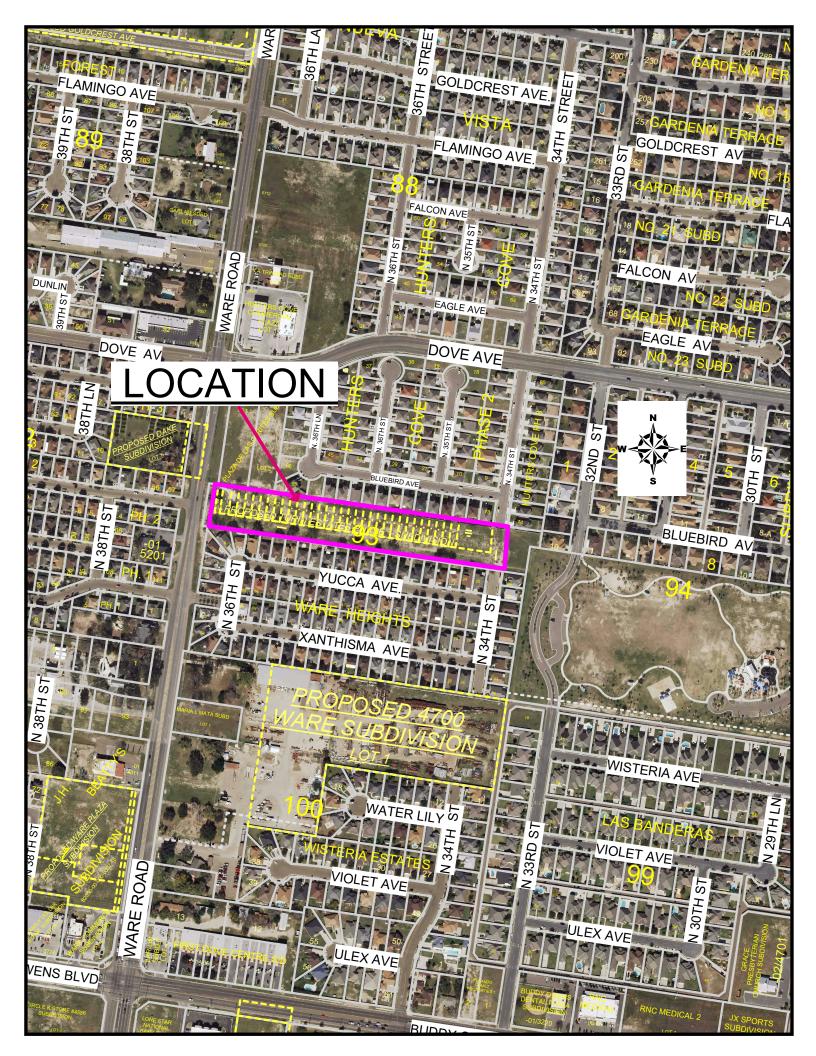
QUIREMENTS	
REETS AND RIGHT-OF-WAYS	
North Ware Road: Dedication as needed for 75 ft. from centerline for 150 total ROW. Paving: By the State Curb & gutter: By the State. Revisions Needed: -Label existing ROW dedications, from centerline, total, etc. -Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for North Ware Road. -Add "North" to all Ware Road references. -Finalize ROW requirements prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Required
Zinnia Avenue: 60 ft. of total ROW dedication. Paving: 40 ft. Curb & gutter: Both Sides. *Current subdivision layout does not comply with required ROW dedication requirements, please revise accordingly prior to final. If no changes please submit variance request for ROW dedication for Zinnia Avenue. Engineer submitted a variance application on December 1, 2022 requesting to dedicate 55 ft. of ROW with a 5 ft. Utility Easement instead of the required 60 ft. Engineer submitted a variance application on December 1, 2022 requesting a offset of 46.50 ft. instead of the required 125 ft. from centerline to centerline for street jogs.(134-105(d)). At the Planning and Zoning Commission meeting of December 20,2022 the Planning and Zoning Commission recommended approval of the Variance to the ROW and Street Jog requirements and at the City Commission meeting of February 13th,2023, the variance request to the Street Jog requirements was approved. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Applied
North 34th Street: 60 ft. of total ROW dedication. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: -Provide ROW dimension at SE corner at connection with existing street, finalize prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Required
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	NA
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
 * 900 ft. Block Length for R-3 Zone Districts. *Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. Engineer submitted a variance application on December 1,2022, requesting a variance to the 900ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. **Subdivision Ordinance: Section 134-118 	Applied

requirements may apply at time of site plan review

* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. Pending Items: -As per Public Works Department approved to proceed with residential curbside collection under the condition of installing the no parking signs along the north side of the street to allow for proper trash collection. Finalize prior to recording **Alley/service drive easement required for commercial and multi-family properties. ***Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: Proposing 10.00 ft. or greater for easements. ****Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: Not Applicable **Current subdivision layout does not propose any buildable lots abutting a street, if layout changes and buildable lot abuts a street intersection, the corner setback note will be required. **Zoning Ordinance: Section 138-356	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
SIDEWALKS	
 * 5 ft. wide minimum sidewalk required along North Ware Road and 4 ft. wide minimum sidewalk required on Zinnia Avenue and North 34th Street. Revisions Needed: -Revise note#9 as shown above prior to recording. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. ****Please finalize plat note prior to recording. ****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 and along North Ware Road. Revisions Needed: -Add note as shown above prior to recording. **Landscaping Ordinance: Section 110-46 	Required
 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Add note as shown above prior to recording. 	Required
***Landscaping Ordinance: Section 110-46	

NOTES	
 * No curb cut, access, or lot frontage permitted along North Ware Road. Revisions Needed: -Remove note #12, as it appears to not correspond to this development, finalize prior to recording. ***Must comply with City Access Management Policy 	Required
 * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. ***Zoning Ordinance: Section 138-210. 	Applied
 * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Revise note #13,as applicable as some items do not apply to this development, finalize note wording prior to recording. 	Required
* 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 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 ****Subdivision Ordinance: Section 134-168 	Required
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
 * Lots fronting public streets. Pending Items: -Common areas must be at least 25 ft. please revise lot width for "common area", finalize prior to recording. -Property on the East side of N.34th Street along plat boundary not included as part of subdivision layout, clarify development status prior to recording. ***Subdivision Ordinance: Section 134-1 	Required
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied

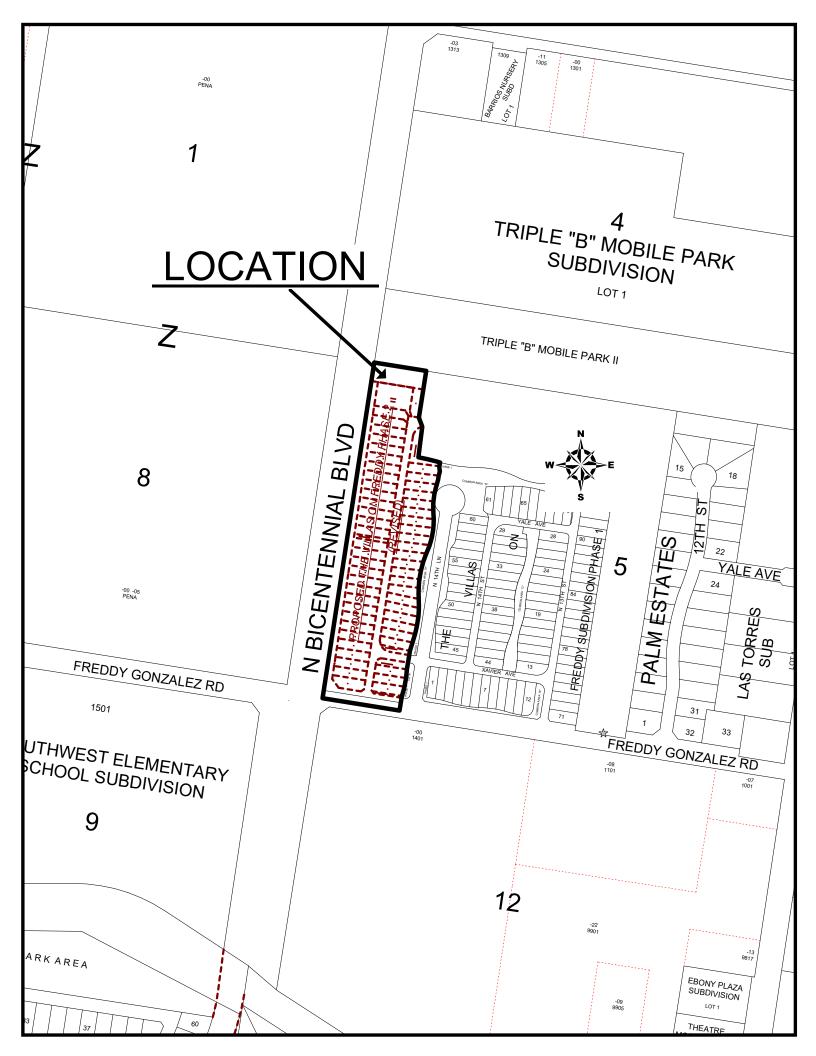
ZONING/CUP	
 * Existing : R3-T(townhouse residential) District Proposed : R3-T(townhouse residential) District **Rezoning to R3-T approved by Planning and Zoning Board at their P&Z meeting of November 16, 2021 and by City commission on December 13, 2021. ***Zoning Ordinance: Article V 	Complete
 * Rezoning Needed Before Final Approval **Rezoning to R3-T approved by Planning and Zoning Board at their P&Z meeting of November 16, 2021 and by City commission on December 13, 2021. ***Zoning Ordinance: Article V 	Applied
PARKS	
* Land dedication in lieu of fee. As per application submitted on September 09,2022 a total of 32 lots proposed park fees total to \$22,400 (\$700 X32 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application submitted on September 09,2022 a total of 32 lots proposed park fees total to \$22,400 (\$700 X32 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
* Pending review by the City Manager's Office. As per application submitted on September 09,2022 a total of 32 lots proposed park fees total to \$22,400 (\$700 X32 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation Approved, no TIA required.	Completed
 * 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. **Property on the East side of N.34th Street along plat boundary not included as part of subdivision layout, clarify development status prior to recording. *****Subdivision approved for a in Preliminary form subject to conditions noted in Planning review, drainage and utilities approvals at the Planning and Zoning Commission meeting of September 20,2022. ******Subdivision approved for a in Revised Preliminary form subject to conditions noted in Planning review, drainage and utilities approvals at the Planning and Zoning Commission meeting of December 20,2022. The Planning and Zoning Commission recommended approval of the Variance to the ROW and Street Jog requirements, the Variance to Service Drive requirements was tabled to allow time for Engineer to meet with staff.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF SUBDIVISON IN FINAL FORM SUBJECT TO CONDITONS NOTED AND DRAINAGE APPROVALS.	Applied

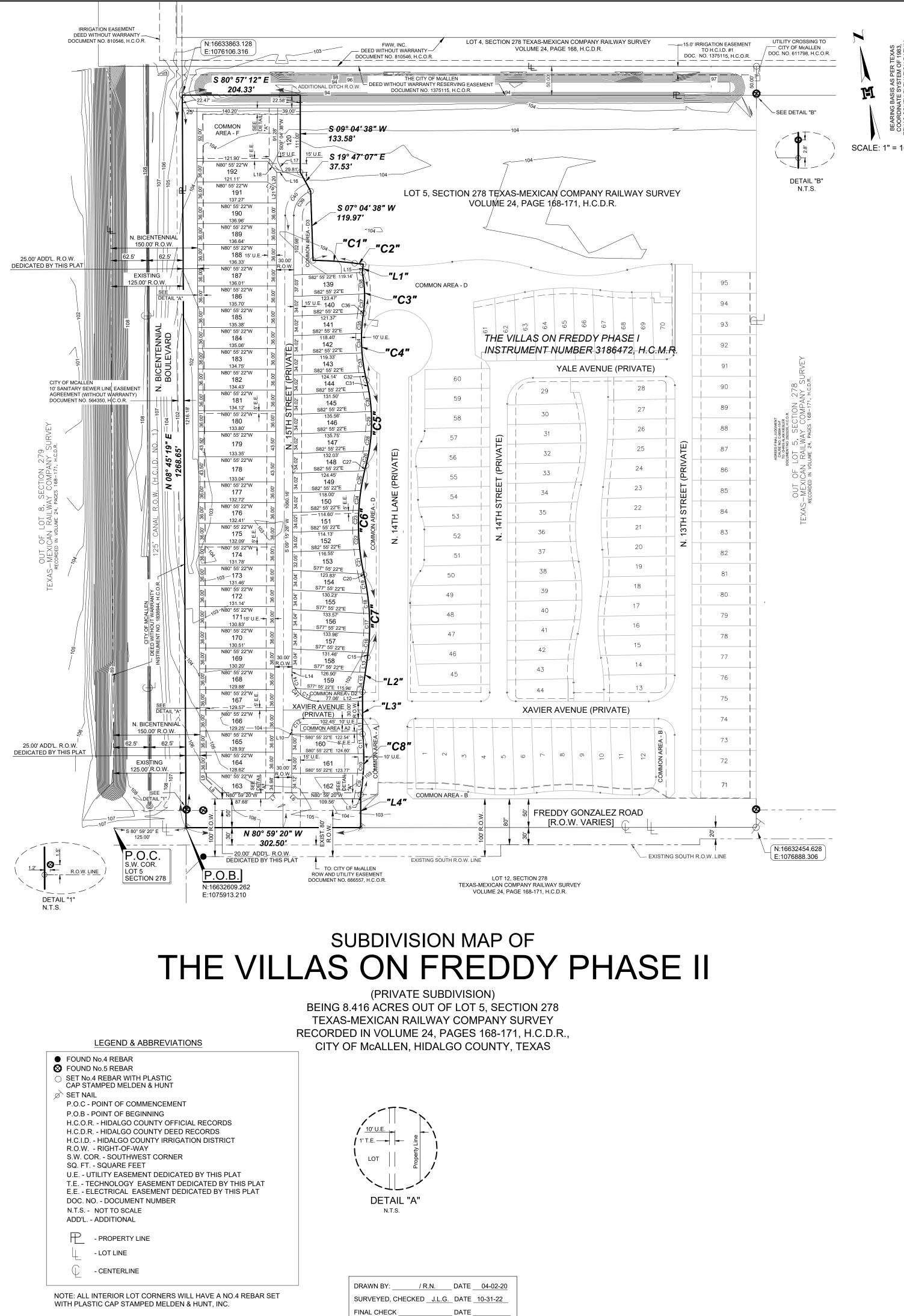


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SCA	City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 311 North 15 th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)
Project Description	Subdivision Name The UIIAS ON Fredue Product Location AEC Freday Gonzalez & Dicentennia City Address or Block Number to be determined Number of lots Freday Gonzalez & Dicentennia Existing Zoning 31 Proposed R31 Rezoning Applied For Pres ENO Date Existing Land Use Valan Proposed Land Use (EG) all the product of the second proposed Land Use (EG) all the product of the second proposed Land Use (EG) all the proposed Land Use (EG) all the proposed Land Use (EG) all the product of the proposed Land Use (EG) all the product of the proposed Land Use (EG) all the product of the
Owner	Name The Uillas ON. Freddy, LLC Phone 40 (95e) 381-0981 Address 2005. 10+14 St., Ste. 1700 City MCALLEN State TX zip 78501 E-mail 40 FKURTH QMELDEN ONDHUNT. COM
Developer	Name THEVILLA M. HILLAY, L.C. Phone 90(990) 38-098 Address 200 S. 10th St. St. 1700 City MCALLU State TX Zip 7850 Contact Person 90 Fred L. KUHL, P.E. E-mail 90 FKUTH OMEL COM
Engineer	Name Alden & HUNT, THC. Phone 956) 38-098 Address 10 W. Mc. Intwe St City EdiWhurg State Tx zip 7854 Contact Person Fred L. L. UNH P. E. E-mail FRUM @ MELOPMANDHURL.COM
Surveyor	Name Melden & Huht, FNC. Phone (956) 38 - 098 Address 15W Mc Julyre St. City Edwards State TK zip 7854

	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 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 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

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-	Z M	BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, EXAS SOUTH ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)	
		BEARING COORDIN TEXAS SO AS PER	
	SCALE: 1	" = 100'	

	BOUNDARY Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangen	
"C1"	72.13'	600.00'	006° 53' 17"	S77° 07' 29"E'	72.09'	36.11	
"C2"	15.01'	600.00'	001° 25' 59"	S74° 23' 49"E'	15.01'	7.50	
"C3"	71.37'	203.96'	020° 02' 51"	S7° 27' 58"W'	71.00'	36.05	
"C4"	116.49'	300.00'	022° 14' 51"	S6° 21' 58"W'	115.76'	58.99	
"C5"	149.09'	300.00'	028° 28' 25"	S9° 28' 45"W'	147.56'	76.12	
"C6"	190.83'	400.00'	027° 20' 02"	S10° 02' 57"W'	189.02'	97.26	
"C7"	144.44'	400.00'	020° 41' 24"	S6° 43' 38"W'	143.66'	73.02	
"C8"	105.36'	400.00'	015° 05' 29"	S10° 53' 40"W'	105.05'	52.99	

BOU	BOUNDARY Line Table					
Line #	Length	Direction				
"L1"	14.52'	S14° 53' 11"W				
"L2"	60.10'	S17° 04' 20"W				
"L3"	72.95'	S08° 55' 03"W				
"L4"	56.98'	S09° 05' 08"W				

	Lot Lii
Line #	Lengt
L5	6.98'
L6	14.11
L7	14.17
L8	42.90
L9	15.13
L10	6.89'
L11	26.83
L12	16.12
L13	25.97
L14	11.41
L15	14.52
L16	11.03
L17	21.75
L18	24.80
L19	19.00
L20	26.50
L21	26.50

LOT Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangen
C9	37.27'	400.00'	005° 20' 17"	N15° 46' 15"E'	37.25'	18.65
C10	34.02'	400.00'	004° 52' 25"	N10° 39' 54"E'	34.01'	17.02
C11	34.07'	400.00'	004° 52' 47"	N5° 47' 19"E'	34.06'	17.04
C12	31.35'	20.00'	089° 49' 10"	S54° 10' 03"W'	28.24'	19.94
C13	46.76'	45.00'	059° 32' 15"	S51° 09' 14"E'	44.69'	25.74
C14	24.07'	45.00'	030° 38' 34"	S6° 03' 49"E'	23.78'	12.33
C15	8.16'	400.00'	001° 10' 06"	N16° 29' 17"E'	8.16'	4.08
C16	34.02'	400.00'	004° 52' 23"	N13° 28' 02"E'	34.01'	17.02
C17	34.07'	400.00'	004° 52' 50"	N8° 35' 26"E'	34.06'	17.05
C18	34.38'	400.00'	004° 55' 28"	N3° 41' 17"E'	34.37'	17.20
C19	33.81'	400.00'	004° 50' 37"	N1° 11' 46"W'	33.80'	16.92
C20	1.14'	400.00'	000° 09' 48"	S3° 32' 10"E'	1.14'	0.57
C21	43.21'	400.00'	006° 11' 20"	S0° 21' 36"E'	43.18'	21.62
C22	34.03'	400.00'	004° 52' 28"	S5° 10' 18"W'	34.02'	17.02
C23	34.06'	400.00'	004° 52' 41"	S10° 02' 53"W'	34.05'	17.04
C24	34.33'	400.00'	004° 55' 05"	S14° 56' 46"W'	34.32'	17.18
C25	34.88'	400.00'	004° 59' 47"	S19° 54' 11"W'	34.87'	17.45
C26	25.97'	300.00'	004° 57' 38"	N21° 14' 09"E'	25.96'	12.99
C27	9.18'	400.00'	001° 18' 53"	S23° 03' 31"W'	9.18'	4.59
C28	34.39'	300.00'	006° 34' 03"	N15° 28' 19"E'	34.37'	17.21
C29	34.04'	300.00'	006° 30' 02"	N8° 56' 16"E'	34.02'	17.04
C30	34.13'	300.00'	006° 31' 06"	N2° 25' 42"E'	34.11'	17.08
C31	20.56'	300.00'	003° 55' 36"	N2° 47' 39"W'	20.56'	10.28
C32	13.98'	300.00'	002° 40' 14"	S3° 25' 20"E'	13.98'	6.99
C33	34.20'	300.00'	006° 31' 54"	S1° 10' 44"W'	34.18'	17.12
C34	34.02'	300.00'	006° 29' 51"	S7° 41' 36"W'	34.00'	17.03
C35	34.28'	300.00'	006° 32' 52"	S14° 12' 58"W'	34.27'	17.16
C36	0.42'	300.00'	000° 04' 50"	S17° 31' 49"W'	0.42'	0.21
C37	33.79'	200.00'	009° 40' 48"	N12° 43' 49"E'	33.75'	16.94
C38	37.17'	200.00'	010° 38' 53"	N2° 33' 59"E'	37.11'	18.64
C39	54.39'	45.00'	069° 15' 11"	S43° 53' 03"W'	51.14'	31.07
C40	70.34'	60.00'	067° 10' 10"	S42° 50' 33"W'	66.38'	39.84
C41	70.83'	45.00'	090° 10' 50"	S35° 49' 57"E'	63.74'	45.14

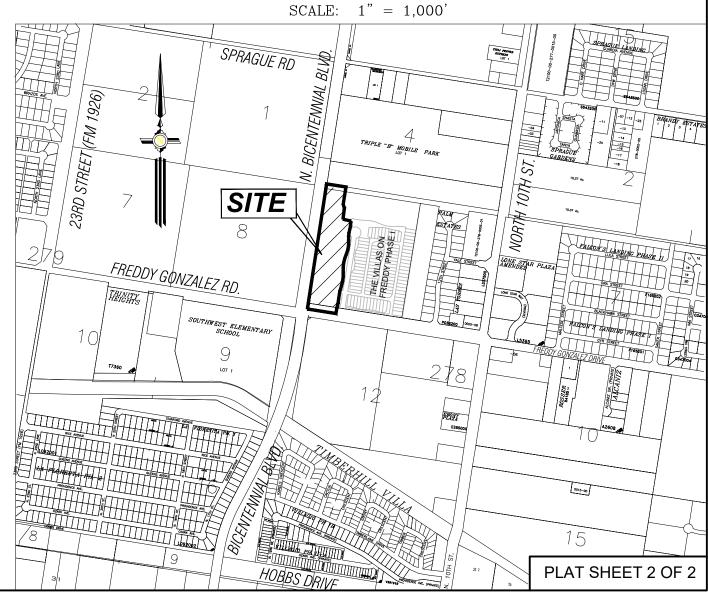


е	Table
	Direction
	N09° 05' 08"E
	S35° 51' 56"E
	N54° 08' 04"E
	N36° 37' 25"W
	S08° 45' 19"W
	S09° 15' 28"W
	S08° 55' 03"W
	S08° 55' 03"W
	N17° 04' 20"E
	S09° 15' 28"W
	N14° 53' 11"E
	N80° 55' 22"W
	N15° 55' 22"W
	N30° 55' 22"W
	N50° 55' 22"W
	S09° 15' 28"W
	S09° 15' 28"W

Lot Area Table				Lot	Area Tal	ole
Area #	SQ, FT,	Acres		Area #	SQ, FT,	Acre
120	4238.36	0.097		166	4658.67	0.10
139	4509.78	0.104		167	4670.04	0.10
140	4178.90	0.096		168	4681.41	0.107
141	4064.88	0.093		169	4692.77	0.108
142	4030.54	0.093		170	4704.14	0.108
143	4127.88	0.095		171	4715.51	0.108
144	4349.16	0.100		172	4726.87	0.109
145	4551.21	0.104		173	4738.24	0.109
146	4623.36	0.106		174	4749.61	0.109
147	4563.64	0.105		175	4760.97	0.109
148	4368.64	0.100		176	4772.34	0.110
149	4112.80	0.094		177	4783.71	0.110
150	3945.75	0.091		178	5794.05	0.133
151	3880.09	0.089		179	5810.64	0.133
152	3913.35	0.090		180	4822.54	0.11
153	4460.86	0.102		181	4833.91	0.11
154	4327.87	0.099		182	4845.27	0.11
155	4492.97	0.103		183	4856.64	0.11 ⁻
156	4556.27	0.105		184	4868.01	0.112
157	4520.49	0.104		185	4879.37	0.112
158	4393.43	0.101		186	4890.74	0.112
159	4190.05	0.096		187	4902.11	0.113
160	4209.69	0.097		188	4913.47	0.113
161	4230.49	0.097		189	4924.84	0.113
162	5305.01	0.122		190	4936.21	0.113
163	5278.23	0.121		191	4869.27	0.112
164	4635.94	0.106		192	4885.21	0.112

Common Area Table					
Area #	SQ, FT,	Acres			
A2	3200.22	0.075			
D2	1967.33	0.045			
D3	5978.32	0.137			
F	13151.97	0.302			

LOCATION MAP



GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN . COMMUNTY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;

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

3. MINIMUM SETBACKS SHALL BE: AS FOLLOWS OR GREATER FOR EASEMENTS.

FRONT:

LOT 120 SHALL BE 20 FEET (FRONTING SOUTH) LOTS 139-162 SHALL BE 10 FEET (FRONTING EAST) LOTS 163-192 SHALL BE 20 FEET (FRONTING EAST)

REAR:

LOT 120 SHALL BE 10 FEET (NORTH)

LOTS 139-162 SHALL BE 23 FEET (GARAGE WEST) LOTS 163-192 SHALL BE 10 FEET (WEST)

SIDE CORNER:

5 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES:

LOT 120 SHALL BE 3 FEET EAST SIDE AND 7 FEET WEST SIDE LOTS 139-162 SHALL BE 7 FEET SOUTH SIDE AND 3 FEET NORTH SIDE LOTS 163-192 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE

GARAGE 20 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 44.044 C.F. (1.001 ac-ft). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
- 5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF MCALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 6. CITY OF McALLEN BENCHMARK: NUMBER MC46, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP TOP LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF N. 10TH STREET AND FREDDY GONZALEZ, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 96) N=16632426.4526, E=1077730.38009, ELEV.=104.17
- 7. NO STRUCTURES ALLOWED OVER ANY EASEMENT.
- 8. 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 9. 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG FREDDY GOZALEZ ROAD AND N. BICENTENNIAL BLVD.
- 10. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG FREDDY GONZALEZ ROAD AND/OR N. BICENTENNIAL BLVD.
- 11. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- 12. NO DWELLINGS SHALL BE ALLOWED IN ANY COMMON AREAS.
- 13. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALKS & TRAILS PLAN.
- 14. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
- 15. COMMON OR DETENTION AREAS AND PRIVATE STREETS/ALLEYS AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF McALLEN
- 16. 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.
- 17. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAS ON FREDDY PHASE II, RECORDED AS DOCUMENT NUMBER , HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION. MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN. INCLUDING BUT NOT LIMITED TO THE COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- 18. A 25-FOOT BY 25-FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS, AND 10-FOOT BY 10-FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
- 19. ALL EASEMENTS SHOWN IN PLAT ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
- 20. 4-FOOT WIDE MINIMUM SIDEWALK REQUIRED ON FREDDY GONZALEZ ROAD AND N. BICENTENNIAL BLVD.
- 21. COMMON AREAS A2, D2, D3 AND F ARE TO BE FOR LANDSCAPING PURPOSES ONLY AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS\HOA AND NOT THE CITY OF McALLEN.
- 22. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES ONTO RHODES DEVELOPMENT, INC. A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPARENT MEDIA, REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING, BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

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. TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, WHICH SAID 8.416 HIDALGO COUNTY DRAINAGE DISTRICT NO.1 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3022928, HIDALGO COUNTY OFFICIAL RECORDS; SAID 8.416 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: RAUL E. SESIN, P.E., C.F.M. DATE GENERAL MANAGER THENCE, S 80° 59' 20" E ALONG THE SOUTH LINE OF SAID LOT 5. SECTION 278 AND WITHIN THE EXISTING FREDDY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED IN INSTRUMENT NUMBER 1838944, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF 16633863.128, EASTING: 1076106.316] FOR THE NORTHWEST CORNER OF THIS TRACT; THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON TRACT: THIS THE _____ DAY OF ______ 20____ HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID No. 1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID No. 1 PRESIDENT SECRETARY THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 20°02' 51", A RADIUS OF 203.96 FEET, AN ARC 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 LENGTH OF 144.44 FEET, A TANGENT OF 73.02 FEET, AND A CHORD THAT BEARS S 06° 43' 38" W, A DISTANCE OF 143.66 FEET APPROVAL IS REQUIRED. MAYOR, CITY OF McALLEN DATE ATTESTED BY: CITY SECRETARY DATE SECTION 278, FOR THE SOUTHEAST CORNER OF THIS TRACT; 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. DATE CHAIRMAN, PLANNING AND ZONING COMMISSION STATE OF TEXAS COUNTY OF HIDALGO WE, THE UNDERSIGNED, LIEN HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VILLAS ON FREDDY PHASE II, OF THE CITY OF MCALLEN, TEXAS, 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. JOE QUIROGA. TRUSTEE TEXAS NATIONAL BANK 4908 SOUTH JACKSON ROAD EDINBURG, TEXAS 78539

METES AND BOUNDS DESCRIPTION: ACRES BEING A PART OR PORTION OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING ACRES ARE OUT OF A CERTAIN TRACT THAT WAS CONVEYED TO THE VILLAS ON FREDDY, LLC, BY VIRTUE OF A SPECIAL COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 278 AND BEING WITHIN THE EXISTING FREDDY GONZALEZ ROAD; GONZALEZ ROAD, A DISTANCE OF 125.00 FEET TO A NAIL SET [NORTHING: 16632609.262, EASTING: 1075913.210] FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,268.65 FEET TO A NO. 4 REBAR SET, [NORTHING: 6. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 06° 53' 17", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 72.13 FEET, A TANGENT OF 36.11 FEET, AND A CHORD THAT BEARS S 77° 07' 29" RADIUS OF 600.00 FEET, AN ARC LENGTH OF 15.01 FEET, A TANGENT OF 7.50 FEET, AND A CHORD THAT BEARS S 74° 23' 49" TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT; TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT: LENGTH OF 149.09 FEET, A TANGENT OF 76.12 FEET, AND A CHORD THAT BEARS S 09° 28' 45" W, A DISTANCE OF 147.56 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT; TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT; TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT; LENGTH OF 105.36 FEET, A TANGENT OF 52.99 FEET, AND A CHORD THAT BEARS S 10° 53' 40" W. A DISTANCE OF 105.05 FEET 17. THENCE, S 09° 05' 08" W AT A DISTANCE OF 26.98 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 56.98 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 5, 18. THENCE, N 80° 59' 20" W ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING FREDDY GONZALEZ ROAD, A DISTANCE OF 302.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.416 ACRES OF LAND, MORE

A TRACT OF LAND CONTAINING 8.416 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 8.416 1. THENCE, N 08° 45' 19" E ALONG THE EAST LINE OF A CERTAIN TRACT THAT WAS CONVEYED THE CITY OF MCALLEN, BY 2. THENCE, S 80° 57' 12" E A DISTANCE OF 204.33 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS 3. THENCE, S 09° 04' 38" W A DISTANCE OF 133.58 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT 4. THENCE, S 19° 47' 07" E A DISTANCE OF 37.53 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT 5. THENCE, S 07° 04' 38" W A DISTANCE OF 119.97 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT E A DISTANCE OF 72.09 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT 7. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 01° 25' 59", A E A DISTANCE OF 15.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT 8. THENCE, S 14° 53' 11" W A DISTANCE OF 14.52 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT; LENGTH OF 71.37 FEET, A TANGENT OF 36.05 FEET, AND A CHORD THAT BEARS S 07° 27' 58" W, A DISTANCE OF 71.00 FEET 10. THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 22°14'51", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 116.49 FEET, A TANGENT OF 58.99 FEET, AND A CHORD THAT BEARS S 06° 21' 58" W, A DISTANCE OF 115.76 FEET 11. THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 28°28'25", A RADIUS OF 300.00 FEET, AN ARC 12. THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 27°20'02", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 190.83 FEET, A TANGENT OF 97.26 FEET, AND A CHORD THAT BEARS S 10° 02' 57" W, A DISTANCE OF 189.02 FEET 13. THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 20°41'24", A RADIUS OF 400.00 FEET, AN ARC 14. THENCE, S 17° 04' 20" W A DISTANCE OF 60.10 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT: 15. THENCE, S 08° 55' 03" W A DISTANCE OF 72.95 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT: 16. THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 15°05'29", A RADIUS OF 400.00 FEET, AN ARC TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT; OR LESS.



SUBDIVISION MAP OF THE VILLAS ON FREDDY PHASE II

(PRIVATE SUBDIVISION) BEING 8.416 ACRES OUT OF LOT 5, SECTION 278 **TEXAS-MEXICAN RAILWAY COMPANY SURVEY** RECORDED IN VOLUME 24, PAGES 168-171, H.C.D.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE QUIROGA 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 _____

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

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLAS ON FREDDY PHASE II SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AS EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. OWENERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREAS SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE VILLAS ON FREDDY PHASE II HOMEOWNER'S ASSOCIATION. RIGHT-OF-WAY DEDICATION FOR FREDDY GONZALEZ ROAD AND N. BICENTENNIAL BLVD. IS BEING DEDICATED TO THE PUBLIC BY THIS PLAT. OWNER: THE VILLAS ON FREDDY, LLC, A TEXAS LIMITED LIABILITY COMPANY.

DATE:

DATE:

BY: RHODES ENTERPRISES, INC. (MEMBER) NICK RHODES, PRESIDENT 200 S. 10TH STREET, STE. 1700 McALLEN, TEXAS 78501

BY: RIVERSIDE DEVELOPMENT SERVICES. LLC (MEMBER) ANTONIO M. AGUIRRE, JR., MANAGER 2606 ZINNIA AVENUE,

McALLEN, TEXAS 78504

STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF HIDALGO

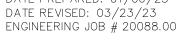
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO M. AGUIRRE, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF HIDALGO

I. THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. ____20___. DATED THIS THE _____DAY OF _____

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368 STATE OF TEXAS DATE PREPARED: 01/06/23



STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE _____DAY OF _____

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238 STATE OF TEXAS DATE SURVEYED: 03/25/2019

SURVEY JOB # 19078.08



MELDEN & HUNT, INC.

TEXAS REGISTRATION F-1435 A++++111-

×

117368



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

ON: ______AT_____ ____ AM/PM INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

_ DEPUTY



City of McAllen

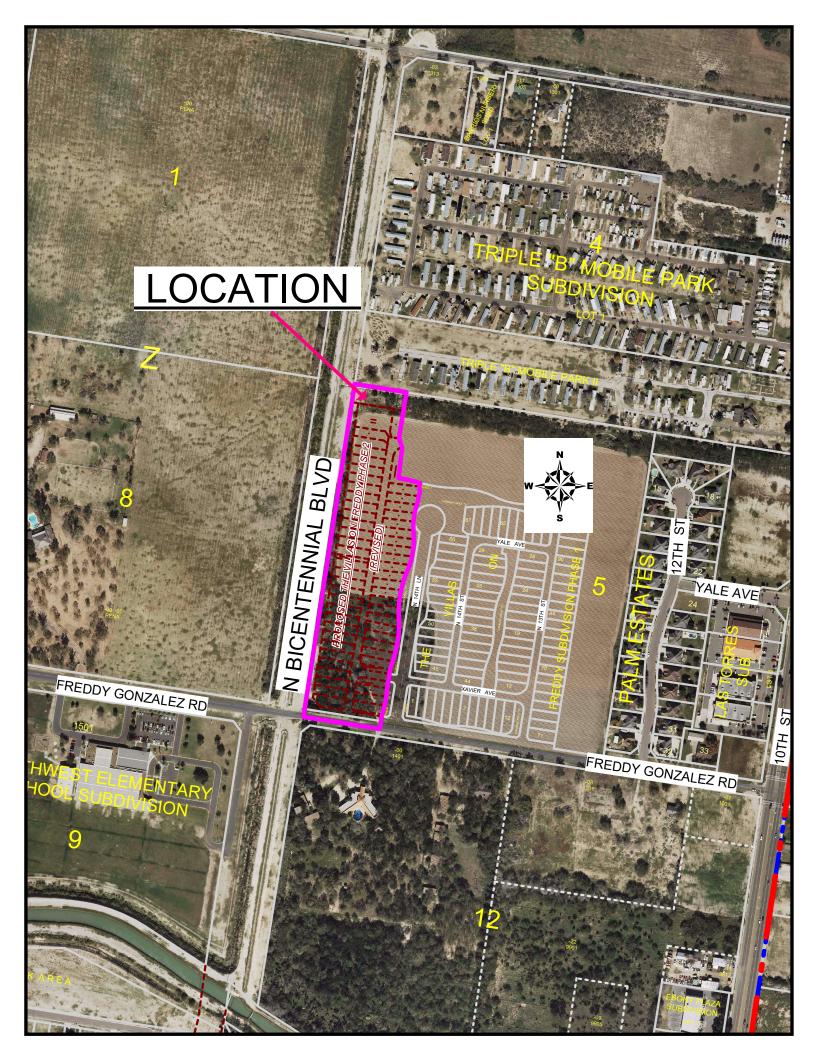
SUBDIVISION PLAT REVIEW

Reviewed On: 5/11/2023

SUBDIVISION NAME: THE VILLAS ON FREDDY PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Freddy Gonzalez Road - 20 ft. ROW dedication, for 50 ft. from center line for 100 ft. ROW Paving:65 ft. Curb & gutter: both sides. *Must escrow monies if improvements are not constructed prior to recording.	Applied
 N. 15th Street (Private), Xavier Ave. (Private), Zurich Ave. (Private): 30 ft. ROW Paving 30 ft. Curb & gutter both sides *Variance request for 30 ft. ROW width, and 30 ft. paving back to back approved by City Commission on May 13, 2019. **Fire Lanes and HOA enforcement of no parking on the streets per Fire Department requirements. 	Applied
Bicentennial Boulevard - Proposed 25 ft. additional ROW for 150.50-150.87 ft. total ROW **Engineer to clarify if improvements have been built and ROW has been acquired or dedicated. Paving: By the state Curb & gutter: Both sides	Applied
 * 800 ft. Block Length **Variance request to the 800 ft. block length requirement approved by City Commission at the May 13, 2019 meeting. 	Compliance
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: LOTS 20 SHALL BE 23 FEET (FRONTING SOUTH) LOTS 139-162 SHALL BE 10 FEET (FRONTING EAST) LOTS 163-192 SHALL BE 23 FEET (FRONTING EAST) ***Setbacks under plat note #3 must be revised as previously approved for TVOF II prior to recording. If any changes are proposed, variance might be required. ****Zoning Ordinance: Section 138-356	Required
* Rear: LOT 120 SHALL BE 10 FEET (NORTH) LOTS 139-162 SHALL BE 23 FEET (GARAGE WEST) LOTS 163-192 SHALL BE 10 FEET (GARAGE WEST) ***Plat note #3 to be revised as shown above prior to recording. ****Zoning Ordinance: Section 138-356	Required

* Interior sides: LOT 120 SHALL BE 3 FEET EAST SIDE AND 7 FEET WEST SIDE LOTS 139-162 SHALL BE 7 FEET SOUTH SIDE AND 3 FEET NORTH SIDE LOTS 163-192 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE *Plat note #3 to be revised prior to recording. **Engineer to clarify if setbacks will be modified prior to recording.	Required
****Zoning Ordinance: Section 138-356	
* Side Corner: 5 FEET, OR GREATER FOR EASEMENTS	Applied
* Garage: (Proposed) 20 ft. except where greater setback is required, greater setback applies. **Originally 23 ft. Garage setback was proposed so vehicles don't overlap over the sidewalks. Based on The sidewalks plans submitted in 2019, the sidewalks were proposed to be built along the rear side of the lots, not at the front. The engineer is asking for 20 ft. garage setback to match The Villas on Freddy Phase I Subdivision, with a proposed note as shown above. ***Setbacks under plat note #3 must be revised as previously approved for TVOF II prior to recording. If any changes are proposed, variance might be required. ******Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., Bicentennial Blvd. and both sides of all interior streets; however Engineer submitted a Walking Trails plan for the interior street which provides for sidewalks along the front of each unit. Sidewalks are located along some streets, while others are within common areas. **Variance request for sidewalk requirement approved by City Commission on May 13, 2019 as per Walking Trails Plan for the interior streets, etc. 	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 and along Freddy Gonzalez Rd. and Bicentennial Blvd.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Freddy Gonzalez Rd. and/or Bicentennial Blvd.	Required
* Site plan must be approved by the Planning and other Development Department prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	Compliance
* 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.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied

LOT REQUIREMENTS	
* Minimum lot width and lot area - All lots must be minimum 20 ft. wide and corner lot must be minimum 24 ft. wide in R-3T district.	Compliance
* Lots fronting public streets	Compliance
ONING/CUP	
* Existing : R3T Proposed: R3T	Applied
* Rezoning Needed Before Final Approval	NA
ARKS	
* Land dedication in lieu of fee* Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
 * Park Fee of \$700 to be paid prior to recording * Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019. 	Applied
 * Pending review by the Parkland Dedication Advisory Board and CC. * Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019. 	Complete
RAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. **Per Traffic Department Trip generation has been approved.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
DMMENTS	
Comments: *Must comply with City's Access Management Policy ***Gate detail must be submitted and approved, prior to recording ***Previously approved, The Villas on Freddy II, is splitting into two new phases: The Villas on Freddy Phase II and Phase III. Must comply with overall Master Plan requirements. ***The Villas on Freddy Phase II was approved in Final form at the P&Z meeting of July 7, 2020 and a 6-month extension on September 21, 2021, and revised final form at the P&Z meeting of December 21, 2021 ****Setbacks will have to be shown on plat note #3 as previously approved for TVOF II prior to final. If any changes are proposed, variance might be required.	Applied
ECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



Sub	2023-	0046	0

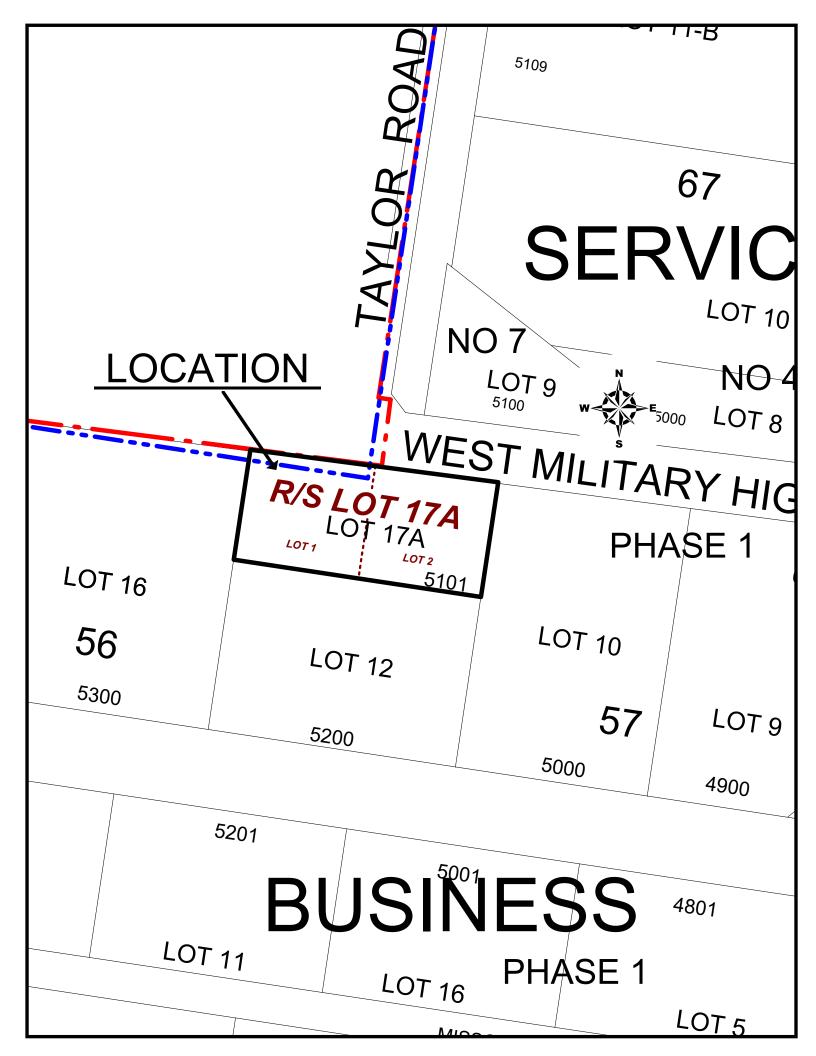
	City of McAllen <i>Planning Department</i> 311 NORTH 15 TH STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION			
Project Information	Subdivision Name Image: CEPLAT OF SHARYLAND BUSINESS PARK LOT 17A Location SZO1 MILITARY HWY MCALLEN, TX City Address or Block Number 5201 MILITARY Image: Certain State Number of Lots 2 Gross Acres 443 Net Acres ETJ DYes NO Existing Zoning 11 Proposed Zoning No Rezoning Applied for DYes No Date Existing Land Use Proposed Land Use Irrigation District # Image: Certain State Replat DYes No Commercial Residential Image: Certain State Parcel # Tax Dept. Review Image: Certain State Vater CCN DMPU Distrigation District State Image: Certain State Legal Description SHARYLAND BUSINESS PARK Lot 17A			
Owner	Name TIEILRA TECH USA Phone Address 6001 S. 3STH ST SUITE P E-mail City MCALLEN State TEXAS Zip 78503			
Developer	Name TIEIRRA TECH USA Phone Address 6001 S. 3STH ST (UITE D E-mail City MICALLEN State TEXAS Zip Contact Person			
Engineer	NameVICTOR H. TREVINOPhone(956) 424-3335Address900 S. STEWART, STE 13E-mailCityMISSIONState TEXASZipContact Person			
Surveyor	Name VICTOR H. TREVINO Phone (956) 424-3335 Address 900 S. STEWART, STE 13 E-mail City MISSION State TEXAS Zip 78572 ENTERE	D		

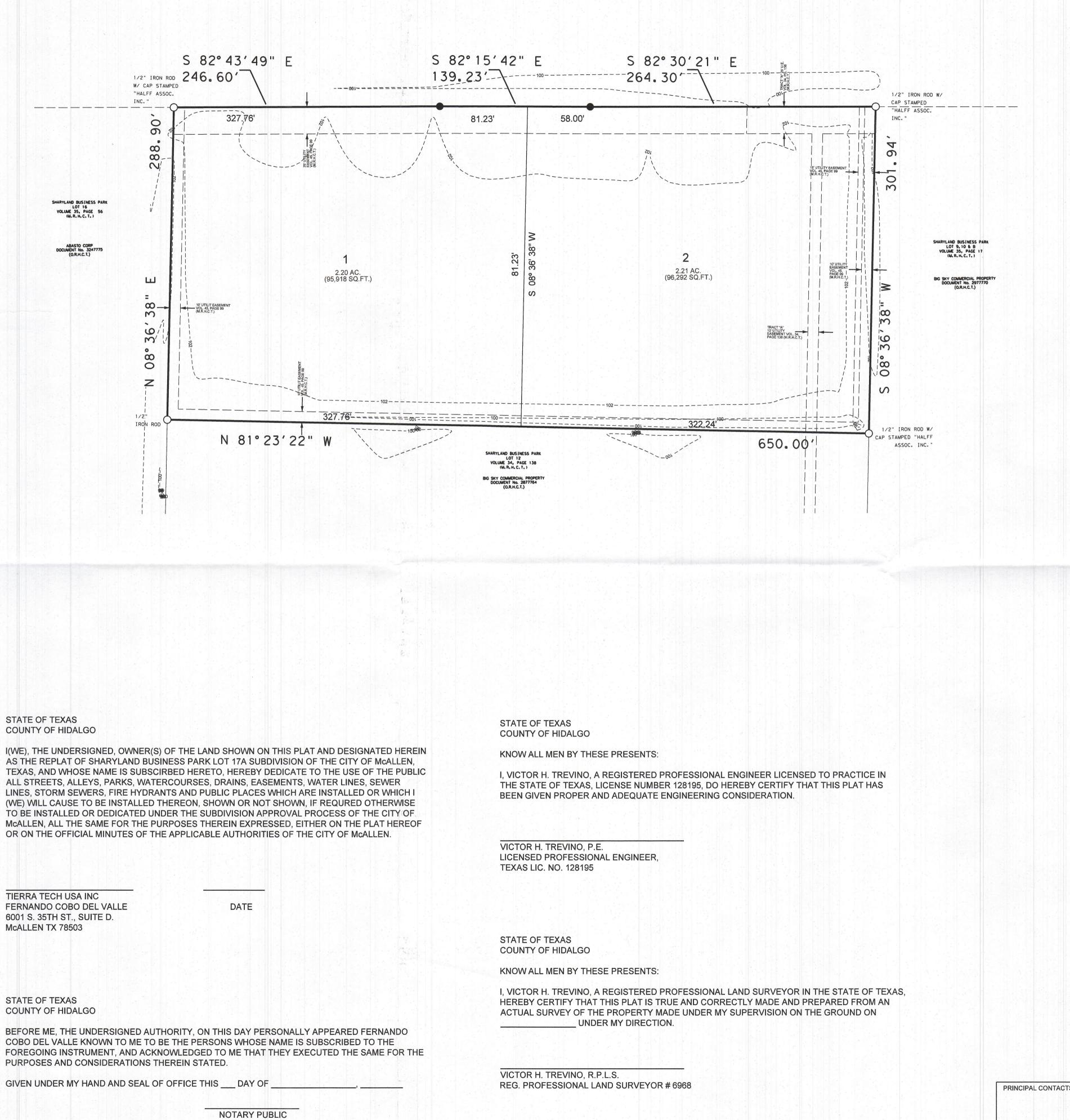
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MAY 0 9 2023

Name: Vm

Proposed Plat Submittal			
Minimum Developer's Requirements Submitted with Application	<u>In Person Submittal Requirements</u> - \$225 Preliminary Review Fee and \$75 - \$225 Preliminary Review Fee and \$75		
	<u>subdivisions@mcallen.net</u> 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		
Owners Signature	written evidence of such authorization. Signature Date <u>5/4/23</u> Print Name Victor Trevinc		
Owne	Owner Authorized Agent		
	The Planning Department is now accep	ting DocuSign signatures on application	





THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE _____ DAY OF _____

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

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

PRESIDENT

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE:

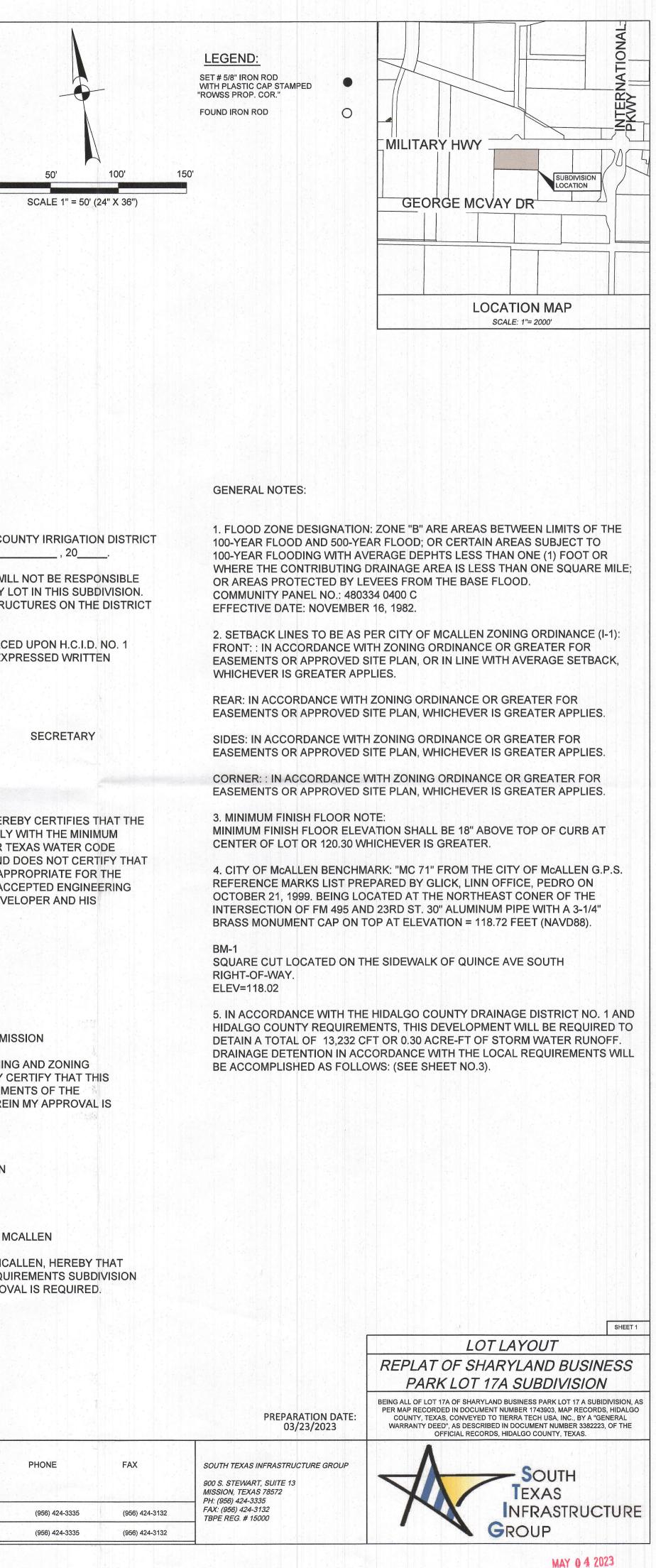
CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

MAYOR, CITY OF MCALLEN

DATE:

PRINCIPAL CONTACTS: CITY & ZIP ADRESS NAME McALLEN, TX 78503 TIERRA TECH USA, INC. 6001 S. 35TH ST., SUITE D OWNER: MISSION, TEXAS 78572 900 S. STEWART, STE, 13 VICTOR H. TREVINO, P.E. ENGINEER 900 S. STEWART, STE, 13 MISSION, TEXAS 78572 VICTOR H. TREVINO, R.P.L.S. SURVEYOR:





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/11/2023

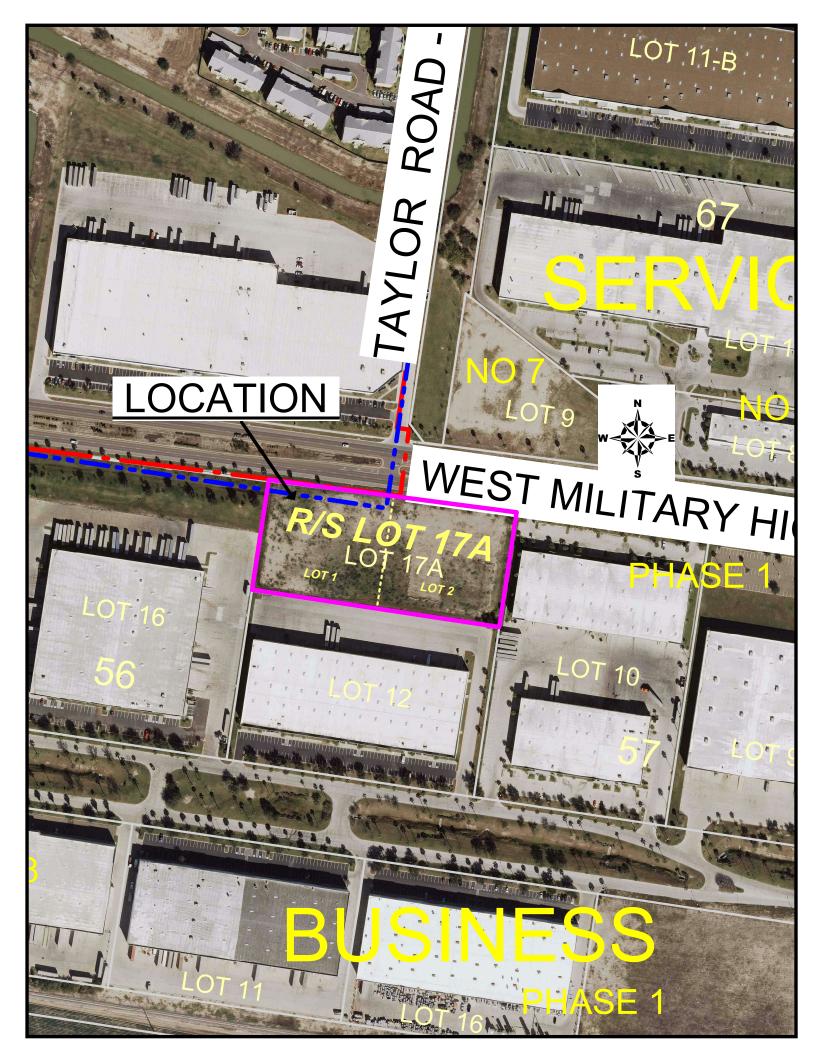
SUBDIVISION NAME: REPLAT OF SHARYLAND BUSINESS PARK LOT 17A

EQUIREMENTS		
STREETS AND RIGHT-OF-WAYS		
Military Highway (F.M.1016):Dedication as needed for 75 feet from centerline for 150 feet total ROW. Paving: 65 ft. Curb & gutter: Both sides Revisions Needed:	Non-compliance	
-Current subdivision layout does not provide ROW details. -Label existing ROW dedications, from centerline, total, etc. on both sides. -Show ROW for Military Highway (F.M.1016) to establish ROW dedication requirements prior to final.		
-Revise all street name references as shown above prior to final. -Please provide how existing ROW was dedicated on plat prior to final. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.		
Paving Curb & gutter ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	NA	
Paving Curb & gutter ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	NA	
* 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	
LLEYS		
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: -Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. **Subdivision Ordinance: Section 134-106	Non-compliance	

* 4 ft. wide minimum sidewalk required on Military Highway (F.M. 1016) Revisions Needed: Non-complian -Include note as shown above prior to final. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. Non-complian ***Subdivision Ordinance: Section 134-120 Required * Perimeter sidewalks must be built or money escrowed if not built at this time. Required UFFERS Required * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Non-complian -Include note as shown above prior to final. **Landscaping Ordinance: Section 110-46 Non-complian * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Non-complian -Include note as shown above prior to final. **Landscaping Ordinance: Section 110-46 Non-complian * Perimeter buffers must be built at time of Subdivision Improvements. Required OTES *Must comply with City Access Management Policy Applied	ETBACKS		
Revisions Needed:		NI.	
-Revise plat note as shown above prior to final. **Proposing: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. *** *** Tany plat restrictions are proposed to be changed from original plat, vacate and replat would be required. *** ***Zoning Ordinance: Section 138-356 ** ***Zoning Ordinance: Section 138-356 ** ***Zoning Ordinance: Section 138-356 * **Zoning Ordinance: Section 138-356 * **LL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN NA DEWALKS * ** 4 ft. wide minimum sidewalk required on Military Highway (F.M. 1016) Non-complian **Side: Inalize prior to final. * **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements finalize prior to final. * ** 16 th. opaque buffer requir	* Front: 75 feet. or greater per approved site plan. Revisions Needed	Non-complianc	
**Proposing: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Applied **Zoning Ordinance: Section 138-356 NA			
*** If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-356 Applied **Zoning Ordinance: Section 138-356 NA **Zoning Ordinance: Section 138-356 NA **Zoning Ordinance: Section 138-356 NA **Lage: Proposed Commercial Development. NA **Zoning Ordinance: Section 138-356 NA **Lage: Requirements may increase to 5 ft. prior to final per Engineering Department requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. Non-complian **Stoldvision Ordinance: Section 134-120 Non-complian and industrial zones/uses. Non-complian and industrial zones/uses. *Perimeter sidewalks must be built or money escrowed if not built at this time.			
would be required. **Zoning Ordinance: Section 138-356 Applied **Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Applied **Zoning Ordinance: Section 138-356 Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Applied **Zoning Ordinance: Section 138-356 Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Applied **Zoning Ordinance: Section 138-356 Garage: Proposed Commercial Development. NA **Zoning Ordinance: Section 138-356 Applied Applied **Zoning Ordinance: Section 138-356 NA Applied **LL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN NA DEWALKS *4 ft. wide minimum sidewalk required on Military Highway (F.M. 1016) Revisions Needed: Non-complian -Include note as shown above prior to final. **Sodivision 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. Non-complian **Landscaping Ordinance: Section 110-46 *1 N			
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*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN Applied DEWALKS * 4 ft. wide minimum sidewalk required on Military Highway (F.M. 1016) Revisions Needed: -Include note as shown above prior to final. Non-complian ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. Non-complian ***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. Non-complian **Landscaping Ordinance: Section 110-46 * 1. Non-complian **Landscaping Ordinance: Section 110-46 Non-complian **Landscaping Ordinance: Section 110-46 Non-complian **Landscaping Ordinance: Section 110-46 Required *Perimeter buffers must be built at time of Subdivision Improvements. Required OTES *Must comply with City Access Management Policy Applied			
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**As per Traffic Department, As per McAllen Access Management Policy, spacing requirement	OTES		
**As per Traffic Department, As per McAllen Access Management Policy, spacing requirement		Applied	
along Military Hwy @ 55 mph is 425 ft.	**As per Traffic Department, As per McAllen Access Management Policy, spacing requirement		

* Site plan must be approved by Planning and Zoning Commission prior to Building Permit Issuance. Revisions Needed: -Include note as shown above prior to final.	Non-compliance
 * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Include note as shown above, prior to final. **Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. 	Non-compliance
* 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 subdivision is proposed to be public. **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. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	NA
OT 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: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per application dated May 04,2023 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated May 04,2023 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated May 04,2023 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.	NA

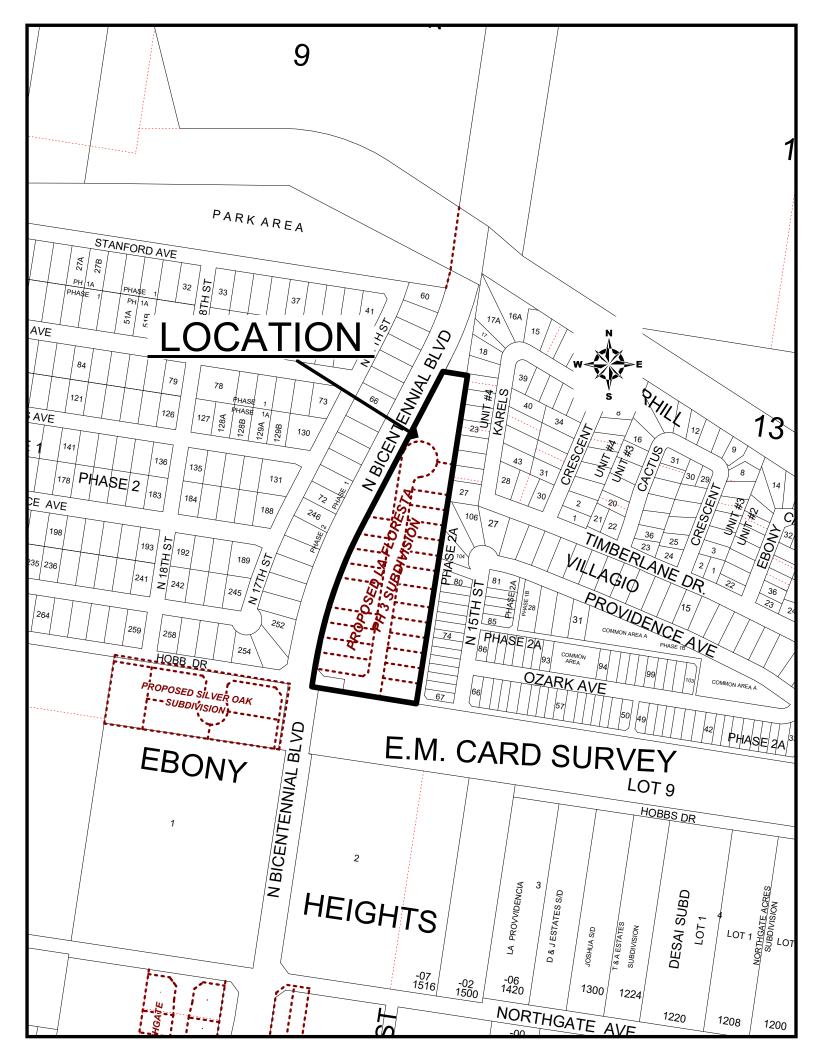
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *** If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. ****Any abandonments must be done by separate process, not by plat. ****Original Subdivision plat of Sharyland Business Park Lot 17A presents reference to abandoned ROW for Taylor Road, however submitted plat does not have reference, review and revise as applicable prior to final. RECOMMENDATION	Applied
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

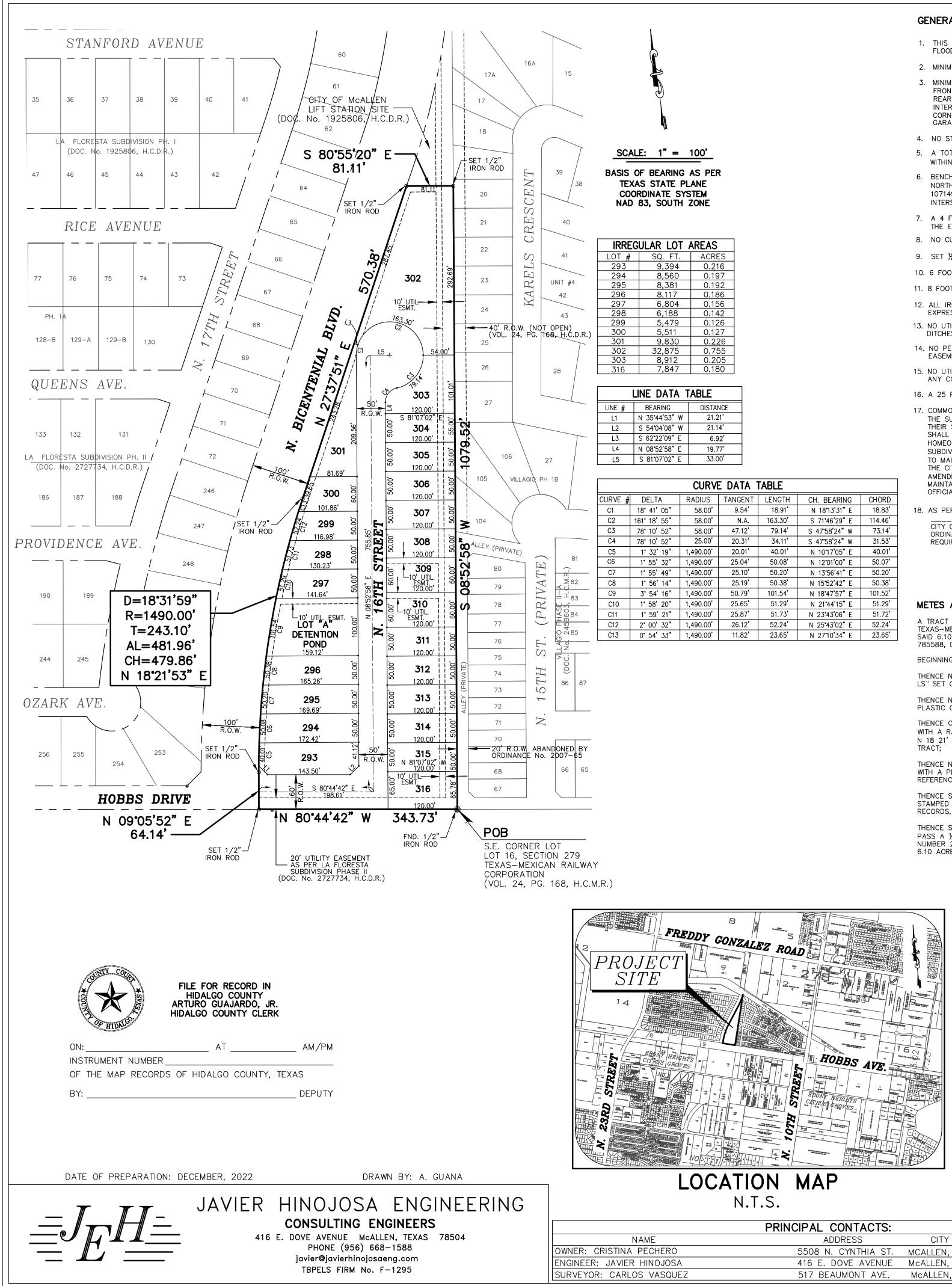


Sub2023-1	0037
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	City of McAllen <i>Planning Department</i> 311 NORTH 15 TH STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION				
Project Information	Subdivision Name_La Floresta Subdivision Phase III Location_Northeast corner of Bicentennial Blvd and Hobbs Drive City Address or Block Number 7400 N . BICENTENNIAL BLVD Number of Lots 24 Gross Acres 6.10 Net Acres 6.10 Existing Zoning R-1 Proposed Zoning R-1 Resolution Residential Single Family Existing Land Use Open Proposed Land Use Parcel Pres Agricultural Exemption Pres No Estimated Rollback Tax Due Agricultural Exemption Staryland Water SC Other				
Owner	NameGauchos Investments, LLCPhone(956) 358-6925Address5508 N. Cynthia StreetE-mail_pecheroc@yahoo.comCityMcAllenState TexasZip_78504				
Developer	Name Gauchos Investmetns, LLC Phone (956) 358-6925 Address 5508 N. Cynthia Street E-mail pecheroc@yahoo.com City McAllen State Texas Zip 78504 Contact Person Cristina Pechero Vision Vision Vision Vision				
Surveyor Engineer	NameJavier Hinojosa EngineeringPhone(956) 668-1588Address416 E. Dove AvenueE-mail_javier@javierhinojosaeng.comCityMcAllenStateTexasContact PersonJavier Hinojosa, P.E.NameCVQ Land Surveyors, LLCPhone(956) 618-1551Address517 BeaumontE-mail_cvq@cvqlandsurvey.comCityMcAllenStateTexasZip78501				
0	ENTERED APR 2 1/2023 Name: NM				

	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 and/or lot lines for unsubdivided tracts Name and address of owner, lienholder, developer, engineer and surveyor shown a 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 or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Comwith the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage utility review by the appropriate boards. Additional information will be required during the review to properly cont the subdivision process. Any revisions would require resubmission and PDF files can be submitted via emsubdivisions@mcallen.net 			
Owners Signature	I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Date_03/30/23 Print Name Javier Hinojosa, P.E. Owner D Authorized Agent The Planning Department is now accepting DocuSign signatures on application			





RLOT	AREAS
SQ. FT.	ACRES
9,394	0.216
8,560	0.197
8,381	0.192
8,117	0.186
6,804	0.156
6,188	0.142
5,479	0.126
5,511	0.127
9,830	0.226
32,875	0.755
8,912	0.205
7,847	0.180

DATA TABLE			
ARING		DISTANCE	
•44'53" W	1	21.21'	
•04'08" W		21.14'	
` 22'09" E		6.92'	
•52'58" E		19.77'	
•07'02"E		33.00'	

	CURVE	E DATA ⁻	TABLE		
TA	RADIUS	TANGENT	LENGTH	CH. BEARING	CHORD
1' 05"	58.00'	9.54'	18.91'	N 18 ° 13'31" E	18.83'
8'55"	58.00'	N.A.	163.30'	S 71°46'29" E	114.46'
0'52"	58.00'	47.12 '	79.14'	S 47 ° 58'24" W	73.14'
0'52"	25.00'	20.31'	34.11'	S 47 ° 58'24" W	31.53'
32'19"	1,490.00'	20.01'	40.01'	N 10°17'05" E	40.01'
5'32"	1,490.00'	25.04'	50.08'	N 12°01'00" E	50.07'
5'49"	1,490.00'	25.10'	50.20'	N 13 ° 56'41" E	50.20'
56'14"	1,490.00'	25.19'	50.38'	N 15°52'42" E	50.38'
54'16"	1,490.00'	50.79 '	101.54'	N 18°47'57" E	101.52'
8'20"	1,490.00'	25.65'	51.29'	N 21°44'15" E	51.29'
59'21"	1,490.00'	25.87'	51.73'	N 23°43'06" E	51.72'
0'32"	1,490.00'	26.12'	52.24'	N 25°43'02" E	52.24'
4' 33"	1,490.00'	11.82'	23.65'	N 27°10'34" E	23.65'

GENERAL NOTES

- 1. THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "X" WITH ARE "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN". AS PER F.E.M.A.S FLOOD INSURANCE RATE MAP PANEL No.: 480334 325 D, REVISED JUNE 6, 2000.
- 2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.

MUM	BUILDING	SETBACK	LINE	S SH	ALL	BE A	AS FO	DLLOW	/S:	
NT:			25	FEET	OR	GRE	ATER	FOR	EASEN	IENTS
R:			10	FEET	OR	GRE.	ATER	FOR	EASEN	IENTS
RIOR	SIDE		6	FEET	OR	GRE/	TER	FOR	EASEM	ENTS
NER	SIDE:		10	FEET	OR	GRE.	ATER	FOR	EASEM	IENTS
			10	CEET	EVC	FDT				CETD

... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES GARAGE

- 4. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- 5. A TOTAL OF 0.794 ACRE FEET (34,573 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA LOT "A".
- 6. BENCHMARK: TOP OF SEWER MANHOLE LOCATED WITHIN BICENTENNIAL BLVD. APPROXIMATELY 60 FEET WEST OF THE LIFT STATION LOCATED ADJACENT TO THE NORTH PROPERTY LINE OF THIS SUBDIVISION. ELEVATION = 103.13. REFERENCE (MC 49 ELEVATION = 110.82 NORTHING: 16625729.24430 EASTING: 1071492.40907) TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 23RD STREET AND MILE 5 (AUBURN AVE.) (GRID ZONE - TEXAS SOUTH (4205), HORIZ. DATUM: NAD 83, DATUM: NAVD 88.
- 7. A 4 FOOT WIDE MINIMUM SIDEWALK SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AND A 5 FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF BICENTENNIAL BLVD.
- 8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. BICENTENNIAL BLVD.
- 9. SET 1/2" Ø IRON ROD WITH A PLASTIC CAP STAMPED "CVQLS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 10. 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 11. 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES. 12. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #1 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT
- EXPRESS APPROVAL 13. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN
- DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- 14. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- 15. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
- 16. A 25 FOOT X 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- 17. COMMON LOT A, IDENTIFIED AS DETENTION AREA LOT A SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, LA FLORESTA SUBDIVISION PHASE III HOMEOWNER ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA LOT A. AFTER COMMON LOT A TRANSFER OF TITLE TO THE LA FLORESTA SUBDIVISION PHASE III HOMEOWNER'S ASSOCIATION, THE SUBDIVISION LOT OWNER RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE LA FLORESTA SUBDIVISION PHASE III HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-138, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A. THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- 18. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA FLORESTA SUBDIVISION PHASE III, RECORDED AS DOCUMENT NUMBER HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 6.10 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 16, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY SURVEY. HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGES 168-171, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 6.10 ACRES OF LAND BEING A PART OR PORTION OUT OF A TRACT OF LAND DEEDED TO PECHERO FAMILY PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 785588, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 6.10 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING, ON AN IRON PIPE FOUND ON THE SOUTHEAST CORNER OF SAID LOT 16, SECTION 279, FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE N 80 44' 42" W, ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 343.73 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N 09 05' 52" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 64.14 FEET, TO A ½" IRON ROD WITH A

PLASTIC CAP STAMPED 'CVQ LS' SET ON A POINT OF CURVATURE, FOR A CORNER OF THIS TRACT;

THENCE CONTINUING IN A NORTHEASTERLY DIRECTION ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID BICENTENNIAL BOULEVARD AND SAID CURVE TO THE RIGHT WITH A RADIUS OF 1490.00 FEET, AN INTERIOR ANGLE OF 18 31' 59", A TANGENT OF 243.10 FEET, AN ARC LENGTH OF 481.96 FEET AND A CHORD THAT BEARS N 18 21' 52" E A DISTANCE OF 479.86 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR A POINT OF TANGENCY A CORNER OF THIS

THENCE N 27 37' 51" E, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 570.38 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE SOUTHWEST CORNER OF A LIFT STATION SITE DEDICATED TO THE CITY OF MCALLEN, MAP REFERENCE: DOCUMENT NUMBER 1925806, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S 80 55' 20" E, ALONG THE SOUTH LINE OF SAID CITY OF MCALLEN TRACT, A DISTANCE OF 81.11 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EAST LINE OF SAID LOT 16 AND THE WEST LINE OF TIMBERHILL VILLA SUBDIVISION, MAP REFERENCE: VOLUME 24, PAGE 80, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT:

THENCE S 08 52' 58" W, ALONG THE EAST LINE OF SAID LOT 16 AND THE WEST LINE OF SAID TIMBERHILL VILLA SUBDIVISION, AT A DISTANCE OF 409.54 FEET PASS A 1/2" IRON ROD FOUND ON THE COMMON WEST CORNER OF SAID TIMBERHILL VILLA SUBDIVISION AND VILLAGIO PHASE II-A, MAP REFERENCE: DOCUMENT NUMBER 2459603, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 1079.52 FEET, TO THE POINT OF BEGINNING, CONTAINING 6.10 ACRES OF LAND, MORE OR LESS.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, THIS THE OF _, 2022 A.D. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

SECRETARY

PRESIDENT

	PRINCIPAL CONTACTS:		
	ADDRESS	CITY & ZIP	PHONE #
HERO	5508 N. CYNTHIA ST.	MCALLEN, TX 78504	(956) 358-6925
OJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
ASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618–1551

SUBDIVISION PLAT OF LA FLORESTA SUBDIVISION PHASE III

(PRIVATE SUBDIVISION)

A TRACT OF LAND CONTAINING 6.10 ACRES OF LAND, BEING A PART OR PORTION OF LOT 16, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGES 168-171, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I. THE UNDERSIGN, OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS LA FLORESTA SUBDIVISION PHASE III AN ADDITION TO THE CITY OF MCALLEN AND WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

GAUCHOS INVESTMENTS, LLC 5508 N. CYNTHIA ST McALLEN, TX 78504 BY: CRISTINA PECHERO, PRESIDENT DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, RUBEN PECHERO PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME. THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED

THIS THE _____ DAY OF _____, 2022 A.D.

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

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

MAYOR, CITY OF MCALLEN

DATE

THIS SUBDIVISION PLAT OF LA FLORESTA SUBDIVISION PHASE III HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2022 A.D.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

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

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

STATE OF TEXAS COUNTY OF HIDALGO

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

CARLOS VASQUEZ, R.P.L.S. DATE REGISTERED PROFESSIONAL LAND SURVEYOR No. 4608 CVQ LAND SURVEYORS LLC. 517 BEAUMONT McALLEN, TEXAS 78501 (956) 618-1551 DATE SURVEYED: 03-12-2021 TBPeLS FIRM No. 10119600



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/11/2023

SUBDIVISION NAME: LA FLORESTA SUBDIVISION PHASE III	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
 N. Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW. Paving :65-105 ft. Curb & gutter Both Sides. Revisions Needed: Correct the name of the street from "N. Bicentenial Blvd." to "N. Bicentennial Blvd." prior to final. Show and label the centerline, existing ROW on both sides of the centerline, and total existing ROW, prior to final. Show the ROW dedication as required from centerline, ROW dedicated inside the subdivision boundary, and total ROW after the dedication, prior to final. Include document numbers on plat and provide any documents as applicable for staff review regarding the existing ROW for N. Bicentennial Blvd. prior to final. Verify alignment of existing N. Bicentennial Blvd to the north and south, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording 	Non-compliance
 Hobbs Drive (South side of the Subdivision): proposed 60 ft. Paving: 40 ft. Curb & gutter: Both sides Revisions required: Clarify the offset of Hobbs Drive's centerline on the west and east side of Bicentennial Blvd. Street jogs with centerline offsets of less than 125 feet is not allowed. Coordinate with staff for names of the interior streets prior to final. The plat name proposes the subdivision to be private. Please add " (PRIVATE)" to the interior street names, if the subdivision will be private. Hobbs Drive requirements, including being public or private, will be finalized to accommodate access for future development for the south side property, prior to final. Gate details are required for private subdivisions prior to final. If an island is proposed, minimum 20 ft. paving face to face width and 10 ft. ROW back of curb will be required. ROW may need to be widened for gates and sidewalks on both sides. The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan 	Non-compliance

Paving: 32 ft. Curb & gutter: Both sides Revisions required: - The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. - Show the ROW diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and and 10 ft. ROW back of curb prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan N/S 40 ft. ROW on east side Paving: TBD Curb & gutter: TBD Revisions needed: - Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review to determine street requirement and finalize ROW and paving prior to final approval. *Subdivision Ordinance: Section 134-118 *Subdivision Ordinance: Section 134-118 *O0 ft. Block Length. *Subdivision Ordinance: Section 134-118 *00 ft. Maximum Cul-de-Sac *00 ft. Maximum Cul-de-Sac - The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final. *00 ft. Maximum Cul-de-Sac - The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise t		
Paving: TBD Curb & gutter: TBD Revisions needed: . Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review to determine street requirement and finalize ROW and paving prior to final approval. ROW may not be within lots as currently shown. Any proposed abandonment must be done via separate instrument and referenced on the plat. - The ROW requirement must be finalized prior to final approval. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan *1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118 *900 ft. Block Length for R-3A & R-3C Zone Districts **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final, if a variance is requested and approved, paving width of the interior street would be 40 ft. • Show the ROW diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and and 10 ft. ROW back of curb prior to final. **Subdivision Ordinance: Section 134-105 ALLEYS NA ROW: 20 ft. Paving: 16 ft. *Maximum cul-de-sac *Alley/service drive easement required for commercial and multifamily properties. The submitted application proposed single-family residential development. </td <td> Paving: 32 ft. Curb & gutter: Both sides Revisions required: The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. Show the ROW diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and and 10 ft. ROW back of curb prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan </td> <td></td>	 Paving: 32 ft. Curb & gutter: Both sides Revisions required: The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. Show the ROW diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and and 10 ft. ROW back of curb prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan 	
**Subdivision Ordinance: Section 134-118 NA *900 ft. Block Length for R-3A & R-3C Zone Districts NA **Subdivision Ordinance: Section 134-118 NA * 600 ft. Maximum Cul-de-Sac Non-compliance - The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. Non-compliance - Show the ROW diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and and 10 ft. ROW back of curb prior to final. NA **Subdivision Ordinance: Section 134-105 NA ALLEYS ROW: 20 ft. Paving: 16 ft. NA *Subdivision Ordinance: Section 134-105 NA SETBACKS Applied * Front: 25 ft. or greater for easements Applied **Zoning Ordinance: Section 138-356 Applied * Torning Ordinance: Section 138-356 Applied * Torning Ordinance: Section 138-356 Applied * Zoning Ordinance: Section 138-356 Applied <td> Paving: TBD Curb & gutter: TBD Revisions needed: Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review to determine street requirement and finalize ROW and paving prior to final approval. ROW may not be within lots as currently shown. Any proposed abandonment must be done via separate instrument and referenced on the plat. The ROW requirement must be finalized prior to final approval. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording </td> <td></td>	 Paving: TBD Curb & gutter: TBD Revisions needed: Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review to determine street requirement and finalize ROW and paving prior to final approval. ROW may not be within lots as currently shown. Any proposed abandonment must be done via separate instrument and referenced on the plat. The ROW requirement must be finalized prior to final approval. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording 	
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ROW: 20 ft. Paving: 16 ft. NA *Alley/service drive easement required for commercial and multifamily properties. The submitted application proposed single-family residential development. NA **Subdivision Ordinance: Section 134-106 **Section 134-106 SETBACKS Applied **Zoning Ordinance: Section 138-356 Applied	 The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. Show the ROW diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and and 10 ft. ROW back of curb prior to final. 	
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* Front: 25 ft. or greater for easements Applied **Zoning Ordinance: Section 138-356 Applied *Corner: 10 ft. or greater for easements Applied **Zoning Ordinance: Section 138-356 Applied *Corner: 10 ft. or greater for easements Applied **Zoning Ordinance: Section 138-356 Applied **Zoning Ordinance: Section 138-356 Applied	*Alley/service drive easement required for commercial and multifamily properties. The submitted application proposed single-family residential development.	NA
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**Zoning Ordinance: Section 138-356 Applied * Interior Sides: 6 ft. or greater for easements Applied **Zoning Ordinance: Section 138-356 Applied * Corner: 10 ft. or greater for easements Applied **Zoning Ordinance: Section 138-356 Applied **Zoning Ordinance: Section 138-356 Applied * Garage: 18 ft. except where greater setback is required, greater setback applies Applied		Applied
* Interior Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required, greater setback applies Applied	* Rear: 10 ft. or greater for easements	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required, greater setback applies Applied	* Interior Sides: 6 ft. or greater for easements	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies Applied	* Corner: 10 ft. or greater for easements	Applied
	* Garage: 18 ft. except where greater setback is required, greater setback applies	Applied

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required on N. Bicentennial Boulevard, and both sides of all interior streets. -Engineering Department may require 5 ft. sidewalk. **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, and along North Bicentennial Boulevard. - Revise plat note #10 as shown above prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. **Must comply with City Access Management Policy. As per Traffic Department no accesses will be granted off of Bicentennial Blvd.	Applied
 * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. -Site plan review is not required for single-family developments 	NA
 * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above prior to final. 	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. -Change reference from Section 110-72 to Section 134-168 if the proposed subdivision will be private. **Section 110-72 applies if public subdivision is proposed. 	Non-compliance
**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 134-168 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
1	

* Minimum lot width and lot area - Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review. Clarify if it is a road ROW or belongs to another entity, and revise the plat or mention how the overlap would be resolved. Any proposed abandonment must be done via separate instrument and referenced on the plat. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
 * Land dedication in lieu of fee. * Based on the application submitted on 4/21/2023, 24 single-family lots are proposed. As per Parks Department, a park fee of \$700 per dwelling unit is required prior to recording. Therefore, a park fee of \$16,800 (\$700 x 24) will be required for this subdivision prior to recording. The park fee is subject to change if the number of dwelling units changes. 	Applied
 * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. * Based on the application submitted on 4/21/2023, 24 single-family lots are proposed. As per Parks Department, a park fee of \$700 per dwelling unit is required prior to recording. Therefore, a park fee of \$16,800 (\$700 x 24) will be required for this subdivision prior to recording. The park fee is subject to change if the number of dwelling units changes. 	Required
 * Pending review by the City Manager's Office. * Based on the application submitted on 4/21/2023, 24 single-family lots are proposed. As per Parks Department, a park fee of \$700 per dwelling unit is required prior to recording. Therefore, a park fee of \$16,800 (\$700 x 24) will be required for this subdivision prior to recording. The park fee is subject to change if the number of dwelling units changes. 	NA
TRAFFIC	
* As per Traffic Department, Trip Gen for a 25 single-family lot and a detention area is waived	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review. Clarify if it is a road ROW or belongs to another entity, and revise the plat or mention how the overlap would be resolved. Any proposed abandonment must be done via separate instrument and referenced on the plat. - Some of the Utility Easements shown on the survey, are note depicted on the plat. Clarify/show all easements on the plat as shown on the survey. - If the easement is dedicated by another plat or document, please reference those. Utility easements dedicated by this plat should be distinguished on the plat or by a plat note. - Show legal description of the properties on the south, west, and southwest side. - Show and label N. Bicentennial Boulevard on the location map. *Must comply with City's Access Management Policy.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

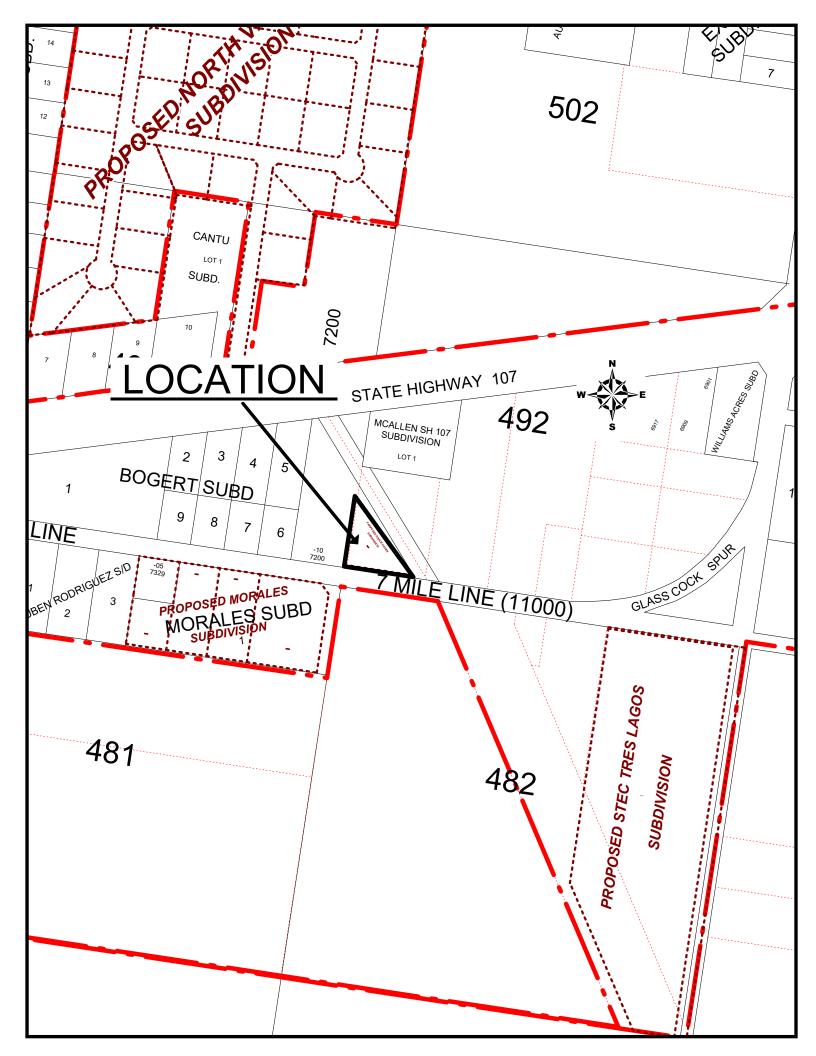


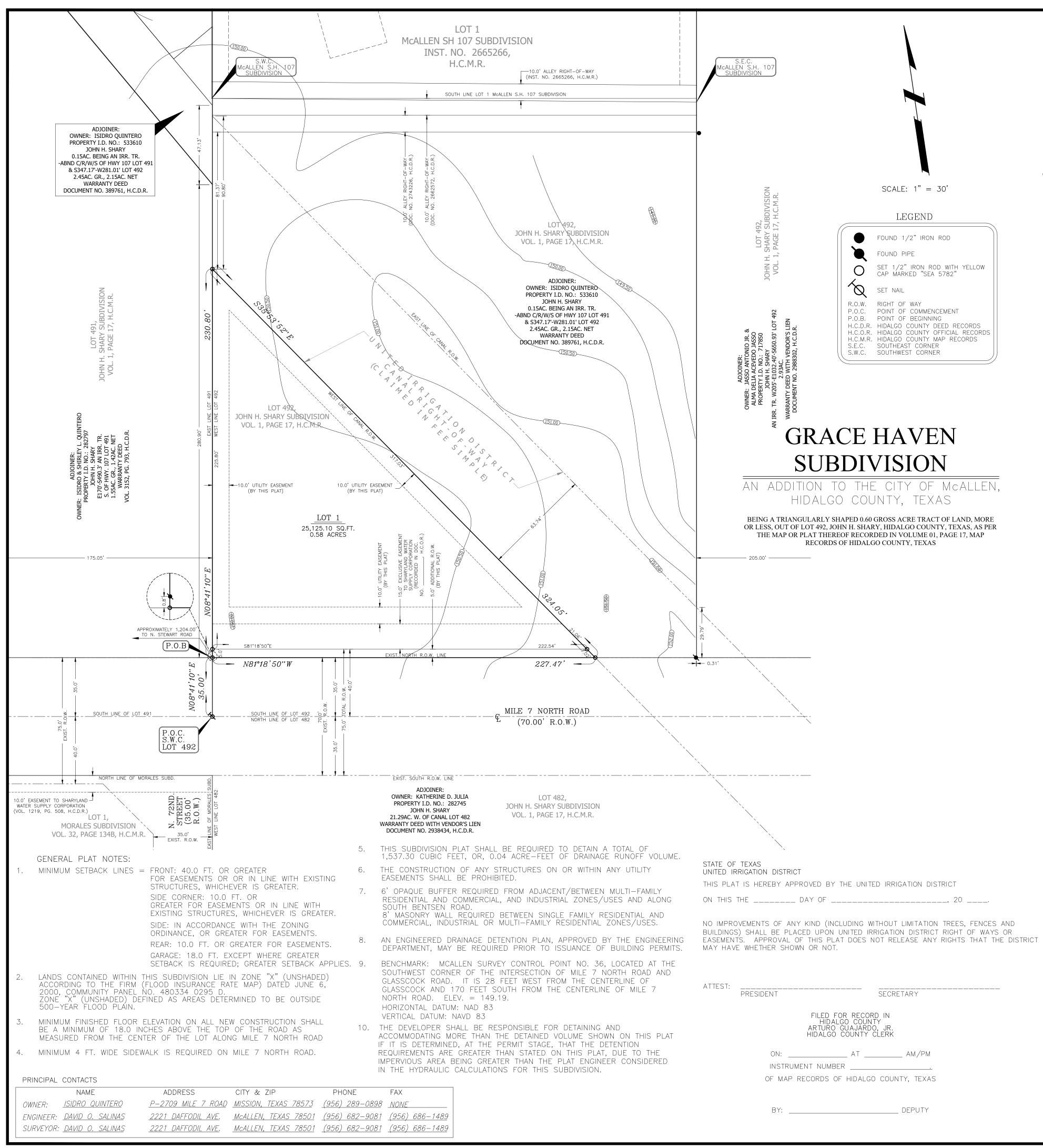
SUB2023-0047

	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
Owner	Name Isibility Phone 289-0898 Address 1200 MI. 7 RD. E-mail Ricuite _ 18140. 100 City Millson State TX Zip 78574
Developer	Name Source As Phone Address E-mail City State Zip Contact Person
Engineer	Name <u>DAVID SALINAS (SEL)</u> Phone <u>682-9081</u> Address <u>2221 DAFFORLAVE</u> , E-mail <u>DSALINASCSALINASCNER</u> City <u>MYALLEN I</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>DAVID</u>
surveyor	Name Some As Endineer Address E-mail

 In Person Submittal Requirements \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) Title Report 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (identifying owner on application) Email Submittal Requirements \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) 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) Email Submittal Requirements \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) Title Report Survey Location Map Plat & Reduced P Warranty Deed DWG File - Letter of Authorization from the owner (if applicable) Proof of authority of person signing application *Documents must be submitted in PDF format. No
 Final Approval Fee (Both fees can be combined in one payment) Title Report 8 ¼" 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) Proof of authority of person signing application on behalf of partnership/corporation (if applicable) Proof of authority of person signing application on behalf of partnership/corporation (if applicable) Proof of authority of person signing application on behalf of partnership/corporation (if applicable) Proof of authority of person signing application on behalf of partnership/corporation (if applicable) PLAT TO SHOW: Metes and bounds Lots numbered with dimensions and area of irregular lots noted Surrounding platted lot and/or lot lines for unsubdivided tracts Name and address of owner, lienholder, developer, engineer and surveyor shown alon with signature lines North arrow, scale and vicinity map Name & dimension of adjioning street ROWs (total width & width from centerline) Note: Though the original submittal for application to process a subdivision plat does not require the drainage reportively with the minimum requirements for the original plat submittal does not constitut meeting the deadline for drainage reportive by the appropriate boards. Additional information will be required during the review process. Complying with the minimum requirements for the original plat submittal does not constitut meeting the version complication on the original submittal does not constitut meeting t
I certify that I am the actual owner of the property described above and (include corporate nam if applicable); or I am authorized by the actual owner to submit this application and have attache written evidence of such authorization. Signature Date Date 5-3-2023 Print Name Davio Owner □ Authorized Agent n.
The Planning Department is now accepting DocuSign signatures on application TER. 12.2021
Name: NM

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STATE OF TEXAS COUNTY OF HIDALGO

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

OWNER: ISIDRO QUINTERO P-2709 MILE 7 ROAD MISSION, TEXAS 78573

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISIDRO QUINTERO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED 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 _____, 2023.

STATE OF TEXAS

STATE OF TEXAS CITY OF MCALLEN

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

MAYOR

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

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

> REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE UTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON ARCH 11, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSE

NOTARY PUBLIC IN AND FOR THE MY COMMISSION EXPIRES.

DATE

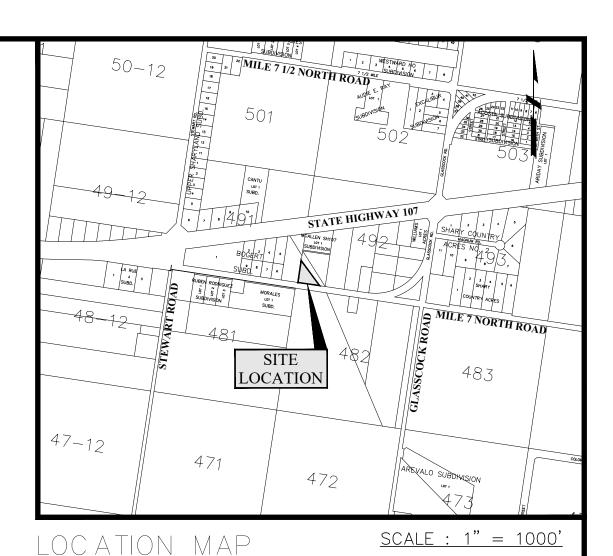
PLANNING AND ZONING COMMISSION

DATE

DATE

DATE

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM



METES AND BOUNDS DESCRIPTION

BEING A TRIANGULARLY SHAPED 0.60 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 492, JOHN H. SHARY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.60 ACRE TRACT OF LAND IS MORE PARTICULARY DESCRIBED BY METES AND **BOUNDS AS FOLLOWS:**

COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 492 LOCATED IN THE CENTER OF MILE 7 NORTH ROAD; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 492, A DISTANCE OF 35.0 FEET TO A ¹/₂ INCH DIAMETER IRON ROD FOUND ON INTESECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 30 MINUTES 10 SECONDS EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 492, A DISTANCE OF 230.80 FEET TO A ¹/₂ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH AN WESTERN LINE OF THAT CERTAIN 30.0 FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY (CLAIMED IN FEE SIMPLE) FOR THE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

- (2) THENCE, SOUTH 35 DEGREES 53 MINUTES 52 SECONDS EAST, COINCIDENT WITH THE WESTERN LINE OF SAID IRRIGATION DISTRICT RIGHT-OF-WAY, A DISTANCE OF 324.05 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, NORTH 81 DEGREES 04 MINUTES 24 SECONDS WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD, A DISTANCE OF 227.47 FEET TO THE POINT OF **BEGINNING** OF THIS HEREIN DESCRIBED TRACT, CONTAINING 0.60 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: DEED N:\M&B.2021\GRAVEHAVEN.SUB\0.60.050223

SHARYLAND APPROVAL:

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

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

SHERILYN DAHLBERG DATE GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION







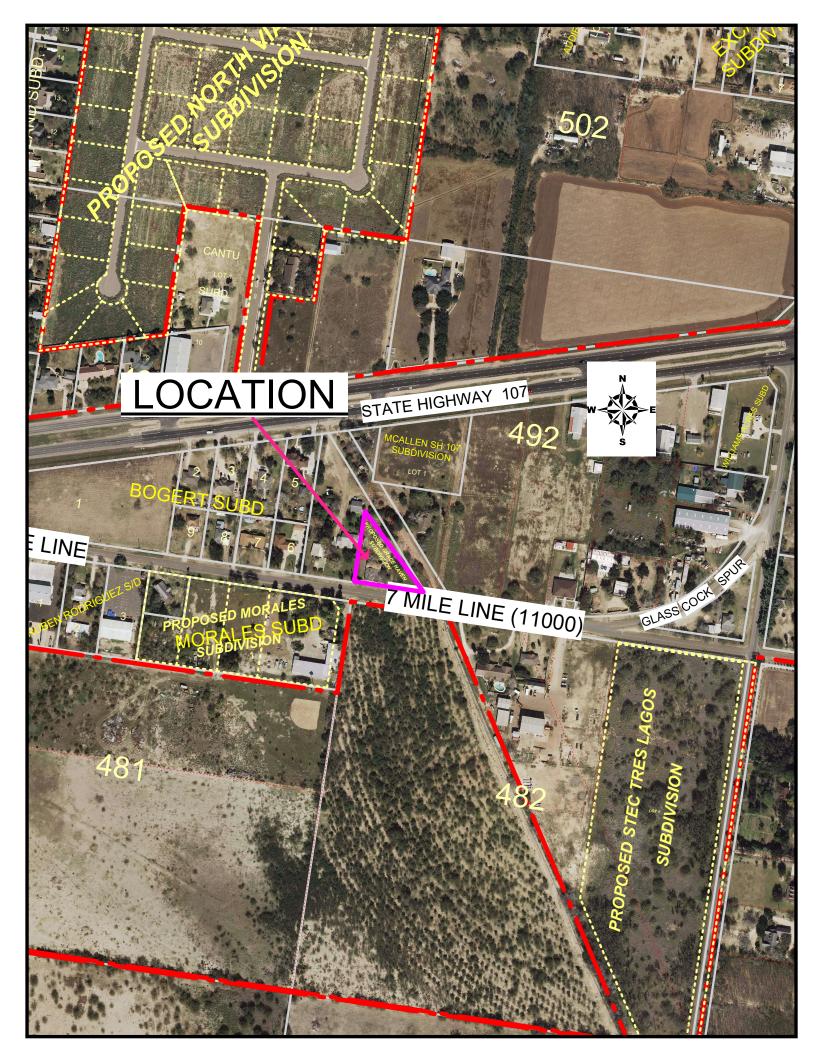
Reviewed On: 5/12/2023

SUBDIVISION NAME: GRACE HAVEN SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
 7 Mile Line: 5 ft. additional dedication for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both Sides Revisions needed: Clarify if there are existing structures on the ROW dedication. The requirements will be finalized prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan 	Non-compliance
 N/S 1/4 Mile Street (west boundary): 35 ft. dedication for 70 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides **Staff will review to finalize 1/4 mile collector requirement on west boundary lot line prior to final. ROW dedication must be finalized prior to final approval. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan 	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
 * 900 ft. Block Length for R-3 Zone Districts. * Subdivision is proposed to be one single-family lot subdivision. **Subdivision Ordinance: Section 134-118 	NA
* 600 ft. Maximum Cul-de-Sac * No interior street is proposed. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *A service drive or access easement for lots fronting a major collector road might be required and is under review by staff. Service drive or access easement must be finalized prior to final, if applicable. **Subdivision Ordinance: Section 134-106	TBD

SETBACKS	
 * Front: 45 ft. or greater for easements or in line with existing structure, whichever is greater applies - Clarify/revise the plat note as shown above prior to final. *Proposed: 40 ft. or greater for easements or in line with existing structure, whichever is greater 	Non-compliance
**Zoning Ordinance: Section 138-356	
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with the zoning ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	Applied
 * Corner: 10 ft. or greater for easements or line line with existing structures, whichever is greater applies -Corner setback requirement will be finalized prior to final based on N/S 1/4 mile collector requirements on the west boundary **Zoning Ordinance: Section 138-356 	TBD
* Garage: 18 ft. except where greater setback is requires, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required on Mile 7 Road. * Engineering Department may require 5 ft. * If a collector road is required on the west boundary, 4 ft. wide minimum sidewalk will be required on the collector road as well. **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. Clarify/revise plat note #7 as shown above prior to final. Proposed: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South Bentsen Road. * If a N/S collector street is required, the buffer requirement will be finalized prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
 * No curb cut, access, or lot frontage permitted along - Plat note requirement will be finalized if the quarter mile collector is required, prior to final. **Must comply with City Access Management Policy 	TBD
 * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Site plan review is not required for single-family developments. 	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. Subdivision is proposed to be single-family development. 	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. * Subdivision is proposed to be one lot single-family development. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 134-168 	NA
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. * Subdivision is proposed to be one lot single-family development. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
OT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***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 the application submitted on 5/5/2023, the subdivision is proposed to have one single- family lot; therefore a park fee of \$700 must be paid prior to recording as per Parks Department.	Required
* Pending review by the City Manager's Office. As per the application submitted on 5/5/2023, the subdivision is proposed to have one single- family lot; therefore a park fee of \$700 must be paid prior to recording as per Parks Department.	NA
RAFFIC	
	TBD
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	

COMMENTS	
Comments: -A license agreement will be required if there are existing improvement on the ROW dedication. -A plat note might be required to address the status of existing structure on the subject property. The existing structure seem to be non-conforming. Communicate with staff, if applicable. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



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Deadline	es and Meetin	g Dates are	subject to cha	nge at any ti	me. Please o	contact the	e Plannin		at (956) 681-1		e any questi	ons.				

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