

## **AGENDA**

### **PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 17, 2022 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

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

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

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

#### **INVOCATION -**

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

- a) Minutes for the meeting held on 5/3/2022

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

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

1. Request of Jorge A. Briones, for a Conditional Use Permit, for life of the use, for an automotive service and repair (body shop), at Lots 11 & 12, Block 2, West Addition to McAllen, Hidalgo County, Texas; 2241 Dallas Avenue, Suite B. **(CUP2022-0062)**
2. Request of Silvia J. Gutierrez-Leal, for a Conditional Use Permit, for one year, for a home occupation (counseling office), at Lot 11, Block 2, Holiday Park Subdivision, Hidalgo County, Texas; 206 Harvey Drive. **(CUP2022-0063).**
3. Request of Erika V. Medina on behalf of Guero Tires, for a Conditional Use Permit, for an Automotive Service and Repair (Tire Shop), for one year at Lot 2, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2605 U.S. Highway 83. **(CUP2022-0060)**

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

1. Initial Zoning to R-3A (multifamily residential apartment) District: 10 acres being all of Lot 3, Resubdivision of Lots 164-171 Inc. of Pride o' Texas, Hidalgo County, Texas; 3420 La Lomita Road. **(REZ2022-0015)**
2. Rezone from C-1 (office building) District to R-3C (multifamily residential condominium) District: 2.748 acres out of Block - 4A , Blocks 3A, 4A and 5A Lakes Business Park Phase 2 Subdivision, Hidalgo County, Texas; 900 East Redbud Avenue. **(REZ2022-0014)**

3. Initial zoning to R-3A (multifamily apartment residential) District: 20.0003 acres out of the south one-half (S ½) of Lot 47-9, West Addition to Sharyland, Hidalgo County, Texas; 10400 North Mayberry Road. **(REZ2022-0012)**

### 3) ABANDONMENTS

- a) Request to abandon a portion of a 40 ft. road lying between Lots 11 and 12, Rancho de la Fruta No. 1 Subdivision, Hidalgo County, Texas; **301 East Houston Avenue.**

### 4) CONSENT:

- a) Suarez Subdivision, 2624 North 24th Street, Suarez Brothers, LLC. **(SUB2022-0052)(FINAL)JHE**
- b) A. Pena Subdivision, 16900 Citrus Drive, Rodolfo Pena, Sr. & Melissa Pena-Montes **(SUB2022-0054)(FINAL)RGE**

### 5) SUBDIVISIONS:

- a) Falcon's Cove Subdivision, 9901 North. 23rd Street, John R. Willis Management Partnership, LTD. **(SUB2022-0042)(FINAL)M&H**
- b) Bocage Estates Subdivision, 701 South 1st Street, Bocage Development, LLC. **(SUB2022-0055)(FINAL)SEC**
- c) Harvest Creek on Ware Subdivision, 2401 North Ware Road, Bell Family Management Trust **(SUB2022-0013)(REVISED PRELIM)M&H**
- d) Northwest Creek Subdivision, 3420 Mile 6 ½ Road, Andres L. Kalifa Jr and Sr. **(SUB2022-0037)(PRELIM)M&H**
- e) Mayberry Hills Subdivision, 10400 North Mayberry Road, Alejandro Moreno **(SUB2022-0053)(PRELIM)MAS**
- f) Hidalgo County Head Start Outdoor Learning Environments and Discovery Classrooms Subdivision, 1901 South Hwy 107, Hidalgo County **(SUB2022-0047)(PRELIM)HCDD1**
- g) Zuma Subdivision, 4001 Mile 7 Road, Zuma Development Company, LLC **(SUB2022-0048)(PRELIM)CLH**

### 6) INFORMATION ONLY:

- a) City Commission Actions: May 9, 2022

### ADJOURNMENT:

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



**NOTICE OF REGULAR MEETING TO BE HELD BY  
THE MCALLEN PLANNING & ZONING COMMISSION**

**DATE:** Tuesday, May 17, 2022

**TIME:** 3:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> Floor  
McAllen, Texas 78501

***SUBJECT MATTERS: SEE FOREGOING AGENDA***

**C E R T I F I C A T I O N**

I, the undersigned authority, do hereby certify that the above agenda for the Meeting of the McAllen Planning & Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 13<sup>th</sup> day of May 2022 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Dated this the 13<sup>th</sup> day of May 2022,

---

Jessica Cavazos, Administrative Supervisor

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, May 3, 2022, at 3:34p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3<sup>rd</sup> floor.

<b>Present:</b>	<b>Gabriel Kamel Rudy Elizondo Marco Suarez Emilio Santos Jr.</b>	<b>Vice-Chairperson Member Member Member</b>
<b>Absent:</b>	<b>Michael Fallek Jose Saldana Erica De La Garza</b>	<b>Chairperson Member Member</b>
<b>Staff Present:</b>	<b>Isaac Tawil Austin Stevenson Michelle Rivera Edgar Garcia Luis Mora Jose Humberto De La Garza Omar Sotelo Rodrigo Sanchez Liliana Garza Mario Escamilla Kaveh Forghanparast Hebert Camacho Katia Sanchez Porfirio Sanchez Jacob Salazar Bilkis Martinez Magda Ramirez</b>	<b>City Attorney Assistant City Attorney Assistant City Manager Planning Director Planning Deputy Director Development Coordinator Senior Planner Senior Planner Planner III Planner III Planner II Planner II Planner II Planner Technician III Planner Technician I Development Engineer Administrative Assistant</b>

**CALL TO ORDER-** Vice-Chairperson Gabriel Kamel

**PLEDGE OF ALLEGIANCE**

**INVOCATION-** Emilio Santos Jr.

**1) MINUTES:**

a) Minutes for the meeting held on April 19, 2022.

The minutes for the regular meeting held April 19, 2022 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Mr. Emilio Santos Jr., which carried unanimously with 4 members present and voting.

## 2) PUBLIC HEARING:

### a) CONDITIONAL USE PERMITS

- 1) Request of Alejandra A. Morales, for a Conditional Use Permit, for one year, for a home occupation (office), at Lot 1, Santa Yesenia Subdivision, Hidalgo County, Texas; 4624 Westway Avenue (**CUP2022-0051**).

Mr. Hebert Camacho stated that the property is located on the northeast corner of Westway Avenue and N. 48<sup>th</sup> Street and it is zoned R-1 (Single-Family Residential) District. The adjacent zones are R-1 District to the east, south and southwest and A-O (agricultural- open space) District to the north and west. The surrounding land uses include undeveloped land and single-family residences. 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 20.67 SF office, from the 1590 square ft. residence. As per applicant, the office space would allow her to have access to a desk and her own personal computer. All company filing is online, no physical storage is proposed.

Fire Inspections Dept. has inspected the property and found it to be in compliance. 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. The applicant does not propose any alteration;
- 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,
- 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).
- 8) 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 has received 2 phone calls asking for further information about the request, however, no emails or phone calls in opposition to this request have been received.

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

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

- 2) Request of Robert Espericueta on behalf of The House Club LLC, for a Conditional Use Permit, for one year, for a Bar (Social Club) at Lot "1-A", Lot "1-A" & Lot "1-B", The Courtyard, Amended, Hidalgo County, Texas, 5401 North 10th Street, Suite 203. **(CUP2022-0057)**

Mr. Kaveh Forghanparast stated that the property was located on the west side on North 10<sup>th</sup> Street, 170 feet south of Dove Avenue. The subject property was zoned C-3 (general business) District. The adjacent zoning was C-3 (general business) District to the north and east, R-3A (multifamily residential apartment) District and R-3T (multifamily residential townhouse) District to the west, and R-3C (multifamily residential condominium) District to the south. Surrounding land uses included commercial plazas, Costa Messa Restaurant, Walgreens Pharmacy, Lone Star National Bank, apartments, townhomes, and Bill Shupp Park. A bar/social club was allowed in the C-3 District with a conditional use permit and in compliance with requirements.

A Conditional Use Permit for a bar for this suite was disapproved by the City Commission on November 24, 2008, due to residents' opposition. The suite had been used as a restaurant for years and been vacant for four years as per the applicant. A new applicant requested a Conditional Use Permit for a social club for this suite on April 6, 2022.

The applicant proposed a bar/social club (The House Club) out of an existing 2,100 sq. ft. suite on the second floor in Courtyard Plaza. The proposed hours of operation were from 5:00 PM to 2:00 AM Tuesday through Sunday. The applicant stated that this club would be an exclusive membership club that will prepare food but will not sell alcohol; however, members may bring their alcoholic drinks for consumption on the premise. He added that the club would be used for Texas Hold'em Poker with strict membership regulations for people 21 years and older. He said that they had closed a social club in Edinburg and are moving to this location in McAllen.

A Conditional Use Permit was required for a bar/social club. The Health and Fire Departments inspected the property and allowed the CUP process to continue. The applicant must comply with all their requirements. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property was within 400 ft. of residential uses.
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property had frontage along North 10<sup>th</sup> Street, a principle arterial;
- 3) The abovementioned businesses must have provided parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of approximately 2,000 sq. ft. that was being utilized, 20 parking spaces were required. There were a total of 200 common parking spaces in Courtyard Plaza. Parking spaces must comply with Section 138-400 of the Ordinance and must be clearly striped and pavement surface shall be maintained free of litter, debris, loose gravel, cracks and potholes;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should have done everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provided maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must have made provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business should have restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number could not exceed the number provided for in existing city ordinances.

Staff recommended disapproval of the request, based on noncompliance with requirement #3

(distance to residential use).

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation and Mr. Emilio Santos Jr. seconded the motion, which was disapproved with four members present and voting.

- 3) Request of Maria D. Acuna, for a Conditional Use Permit, for one year, for an Outdoor Commercial Recreation (Soccer Fields) at 1.405 acre tract (deed) out of Lot 151, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. **(CUP2022-0058)**

Mr. Kaveh Forghanparast stated that the property was located at the southeast corner of Erie Avenue and South Bentsen Road and was zoned R-1 (single-family residential) District. The adjacent zoning was A-O (Agricultural and open space) District to the north and west, R-1 (single-family residential) District to the north, east, and south, and R-3A (multifamily residential apartment) District to the west across Bentsen Road. Surrounding land uses included single family residences and vacant land. There were two soccer fields on this property. An outdoor commercial recreational use was allowed in an A-O District with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit for this use was approved for one year, on October 10, 2011 by the City Commission with variances and restrictions as follows: A variance to the distance requirement from a residence; allowing only the construction of restrooms on site without subdividing the property, no concession stand or other construction; allowing the usage of the large field and one small soccer field; hours of operation to conclude at 11:00 p.m. during the week; comply with landscaping; allow the use with a Conditional Use Permit in an R-1 zone; and other Zoning Ordinance standards.

On November 5, 2013 the Planning and Zoning Commission disapproved the request, but with a favorable recommendation to grant the variance to the distance requirements subject to the gate being closed when not in operation, security on site, no one allowed in the soccer fields after 11:00 p.m., parking lot lights off when not in operation, and no trespassing to adjacent properties. The City Commission approved the request for one year, on November 25, 2013 with the variances to the distance requirement and conditions as noted. The permit had been renewed annually until 2017.

The Conditional Use Permit was disapproved in City Commission on February 27, 2017. A surrounding neighbor had been in opposition to the soccer fields for several years, claiming that people would go into her property to get soccer balls that would go over the fence, and that the applicant was not able to address the issues discussed in previous Planning and Zoning Commission and City Commission meetings.

On April 8, 2019, the City Commission approved the CUP for one year with variance to distance requirement, subject to the following conditions required on previous permits: variance to distance from a residence, no new construction without the benefit of a subdivision, use of the large field

and one small field only, hours of operation from 4:00 p.m. to 8:00 p.m. for youth, 8:00 p.m. to 10:00 p.m. for adults, special events and tournaments from 9:00 a.m. to 5:00 p.m. on Saturday and Sunday, close and secure gates when not in operation, security on site, and lights to be turned off when not in operation. The CUP expired in 2020 and was not renewed due to the COVID-19 pandemic.

The applicant, Maria Acuna, on behalf of the property owner, Leticia Alvarez, was proposing to operate the outdoor commercial recreation from the existing soccer fields on the property. The soccer fields' proposed hours of operation will be Monday through Thursday 6:00 p.m. – 11:00 p.m. for adults, and Friday through Sunday 6:40 a.m. – 11:00 p.m. for children 6-14 years old. The proposed office hours were from 9 a.m. to 1 p.m. and from 3 p.m. to 10 p.m. A volleyball net located on the sand area was proposed to be removed. The building located at the rear of the sand field would be used as office, men and women restrooms, and storage room. There was a security office at the parking lot, before the fields' entrance.

The establishment must comply with the Zoning Ordinance and requirements in the application as follows:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use. This includes lighting, littering and noise, which may include sound systems or PA speakers;
- 2) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use;
- 3) The proposed use shall not be located within 300 ft. of residential uses. This property was located within 300 feet of a residentially zoned area to the south, west and east;
- 4) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence. A 6 ft. opaque fence was provided in all directions of the fields;
- 5) The proposed use shall comply with the Off-street Parking and loading Ordinance and make provisions to prevent the use of street parking especially in residential areas were required. 30 parking spaces for the main soccer field 14 parking spaces for the smaller soccer field. This included players, coaches and referees. The applicant updated the number of proposed seats to 80 fixed and 30 removable ones for a total of 110 seats, which required 22 additional parking spaces. Since the proposed hours of operation for the fields did not overlap, a total of 52 parking spaces were required; 52 were provided on site. The establishment complied with the parking requirement. Parking lot had to be maintained free of potholes and clearly striped;
- 6) The proposed use shall comply with the City of McAllen Health Ordinances regulating food preparation and public lavatories. Bathroom facilities were provided on site. No food would be prepared on site;
- 7) Lighting shall be shielded from residentially zoned or used property.

Staff recommended disapproval of the request based on noncompliance with the required zoning district (A-O District), requirement #3 (distance to residential use), and minimum 5 acre lot requirement.

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

After a brief discussion regarding Mr. Marco Suarez questioning if approval of the conditional use permit for life of use is allowed, Mr. Marco Suarez moved to disapprove with favorable recommendation and Mr. Rudy Elizondo seconded the motion, which was disapproved with four members present and voting.

- 4) Request of Francisco B. Quintanilla for a Conditional Use Permit, for more than 1 year (3 years), for an Institutional Use (cosmetology school) at Lot 14, Colonia McAllen Unit No. 5 Subdivision, Hidalgo County, Texas; 2823 Colbath Road. **(CUP2022-0055)**

Ms. Katia Sanchez stated that the property is located on the east side of south 29th Street, south of Colbath Road. The property is zoned C-2 (neighborhood commercial) District. The adjacent zoning is R-1 (single-family residential) District in all directions and C-4 (commercial industrial) District to the northwest. Surrounding land uses include Dubai Salon Hair and Nails, Jose De Escandon Elementary School, The Peace Pipe Tobacco Shop, and single-family residences. An Institutional use (beauty school) is permitted in the C-2 District with a conditional use permit.

There is currently a commercial building with individual lease spaces on the property. There is a conditional use permit on file for a church within that commercial building. The applicant submitted an application for a conditional use permit for the proposed cosmetology school on April 5, 2022.

The applicant is proposing to operate a cosmetology school from the 3,200 square feet lease space. The proposed days and hours of operation are from Monday through Friday 8:30 a.m. to 9:00 p.m. As per the applicant, there will be two sessions, the first session from 8:30 a.m. to 3:00 p.m., and the second session from 5:00 p.m. to 9:00 p.m. There will be 3 classrooms and 1 administrative office. Based on (5) parking spaces per classroom area and (1.5) parking spaces for space use as an administration office, 17 parking spaces are required; 35 parking spaces are provided on site. The parking spaces are provided as part of shared parking with the existing commercial development. The parking requirement for the proposed business is in compliance based on the hours of operation for other businesses, the majority which close at 5:00 p.m. and operate on Monday through Friday.

The Fire Department conducted an inspection and the result was satisfactory. 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 proposed use must meet the requirements set forth in Section 138-118 of 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 Colbath Road and has access to south 29<sup>th</sup> Street;



2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas; 17 parking spaces are required, 35 spaces are provided on site. Based on (5) parking spaces per classroom area and (1.5) parking spaces for space use as an administration office, 17 parking spaces are required; 35 parking spaces are provided on site. The parking spaces are provided as part of the existing commercial development. The parking spaces for the proposed business is in compliance based on the staggered hours of operation for the majority of the businesses, which operate Monday through Friday and close at 5 PM;

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 building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.

Staff recommends approval of the request, for more than one year (3 years), subject to compliance with the conditions noted, Zoning Ordinance, Fire Department and building permit requirements.

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

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

- 5) Request of Andre Sutiono on behalf of Take 5 Oil Change for a Conditional Use Permit, for life of the use, for automotive service and repair at Lot 1, Asian Valley Subdivision, Hidalgo County, Texas; 2825 Nolana Avenue. **(CUP2022-0056) WITHDRAWN**

Item has been withdrawn. No action was required, none taken. Item has been withdrawn.

#### **b) REZONING**

- 1) Rezone from C-3 (general business) District to I-1 (light industrial) District: 4.939 acres out of Lot 97, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4801 North 23rd Street. **(REZ2022-0011) WITHDRAWN**

As per Ms. Katia Sanchez, item was requested to be withdrawn. No action was required, none was taken. Item has been withdrawn.

- 2) Initial Zoning to R-1 (single-family residential) District: 10 acres being all of Lot 3, Resubdivision of Lots 164-171 Inc. of Pride o' Texas, Hidalgo County, Texas; 3420 La Lomita Road. **(REZ2022-0013) WITHDRAWN**

Ms. Katia Sanchez stated that the item was requested to be withdrawn. No action was required, none was taken. Item has been withdrawn.

- 3) Rezone from C-1 (office building) District to C-3L (light commercial) District: Lot 1, Ramali Subdivision Phase III, Hidalgo County, Texas; 2020 North McColl Road. **(REZ2022-0008)**

Ms. Katia Sanchez stated that the property is located at the southeast corner of North McColl Road and Upas Avenue. The subject property has 135 feet of frontage along North McColl Road and a depth of 148.26 feet for a lot size of 20,015 square feet.

The applicant is requesting to rezone the property to C-3L (light commercial) District for commercial use.

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

There is currently an existing storage, an existing office building, and a patio area on the subject property. Surrounding land uses multi-family residences and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial, which is comparable to C-3L District.

The development trend for this area along North McColl Road is single-family residential and commercial.

The property was zoned A-O District during comprehensive zoning in May 1979. There have been no rezoning requests on the property since 1979. An application to rezone the property from C-1 District to C-3L District was submitted on March 22, 2022.

The requested zoning conforms to the Auto Urban Commercial land use designation.

Permitted uses in the C-3L District are as follows: Uses permitted in C-1 (office building) and C-2 (neighborhood commercial) Districts excluding gasoline sales, restaurants which do not derive more than 25 percent of the gross income from the sale of alcoholic beverages, retail businesses that sell products such as candy, nuts and confectionaries, bakeries or tortillerias, ice cream stores, specialized food products, apparel and accessories, and computer hardware and software. The C-3L District does not allow bars, night clubs, automotive repair, or other uses that may negatively affect future and current property owners. The C-3L District was meant for retail businesses compatible with residential uses.

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

Staff recommends approval of the rezoning request to C-3L (light commercial) District since it follows the Foresight McAllen Comprehensive plan designation for this area.

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

Being no discussion, Mr. Marco Suarez moved to approve and Mr. Rudy Elizondo seconded the motion, which was approved with four members present and voting.

- 4) Rezone from C-3 (general business) District to R-1 (single family residential) District: Lot 4-A, North Bryan Estates Subdivision, Hidalgo County, Texas; 8401 State Highway 107. **(REZ2022-0010)**

Ms. Katia Sanchez stated that the property is located at the Southwest corner of State Highway 107, and North Bryan Road.

The applicant is requesting to rezone the property to R-1 (single family residential) District in order to construct a single-family residence on the lot.

The adjacent zoning is C-3 (general business) District to the east across North Bryan Road, and to the west, R-1 District to the east and south. The area to the north, across State Highway 107 is outside of the McAllen city limits.

The property is currently vacant. Surrounding land uses include single-family residences, Productos Del Campo, and The Glute Factory.

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

The development trend for this area along State Highway 107 is commercial along State Highway 107.

The property was zoned C-3 District during annexation in August 2012. The requested zoning conforms to the Auto Urban Single Family land use designations shown on the foresight comprehensive plan.

Required Parkland dedication or a fee in lieu of land comprising \$700 per dwelling unit might be required prior to building permit issuance.

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

Staff recommends approval of the rezoning request to R-1 (single-family residential) District since it follows the auto urban single family land use designation the City of McAllen foresight comprehensive plan.

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

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

### 3) SITE PLAN:

- a) Site Plan Approval for Lots 4&5, D Plaza Subdivision; 5008 Expressway 83(**SPR2022-0017**)

Mr. Hebert Camacho stated that the property is located on the north side of Expressway 83, approximately 480 ft. east of North Taylor Road. The property has 337.02 ft. of frontage along Expressway 83 and 235.73 ft. at its deepest point, for a combined 1.48 acre-tract according to the recorded subdivision plat. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District on all directions.

The applicant is proposing to construct an 11,997 sq. ft. retail business (Goodwill).

Based on the 11,997 SF of retail area, 33 parking spaces are required, 63 parking spaces are provided on site. Three of the proposed parking spaces must be accessible, which one must also be van accessible with an 8 ft. wide aisle. Access to the site is from Share Access off Expressway 83 and a common access drive shared between Lots 4, 5 and 6. Others Lots have access to N. Taylor Road and Expressway 83 that connects all lots through a access easement. An amended agreement depicting the shared access was recorded on December 21, 2011 and has been submitted. Required landscaping for the lot is 7,753.68 sq. ft., 17,400 sq. ft. is provided, with trees required as follows: 22 – 2 ½” caliper trees, or 11 – 4” caliper trees, or 6 – 6” caliper trees, or 8 palm trees and 18 – 2 ½” caliper trees. Credit will be given to existing trees that remain onsite. A minimum 10 ft. wide landscaped strip is required inside the property line along Expressway 83. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 5 ft. wide sidewalk along Expressway 83 is required as per the Engineering Department. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on April 18, 2012, with a setback of 75 ft. or greater for approved site plan or easements for Lots 1- 6.

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

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

Being no discussion, Mr. Rudy Elizondo moved to approve. Mr. Marco Suarez seconded the motion, which was approved with four members present and voting.

### 4) CONSENT:

- a) Jackson Street Apartments Subdivision, 2200 S. Jackson Road, Isosceles, Inc. (**SUB2022-0049**)(**FINAL**)**GMES**

South Jackson Road: Required: Minimum 20 ft. dedication for 60 ft. from centerline for 120 ft. Paving: by the state Curb & gutter: by the state. Finalize R.O.W labeling, show ROW from

centerline to new property line and total ROW after accounting for any ROW dedication including both sides of centerline, finalize prior to recording. Monies must be escrowed if improvements are not built prior to recording, as applicable. Subdivision Ordinance: Section 134-118. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-118. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. 24 ft. paved Private Service Drive Easement provided on plat for Lot 1. Plat note will indicate that 24 ft. Private Drive on Lot 1 will exit/loop back to S. Jackson Road via a 50 ft. common access easement on lot 2. Finalize wording prior to recording. As per conversation with engineer, plat note will indicate that the abandonment of the irrigation easement and improvement of the 24 ft. Private Service Drive will occur prior to construction on Lot 1. Finalize wording prior to recording. Please clarify status of discussion with engineer on March 4, 2022, as to the possibility relocating Irrigation District #2 easement. Verify with Irrigation District #2 requirements prior to recording. Subdivision Ordinance: Section 134-105 Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, greater setback applies. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S. Jackson Road 5ft. sidewalk required as per Tx-dot and Engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 134-120. 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 134-120. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Verify compliance with City Access Management Policy prior to final. Site plan must be approved by the Planning and Development Department prior to building permit issuance. Site Plan will be reviewed internally by staff prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Zoning Ordinance: Section. 138-1. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Existing: C-3 & R3-A Proposed: C-3 & R3-A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, variance request letter was received on 3-4-22 via e-mail and submitted to City Manager's Office for consideration on March 15, 2022. Requested variance of fees in lieu of land was approved. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Variance request letter was received on 3-4-22 via e-mail and submitted to City Manager's Office for consideration on March 15, 2022. Requested variance of fees in lieu of land was approved. Fees in lieu of land amount to \$61,600 (Based on 88 apartments X \$700 = \$61,600) and payable prior to plat recording. Requirements will be based on the amount of units proposed. If the number of lots/dwelling units change, park fee will be adjusted accordingly.

Pending review by City Manager's Office. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final. As per Traffic Department, Trip Generation approved, TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, TIA approved. Must comply with City's Access Management Policy Site plan will be reviewed internally by staff prior to building permit issuance. Provide for interior lot dimensions after accounting for ROW dedication.

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

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

## 5) SUBDIVISIONS:

- a) The Hills at Sharyland Subdivision, 9200 North. Shary Road, Aldape Development, LLC. **(SUB2022-0050)(FINAL)MAS**

Mr. Mario Escamilla stated N. Shary Road: 30 ft. of ROW dedicated for 60 ft. ROW required from centerline for 120 ft. total ROW Paving: min. 65 ft. Curb & gutter: both sides label centerline, ROW on both sides of centerline, and total ROW after accounting for dedication to determine if ROW dedication will be required prior to recording. City of McAllen Thoroughfare Plan N. 56th Street: 30 ft. ROW dedication required for future 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Owner must escrow monies for improvements if not built prior to plat recording. Revise plat accordingly to reflect required dedication for N. 56th Street prior to final approval. Engineer submitted a variance application on October 7, 2021 and subsequently revised requesting to dedicate 10 ft.-15 ft. of ROW for North 56th Street. The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of April 5, 2022. Following discussion, and the board unanimously voted to approve the subdivision in revised preliminary form, and recommended approval of the variance for 10-15 ft. ROW dedication for N. 56th Street. There were 6 members present and voting. At the City Commission meeting of April 25, 2022, the City of McAllen Board of Commissioners considered the request and was approved. City of McAllen Thoroughfare Plan E/W Collector: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Engineer proposing 50 ft. ROW with easements instead of the 60 ft. Owner must escrow monies for improvements if not built prior to plat recording. City of McAllen Thoroughfare Plan Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides \*Owner must escrow monies for improvements if not built prior to plat recording. Engineer is proposing 50 ft. ROW with 40 ft. of paving. Paving width must be face-to-face and sidewalk easements must be provided on both sides of all streets. Subdivision Ordinance: 134-105. 900 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac 96 ft. paving diameter required (face to face) per Fire Department with 10 ft. of ROW back-of-curb. Subdivision Ordinance: Section 134-105. Front: Proposing 20 ft. or greater for easement for building. A 20 ft. setback applies for the proposed R-2 use, revise accordingly prior to final. Engineer submitted variance to allow a 15 ft. front setback for unenclosed carports only. The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of April 5, 2022. Following discussion, and the board unanimously voted to approve the subdivision in revised preliminary form, and recommended approval of the variance for a 15 ft. front setback for unenclosed carports only. There were 6 members present and voting. Zoning Ordinance: Section 138-356, Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for approved site plan or easement. Zoning Ordinance: Section 138-

356. Corner: 10 ft. or greater for easements. Add plat note as shown above, finalize prior to recording. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where a greater setback is required, greater setback applies \*Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on the east side of N. Shary Road and 4 ft. wide minimum wide sidewalk N. 56th Street, both sides of interior streets and east/west collector road on the south boundary. Add plat note as shown above, finalize prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Shary Rd. and N. 56th St. (E/W collector street proposed as an interior street). Add plat note as shown above, finalize prior to recording. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Add plat note as shown above, finalize prior to recording. Landscaping Ordinance: Section 110-4. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Shary Rd. and N. 56th Street. City's Access Management Policy. Common areas, any private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Subdivision Ordinance: Section 110-72. Minimum lot width and lot area Zoning Ordinance: 138-1. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: R-3A. Annexation and initial zoning processes completed. Rezoning needed before Final Approval Annexation and initial zoning processes must be finalized prior to final approval. Land dedication in lieu of fee. As per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. As per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived. Pending review City Manager's Office. As per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived. Trip Generation required by Traffic Department to determine if TIA is required, prior to final plat. As per Traffic Department TG approved, TIA required. Traffic Impact Analysis (TIA) required. Must comply with City's Access Management Policy. As needed, Label Detention with a letter or number. Secondary access needed per Fire Department since development is over 30 lots subdivision previously approved in Preliminary form at the July 8, 2021 meeting.

Staff recommends approval of the subdivision in Final Form subject to conditions noted, drainage and TIA approvals.

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

b) Chaises De Jardin Subdivision, 2501 Russell Road, Jane Cross  
**(SUB2022-0046)(PRELIMINARY)MDCE**

Mr. Mario Escamilla stated that Russell Road: Proposing 30 ft. dedication for 50 ft. from centerline

for 100 ft. total R.O.W Paving, 65 ft., Curb and gutter. Both Sides Existing transmission powerline poles along Russell Road appear to be within the ROW dedication. Need to finalize dedication requirements or relocation of transmission powerline poles as applicable, prior to final. Alignment of R.O.W with subdivision to the west being reviewed in relation to the transmission powerline poles, finalize prior to final. Please label how existing R.O.W was dedicated and total R.O.W. after accounting for R.O.W dedication. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 25th Lane (West Boundary 1/4 Mile Location): 30 ft. dedication for 30 ft. from centerline for 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides. Please include R.O.W dedication for North 25th Lane along Western plat boundary. Existing subdivision to the West dedicated R.O.W. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W collector (Southern Boundary 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving, 40 ft. Curb and gutter: Both Sides. Street alignment and R.O.W being reviewed and plat would need to be revised accordingly prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Alley/service drive easement required for commercial properties. Alley or service drive easement cannot dead-end. Provide for extension or looping of alley or service drive easement on the plat prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, greater setback applies. Finalize wording prior to final. Zoning Ordinance: Section 138-356 Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. Establish requirement for E/W collector along southern plat boundary prior to final. Finalize wording prior to final. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. Finalize wording prior to final. Zoning Ordinance: Section 138-356. Corner: N. 25th Lane: In accordance with Zoning Ordinance or greater for easements or approved site plan. Finalize wording 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 Russell Road, North 25th Lane and E/W Collector. Sidewalk requirements might increase prior to final subject to Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N.25th Lane and E/W collector Street. Others as may be required as part of PUD Conditional Use Permit. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with site plan requirements/conditions for the PUD Conditional Use Permit. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Must comply with site plan requirements/conditions for the PUD Conditional Use Permit. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Must comply with site plan requirements/conditions for the PUD Conditional Use Permit. 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 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing:R-1 (Single-Family Residential) District Proposed:R-1 (Single-Family Residential) District Zoning Ordinance: Article V. At the Planning and Zoning Commission meeting of November 2, 2021, no one appeared in opposition to the conditional use permit (Planned Unit Development) request. The Board voted to recommend approval of the request. There were six members present and voting. At the City Commission meeting of November 22, 2021, the City of McAllen Board of Commissioners considered the application for a Conditional Use Permit for a Planned Unit Development(Storage Units) and was approved for life of the use. Rezoning Needed Before Final At the Planning and Zoning Commission meeting of November 2, 2021, no one appeared in opposition to the conditional use permit (Planned Unit Development) request. The Board voted to recommend approval of the request. There were six members present and voting. At the City Commission meeting of November 22, 2021, the City of McAllen Board of Commissioners considered the application for a Conditional Use Permit for a Planned Unit Development (Storage Units) and was approved for life of the use. 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 requirements/conditions of the Conditional Use Permit for the Planned Unit Development (PUD). The site plan for the PUD will be recorded at such time as the plat is recorded. Cross reference notes will need to be finalized prior to final. Any changes to approved site plan for Planned Unit Development may require for Conditional use permit to be amended and presented before the Planning and Zoning Commission. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Rudy Elizondo seconded the motion, which was approved with four members present and voting.

- c) **RMZ Development Subdivision, 2901 Colbath Road, RMZ Investments, LLC.  
(SUB2022-0044)(PRELIMINARY)RDE**

Mr. Mario Escamilla stated that North 29th Street: 30 ft. dedication for 50 ft. from centerline for 100 ft. total R.O.W. Paving 65 ft., curb and gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan Colbath Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. total R.O.W. Paving 52 ft. curb and gutter. Both Sides Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Alley or service drive easement cannot dead-end. Provide for extension or looping of alley or service drive easement on the plat prior to final. Subdivision Ordinance: Section 134-106. Front:N.29th Street: In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, greater setback

applies. Colbath Road: In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, greater setback applies. Finalize wording prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. Finalize wording prior to final. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. Finalize wording prior to final. Zoning Ordinance: Section 138-356. Corner: See front setback section above. Finalize wording 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 S.29th Street and Colbath Road. Sidewalk requirements might increase prior to final subject to Engineering Department requirements. Please finalize plat note prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4(Commercial-Industrial) District Proposed: C-4(Commercial-Industrial) District Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy.

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

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

- d) Aqualina at Tres Lagos Phase II Subdivision, 6609 Tres Lagos Blvd., Rhodes Development, Inc. **(SUB2022-0041)(PRELIMINARY)M&H**

Mr. Mario Escamilla stated that Interior streets: Aqualina Way 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Interior streets: Aqualina Lane 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105.

Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length: common areas and access walks/drives provided. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac: The proposed subdivision applies the "coving method" with emergency access walks/drives provided per established agreement. Subdivision Ordinance: Section 134-105. Front: 20 ft. minimum or greater for setbacks. Please revise plat note #3 as front setback note references sheet 3, however sheet 3 is not part of plat submittal. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Rear: 11 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Side corner: 10 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 on: City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Please revise plat note # 18: existing note provides reference to Tres Lagos Boulevard, however the provided plat does not have frontage along Tres Lagos Boulevard. Please provide sidewalk plan 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. Please revise plat note #9: existing note provides reference to Tres Lagos Boulevard, however the provided plat does not have frontage along Tres Lagos Boulevard. 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. Common Areas, any private streets/drives, gate areas, etc., must be maintained by the lot owners/PID and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: Access to subdivision from Aqualina at Tres Lagos Phase I subdivision, which has access to Tres Lagos Boulevard. The proposed subdivision complies with minimum access points, as per agreement. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Parkland dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Parkland dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by City Manager's Office. As per Parks Department, in this case Park fees do not apply because Parkland dedication exceeds City's requirements as of 10/30/2014, as per

agreement. As per Traffic Department, Trip Generation required, prior to final plat. Please submit Aqualina at Tres Lagos Master Plan for Phase I, II, & III, prior to final. Must comply with City's Access Management Policy. Must comply with the Agreement and Public Improvement District (PID) conditions. Must comply with other requirements, as may be applicable, prior to final. STAFF

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

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

- e) Aqualina at Tres Lagos Phase III Subdivision, 6617 Tres Lagos Blvd., Rhodes Development, Inc. **(SUB2022-0039)(PRELIMINARY)M&H**

Mr. Mario Escamilla stated Major Collector (1/2): N. Stewart Road dedication as needed for 40 ft. from centerline for 80 ft. total R.O.W. Paving 52 ft. Curb and gutter both Sides. Please label additional dedicated R.O.W from lot line with dimensions. Please label Center Line. Please Label Total R.O.W. Please label how existing R.O.W was dedicated. Please finalize R.O.W requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Non-compliance Interior streets: Aqualina Way 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior streets: Aqualina Lane 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1,200 ft. Block Length: common areas and access walks/drives provided. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac: The proposed subdivision applies the "coving method" with emergency access walks/drives provided per established agreement. Subdivision Ordinance: Section 134-105. Front: 20 ft. minimum or greater for setbacks. Please revise plat note #3 as front setback note references sheet 3, however sheet 3 is not part of plat submittal. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Rear: 11 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Side corner: 10 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 N. Stewart Road. Interior Sidewalks: City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Please revise plat note # 18: to mention N. Stewart Road existing note provides reference to Tres Lagos Boulevard 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 North Stewart Road. Please revise plat note as shown. Please revise plat note #9: existing note provides reference to Tres Lagos Boulevard, however the provided plat does not have frontage along Tres Lagos Boulevard. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single-family residential and

commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Stewart Road. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc., must be maintained by the lot owners/PID and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: Access to subdivision from Aqualina at Tres Lagos Phase I & Proposed Phase II subdivision, which has access to Tres Lagos Boulevard. The proposed subdivision complies with minimum access points, as per agreement. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Parkland dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Parkland dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by City Manager's Office. As per Parks Department, in this case Park fees do not apply because Parkland dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required, prior to final plat. Please submit Aqualina at Tres Lagos Master Plan for Phase I, II, & III, prior to final. Must comply with City's Access Management Policy. Must comply with the Agreement and Public Improvement District (PID) conditions. Must comply with other requirements, as may be applicable, prior to final.

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

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

- f) Cascada at Tres Lagos Phase III Subdivision, 7001 Tres Lagos Blvd., Rhodes Development, Inc. **(SUB2022-0043)(PRELIMINARY)M&H**

Ms. Liliana Garza stated paving: min. 32 ft. Curb & gutter: both sides. Provide ROW of streets on plat. Street names will be finalized prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Tres Lagos Blvd.: 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Clarify if street will be dedicated at this time, if yes please show it on plat with document number. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are

required prior to final. COM Thoroughfare Plan 1,200 ft. Block Length: Common areas and access walks/drives provided per agreement. `Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. As per Fire Department, paving must be 96 ft. in diameter face to face. They recommend removal of island, but if it remains, island must meet 32 ft. paving all around and must be fire lane striped. Subdivision Ordinance: Section 134-105. Proposing: Front: 20 ft. minimum or as shown in "Front Setback Table" sheet 3 of 3 (greater applies). Please clarify sheet 3 referencing "Front Setback Table," and values on plat. Zoning Ordinance: Section 138-356. Rear: 11 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Side Corner: 10 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 on: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement filed with City. 4 ft. Sidewalk required on Tres Lagos Blvd. if dedicated as part of this plat. Please provide sidewalk plan 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 Tres Lagos Blvd. Revise plat note #8 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. if dedicated by this plat. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Parkland dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Parkland dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, in this case Park fees do not apply because Parkland dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy. Must comply with Agreement and Public Improvement District (PID) conditions. Must comply with other requirements, as may be applicable, prior to final.

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

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

g) Casa Paraiso Subdivision, 5521 Mile 6 Road, Nancy Cindy Rodriguez  
**(SUB2022-0040)(PRELIMINARY)SAMES**

Ms. Liliana Garza Mile 6 Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. N/S 1/4 Mile Street-west boundary: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Staff reviewing requirement of collector street alignment, finalize prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Other Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Provide ownership map to determine street requirement, finalize prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Submit ownership map to determine street requirement prior to final. Subdivision Ordinance: Section 134-105. Front: 45 ft. or line with average setback of existing structures, or easements, whichever is greater. Please revise plat note #4 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Please revise plat note #4 as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Please revise plat #4 as shown above prior to final. Zoning Ordinance: Section 138-356 Submit ownership map to determine street requirement/and or 1/4 mile street prior to final Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks are required; greater setback applies. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Mile 6 Road and other streets as applicable. 5 ft. sidewalk might be required on Mile 6 ft. by Engineering Department Please add plat note as shown above and once finalized prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Please add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Please add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: Residential. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V Rezoning Needed Before Final If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Park fee will be required if property is annexed. Park Fee of \$700 per

lot/dwelling unit to be paid prior to recording and/or land dedication. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Park fee will be required if property is annexed. As per Traffic Department, Trip Generation waived for one single-family residence. No TIA is required. Must comply with City's Access Management Policy. Submit ownership map to determine street requirement prior to final

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

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

- h) Northwest Creek Subdivision, 3420 Mile 6 ½ Road, Andres L. Kalifa Jr. and Sr. **(SUB2022-0037)(PRELIMINARY)M&H WITHDRAWN**

Ms. Liliana Garza stated item had been withdrawn. No action required, none taken. Item has been withdrawn.

- i) Brier Village Subdivision, 3901 North. Bentsen Road, Loretta Williams & Daniel E. Prukop, and Elsie Wall **(SUB2022-0007)(REVISED PRELIMINARY)M&H**

Ms. Liliana Garza stated Nolana Avenue: 60 ft. from centerline for 120 ft. of total ROW Paving: 65 ft. curb & gutter on both sides. Label total ROW after accounting for dedication prior to final. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. North Bentsen Road: 50 ft. from centerline for 100 ft. of total ROW Paving: 65 ft. curb & gutter on both sides. Label total ROW after accounting for dedication prior to final. Label "20 ft." reference shown on North Bentsen Road prior to final. Clarify if 5 ft. Gas Line Easement will be within the proposed ROW prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Internal Road: 60 ft. Paving: 40 ft. Curb & gutter: Both sides. Clarify if subdivision is proposed to be private. If so, provide gate details prior to final to finalize ROW requirements. Street name will be issued prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Required 1/4 Mile Collector (North 48th Street): 60-70 ft. ROW Paving: 40-44 ft. curb & gutter on both sides. Engineer submitted variance application on April 27, 2022, to not dedicate the 1/4 mile Collector. Required based on collector location and land lock parcels to the south Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Monies must be escrowed if improvements are required prior to final. 900 ft. Block Length for R-3 Zone Districts. Please provide block length prior to final to verify compliance with this requirement. Subdivision Ordinance: Section 134-118. Front: 20 ft. or greater for easements. Clarify proposed setbacks prior to final. Clarify if carports along the front will be proposed prior to final. Zoning Ordinance: Section 138-356. Rear: In Accordance with Zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Interior sides were in Accordance with zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner setbacks were 10 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Garage setbacks were 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. A 4 ft. wide minimum sidewalk required on North Bentsen Road



and Nolana Avenue, both sides of all internal streets, and any other applicable streets prior to final. A 5 ft. sidewalk might be required by Engineering Dept. prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along North Bentsen Road and Nolana Avenue. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. This might be required along south and east property line where adjacent to single-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Nolana Avenue. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. This requirement might be triggered depending on the amount of units proposed per lot. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Label and provide dimensions for triangular area located east of Lot 11 prior to final to determine compliance with requirements. Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: r-1 and R-3A Proposed: R-3A. Verify metes and bounds of zoning districts since there seems to be an overlap. Clarify prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Verify metes and bounds of zoning districts since there seems to be an overlap. Clarify prior to final. If any rezoning are needed, they must be finalized prior to final plat approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, number of unit to be clarified prior to final to determine total amount of park fees. As per Traffic Department, Trip Generation approved, no TIA required. Must comply with City's Access Management Policy. Label and provide dimensions for triangular area located east of Lot 11 prior to final to determine compliance with requirements. Verify metes and bounds of zoning districts since there seems to be an overlap. Clarify prior to final. Provided ownership map and landlocked properties to the south exist.

Staff recommended approval of the subdivision in revised preliminary form subject to conditions noted, compliance with 1/4 mile street and disapproval of the variance request.

Being no discussion, Mr. Marco Suarez moved to approve the subdivision and disapprove the variance request. Mr. Rudy Elizondo seconded the motion, which was approved with four members present and voting.

6) Information: City Commission Actions from April 11, 2022 and April 25, 2022

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

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 4:05p.m. and Mr. Emilio Santos Jr. seconded the motion, which carried unanimously with four members present and voting.

---

Vice Chairperson, Gabriel Kamel

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

## Memo

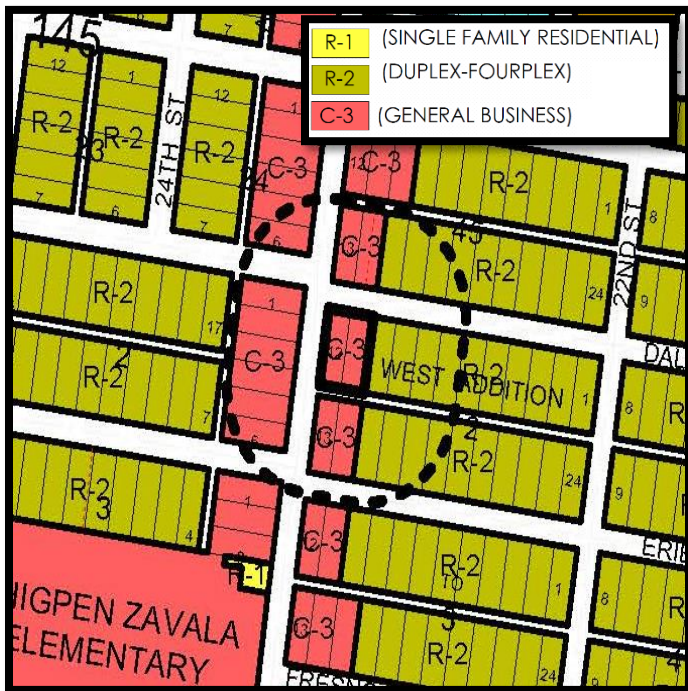
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** May 4, 2022

**SUBJECT: REQUEST OF JORGE A. BRIONES, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN AUTOMOTIVE SERVICE AND REPAIR (BODY SHOP), AT LOTS 11 & 12, BLOCK 2, WEST ADDITION TO MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 2241 DALLAS AVENUE, SUITE B. (CUP2022-0062)**

**BRIEF DESCRIPTION:** The property is located at the southeast corner of Dallas Avenue and South 23<sup>rd</sup> Street. The property has 100 ft. of frontage along Dallas Avenue and a depth of 140 ft. for a lot area of 14,000 square feet. It is zoned C-3 (general business) District. The adjacent zoning is R-2 (duplex-fourplex residential) District to the east and C-3 District to the north, south, and west. Surrounding land uses include single-family residences, vacant land, a body shop, various auto sales, car lots, yerberia Santa Barbara and a plumbing company. An automotive service and repair business is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** There was a conditional use permit approved for the first time in 2015 in the same building on the adjacent Suite for Truck Accessories part installations. Last time the CUP was renewed for Suite B was in 2020. A CUP for Suite A, was approved in City Commission Meeting of February 14, 2022.

On the initial application, the case was presented to the Board of Commissioners; the applicant appealed the decision of the P&Z Board. Part of the discussion was the parking requirement. Applicant

stated that the owner of the plaza bought a property across the street (2226 Dallas Ave) to comply with parking requirements; however, the property is zoned R-2 and would require a CUP for a parking facility. Furthermore, the address mentioned, it's not paved as required by the ordinance & never applied for a CUP.

**REQUEST/ANALYSIS:** There is an existing 9,600 sq. ft. commercial building with two suites. This building has been used for auto repair service. The applicant is requesting a CUP for a length of 5 years.

The applicant is proposing to continue using Suite B of the building as a body shop repair business. The proposed hours of operation are from 8:00 A.M. to 5:00 P.M. Monday through Friday and 8:00 A.M. to 2:00 P.M. on Saturday. Staff met with the applicant, and he stated that the business would not be open to the public. He picks up and delivers the vehicles; no customers will be on site. Based on the total 4,800 sq. ft. for the body shop repair, 15 parking spaces are required; 9 parking spaces are provided on site. One of the provided spaces must be van accessible; one van accessible parking space is provide. 30 parking spaces are needed for both suites to run simultaneously.

Staff has not received any emails or phone calls in opposition to this request.

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

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 14,000 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the main structure.
- 3) Outside storage of materials is prohibited. The applicant indicated that there would be no outside storage including vehicles
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The Building is adjacent to single-family residential use to the east, south and north.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. There is an existing block wall, which decreases from 6'-3" to 3'-10" as approaching to the front property line on the west side of the property.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

**RECOMMENDATION:**

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

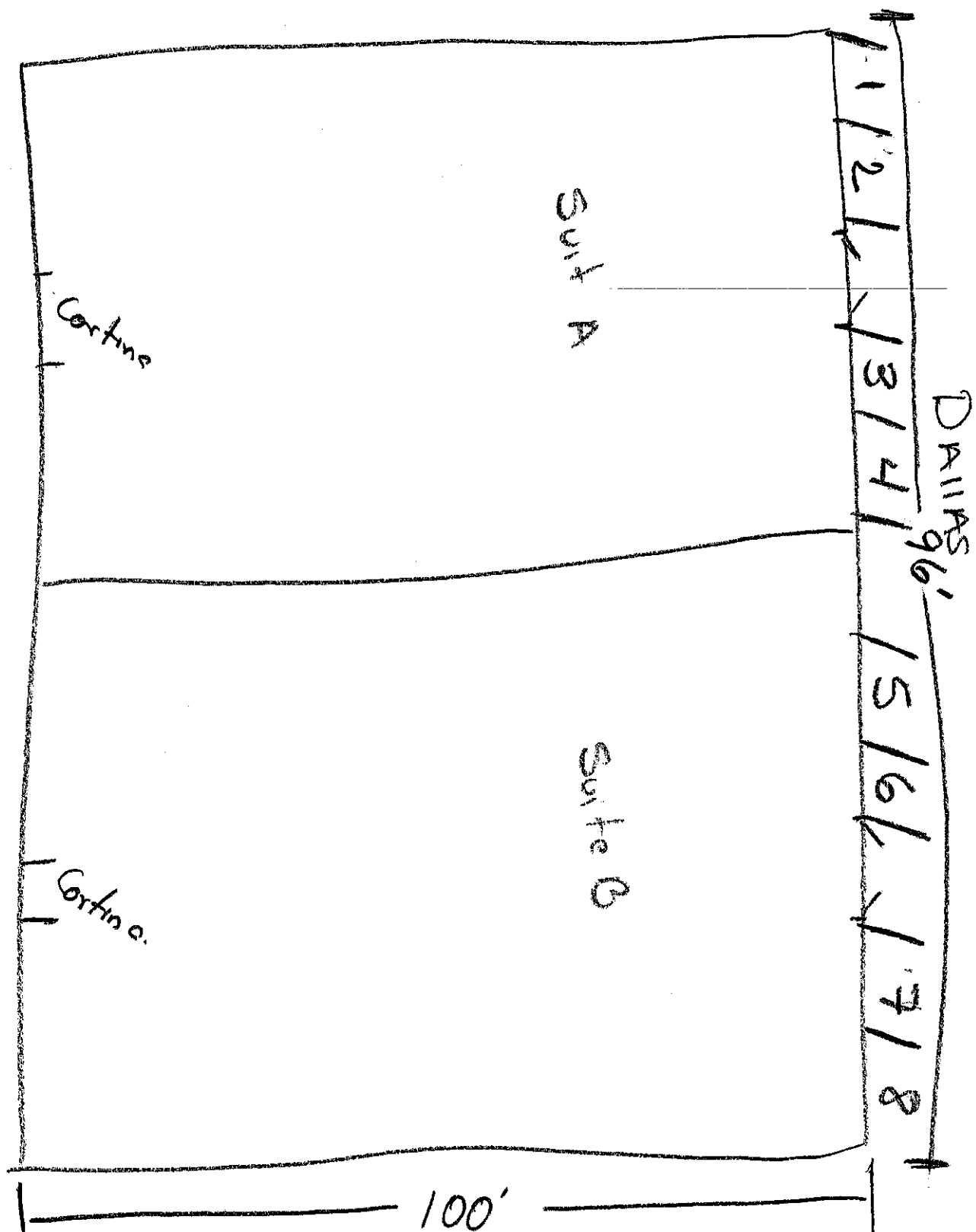
Estacionamientos

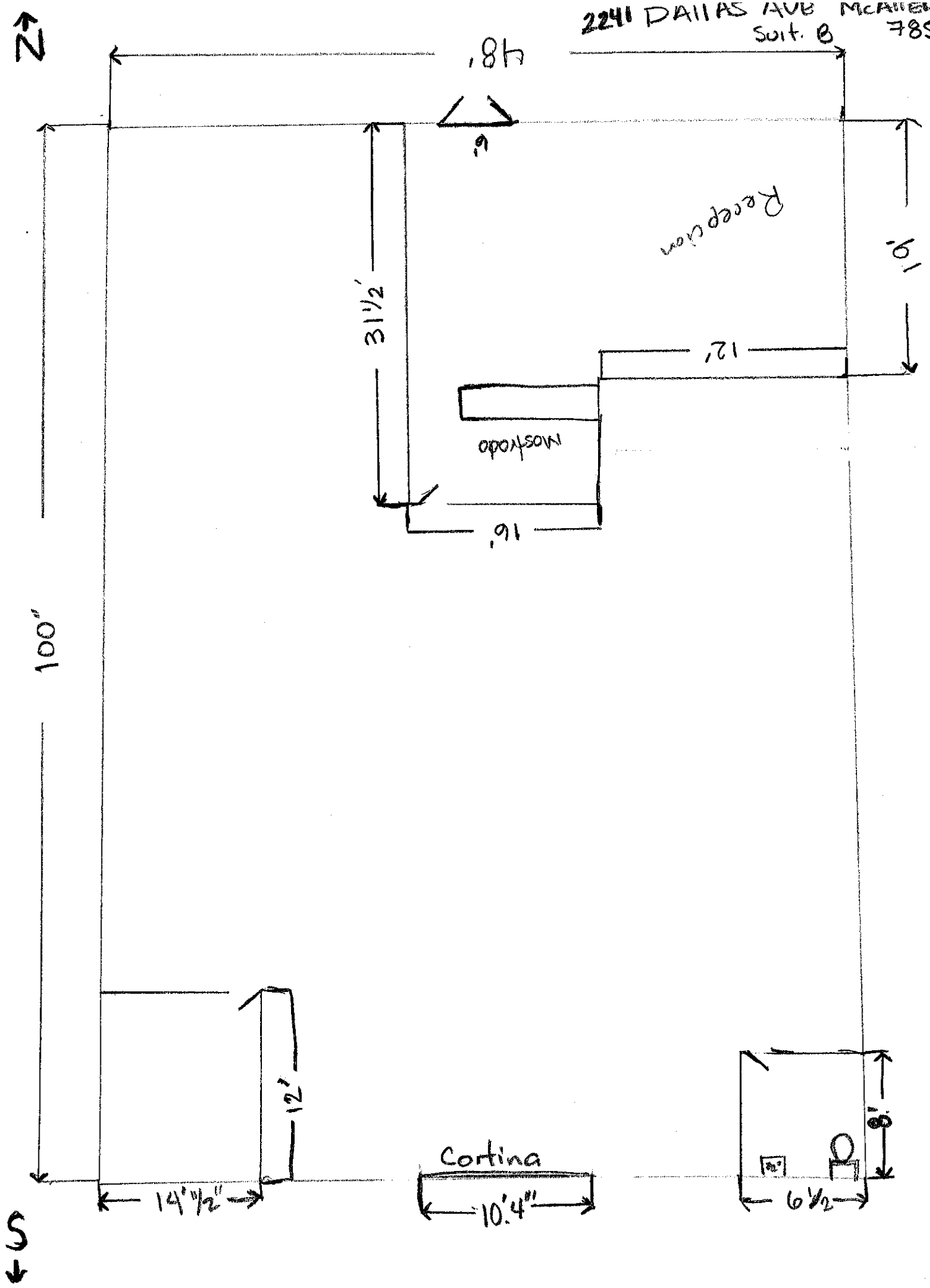
N

23<sup>st.</sup>

S

Callegon









NOTICE  
AUTO  
REPAIR  
FOR  
THIS PROPERTY  
CUP2022-0062

CITY OF MCALLEN PLANNING DEPT  
804-481-1200  
WWW.MCALLEN.NET

JETTMED  
VISUAL MARKETING

CAPITAL GEAR  
SUITE 101



## Planning Department

### Memo

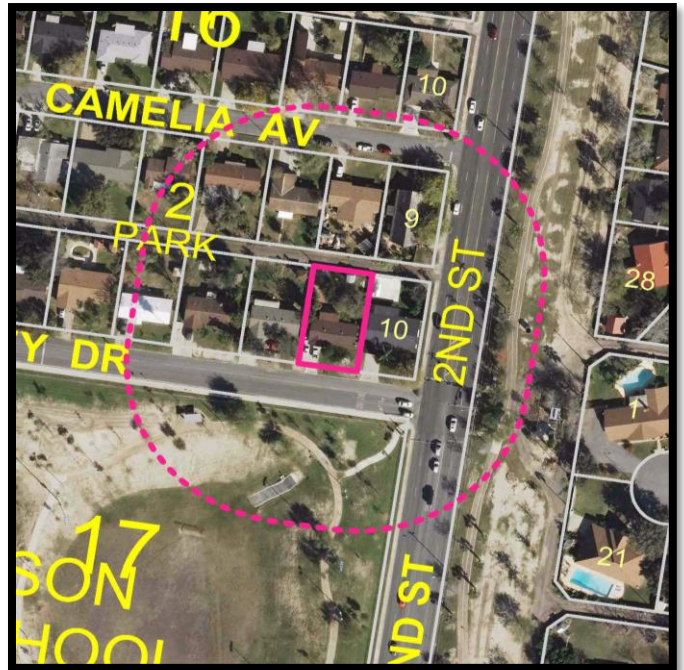
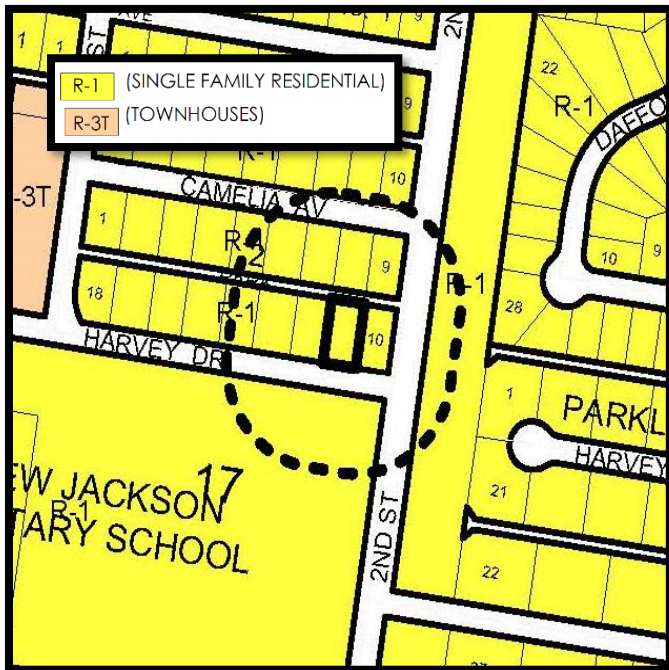
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** May 4, 2022

**SUBJECT: REQUEST OF SILVIA J. GUTIERREZ-LEAL, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (COUNSELING OFFICE) AT LOT 11, BLOCK 2, HOLIDAY PARK SUBDIVISION, HIDALGO COUNTY, TEXAS; 206 HARVEY DRIVE. (CUP2022-0063)**

**DESCRIPTION:** The property is located on the north side of Harvey Drive, approximately 70 ft. west of N. 2<sup>nd</sup> Street and it is zoned R-1 (Single-Family Residential) District. The adjacent zone is R-1 District in all directions. The surrounding land uses include single-family residences, Jackson Elementary School and Jackson Park. A home occupation is allowed in a R-1 zone with a conditional use permit and in compliance with requirements.



**ANALYSIS:** The customer is applying for the Conditional Use Permit and is proposing to operate a 100 SF counseling office, from the 1,224 square ft. residence as per appraisal District records. As per applicant, proposed hours of operation are from 8:00AM to 5:00PM but by appointment only.

Fire Inspections Dept. its pending their review. 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:

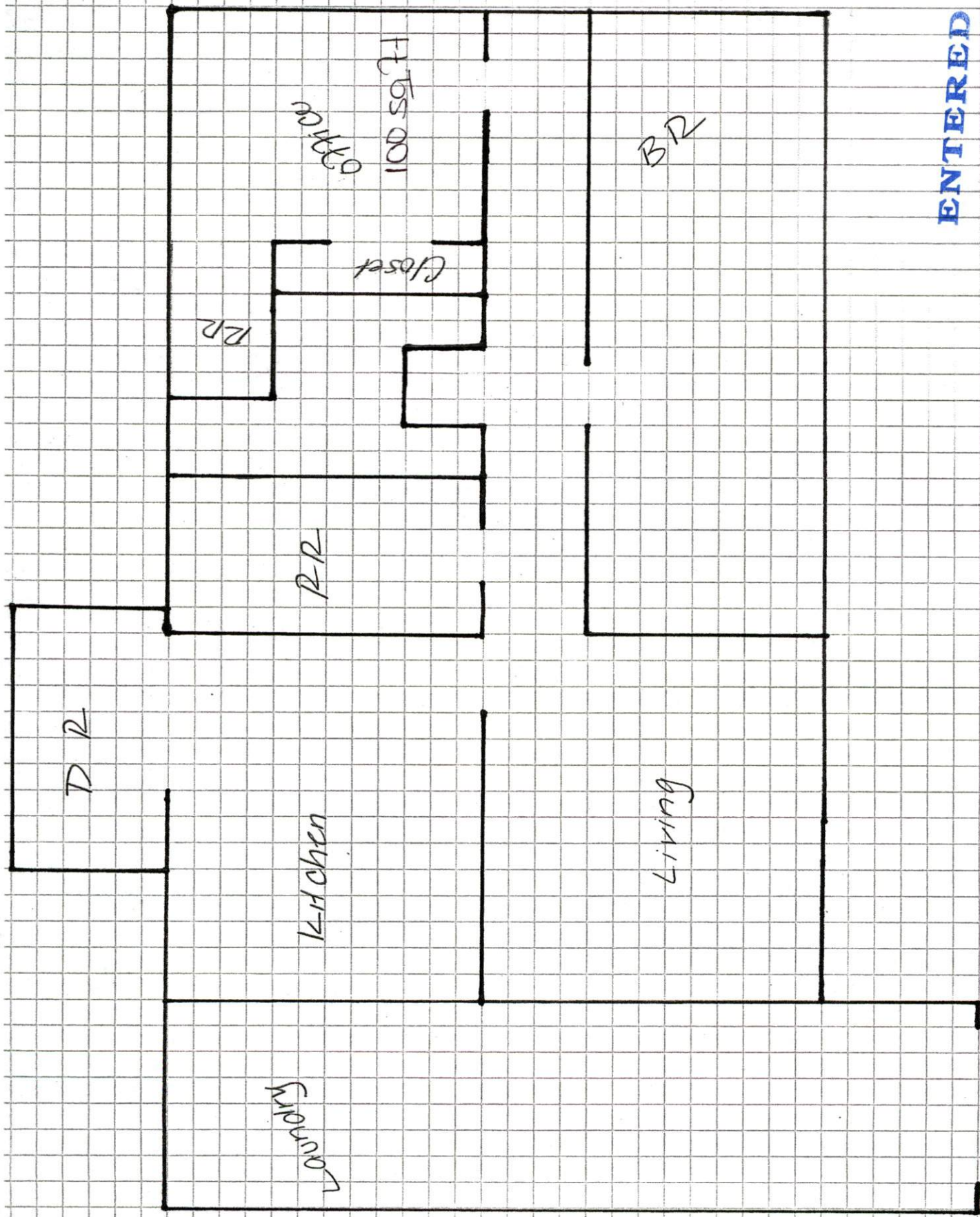


- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration;
- 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,
- 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).
- 8) 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 has not received any emails or phone calls in opposition to this request.

**RECOMMENDATION:**

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



ENTERED

APR 19 2022

Initial: *DM*





**NOTICE  
HOME  
OCCUPATION  
FOR  
THIS PROPERTY  
CUP2022-0063**

 CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLE.NET





## Memo

**TO:** Planning and Zoning Commission

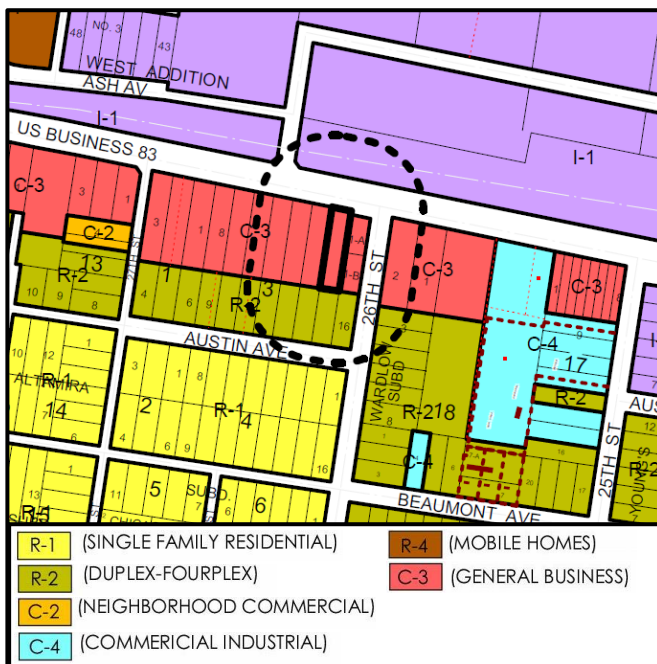
**FROM:** Planning Staff

**DATE:** May 9, 2022

**SUBJECT: REQUEST OF ERIKA V. MEDINA ON BEHALF OF GUERO TIRES, FOR A CONDITIONAL USE PERMIT, FOR AN AUTOMOTIVE SERVICE AND REPAIR (TIRE SHOP), FOR ONE YEAR AT LOT 2, BLOCK 3, ALTAMIRA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2605 U.S. HIGHWAY 83. (CUP2022-0060)**

### BRIEF DESCRIPTION:

The property is located along the south side of U.S. Business 83, approximately 55.6 ft. west of South 26<sup>th</sup> Street. The property has 54.60 ft. of frontage along U.S. Business 83 and 225.80 ft. of depth for a lot size of 12,328.68 sq. ft. according to the Hidalgo County Appraisal District records. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District to the west and east, I-1 (light industrial) District to the north, and R-2 (duplex-fourplex residential) District to the south. Surrounding land uses include single-family residences, auto repair shops, auto sales, auto parts, a paper recycling center, and railroad. An automotive service and repair shop is allowed in the C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:**

The Planning and Zoning Commission approved the initial conditional use permit for an automotive repair service (tire shop) on January 18, 2005. The applicant renewed the CUP until 2008. A new CUP for the same use for the property was approved for one year on September 7, 2010. In 2011, Fire Department found a residential area inside the building. The applicant subsequently applied for a CUP for a tire shop and a residence in a commercial building which was disapproved by the Planning and Zoning Commission on March 2, 2011, and hence was withdrawn by the applicant. A new CUP for a tire shop for the property was approved by the Planning and Zoning Commission on November 16, 2011. The CUP was renewed yearly by the applicant until 2019.

The City Commission approved the CUP on January 13, 2020, for one year and granted a variance to 4 additional parking requirement subject to operating within the enclosed area and no outside storage. The most recent CUP was approved by the City Commission on March 22, 2021, for one year with a variance to the distance and 3 additional parking requirements.

**REQUEST/ANALYSIS:**

There is an existing building of approximately 2,220 sq. ft. on the property that serves as a tire shop as per the submitted site plan. The applicant is proposing to continue utilizing the tire shop Monday through Sunday from 8:00 a.m. to 10:00 p.m. Based on the floor area, 8 parking spaces are required and 5 parking spaces are provided along the front of the building; the building has two bays that can serve as parking and there is a drive way on along the east side of the property that serves as additional parking. The parking must comply with city standards.

Fire Department inspection has been completed for the tire shop. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

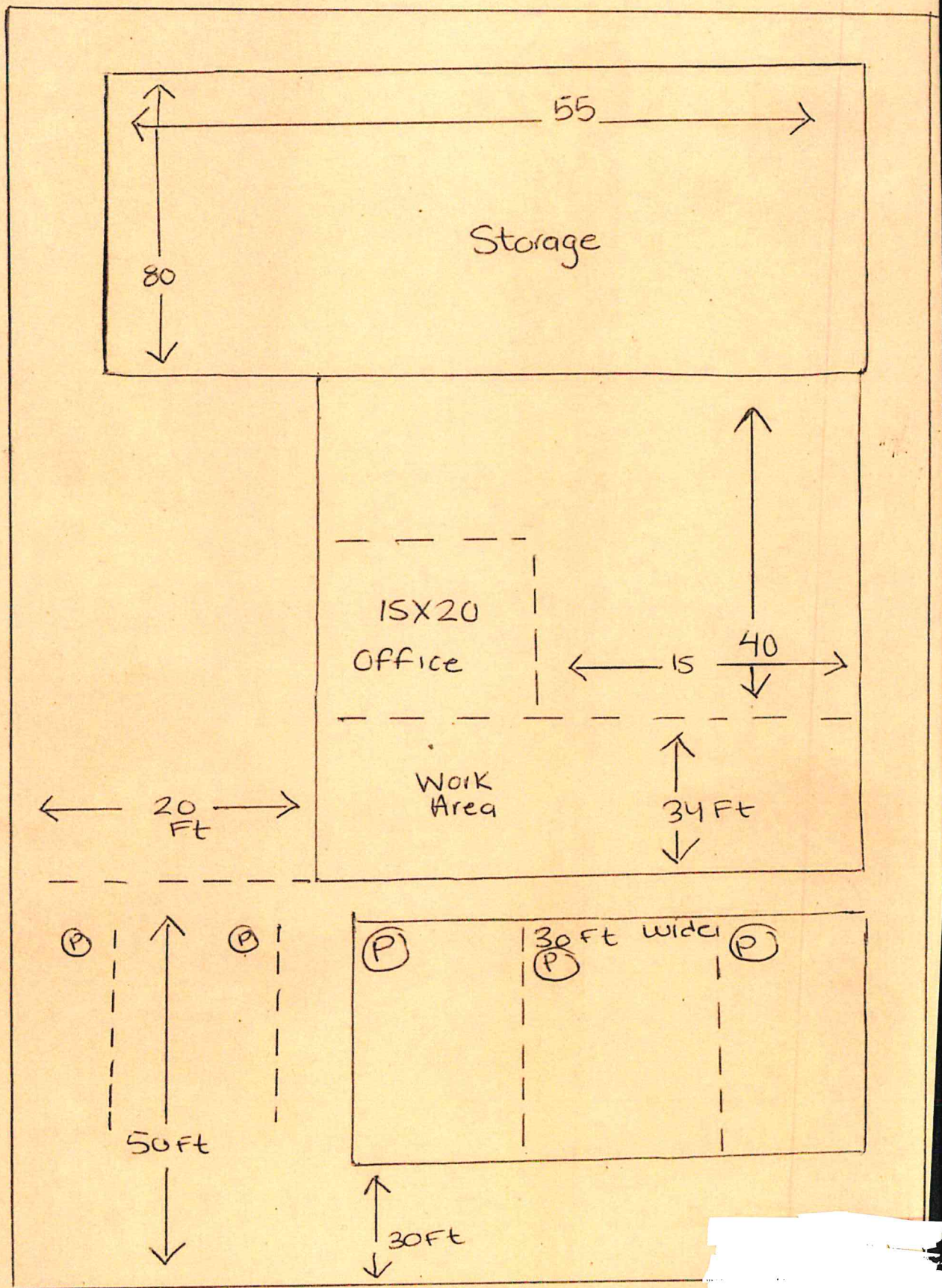
- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 12,328.68 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The work will be performed in the garage and will only assist with putting air in tires under the canopy;
- 3) Outside storage of materials is prohibited. Occasionally tires are kept outside of the building to be picked up by a recycling company. There was no outside storage of tires at the time of site visit;
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The building used for the automotive service is approximately 80 ft. from the nearest residence's property line.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. There is an existing 6 ft. opaque fence on the south side of the property.
- 6) New buildings and conversions of existing buildings shall meet current building and fire

code requirements concerning separation of high hazard uses from other occupancy use classifications.

**RECOMMENDATION:**

Staff recommends disapproval of the request for a conditional use permit due to noncompliance with requirement # 4 (distance). If approved, it must comply with Section 138-281 of Zoning Ordinance, Fire Department, and Building Permit requirements.









GUERO  
TIRES

**NOTICE  
AUTO  
REPAIR  
FOR  
THIS PROPERTY  
CUP2022-0060**

 CITY OF MCALEN PLANNING DEPT.  
956-681-1250  
WWW.MCALEN.NET







GUERO  
TIRES

GUERO  
TIRES  
TIRE & RIMS  
BALANCE  
24 HRS BUSINESS  
722-5153  
MAYAGUEZ

ST. JOE'S TRANSIT #2  
65-92



## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

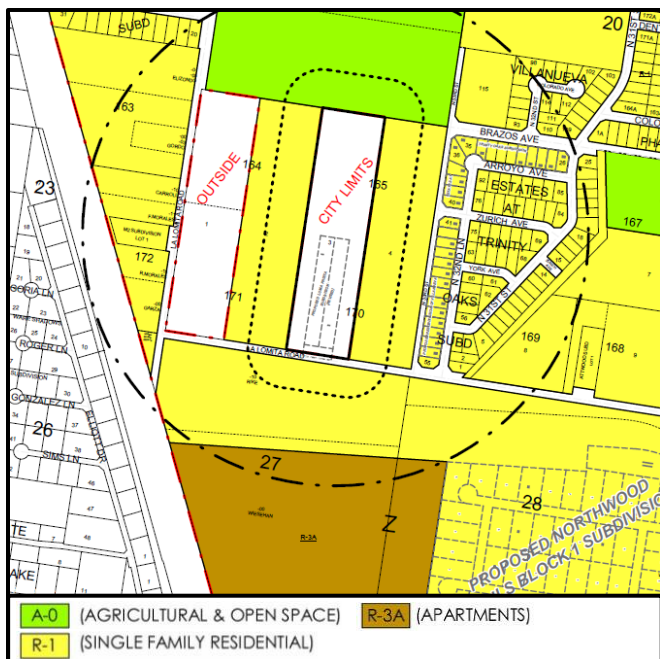
**DATE:** May 11, 2022

**SUBJECT: INITIAL ZONING TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 10 ACRES BEING ALL OF LOT 3, RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE O' TEXAS, HIDALGO COUNTY, TEXAS; 3420 LA LOMITA ROAD. (REZ2022-0015)**

**LOCATION:** The property is located on the north side of La Lomita Road, also known as Mile 6 ½ Road, approximately 330 ft. west of North 33<sup>rd</sup> Street. The tract has 330 ft. of frontage along La Lomita Road with a depth of 1,320 ft. for a lot size of 10 acres.

**PROPOSAL:** The applicant is requesting R-3A (multifamily residential apartment) District for detached duplexes. The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-3A District will become effective upon the annexation of the tract into the City. A proposed 30-lot subdivision under the name of Northwest Creek Subdivision will be heard in preliminary form by the Planning and Zoning Commission on May 17, 2022.

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



**LAND USE:** There is a storage building on the subject property which was built in 2017 according to the Hidalgo County Appraisal District records, proposed to be demolished. Surrounding land uses include single-family residences, agricultural land, McAllen Fire Department Training Field, and vacant land.

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

**DEVELOPMENT TRENDS:** The development trend for this area along La Lomita Road is single-family residential.

**HISTORY:** The tract has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 1, 1981. In September 2017, when the City was annexing the properties in that area, the property owner signed a development agreement with the City requesting non-annexation until they subdivide. The agreement stated that submission of a subdivision application would be considered a voluntary annexation request. A subdivision and initial zoning requests to R-1 District for the subject property was submitted on April 7, 2022, but were withdrawn on April 29, 2022. A subdivision and initial zoning requests to R-3A District for the subject property was submitted on May 2, 2022. Submission of the subdivision application initiated the annexation process which is going to be heard by the City Commission on May 23, 2022.

The City Commission approved a rezoning request to R-3A (multifamily residential apartment) District for an interior tract on the south side on La Lomita Road for proposed Northwood Trails Subdivision on January 11, 2021.

**ANALYSIS:** The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it follows the rezoning trend to multifamily in the surrounding area. It also provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

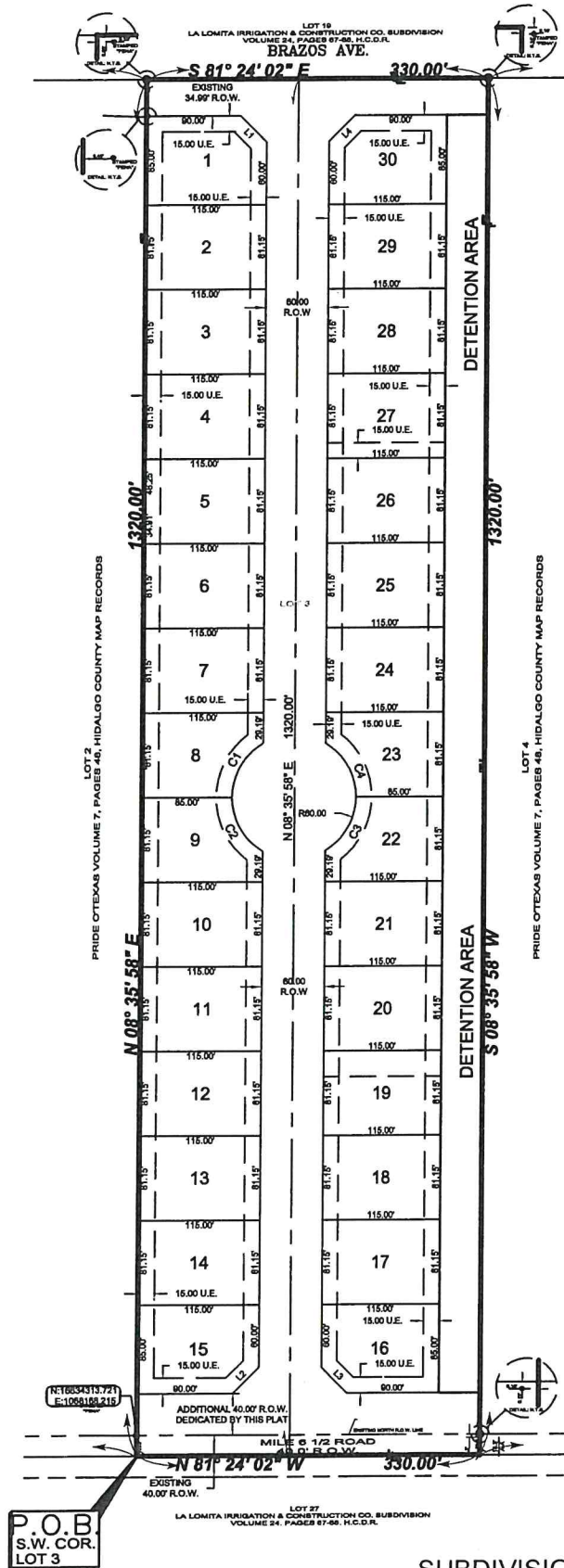
A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

If the R-3A District is approved, a masonry screen eight feet in height shall be required adjacent to single-family use or zone.

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

**RECOMMENDATION:** Staff recommends approval of the initial zoning request to R-3A (multifamily residential apartment) District since it follows the rezoning trend to multifamily in the surrounding area and provides opportunities for a variety of housing types throughout the City that responds to the residents' economic and social lifestyles.





# SUBDIVISION MAP OF NORTHWEST CREEK PRIVATE SUBDIVISION

BEING A SUBDIVISION OF A 10.00 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 3, RESUBDIVISION OF LOTS 164-171 INC. PRIDE O'TEXAS VOLUME 7, PAGES 48, HIDALGO COUNTY MAP RECORDS.

Initial: am



**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2022-0015**

CITY OF MCALLEN PLANNING DEPT.  
805-91-1250  
WWW.MCALLEN.NET



## Planning Department

### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

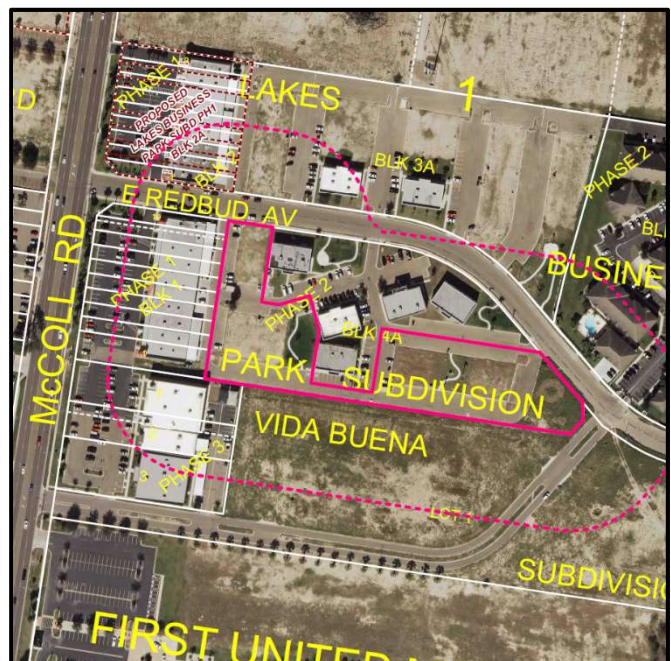
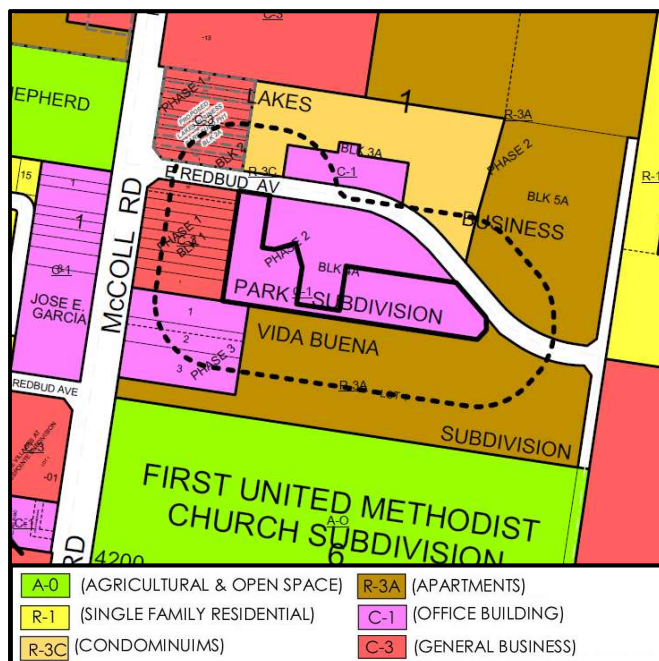
**DATE:** May 10, 2022

**SUBJECT:** REZONE FROM C-1 (OFFICE BUILDING) DISTRICT TO R-3C (MULTIFAMILY RESIDENTIAL CONDOMINIUM) DISTRICT: 2.748 ACRES OUT OF BLOCK - 4A, BLOCKS 3A, 4A AND 5A LAKES BUSINESS PARK PHASE 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 900 EAST REDBUD AVENUE. (REZ2022-0014)

**LOCATION:** The property is located on the south side of East Redbud Avenue, 271 ft. east of North McColl Road. The property is an irregular shaped tract and consists of 2.748 acres.

**PROPOSAL:** The applicant is requesting to rezone the tract to R-3C (multifamily residential condominium) District to build condominium units. A feasibility plan has not been submitted.

**ADJACENT ZONING:** The adjacent zoning is C-3 (general business) District to the west, C-1 District to the north and southwest, R-3C District to the north, and R-3A (multifamily residential apartment) District to the east and south.



**LAND USE:** The property is part of Block- 4A which has multiple office buildings. Surrounding land uses include offices, The Lakes Condos, Redbud Place Apartments, Mirabella Apartments, commercial plazas, First United Methodist Church McAllen, and vacant land.

**COMPREHENSIVE PLAN:** The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial, which is comparable to C-1 (office building) to C-3L (light commercial) Districts.

**DEVELOPMENT TRENDS:** The development trend for this area along East Redbud Avenue is office, condominium, and apartments.

**HISTORY:** The property was zoned C-1 (office building) District upon annexation in 1989. There has been no other rezoning request for the subject property since then.

City Commission approved a rezoning request to R-3C District for Block-3A on the north side of Redbud Avenue on June 13, 2016, and condominium units were constructed in 2020 according to the Hidalgo County Appraisal District records. The properties on the south and northeast side of the subject property were rezoned to R-3A District between 2002 and 2012.

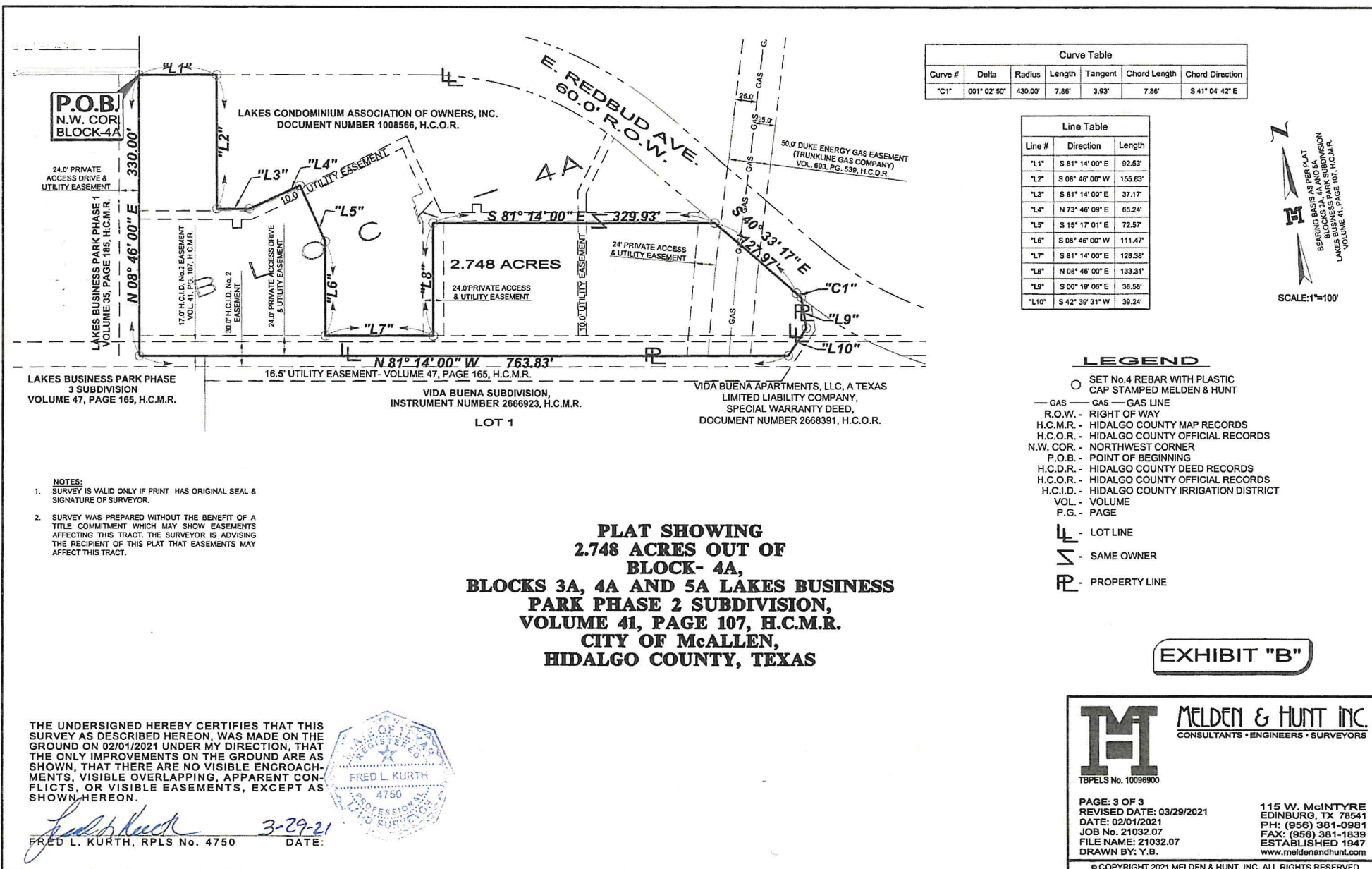
**ANALYSIS:** The requested zoning does not conform to the Suburban Urban Commercial land use designations as indicated on the Foresight McAllen Comprehensive Plan; however, it follows development trend of multifamily residences in this area and will allow for infill development of the subject property.

An approved site plan is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to building permit issuance.

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-3C (multifamily residential condominium) District as it follows the development trend and allows infill development of the property.









**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2022-0014**

 CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLE.NET





## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

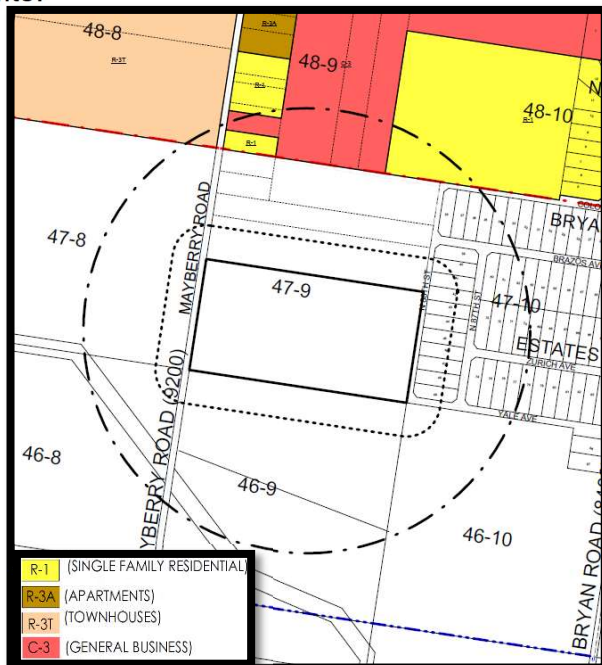
**DATE:** May 10, 2022

**SUBJECT: INITIAL ZONING TO R-3A (MULTIFAMILY APARTMENT RESIDENTIAL) DISTRICT: 20.0003 ACRES OUT OF THE SOUTH ONE-HALF (S ½) OF LOT 47-9, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS; 10400 NORTH MAYBERRY ROAD. (REZ2022-0012)**

**LOCATION:** The property is located along the east side of Mayberry Road, and approximately 1,470 feet south of State Highway 107. The tract has 660.05 feet of frontage along North Mayberry Road with a depth of 1,320.12 feet for a lot size of 20.003 acres.

**PROPOSAL:** The applicant is requesting R-3A (multifamily residential apartment) District for detached duplexes. The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-3A District will become effective upon the annexation of the tract into the City. A proposed 57-lot subdivision under the name of Mayberry Hills will be heard in preliminary form by the Planning and Zoning Commission on May 17, 2022.

**ADJACENT ZONING:** The adjacent properties to the subject property are outside McAllen City limits.



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

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

**DEVELOPMENT TRENDS:** The development trend for this area along North Mayberry Road is single-family residential.

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

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

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

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

**EXHIBIT B**  
**BEING 20.003 ACRES OUT OF THE SOUTH ONE-HALF (S 1/2) OF LOT 47-9, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO ALEJANDRO MORENO, RECORDED IN DOCUMENT NO. 1762217, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS**

NOTE:  
 1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY: CHICAGO TITLE INSURANCE COMPANY, GF No. 176222, EFFECTIVE DATE: OCTOBER 21, 2021, ISSUED: NOVEMBER 4, 2021. THE FOLLOWING EXCEPTIONS ARE LISTED ON THE SCHEDULE B OF THE TITLE COMMITMENT:

2. SUBJECT TO EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF UNITED IRRIGATION DISTRICT. (SEE 10A)

3. SUBJECT TO ROADS, EASEMENTS AND RESERVATIONS AS SHOWN ON THE MAP AND DEDICATION OF WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (SEE 10B)

4. SUBJECT TO ANY PORTION OF SUBJECT PROPERTY DESCRIBED HEREIN LYING WITHIN CANAL RIGHT OF WAY. (SEE 10C)

5. SUBJECT TO VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY HEREIN DESCRIBED. (SEE 10G)

6. SUBJECT TO ANY PORTION OF THE PROPERTY DESCRIBED HEREIN WITHIN THE LIMITS OR BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY AND/OR HIGHWAY. (SEE 10H)

7. THIS SURVEY IS ONLY VALID WITH ORIGINAL SIGNATURE.

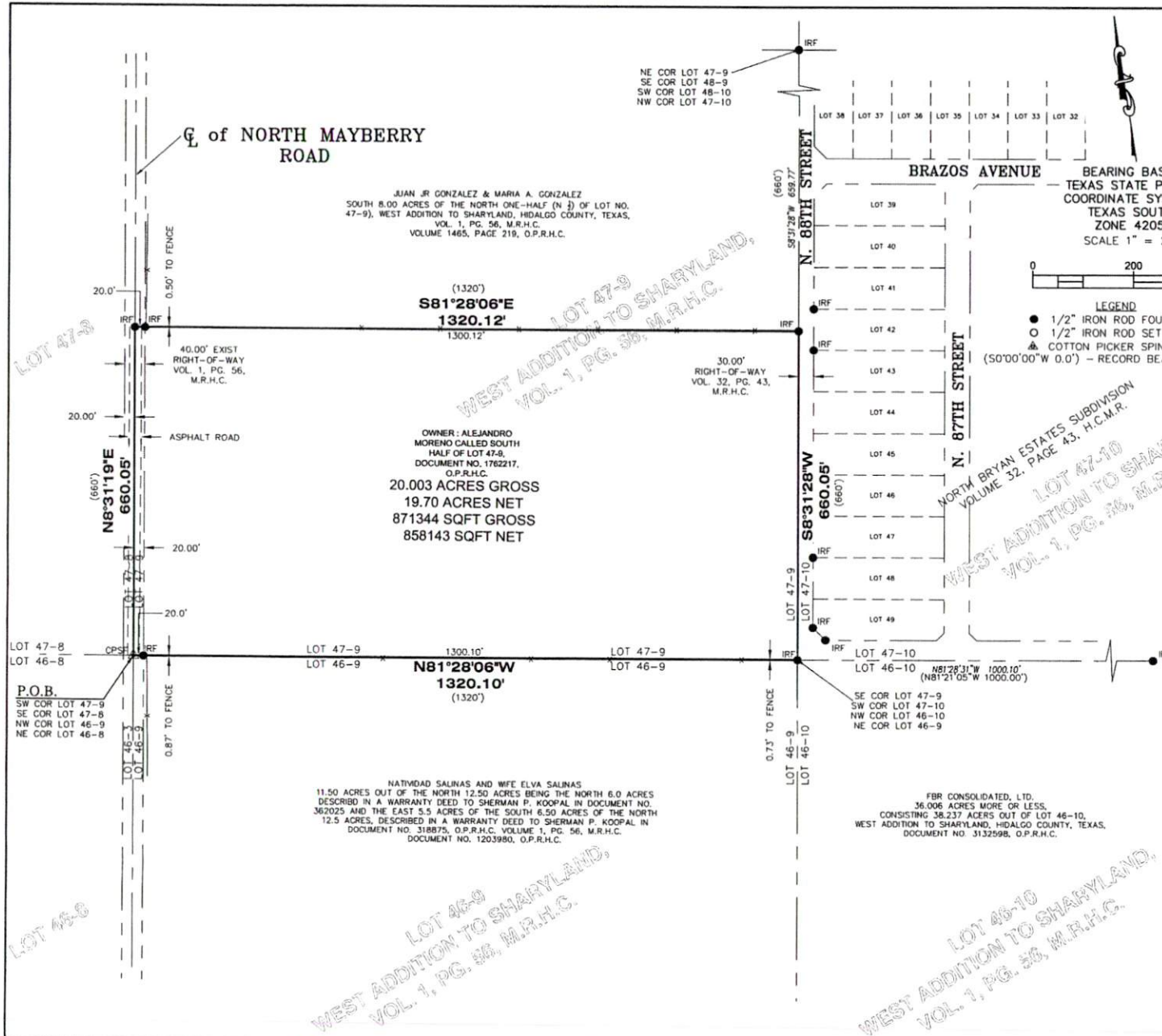
8. FLOOD INSURANCE RATE MAP (FIRM): SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD, ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED IN FIRM MAP No. 4803340295 D, MAP REVISED: JUNE 06, 2000

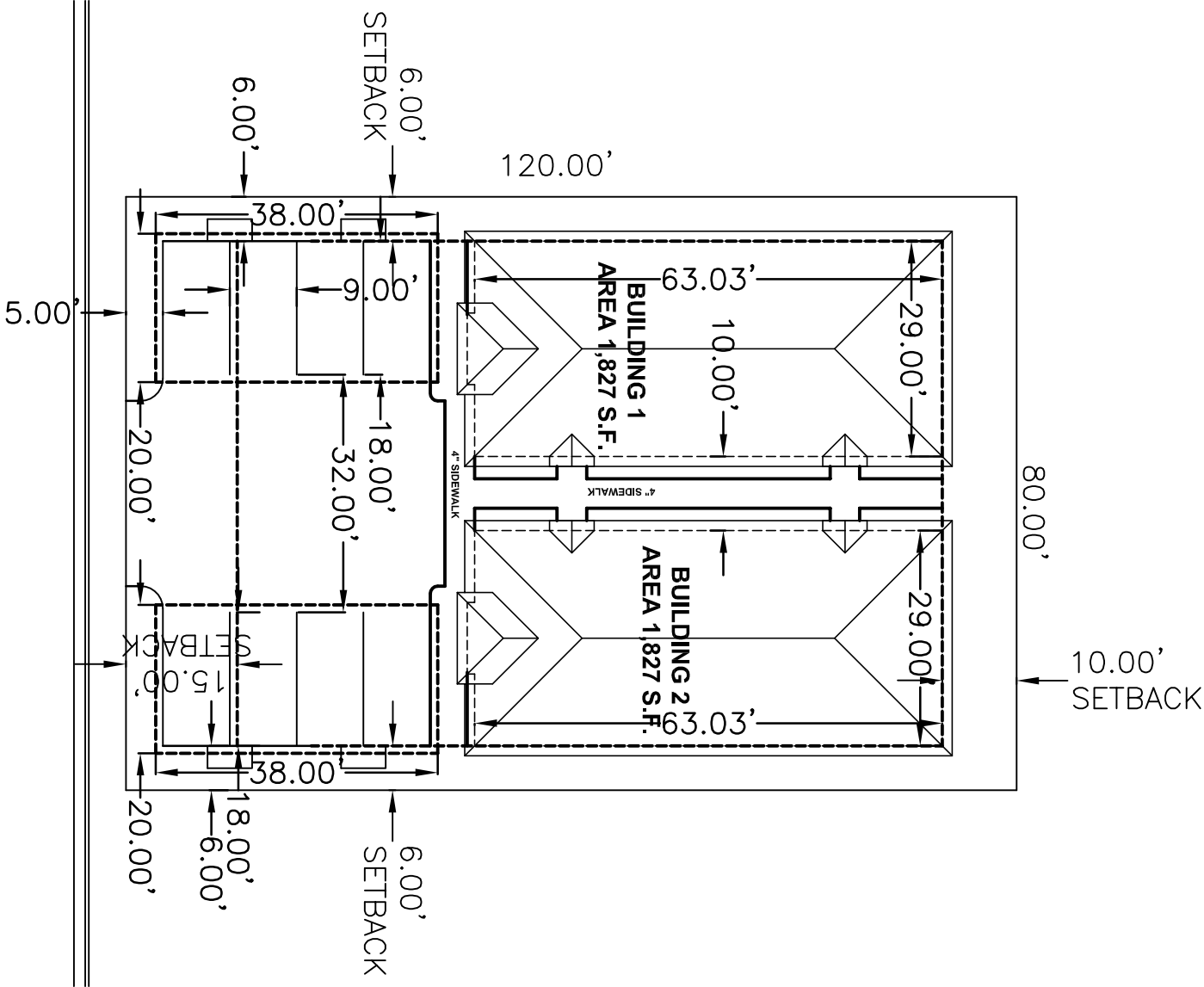
I, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO CHICAGO TITLE INSURANCE COMPANY, THAT THIS SURVEY IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OR BOUNDARY LINE CONFLICTS, EXCEPT AS SHOWN.

*Manuel Carrizales*  
 MANUEL CARRIZALES  
 R.P.L.S. #6388  
 DATE 2-12-2022  
 JOB No. 22-029



Initial: *AC*





**MAS ENGINEERING LLC.**  
CONSULTING ENGINEERING  
FIRM NO. F-15499

3911 N 10TH STREET, SUITE H  
MCALLEN, TEXAS. 78501  
PH. (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PROJECT NAME:  
MAYBERRY HILLS SUBDIVISION

ADDRESS:  
McALLEN, TEXAS

CLIENT INFORMATION:  
GATLIN LAND & CATTLE, LLC

SHEET NAME:  
LOT SITE PLAN

REVISION: BY: APPROVED BY:  
1 JB MAS

DATE OF PREPARATION:  
03-30-2022

PROJECT No. C-1.1  
SHEET No.







NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2022-0012



CITY OF BERKELEY, CALIFORNIA  
PLANNING DEPARTMENT  
800-543-3869





## **Memo**

**TO:** Planning & Zoning Commission

**FROM:** Planning Staff

**DATE:** May 12, 2022

**SUBJECT: REQUEST TO ABANDON A PORTION OF A 40 FT. ROAD LYING BETWEEN LOTS 11 AND 12, RANCHO DE LA FRUTA NO. 1 SUBDIVISION, HIDALGO COUNTY, TEXAS 301 EAST HOUSTON AVENUE.**

---

**BRIEF DESCRIPTION:**

This is a request of the property owner to abandon the above-referenced road Right-of-Way (ROW). The 40 ft. x 267.80 ft. portion of road is not paved and is part of Rancho de la Fruta Subdivision No. 1 Revised that was filed for record in 1931. The tract is located on the north side of E. Houston Ave., approximately 400 ft. east of S. 1<sup>st</sup> Street. Surrounding land uses include single-family residences and vacant land.

The basis for the request is that this section of S. Peking Street has never been opened and the location of the dedicated road does not fit the development plan.

Should the abandonment be approved, the area will be incorporated into the boundaries of Bodge Subdivision which consists of 5.24 acres with 12 single family lots proposed.

The Right-of-Way Department has notified the appropriate city departments and utility companies regarding the request. Public Works approved the request subject to maintaining a 15 ft. drainage easement for an existing drain line. Also, the Waterline Maintenance Manager approved it subject to owner verification of no existing waterline or future stub-out, and removal of any said pieces found. Other departments and companies approved the request.

**RECOMMENDATION:** Staff recommends approval of the abandonment request subject to: 1) maintaining a 15 ft. drainage easement for an existing drain line, 2) owner verification of no existing waterline or future stub-out, and removal of any said pieces found and 3) the ordinance not being recorded until the subdivision has been recorded.

ABD2018-0005

# City of McAllen

## Planning Department

1300 Houston Avenue • (956) 681-1250 • (956) 681-1279 (fax)

### RIGHT-OF-WAY ABANDONMENT APPLICATION

Project Information	<p>Legal Description <u>A Portion of 40 foot road lying between Lots 11 and 12, - 40' x 267.80'</u></p> <p>Subdivision Name <u>Rancho de la Fruta Subdivision No. 1, Revised</u></p> <p>Street Address <u>301 East Houston Avenue</u></p> <p>Reason for Abandonment Request <u>The road has never been opened or used and the location of the dedicated road does not fit the development plan. Request abandonment to become effective upon recordation of subdivision plat. 05-18-19</u></p>
Minimum Submittal	<p><input type="checkbox"/> Application, properly completed</p> <p><input checked="" type="checkbox"/> \$125.00 Administrative Fee, payable at time of application, non-refundable</p> <p><input checked="" type="checkbox"/> \$100.00 Market value of land to be abandoned, unless increased by action of the City Commission, based on the appraised land value</p> <p><input type="checkbox"/> Metes and bounds description of area to be abandoned</p> <p><input type="checkbox"/> A survey and/or map of the area affected by abandonment request</p>
Owner	<p>Name <u>Chazzland LLC, a Texas Limited Liability Company</u> Telephone <u>956-688-5757</u></p> <p>Address <u>314 S. 11th Street</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p>
Applicant	<p>Name <u>Chazzland LLC, a Texas Limited Liability Company</u> Telephone <u>956-688-5757</u></p> <p>Address <u>314 S. 11th Street</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>If request involves more than one property owner, attach a separate list of owners including address, phone number and property owned.</p>
	<p>If signature is other than owner, must attach written evidence of such authorization. If request involves more than one property owner, attached written authorization is required from each property owner.</p> <p>Signature <u>[Signature]</u> Date <u>05/09/18</u></p> <p><input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>

RECEIVED  
MAY 10 2018

BY: CW

## ABANDONMENT SUMMARY (OFFICE USE ONLY)

Location of Abandonment \_\_\_\_\_

Review by \_\_\_\_\_ Payment received by \_\_\_\_\_ Date Paid \_\_\_\_\_

### City Departments

<b>ENGINEERING</b>	<input type="checkbox"/> Approval	<b>PLANNING</b>	<input type="checkbox"/> Approval	<b>CITY STAFF COMMENTS</b>
	<input type="checkbox"/> Disapproval		<input type="checkbox"/> Disapproval	
	<input type="checkbox"/> Conditional		<input type="checkbox"/> Conditional	
<b>FIRE</b>	<input type="checkbox"/> Approval	<b>PUBLIC WORKS</b>	<input type="checkbox"/> Approval	
	<input type="checkbox"/> Disapproval		<input type="checkbox"/> Disapproval	
	<input type="checkbox"/> Conditional		<input type="checkbox"/> Conditional	
<b>INSPECTION</b>	<input type="checkbox"/> Approval	<b>TRAFFIC SAFETY</b>	<input type="checkbox"/> Approval	
	<input type="checkbox"/> Disapproval		<input type="checkbox"/> Disapproval	
	<input type="checkbox"/> Conditional		<input type="checkbox"/> Conditional	

### Utility Company Comments


<b>PHONE</b>	<input type="checkbox"/> Approval	<b>IRRIGATION</b>	<input type="checkbox"/> Approval	<b>UTILITY COMPANY COMMENTS</b>
	<input type="checkbox"/> Disapproval		<input type="checkbox"/> Disapproval	
	<input type="checkbox"/> Conditional		<input type="checkbox"/> Conditional	
<b>GAS</b>	<input type="checkbox"/> Approval	<b>ELECTRIC</b>	<input type="checkbox"/> Approval	
	<input type="checkbox"/> Disapproval		<input type="checkbox"/> Disapproval	
	<input type="checkbox"/> Conditional		<input type="checkbox"/> Conditional	
<b>CABLE</b>	<input type="checkbox"/> Approval			
	<input type="checkbox"/> Disapproval			
	<input type="checkbox"/> Conditional			

<b>STAFF RECOMMENDATION</b>	<input type="checkbox"/> Approval	<b>P &amp; Z RECOMMENDATION</b>	DATE: _____	<b>CITY COMMISSION ACTION</b>	DATE: _____	Sent to Legal _____
	<input type="checkbox"/> Disapproval		<input type="checkbox"/> Approval		<input type="checkbox"/> Approval	Date Recorded _____
	<input type="checkbox"/> Conditional		<input type="checkbox"/> Disapproval		<input type="checkbox"/> Disapproval	Volume _____
			<input type="checkbox"/> Conditional		<input type="checkbox"/> Conditional	Page _____

**CITY OF MCALLEN**  
**Legal Department**  
**P.O. Box 220**  
**McAllen, TX 78505-0220**

# Memorandum

**TO:** Luis J. Mora,  
Deputy Director Planning

**FROM:** Sylvia Hernández,   
Land Acquisitions Deputy Director

**RE:** Request to abandon a portion 40 ft. road lying between Lots 11 and 12, Rancho de la Fruta No. 1 Subdivision, Hidalgo County, Texas; 301 East Houston Avenue.

**DATE:** May 2, 2022

---

Attached are the responses along with the Ordinance in connection with the above request. Note response with comments from Public Works and Waterline Maintenance.

The recommendation is approval of the abandonment. Please present to the City Commission for their consideration.

If you need additional information, please contact me at Ext. 1098.





Prepared by:

***Spoor Engineering Consultants, Inc.***

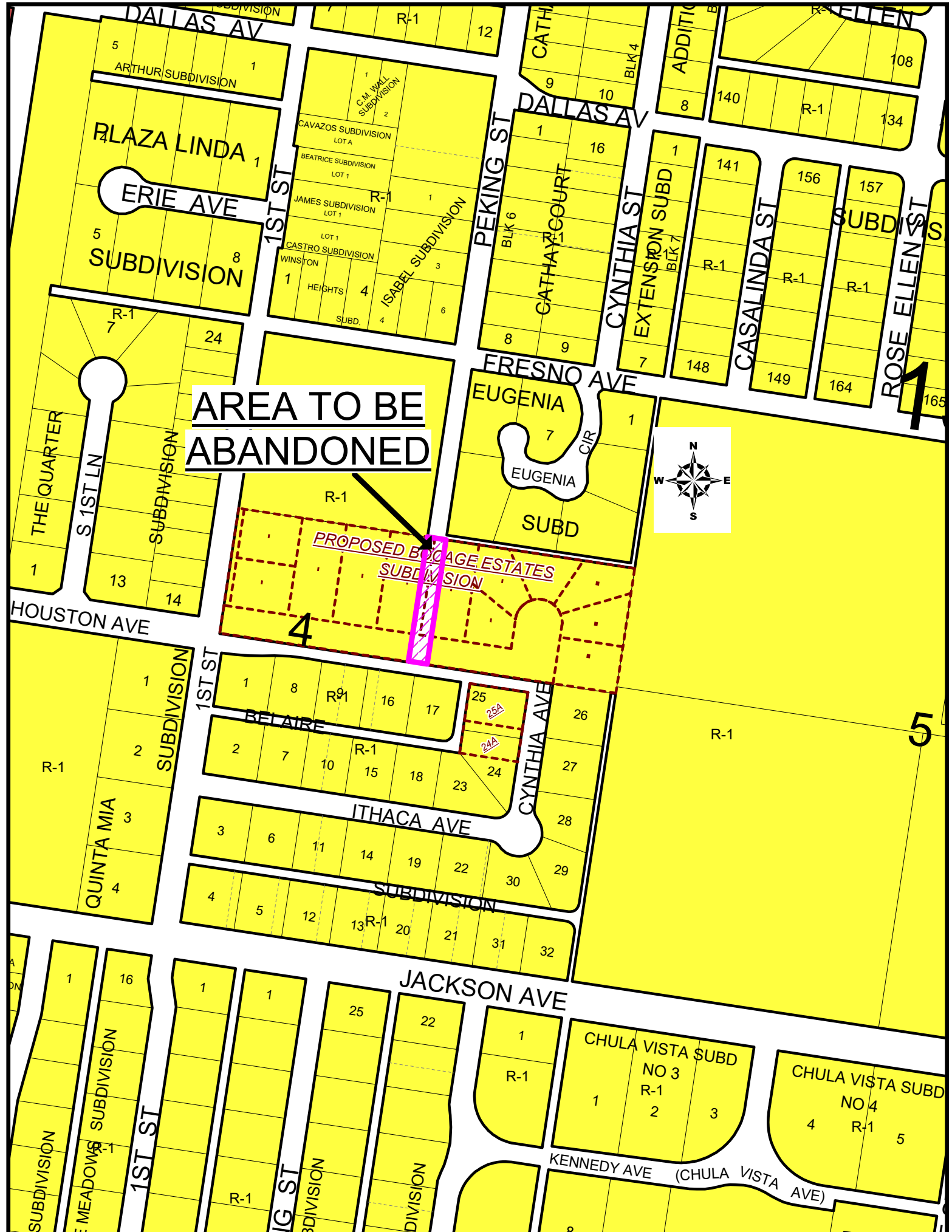
Consulting Engineers - Civil Land Planning

FIRM # F-6003

202 South 4th. Street McALLEN, TEXAS 78501

SEC@spooreng.com (956) 683 1000



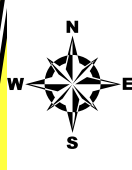


**AREA TO BE  
ABANDONED**

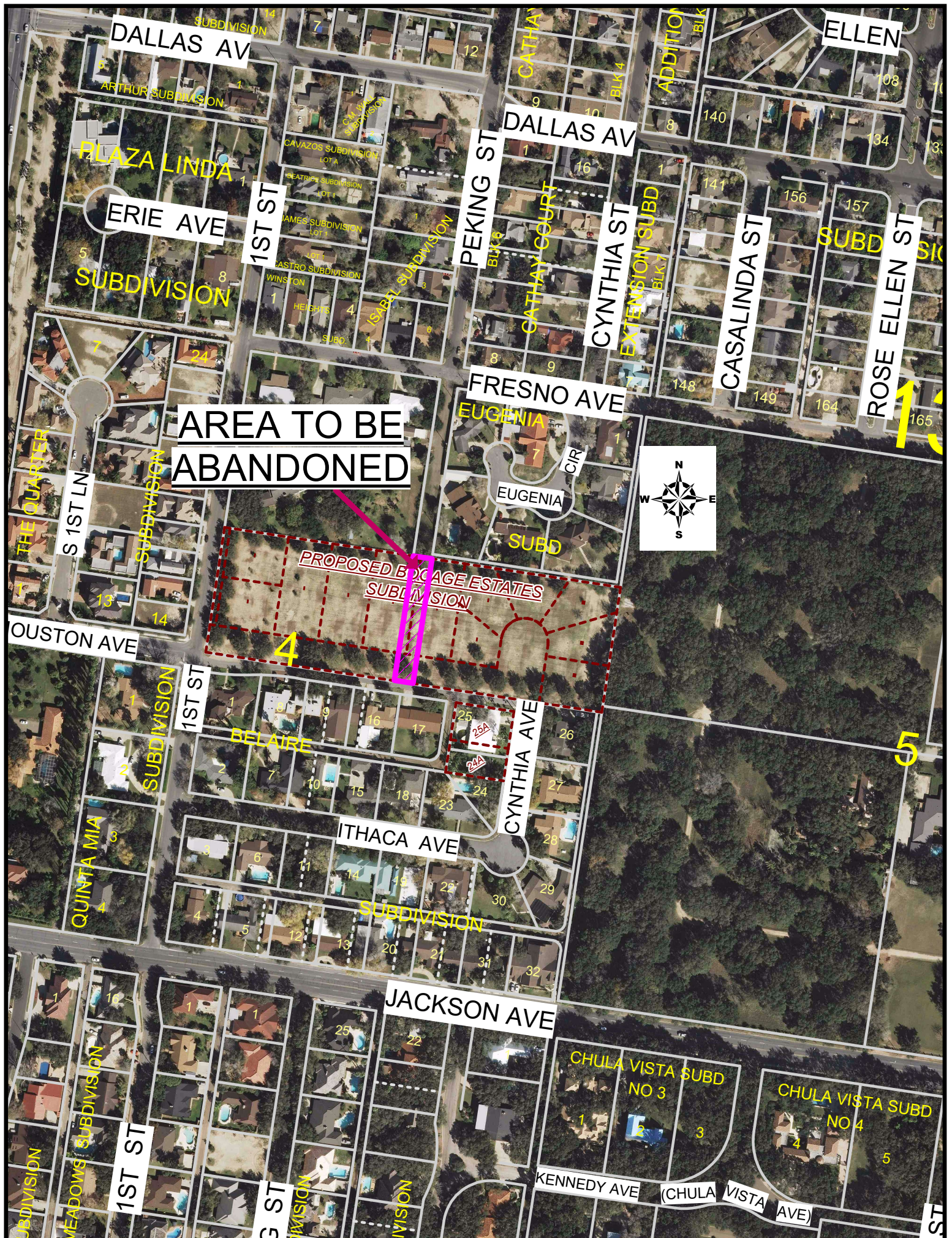
*PROPOSED BOGAGE ESTATES  
SUBDIVISION*

**4**

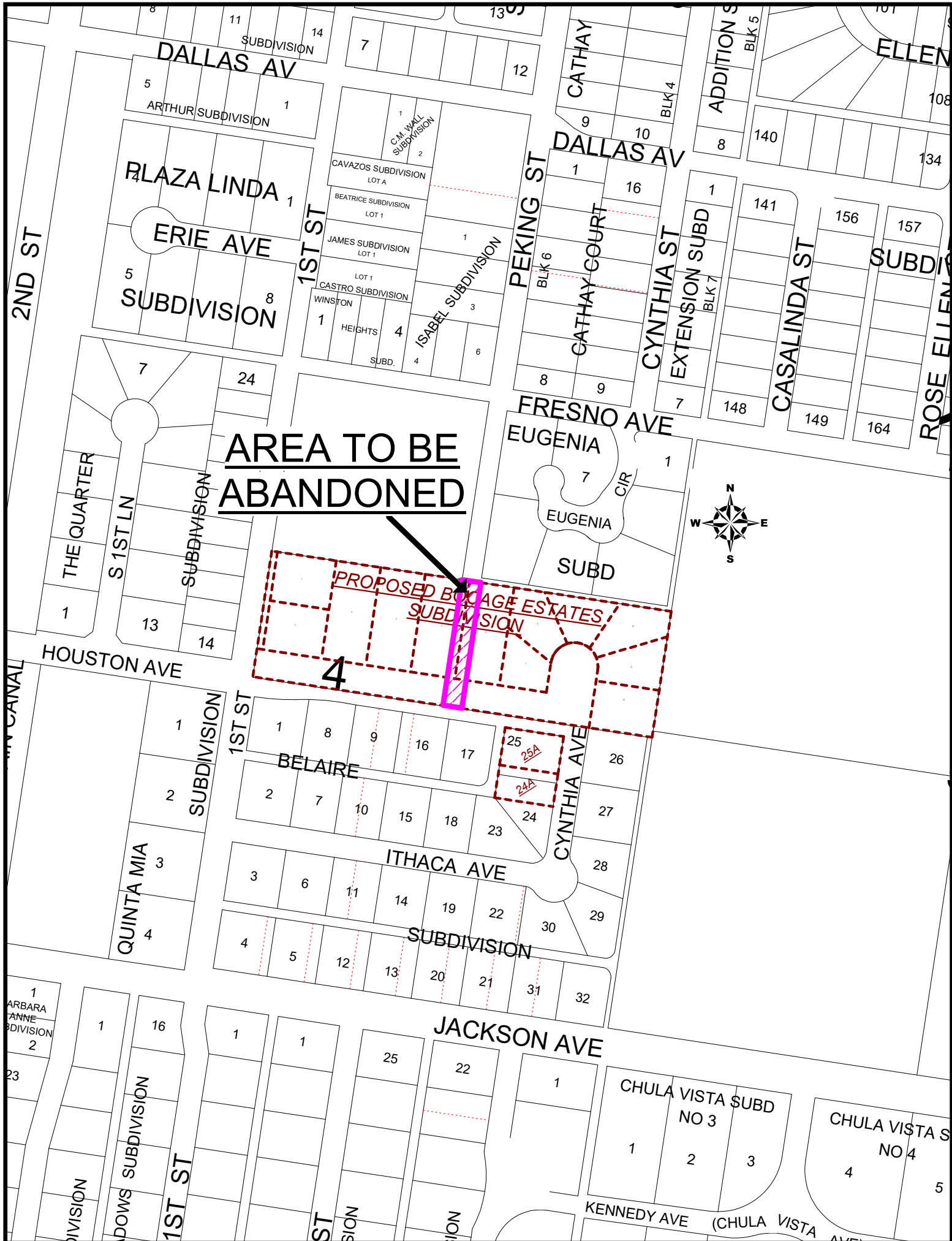
**5**













# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>Suarez Subdivision</u>	
	Location <u>East side of N. 24th Street approximately 300 feet south of Harvey Avenue.</u>	
	City Address or Block Number <u>2624 N. 24th ST</u>	
	Number of Lots <u>1</u> Gross Acres <u>0.93</u> Net Acres <u>0.96</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3T</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Open</u> Proposed Land Use <u>Warehouse</u> Irrigation District # <u>3</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # _____ Tax Dept. Review <u>W5200-02-000-0000-04</u> <u>19</u>	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC <input type="checkbox"/> Other _____	
Legal Description <u>0.93 acres out of Whitewing Addition No. 2 as recorded in Volume 18, Page 16</u> Map Records of Hidalgo County, Texas.		
Owner	Name <u>Suarez Brothers, LLC</u> Phone <u>956-827-5656</u>	
	Address <u>6100 N. 10th Street</u> E-mail <u>albertsuarezjr@outlook.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Suarez Brothers, LLC</u> Phone <u>956-827-5656</u>	
	Address <u>6100 N. 10th Street</u> E-mail <u>albertsuarezjr@outlook.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Albert Suarez</u>	
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>956-668-1588</u>	
	Address <u>416 E. Dove Avenue</u> E-mail <u>javier@javierhinojosaeng.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>JavierHinojosa, P.E.</u>	
Surveyor	Name <u>C.V.Q. Land Surveyors, LLC</u> Phone <u>956-618-1551</u>	
	Address <u>517 Beaumont Avenue</u> E-mail <u>cvq@cvqlandsurvey.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	

**ENTERED**

FEB 21 2022

Initial: NM



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

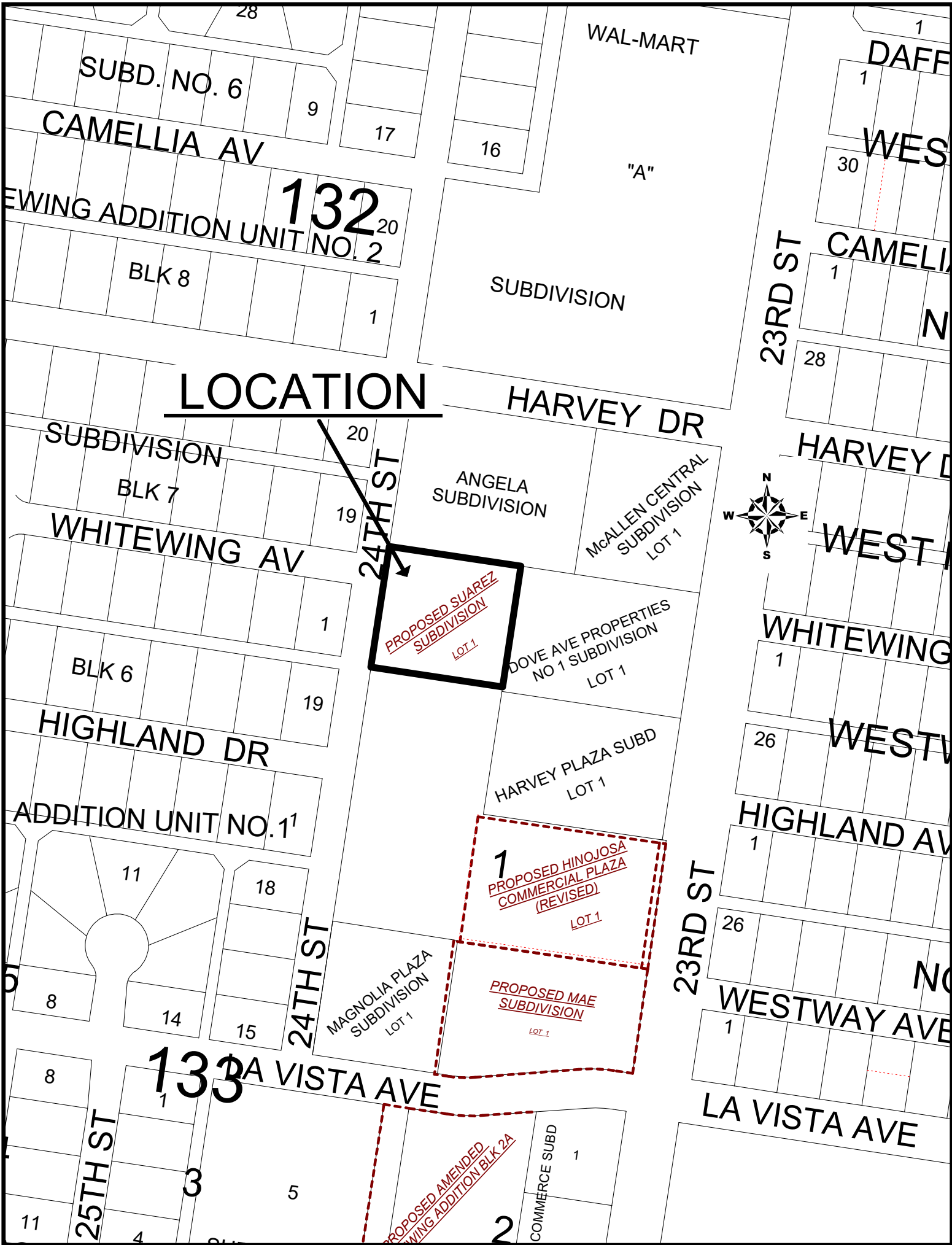
Signature  Date \_\_\_\_\_

Print Name Albert Suarez

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application





SUBD. NO. 6

CAMELLIA AV

132

EWING ADDITION UNIT NO. 2

BLK 8

WAL-MART

"A"

SUBDIVISION

DAFF

WES

23RD ST

CAMELIA

28

LOCATION

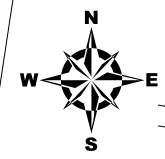
HARVEY DR

SUBDIVISION

BLK 7

ANGELA SUBDIVISION

McALLEN CENTRAL SUBDIVISION LOT 1



HARVEY D

WEST

WHITEWING AV

24TH ST

PROPOSED SUAREZ SUBDIVISION LOT 1

DOVE AVE PROPERTIES NO 1 SUBDIVISION LOT 1

WHITEWING

WESTV

BLK 6

HIGHLAND DR

ADDITION UNIT NO. 1

HARVEY PLAZA SUBD LOT 1

HIGHLAND AV

NO

11

18

24TH ST

1 PROPOSED HINOJOSA COMMERCIAL PLAZA (REVISED) LOT 1

PROPOSED MAE SUBDIVISION LOT 1

23RD ST

WESTWAY AVE

LA VISTA AVE

133

LA VISTA AVE

MAGNOLIA PLAZA SUBDIVISION LOT 1

PROPOSED AMENDED EWING ADDITION BLK 2A

COMMERCE SUBD

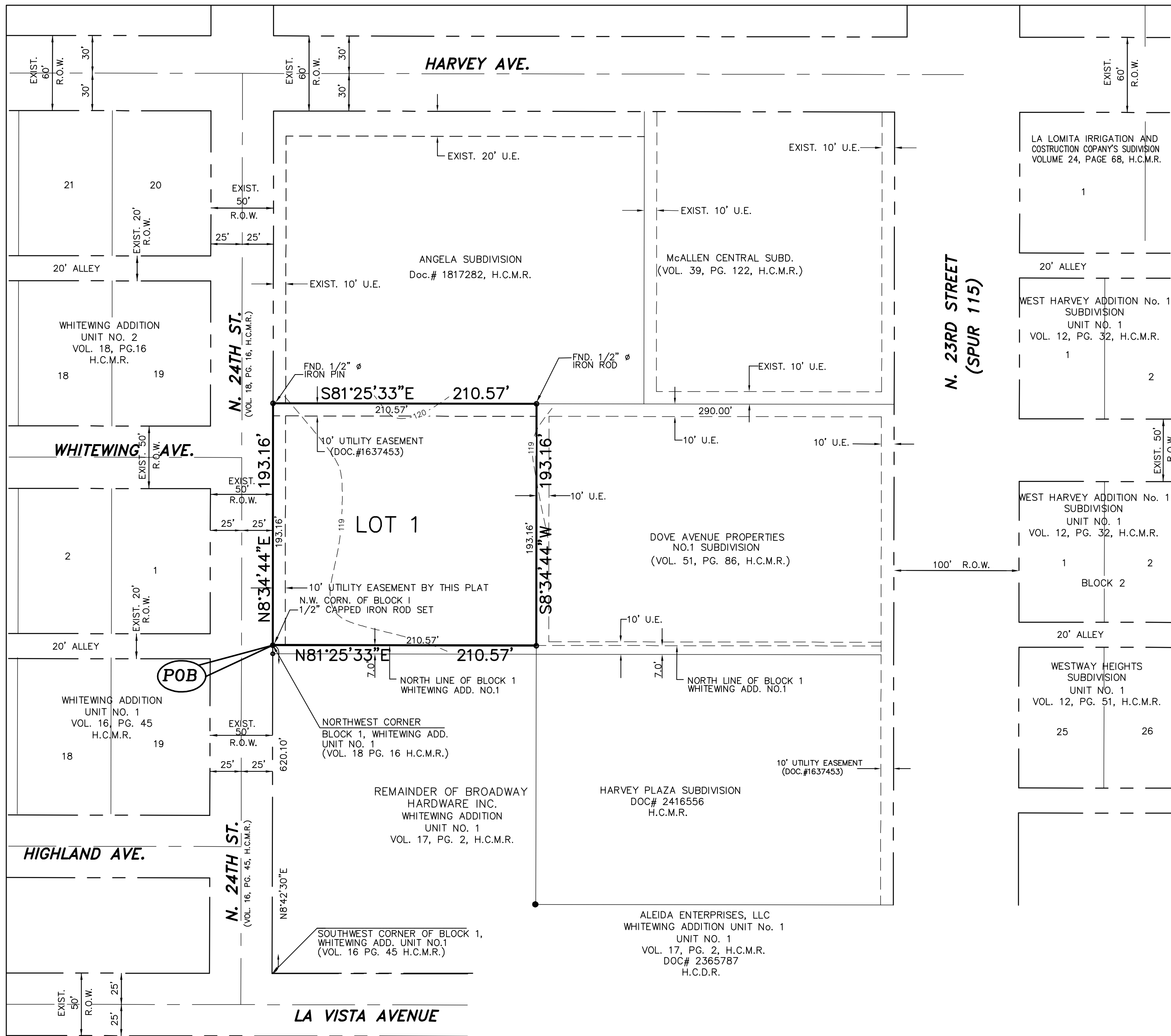
25TH ST

11

3

5

2



SCALE: 1" = 60'  
BASIS OF BEARING AS PER  
TEXAS STATE PLANE  
COORDINATE SYSTEM  
NAD 83, SOUTH ZONE

GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WITH ARE "AREAS OF MINIMAL FLOODING". AS PER F.E.M.A.s FLOOD INSURANCE RATE MAP PANEL No.: 480343 0005 C DATED NOVEMBER 2, 1982.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THIS LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER.  
REAR: .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN SIDE .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
- A 5' SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF N. 24TH STREET.
- A TOTAL OF 0.170 ACRE FEET (7,425 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. AN ENGINEERED DETENTION AREA SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED SITE PLAN.
- BENCHMARK: TOP OF CURB INLET LOCATED AT THE SOUTHEAST CORNER OF N. 24TH STREET AND HARVEY AVENUE. ELEV. = 118.13. REFERENCE: (MC-65: ELEV. = 120.15 LOCATED AT THE NORTHWEST CORNER OF 23RD STREET AND DAFFODIL ST. - 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP).
- ALL LOT CORNERS 1/2" Ø IRON ROD SET, OR AS NOTED ON THIS PLAT.
- A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG N. 24th STREET.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 0.93 ACRES BEING A PART OR PORTION OF AN UN-NUMBERED BLOCK OF LAND IN WHITEWING ADDITION UNIT No. 2, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 18, PAGE 16, MAP RECORDS OF HIDALGO COUNTY TEXAS, AND SAID 0.93 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF BLOCK 1, WHITEWING ADDITION UNIT No. 1, RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID WHITEWING ADDITION UNIT No. 2, AND SAME BEING A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24th STREET (AN EXISTING 50 FOOT RIGHT-OF-WAY), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 08°34'44" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24th STREET, TO THE SOUTHWEST CORNER OF A CALLED ANGELA SUBDIVISION, RECORDED IN VOLUME 54, PAGE 38, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 193.16 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°25'33" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID ANGELA SUBDIVISION TO THE NORTHWEST CORNER OF A CALLED DOVE AVENUE PROPERTIES No. 1, RECORDED IN VOLUME 51, PAGE 86, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.57 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°34'44" W ALONG THE WEST BOUNDARY LINE OF THE SAID DOVE AVENUE PROPERTIES No. 1, TO A POINT THE SOUTH LINE OF THE SAID WHITEWING ADDITION No. 2, SAME BEING A POINT ON THE NORTH LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, A DISTANCE OF 193.16 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ALONG THE SOUTH LINE OF THE SAID WHITEWING ADDITION No. 2, SAME BEING ALONG THE NORTH LINE OF THE SAID BLOCK 1 OF WHITEWING ADDITION UNIT No. 1, A DISTANCE OF 210.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.93 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. DATE  
GENERAL MANAGER



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

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

SUBDIVISION PLAT OF  
SUAREZ SUBDIVISION

A TRACT OF LAND CONTAINING 0.93 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION AND UNDEVELOPMENT AREA OF WHITEWING ADDITION No. 2 MAP REFERENCE: VOLUME 18, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

SUAREZ BROTHERS, LLC. DATE:  
6100 N. 10th ST.  
MCALLEN, TEXAS 78504  
BY: ALBERT SUAREZ, PRESIDENT

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

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

MAYOR, CITY OF MCALLEN DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

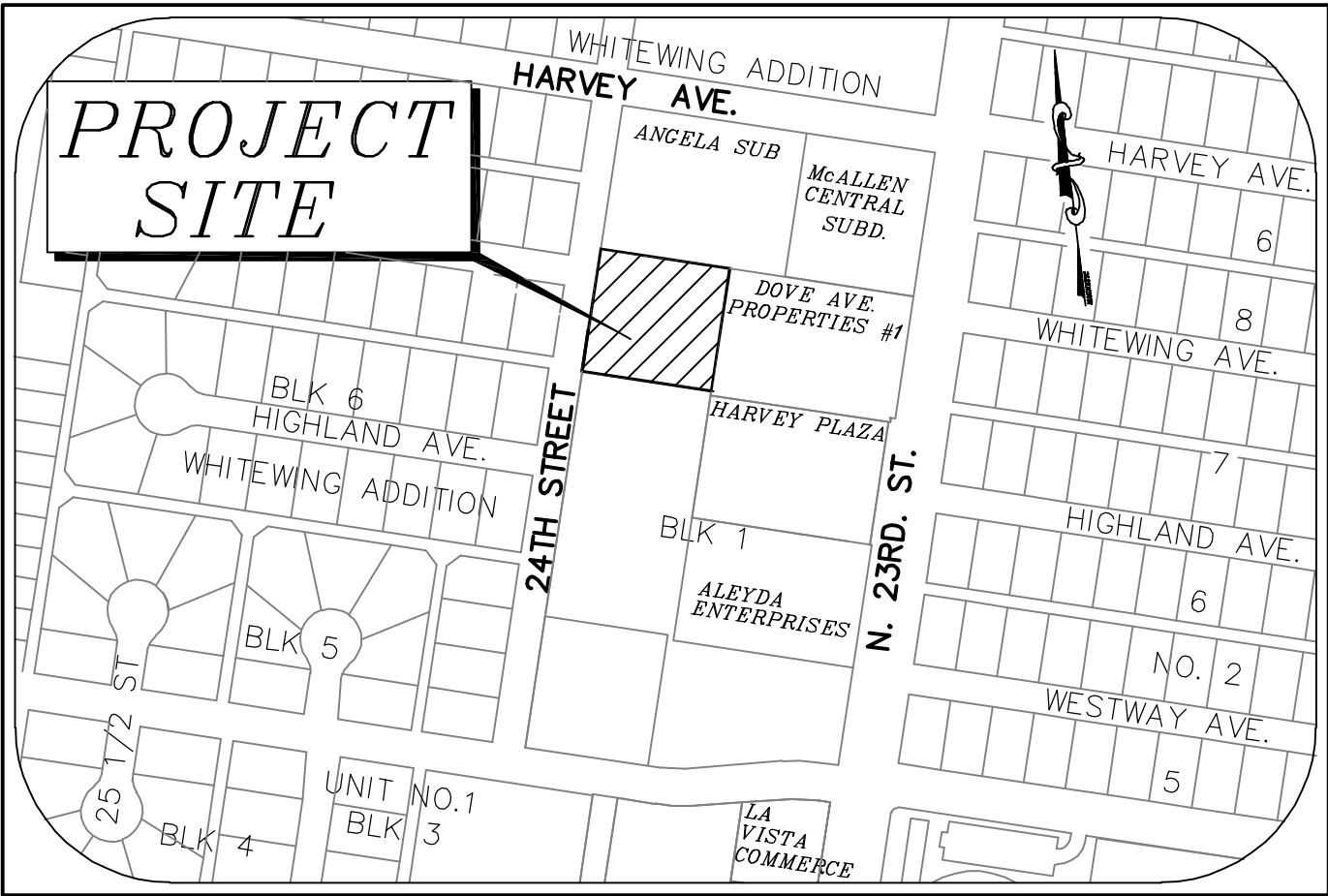
I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E. DATE  
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  
C.V.Q. LAND SURVEYORS, LLC  
517 BEAUMONT AVE.  
MCALLEN, TEXAS 78501  
TEL. (956) 618-1551 DATE SURVEYED:  
TBPELS FIRM NO. 10119600



LOCATION MAP  
SCALE: 1"=500'

DATE OF PREPARATION: JANUARY ,2022

DRAWN BY: L. HERNANDEZ



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

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	
OWNER: ALBERT SUAREZ	6100 N. 10th ST.	MCALLEN, TX 78504	(956) 827-5656	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1588	
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 618-1551	



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 5/11/2022

<b>SUBDIVISION NAME: SUAREZ SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
N. 24th Street: 25 ft. from centerline for 50 ft. total ROW Paving: 32 ft. Curb & gutter: Both Sides *Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final ***COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. **Provide note: Service Drive Easement will be established at time of site plan review. ***Finalize plat note and wording prior to recording. ****Subdivision Ordinance: Section 134-106	Required
<b>SETBACKS</b>	
* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with zoning ordinance, or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with zoning ordinance, or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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



<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required along N. 24th Street **Please add plat note as shown above prior to recording. ***Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Please revise plat note as shown above prior to recording. ***Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Please add plat note as shown above prior to recording. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance

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

<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-3T Proposed: C-3</li> <li>* At the City Commission meeting of April 25, 2022 the City Commission voted to approve the rezoning from R-3T to C-3.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Completed
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>* At the City Commission meeting of April 25, 2022 the City Commission voted to approve the rezoning from R-3T to C-3.</li> <li>**Zoning Ordinance: Article V</li> </ul>	Completed
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per Parks Department, proposed use is C-3; commercial. Commercial developments do not apply to Parks.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, proposed use is C-3; commercial. Commercial developments do not apply to Parks.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Pending review by City Manager's Office. As per Parks Department, proposed use is C-3; commercial. Commercial developments do not apply to Parks.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, TG approved no TIA required.</li> </ul>	Completed
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, TG approved no TIA required.</li> </ul>	NA
<b>COMMENTS</b>	
<ul style="list-style-type: none"> <li>Comments:</li> <li>* Must comply with City's Access Management Policy.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
<ul style="list-style-type: none"> <li>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.</li> </ul>	Applied

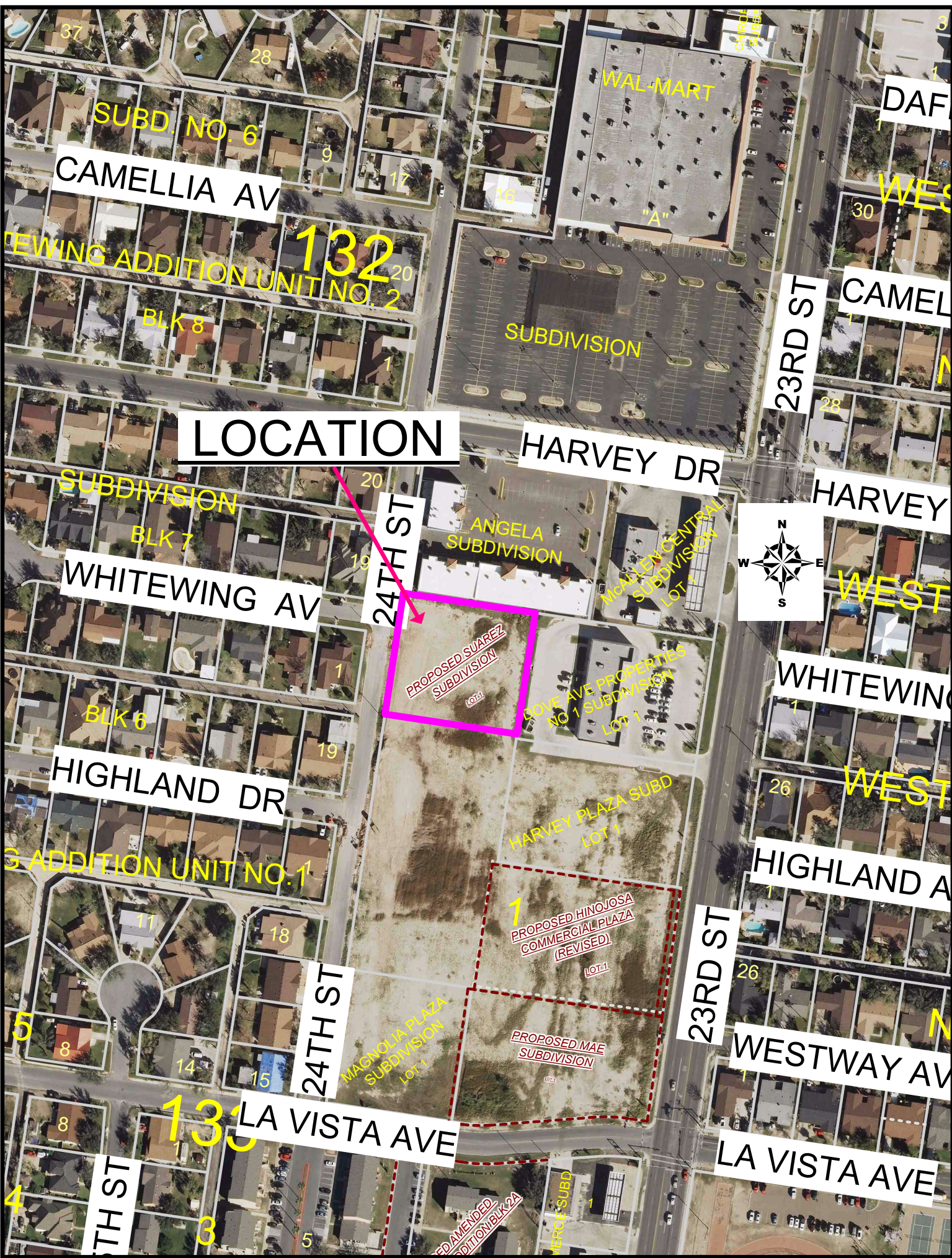


LOCATION



132

133



CAMELLIA AV

SUBD. NO. 6

WAL-MART

DAF

WES

CAMEL

SUBDIVISION

23RD ST

HARVEY DR

HARVEY

WEST

WHITEWING

WEST

HIGHLAND A

WESTWAY AV

LA VISTA AVE

24TH ST

23RD ST

TH ST

LA VISTA AVE

EDAMENDED  
ADDITIONAL BLK 24

SUBDIVISION

BLK 7

WHITEWING AV

ANGELA  
SUBDIVISION

PROPOSED SUAREZ  
SUBDIVISION

DOVE AVE PROPERTIES  
NO 1 SUBDIVISION

HARVEY PLAZA SUBD  
LOT 1

PROPOSED HINOJOSA  
COMMERCIAL PLAZA  
(REVISED)

PROPOSED MAE  
SUBDIVISION

MAGNOLIA PLAZA  
SUBDIVISION

HIGHLAND DR

G ADDITION UNIT NO. 1

TH ST

LA VISTA AVE

EDAMENDED  
ADDITIONAL BLK 24

SUBDIVISION

BLK 7

WHITEWING AV

ANGELA  
SUBDIVISION

PROPOSED SUAREZ  
SUBDIVISION

DOVE AVE PROPERTIES  
NO 1 SUBDIVISION

HARVEY PLAZA SUBD  
LOT 1

PROPOSED HINOJOSA  
COMMERCIAL PLAZA  
(REVISED)

PROPOSED MAE  
SUBDIVISION

MAGNOLIA PLAZA  
SUBDIVISION

HIGHLAND DR

G ADDITION UNIT NO. 1





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

Sub2021-0120

1300 Houston Avenue  
McAllen, TX 78501  
P. O. Box 220  
McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

<b>Project Description</b>	Subdivision Name <u>A. Peña Subdivision</u> Location <u>16900 CITRUS DR</u> City Address or Block Number <u>16950 Citrus Drive, Edinburg, TX</u> Number of lots <u>2</u> Gross acres <u>5.27</u> Net acres <u>5.04</u> Existing Zoning _____ Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use _____ Proposed Land Use _____ Irrigation District # _____ <b>Residential</b> Replat Yes <input type="checkbox"/> No <input type="checkbox"/> <b>Commercial</b> Replat Yes <input type="checkbox"/> No <input type="checkbox"/> <b>ETJ</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____ Legal Description <u>A 5.27 Acre tract of land being all of lots 4, 5, 6, 7, 8 and part of lot 9, Citrus Properties Subdivision, Hidalgo County Texas.</u>
<b>Owner</b>	Name <u>Rodolfo Peña, Sr. &amp; Melissa M. Peña-Montes</u> Phone <u>956-289-6692</u> Address <u>16916 Citrus Drive</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> E-mail <u>tenchalav@aol.com</u>
<b>Developer</b>	Name <u>Rodolfo Peña, Sr. &amp; Melissa M. Peña-Montes</u> Phone <u>956-289-6692</u> Address <u>16916 Citrus Drive</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> Contact Person <u>Rodolfo Peña, Sr.</u> E-mail <u>tenchalav@aol.com</u>
<b>Engineer</b>	Name <u>R. Gutierrez Engineering Corporation</u> Phone <u>956-782-2557</u> Address <u>130 E Park Avenue</u> City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u> Contact Person <u>Ramiro Gutierrez, PE</u> E-mail <u>rgutierrez@rgec.net</u>
<b>Surveyor</b>	Name <u>R. Gutierrez Engineering Corporation</u> Phone <u>956-782-2557</u> Address <u>130 E Park Avenue</u> City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u> E-mail <u>office@rgec.net</u>

RECEIVED  
OCT 21 2021  
BY:

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- N/A Title Report
- ☒ 8 1/2" by 11" 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 DWG file of plat
- ☒ Letter of Authorization from the owner, if applicable
- N/A Proof of authority of person signing application on behalf of partnership/corporation, if applicable

### PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

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

Signature Ramiro Gutierrez Date October 19, 2021

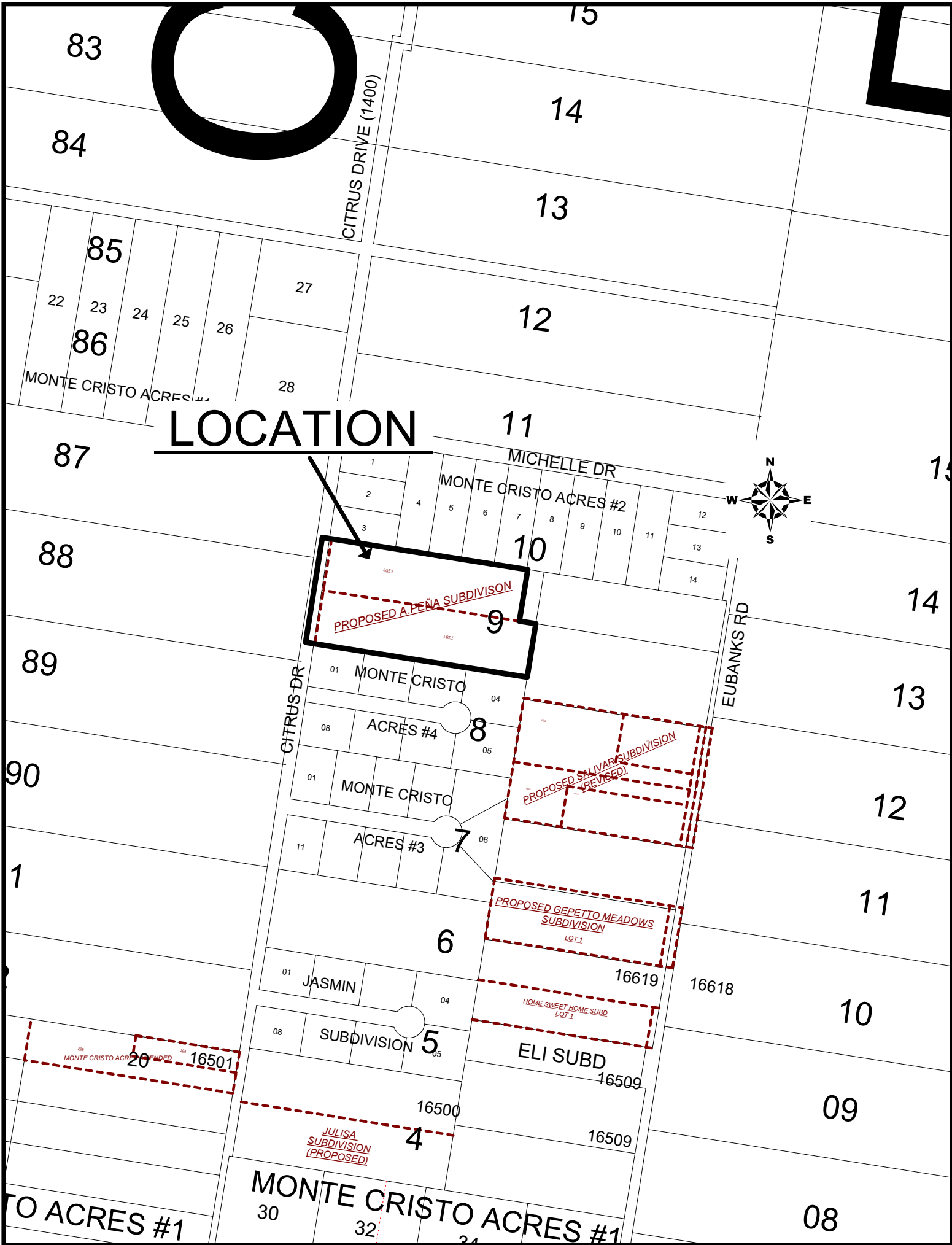
Print Name Ramiro Gutierrez

Owner ☐

Authorized Agent ☒

Rev 03/11





**LOCATION**

PROPOSED A PEÑA SUBDIVISION

PROPOSED SALVARI SUBDIVISION  
(REVISED)

PROPOSED GEPETTO MEADOWS  
SUBDIVISION  
LOT 1

HOME SWEET HOME SUBD  
LOT 1

JULISA  
SUBDIVISION  
(PROPOSED)

MONTE CRISTO ACRES #20 REVISED

MONTE CRISTO ACRES #1

TO ACRES #1







FINAL ENGINEERING REPORT FOR A. PENA SUBDIVISION

WATER SUPPLY DESCRIPTION, COST AND OPERABILITY DATE

A. PENA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

S.W.S.C. HAS AN EXISTING 4 INCH DIAMETER WATER LINE RUNNING ALONG AND WITHIN THE EAST RIGHT OF WAY LINE OF CITRUS DRIVE. THE WATER SYSTEM FOR PENA CONSIST OF AN EXISTING WATER SERVICE CONNECTION WITH A WATER METER FOR LOT 1 AND A 5/8 INCH WATER SERVICE CONNECTION WITH A WATER METER FOR LOT 2 BY TAPPING INTO THE EXISTING 4 INCH WATER LINE THAT RUNS ALONG THE EAST RIGHT OF WAY OF CITRUS DRIVE. THE WATER METER HAS ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 650.00 FOR LOT 2, IN ADDITION THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$2590.50, WHICH COVERS THE TOTAL COST OF \$3240.50 FOR BOTH LOTS AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION AND COST

SEWAGE FROM A. PENA SUBDIVISION, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF AN EXISTING FACILITY ON LOT 1 AND A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON LOT 2. THE ON-SITE EVALUATOR (LICENSE NUMBER \_\_\_\_\_) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY INDICATES A \_\_\_\_\_ LOAM AND \_\_\_\_\_TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION.

THE COST TO INSTALL A NEW SEPTIC SYSTEM AND TO DECOMMISSION AND EXISTING SEPTIC TANK ON LOT 2 IS \$2600.00 DOLLARS FOR A NEW SEPTIC TANK SYSTEM AND \$200.00 TO DECOMMISSION THE EXISTING TANK INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OR THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT THE TOTAL COST OF \$\_\_\_\_\_ DOLLARS. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON \_\_\_\_\_ 20\_\_\_\_\_.

CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS; WATER FACILITIES: WATER FACILITIES COST A TOTAL OF \$\_\_\_\_\_. SEWAGE FACILITIES: SEPTIC SYSTEM COST A TOTAL OF \$\_\_\_\_\_.

PRELIMINARY-SUBJECT TO REVISION

RAMIRO GUTIERREZ, P.E. # 65948  
TEXAS REGISTERED ENGINEERING FIRM # 486  
PHARR, TEXAS 78577  
PHONE (956) 782-2557



COST ESTIMATE

WATER SUPPLY SYSTEM: \$ 650.00  
SEPTIC TANK SYSTEM: \$\_\_\_\_\_  
S.W.S.C. FEES: \$ 2590.50

SUBDIVIDER CERTIFICATION

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER(S) WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT

I (WE), RODOLFO R. PENA SR. AND MELISSA M. PENA-MONTES, SUDIVIDER(S) OF A. PENA SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BY: RODOLFO R. PENA SR. DATE:  
ADDRESS: 16916 CITRUS DRIVE  
EDINBURG, TX 78541

BY: MELISSA M. PENA-MONTES DATE:  
ADDRESS: 2920 ALLEN DRIVE  
EDINBURG, TX 78539

THE STATE OF TEXAS-COUNTY OF HIDALGO  
PUBLIC NOTARY CERTIFICATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) KNOWN TO ME TO ME THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE,(SHE), (THEY), EXCUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTAY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES

INFORME FINAL DE INGENIERÍA PARA PENA SUBDIVISIÓN

DESCRIPCIÓN DEL SUMINISTRO DE AGUA, COSTO Y FECHA DE OPERATIVIDAD

A. PENA SUBDIVISION SERÁ PROVISTO DE AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). LA SUBDIVIDENTE Y S.W.S.C. HAN CELEBRADO UN CONTRATO EN EL QUE S.W.S.C. HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISIÓN DURANTE AL MENOS 30 AÑOS Y S.W.S.C. HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISIÓN.

S.W.S.C. TIENE UNA LÍNEA DE AGUA EXISTENTE DE 4 PULGADAS DE DIÁMETRO QUE CORRE A LO LARGO Y DENTRO DE LA LÍNEA EAST RIGHT OF WAY DE CITRUS DRIVE. EL SISTEMA DE AGUA PARA PENA CONSISTE EN UNA CONEXIÓN DE SERVICIO DE AGUA EXISTENTE CON UN MEDIDOR DE AGUA PARA EL LOTE 1 Y UNA CONEXIÓN DE SERVICIO DE AGUA DE 5/8 PULGADAS CON UN MEDIDOR DE AGUA PARA EL LOTE 2 APROVECHANDO LA LÍNEA DE AGUA EXISTENTE DE 4 PULGADAS QUE CORRE A LO LARGO DEL DERECHO DE VÍA ESTE DE CITRUS DRIVE. EL MEDIDOR DE AGUA YA HA SIDO INSTALADO A UN COSTO TOTAL DE \$ 650.00 PARA EL LOTE 2, ADEMÁS EL SUBDIVIDEDOR HA PAGADO A S.W.S.C. LA SUMA DE \$ 2590.50, QUE CUBRE EL COSTO TOTAL DE \$ 3240.50 PARA AMBOS LOTES COMO SE ESTABLECE EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICIÓN DE DERECHOS Y TODAS LAS CUOTAS DE MEMBRESÍA U OTRAS TARIFAS ASOCIADAS CON LA CONEXIÓN DE LOS LOTES INDIVIDUALES EN LA SUBDIVISIÓN A S.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, S.W.S.C. INSTALARÁ DE INMEDIATO Y SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR S.W.S.C. Y DICHO SISTEMA DE DISTRIBUCIÓN ES OPERABLE A PARTIR DE LA FECHA DE LA GRABACIÓN DE LA PLAT.

SEWAGE FACILITIES DESCRIPTION AND COST

LAS AGUAS RESIDUALES DE LA SUBDIVISIÓN A. PENA SON TRATADAS POR INSTALACIONES INDIVIDUALES DE ALCANTARILLADO EN EL SITIO ("OSSF") QUE CONSISTEN EN UNA INSTALACIÓN EXISTENTE EN EL LOTE 1 Y UN TANQUE SÉPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTÁNDAR Y UN CAMPO DE DRENAJE EN EL LOTE 2. EL EVALUADOR IN SITU (NÚMERO DE LICENCIA \_\_\_\_\_) HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISIÓN PARA OSSF Y HA PRESENTADO UN INFORME EN EL QUE CONCLUYE QUE EL SITIO ES ADECUADO PARA OSSF. LOS ASPECTOS MÁS DESTACADOS DEL INFORME SON LOS SIGUIENTES:

CADA LOTE EN LA SUBDIVISIÓN PROPUESTA TIENE AL MENOS 0.50 ACRES DE TAMAÑO. EL ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACIÓN DE SUELOS DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS INDICA QUE SE HICIERON PERFORACIONES DE MARGA Y \_\_\_\_\_TEST EN ÁREAS OPUESTAS DE LA SUBDIVISIÓN.

EL COSTO DE INSTALAR UN NUEVO SISTEMA SÉPTICO Y DESMANTELAR EL TANQUE SÉPTICO EXISTENTE EN EL LOTE 2 ES DE \$ 2600.00 DÓLARES PARA UN NUEVO SISTEMA DE TANQUE SÉPTICO Y \$ 200.00 PARA DESMANTELAR EL TANQUE EXISTENTE, INCLUIDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. TODOS LOS OSSF SE HAN INSTALADO COMO O EN EL MOMENTO DE LA SOLICITUD PARA LA APROBACIÓN FINAL DE LA PLACA AL COSTO TOTAL DE \$ \_\_\_\_\_ DÓLARES. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO INSPECCIONÓ Y APROBÓ LA INSTALACIÓN DE TODOS LOS OSSF EN \_\_\_\_\_ 20\_\_\_\_\_.

CERTIFICACION

POR MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE SON PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO. DISCUTIDOS ANTERIORMENTE, SON LOS SIGUIENTES; INSTALACIONES DE AGUA: LAS INSTALACIONES ACUÁTICAS CUESTAN UN TOTAL DE \$\_\_\_\_\_ INSTALACIONES DE ALCANTARILLADO: EL SISTEMA SÉPTICO COSTÓ UN TOTAL DE \$\_\_\_\_\_.

PRELIMINARY-SUBJECT TO REVISION

RAMIRO GUTIERREZ, P.E. # 65948  
TEXAS REGISTERED ENGINEERING FIRM # 486  
PHARR, TEXAS 78577  
PHONE (956) 782-2557



A. PEÑA SUBDIVISION  
STANDARD NOTES



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577  
(TEL) 956 782-2557 • (FAX) 956 782-2558  
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

DRAINAGE REPORT  
FOR

A. Peña Subdivision

I. PROJECT LOCATION

The proposed A. Peña Subdivision is located within the Hidalgo County Precinct No. 4 and outside of the city limits of McAllen, Texas and within the 3.5 Mile ETJ of the City of McAllen. The subdivision is situated on Citrus Drive approximately 540 feet South of Michelle Drive. The proposed subdivision is composed of a two (2) lot subdivision. Lot 1 and 2 will each be utilized as a single family residential lot. Lot 1 will be 2.66 acres and Lot 2 will be 2.38 acres out of a total of 5.27 acres comprised of 0.09 of an acre of land out of Lot 8 and 5.18 acres out of Lot 9, Citrus Properties Subdivision, Hidalgo County, Texas, as per map recorded in Volume 13, Page 23, M.R.H.C.

II. FEMA FLOOD PLAIN DESCRIPTION

The proposed A. Peña Subdivision is located within Zone X as depicted in the FEMA Community Panel Number 480334 0325 D with Map Revised Date: June 06, 2000. Areas determined to be outside 500-year floodplain.

III. SOIL CONDITIONS

A. Peña Subdivision is located within Hidalgo County and the soil classifications within the property are Brennan fine sandy loam (Map Symbol 3), Hidalgo sandy clay loam (Map Symbol 28), and Racombes sandy clay loam (Map Symbol 48). These soils are well drained and surface runoff for these soils is negligible. A Soil Resource Report with a summary of the subsurface soils at the location of the proposed subdivision is included in the attachments.

IV. PREDEVELOPMENT CONDITIONS

The existing condition for this tract of land is relatively flat with scattered trees throughout the property. An existing 76' x 16' mobile home with one (1) covered patio, one (1) storage shed, and one (1) swimming pool. The land gently slopes towards the east of the property. An existing runoff coefficient of 0.21 will be used. The total contributing 10-year existing storm water runoff from this site is approximately **3.94 cfs**. Calculations are included in the attachments.

V. DEVELOPED CONDITIONS

The proposed subdivision is comprised of two (2) lots. Lot 1 will be 2.66 acres and Lot 2 will be 2.38 acres. Lot 1 will contain an existing mobile home with a covered patio, a storage shed, and a swimming pool. An existing septic tank will remain in place. Lot 2 will be utilized as a single dwelling residential lot. It was anticipated that a 2,000 sq. ft. home will be developed in the future. The total developed 50-year runoff will be approximately **5.29 cfs** which is an increase of **1.35 cfs**. With an allowable discharge of 3.94 cfs, the required storage volume is **6,354 cubic feet**.

Storm water will be handled by existing roadside ditches starting on the west (front) side of the tract. The existing roadside ditch flows northward along Citrus Drive a distance of approximately 320-ft, then flows eastward along the south side of Mitchelle Drive a distance of approximately 1,180-ft, for a distance of approximately 1,500-ft. The roadside ditch elevation at the starting point is 97.2, and the elevation at the end point is 96.9 for a drop of 0.3-ft. With a depth of 1-ft, and a width of 10-ft, the 1,500-ft long the V-shaped roadside ditch will provide a storage volume of approximately **7,500 c.f.** which is more than the required **6,354 c.f.** for the proposed subdivision.

PRELIMINARY-SUBJECT TO REVISION

RAMIRO GUTIERREZ, P.E. # 65948  
TEXAS REGISTERED ENGINEERING FIRM # 486  
PHARR, TEXAS 78577  
PHONE (956) 782-2557



ON: \_\_\_\_\_ AT \_\_\_\_\_  
AM/PM INSTRUMENT  
No. \_\_\_\_\_ OF  
THE MAP RECORDS OF HIDALGO  
COUNTY, TEXAS  
BY: \_\_\_\_\_  
DEPUTY

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

SUBDIVISION PLAT  
OF  
A. PEÑA SUBDIVISION  
A 5.27 ACRE TRACT OF LAND COMPRISING OF 0.09 OF AN ACRE  
OF LAND OUT OF LOT 8 AND 5.18 ACRES OF LAND OUT OF LOT 9,  
CITRUS PROPERTIES SUBDIVISION, HIDALGO COUNTY, TEXAS,  
AS PER MAP RECORDED IN VOLUME 13, PAGE 23,  
MAP RECORDS OF HIDALGO COUNTY, TEXAS.



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 5/13/2022

### SUBDIVISION NAME: A. PENA SUBDIVISION

#### REQUIREMENTS

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

North Citrus Drive: 10 ft. dedication or as needed for 30 ft. from centerline for 60 ft. total ROW  
 Paving: 40 ft. Curb & gutter: Both sides  
 \*Label centerline prior to recording.  
 \*\*Add "North" to all Citrus Drive references prior to recording  
 \*\*\*Owner will be responsible for share of improvements costs as per contractual agreement.  
 \*\*\*\*COM Thoroughfare Plan  
 \*\*\*\*\*Subdivision Ordinance: Section 134-105

Applied

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

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length .

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

NA

Applied

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

NA

##### SETBACKS

\* Front: Proposing 30 ft. or greater for easement or in line with existing structures.

\*\*Please clarify plat note prior to recording.

\*\*\*Zoning Ordinance: Section 138-356

\* Rear: Proposed 15 ft. or greater for easements.

\*\*Please clarify plat note prior to recording.

\*\*\*Zoning Ordinance: Section 138-356

\* Interior Sides: 6 ft. or greater for easements.

\*\*Zoning Ordinance: Section 138-356

\* Corner

\*\*Zoning Ordinance: Section 138-356

\* Garage: 18 ft. except where greater setback is required; greater setback applies.

\*\*Add plat note as shown above prior to recording.

\*\*Zoning Ordinance: Section 138-356

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

Applied

Applied

Applied

NA

Applied

Applied

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



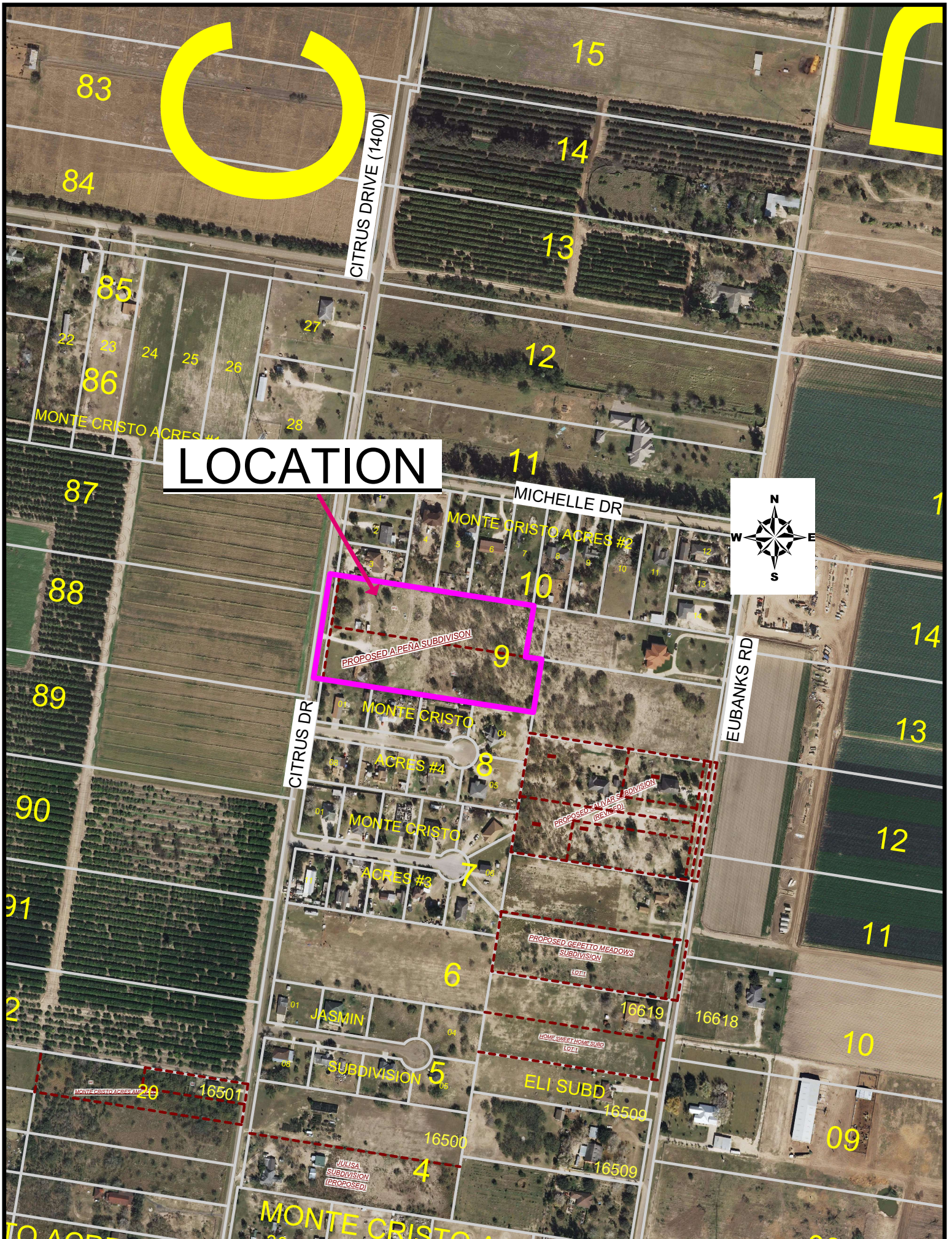
SIDEWALKS	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required along North Citrus Drive.</li> <li>**Plat note needed prior to recording.</li> <li>***Subdivision Ordinance: Section 134-120</li> <li>*Owner will be responsible for share of improvements costs as per contractual agreement.</li> </ul>	Required
	Applied
BUFFERS	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Plat note must be added prior to final as shown above.</li> <li>***Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Plat note must be added prior to final as shown above.</li> <li>***Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Required
	Required
	Applied
NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along.</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, any private streets/drives, must be maintained by the lot owners and not the City of McAllen</li> <li>**Section 110-72 applies if subdivision is proposed to be public.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Applied
	NA
	Applied
	NA
	NA
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance

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

<b>ZONING/CUP</b>	
* Existing : ETJ Proposed: ETJ ***Zoning Ordinance: Article V	Complete
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
<b>PARKS</b>	
* Land dedication in lieu of fee. As per Parks Department, park fees requirements only apply if property is annexed.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, park fees requirements only apply if property is annexed.	NA
* Pending review by the City Manager's Office. As per Parks Department, park fees requirements only apply if property is annexed.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation waived for 2 single-family residences.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation waived for 2 single-family residences as per traffic Department. No TIA required.	NA
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy **Plat notes must comply with City's Standards prior to recording. ***Please provide ownership map to verify that no landlocked properties exist or will be created. Engineer submitted an ownership map of surrounding areas on May 13th, 2022, which shows no landlocked properties as the properties to the east front Eubanks Road.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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





LOCATION







# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>FALCON'S COVE</u>
	Location <u>SW Corner of Freddy Gonzalez Avenue and North 23rd Street</u>
	City Address or Block Number <u>9901 N 23RD ST.</u>
	Number of Lots <u>144</u> Gross Acres <u>51.809</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No
	Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</u>
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential _____
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>n/a</u>
	Parcel # _____ Tax Dept. Review _____
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____
Legal Description _____	
Owner	Name <u>John R. Willis Management Partnership, LTD</u> Phone _____
	Address <u>P.O. Box 1139</u> E-mail _____
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78540</u>
Developer	Name <u>Domain Development Corporation</u> Phone <u>(956) 661-8888</u>
	Address <u>100 East Nolana, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Shavi Mahtani, President</u>
Engineer	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E.</u>
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u> E-mail <u>fkurth@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

ENTERED

SEP 10 2021



Initial: NM

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

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 09.08.2021

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒

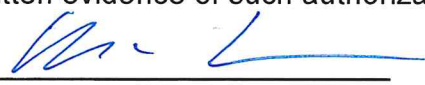


VAR2022-0018



**City of McAllen**  
**Planning Department**  
**VARIANCE TO SUBDIVISION**  
**PROCESS APPLICATION**

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

<b>Project</b>	<p>Legal Description <u>A 51.809 acres of land out of Lots 11 &amp; 12, Section 279, Texas-Mexican Railway Company's Survey, as recorded in Vol. 24, Pages 168-171, H.C.D.R., City of McAllen, Hidalgo County, Texas.</u></p> <p>Street Address <u>2300 Blcok of West Freddy Gonzalez Drive</u></p> <p>Number of lots <u>143</u> Gross acres <u>51.809</u></p> <p>Existing Zoning <u>R1</u> Existing Land Use <u>Vacant</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required</p>
	<b>Applicant</b>
<b>Owner</b>	<p>Name <u>Domain Development Corporation</u> Phone <u>(956) 661-8888</u></p> <p>Address <u>100 East Nolana Loop, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p>
<b>Authorization</b>	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u></u> Date <u>May 11, 2022</u></p> <p>Print Name <u>Mario A. Reyna, P.E.</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
<b>Office</b>	<p>Accepted by <u>LG.</u> Payment received by _____ Date <u>ENTERED</u></p> <p>Rev 10/18</p> <p>MAY 11 2022</p> <p>Initial: <u>NM</u></p>

Initial: \_\_\_\_\_



**City of McAllen**  
**Planning Department**  
**REASON FOR APPEAL**

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

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

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

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

The lay of the land does not allow for any other use or layout of the proposed subdivision, and the requirement

to align the streets so there is no offset will make the street exceed the maximum length for a culs-de-sac by 44.31 feet.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

The variance is necessary because of the required alignment off of Freddy Gonzalez does not allow the entrance into the north part of the subdivision in any other location and because of this the culs-de-sac will exceed the requirement not to exceed 600 feet in length.

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The variance will not be detrimental to the public health, safety, or welfare or injurious to the legal rights that other property owners may enjoy within the proposed area.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The variance will not have any negative effect or prevent the orderly subdivision of other lands within the area in accordance with the provisions of this chapter and the City of McAllen.



TBPELS Firm # F-1435  
TBPELS # 10096900

# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

May 11, 2022

Mr. Edgar Garcia, Planning Director  
**CITY OF MCALLEN PLANNING DEPARTMENT**  
311 N. 15<sup>TH</sup> Street  
McAllen, TX 78501

**Re: Falcon's Cove Subdivision – Variance Request**

Dear Mr. Garcia:

On behalf of the developer, DOMAIN DEVELOPMENT CORPORATION, we respectfully request a variance to the following items:

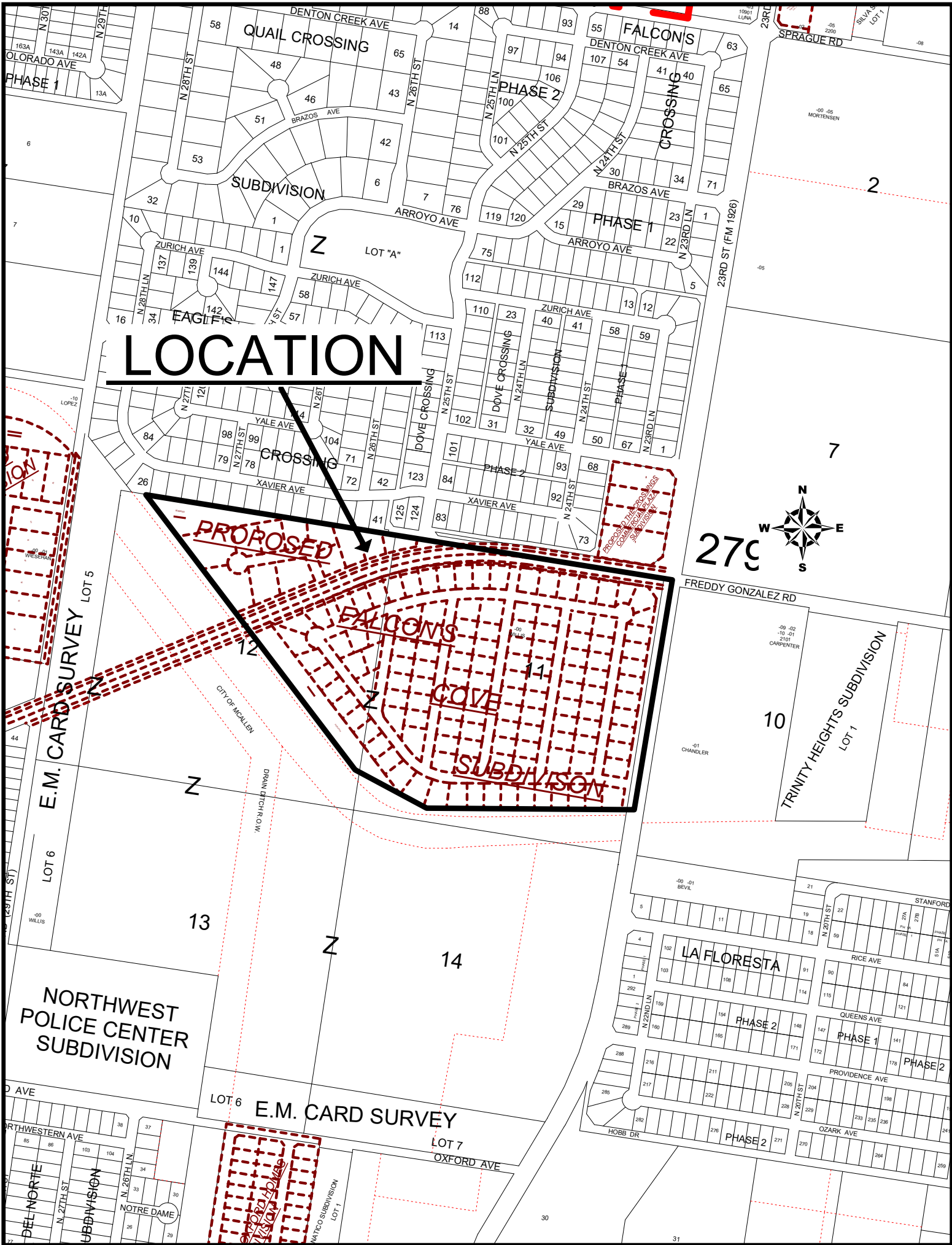
1. Chap. 134. – Art. III – Dev. 2 – Sect. 134-105 Street Requirements (G) Cul-de-sac.

The developer is respectfully requesting an exception from the City of McAllen's Street requirements for Cul-de-sac. What is proposed is a 60-foot R.O.W. that reduces to a 50-foot R.O.W. and runs 644.31-feet in length. The street will end in a cul-de-sac with a turnaround of 100 feet in diameter (R.O.W.). The developer feels that this is the best use of the property considering the lay of the land and because of the street requirement to run a continuous street between Lots 131 and 141 on the north side of Freddy Gonzalez Road and Lots 24 and 25 on the south side instead of an offset to the streets.

Please consider on this matter is greatly appreciated at you next Planning and Zoning Meeting. If you have any questions or comments, please contact our office. Thank you.

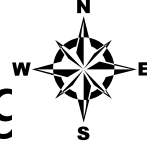
Sincerely,  
MELDEN & HUNT, INC.

Mario A. Reyna, P.E.  
President



LOCATION

279



PROPOSED

FALCON'S

COVE

SUBDIVISION

NORTHWEST  
POLICE CENTER  
SUBDIVISION

LOT 6 E.M. CARD SURVEY

LOT 7  
OXFORD AVE

LA FLORESTA

PHASE 2

PHASE 1

PHASE 2

PROVIDENCE AVE

OZARK AVE

PHASE 2

HOBBS DR

NOTRE DAME  
SUBDIVISION

MATCO SUBDIVISION  
LOT 1

TRINITY HEIGHTS SUBDIVISION  
LOT 1

FREDDY GONZALEZ RD

E.M. CARD SURVEY  
LOT 5  
LOT 6

PHASE 1

PHASE 2

PHASE 1

PHASE 2

2

7

10

13

14

Z

Z

LOT "A"

LOCATION



SUBDIVISION MAP OF  
**FALCON'S COVE  
SUBDIVISION**

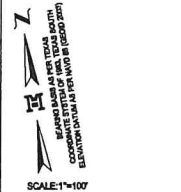
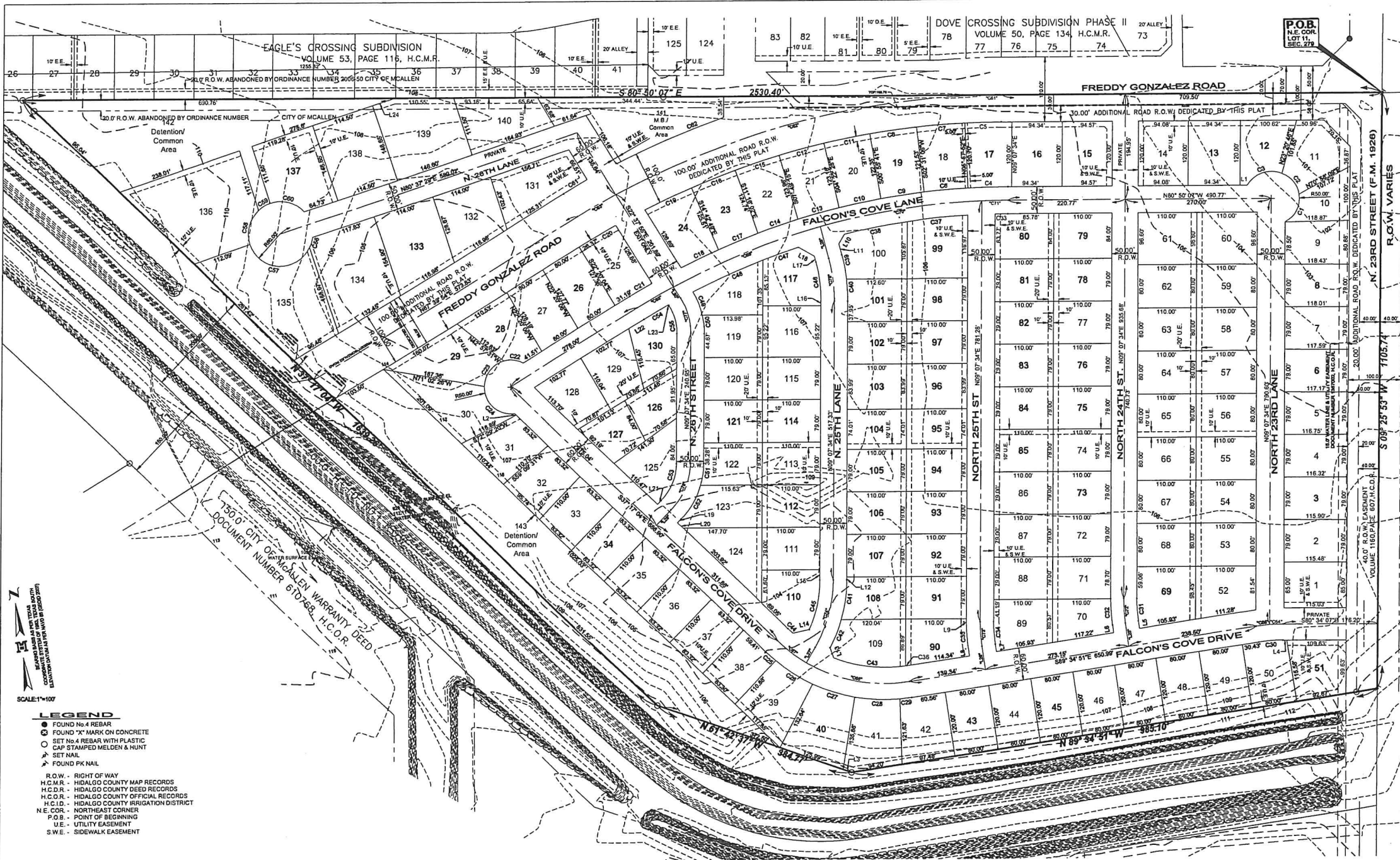
BEING A SUBDIVISION OF A 51.809 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11 & 12, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS.

**LOT - AREAS**

Lot #	SQ. FT.	Area
1	8796.78	0.225
2	9139.75	0.210
3	9172.09	0.211
4	9206.24	0.211
5	9239.48	0.212
6	9272.72	0.213
7	9305.96	0.214
8	9339.21	0.214
9	9454.80	0.217
10	7404.29	0.170
11	11551.20	0.265
12	9089.37	0.209
13	11321.00	0.260
14	11289.38	0.259
15	11348.61	0.261
16	11320.98	0.260
17	10158.81	0.233
18	10130.48	0.233
19	10202.20	0.234
20	10273.36	0.238
21	10343.74	0.237
22	10413.03	0.239
23	10480.99	0.241
24	10743.71	0.247
25	9907.89	0.227
26	10205.31	0.234
27	10238.56	0.235
28	10760.50	0.247
29	13083.40	0.300
30	14139.26	0.325
31	10657.07	0.245
32	9848.59	0.228
33	9165.24	0.210
34	9165.31	0.210
35	9165.31	0.210
36	9165.31	0.210
37	9165.31	0.210
38	9169.94	0.211
39	11880.15	0.273
40	13704.47	0.315
41	12463.14	0.287
42	10658.34	0.249
43	9600.00	0.220
44	9600.00	0.220
45	9600.00	0.220
46	9600.00	0.220
47	9600.00	0.220
48	9600.00	0.220

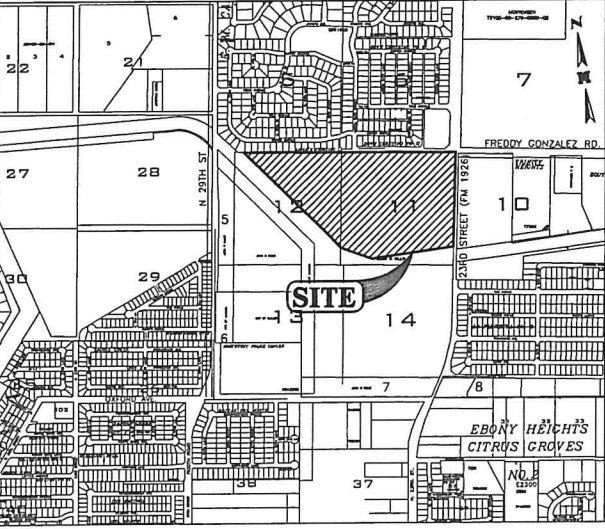
Lot #	SQ. FT.	Area
49	9600.00	0.220
50	9528.00	0.219
51	10815.33	0.248
52	9999.56	0.227
53	8800.00	0.202
54	8800.01	0.202
55	8800.00	0.202
56	8800.00	0.202
57	8800.00	0.202
58	8800.00	0.202
59	8800.00	0.202
60	10625.85	0.244
61	10625.85	0.244
62	8800.00	0.202
63	8800.00	0.202
64	8800.00	0.202
65	8800.00	0.202
66	8800.00	0.202
67	8800.00	0.202
68	8800.00	0.202
69	11654.99	0.268
70	8062.63	0.185
71	8690.00	0.199
72	8690.00	0.199
73	8690.00	0.199
74	8690.00	0.199
75	8690.00	0.199
76	8690.00	0.199
77	8690.00	0.199
78	8690.00	0.199
79	9240.00	0.212
80	9238.15	0.212
81	8690.00	0.199
82	8690.00	0.199
83	8690.00	0.199
84	8690.00	0.199
85	8690.00	0.199
86	8690.00	0.199
87	8690.00	0.199
88	8690.00	0.199
89	9688.69	0.222
90	8763.87	0.201
91	8690.00	0.199
92	8690.00	0.199
93	8690.00	0.199
94	8690.00	0.199
95	8141.10	0.187
96	9238.90	0.212

Lot #	SQ. FT.	Area
97	8690.00	0.199
98	8690.00	0.199
99	12343.98	0.283
100	11397.17	0.262
101	8725.57	0.200
102	8690.00	0.199
103	9238.90	0.212
104	8141.10	0.187
105	8690.00	0.199
106	8690.00	0.199
107	8690.00	0.199
108	8934.45	0.205
109	11195.05	0.257
110	10465.87	0.240
111	8690.00	0.199
112	8690.00	0.199
113	8690.00	0.199
114	8690.00	0.199
115	8690.00	0.199
116	10474.24	0.240
117	10336.18	0.237
118	9245.26	0.212
119	8735.31	0.201
120	8690.00	0.199
121	8690.00	0.199
122	8765.87	0.201
123	10659.20	0.245
124	10383.32	0.238
125	9593.18	0.220
126	7281.30	0.167
127	7439.85	0.171
128	9550.13	0.219
129	9548.65	0.219
130	9231.50	0.212
131	13732.70	0.315
132	13172.64	0.302
133	16163.37	0.371
134	21807.00	0.501
135	29450.88	0.676
136	31879.94	0.727
137	16120.43	0.370
138	18791.37	0.385
139	19657.58	0.451
140	13424.75	0.308
141	23299.30	0.535
142	81981.78	1.823
143	92829.16	2.131



- LEGEND**
- FOUND NO. 4 REBAR
  - FOUND 'X' MARK ON CONCRETE
  - SET NO. 4 REBAR WITH PLASTIC
  - CAP STAMPED MILDEN & HUNT
  - ▲ SET NAIL
  - ▲ FOUND PK NAIL
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
  - N.E. COR. - NORTHEAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - U.E. - UTILITY EASEMENT
  - S.W.E. - SIDEWALK EASEMENT

**LOCATION MAP**  
SCALE: 1"=1000'



**LOT - CURVE TABLES**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	60.00	50.00	068° 45' 18"	N34° 44' 55"E	56.46'	34.21'
C2	51.39	50.00	058° 53' 22"	N29° 04' 23"W	49.16'	28.23'
C3	71.64	50.00	062° 19' 01"	S80° 19' 24"W	65.81'	43.71'
C4	74.29	1,330.00	003° 12' 01"	N82° 26' 07"W	74.28'	37.15'
C5	67.27	1,450.00	003° 39' 29"	N89° 09' 52"W	67.26'	33.64'
C6	80.00	1,330.00	003° 26' 47"	N85° 45' 31"W	79.99'	40.01'
C7	87.29	1,450.00	003° 26' 57"	N85° 13' 03"W	87.28'	43.66'
C8	87.34	1,450.00	003° 27' 04"	N86° 40' 03"W	87.33'	43.68'
C9	80.00	1,330.00	003° 26' 47"	N89° 12' 18"W	79.99'	40.01'
C10	80.00	1,330.00	003° 26' 47"	S87° 20' 55"W	79.99'	40.01'
C11	87.39	1,450.00	003° 27' 11"	S87° 52' 47"W	87.37'	43.71'
C12	87.44	1,450.00	003° 27' 18"	S84° 29' 33"W	87.42'	43.73'
C13	80.00	1,330.00	003° 26' 47"	S83° 54' 08"W	79.99'	40.01'
C14	80.00	1,330.00	003° 26' 47"	S80° 27' 21"W	79.99'	40.01'
C15	87.48	1,450.00	003° 27' 25"	S80° 56' 12"W	87.47'	43.75'
C16	87.53	1,450.00	003° 27' 31"	S77° 30' 44"W	87.52'	43.78'
C17	80.00	1,330.00	003° 26' 47"	S77° 00' 35"W	79.99'	40.01'
C18	76.62	1,330.00	003° 18' 02"	S73° 38' 10"W	76.61'	38.32'
C19	94.07	1,450.00	003° 43' 02"	S73° 55' 27"W	94.05'	47.05'
C20	51.25	1,450.00	002° 01' 31"	S68° 40' 39"W	51.25'	25.63'
C21	47.09	1,330.00	002° 01' 43"	S68° 22' 59"W	47.08'	23.55'
C22	38.03	50.00	043° 34' 27"	N74° 29' 09"W	37.12'	19.99'
C23	63.88	50.00	073° 11' 45"	S47° 11' 44"W	59.62'	37.13'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C24	88.15	50.00	101° 00' 44"	S39° 54' 31"E	77.17'	60.67'
C25	29.91	325.00	004° 12' 57"	S39° 23' 33"E	29.91'	11.88'
C26	83.32	325.00	014° 41' 21"	S48° 50' 42"E	83.09'	41.89'
C27	83.32	325.00	014° 41' 21"	S63° 32' 03"E	83.09'	41.89'
C28	83.32	325.00	014° 41' 21"	S78° 13' 23"E	83.09'	41.89'
C29	22.78	325.00	004° 00' 47"	S87° 34' 27"E	22.78'	11.39'
C30	43.26	275.00	009° 00' 44"	N85° 04' 29"W	43.21'	21.67'
C31	41.79	275.00	008° 42' 25"	S4° 48' 22"W	41.75'	20.94'
C32	49.09	325.00	008° 39' 13"	S4° 44' 45"W	49.04'	24.59'
C33	24.22	1,280.00	001° 05' 03"	N81° 22' 38"W	24.22'	12.11'
C34	41.79	275.00	008° 42' 25"	S4° 48' 22"W	41.75'	20.94'
C35	49.39	325.00	008° 42' 25"	S4° 48' 22"W	49.34'	24.74'
C36	2.88	265.00	000° 37' 18"	S89° 16' 12"E	2.88'	1.44'
C37	110.59	1,280.00	004° 57' 01"	N86° 38' 03"W	110.56'	55.33'
C38	118.78	1,280.00	005° 19' 00"	S88° 13' 56"W	118.73'	59.43'
C39	45.87	325.00	008° 05' 09"	N2° 10' 28"W	45.83'	22.97'
C40	41.18	325.00	007° 15' 25"	N5° 29' 51"E	41.14'	20.81'
C41	74.52	275.00	015° 31' 37"	N16° 53' 23"E	74.30'	37.49'
C42	56.23	275.00	011° 42' 53"	N30° 30' 38"E	56.13'	28.21'
C43	111.07	265.00	024° 00' 52"	S76° 57' 07"E	110.26'	56.38'
C44	12.59	265.00	002° 43' 20"	S38° 38' 44"E	12.59'	6.30'
C45	94.52	225.00	024° 04' 09"	N21° 09' 39"E	93.83'	47.37'
C46	73.64	275.00	015° 20' 35"	N1° 27' 17"E	73.42'	37.04'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C47	70.64	1,280.00	003° 09' 44"	S79° 57' 50"W	70.63'	35.33'
C48	143.90	1,280.00	006° 26' 39"	S75° 09' 44"W	143.83'	72.03'
C49	46.53	150.00	017° 46' 24"	N12° 59' 25"W	46.34'	23.45'
C50	34.64	150.00	013° 13' 47"	N2° 30' 41"E	34.56'	17.39'
C51	41.24	150.00	015° 45' 04"	N17° 00' 06"E	41.11'	20.75'
C52	72.68	150.00	027° 50' 17"	N38° 47' 47"E	72.17'	37.17'
C53	76.08	100.00	043° 35' 21"	N30° 55' 15"E	74.26'	39.99'
C54	52.09	1,280.00	002° 19' 54"	S88° 32' 02"W	52.09'	26.05'
C55	55.43	100.00	031° 45' 29"	N6° 45' 10"W	54.72'	28.45'
C56	20.09	60.00	019° 10' 54"	N24° 50' 23"E	19.99'	10.14'
C57	142.62	60.00	136° 11' 38"	S77° 26' 20"E	111.34'	149.23'
C58	68.46	60.00	065° 22' 32"	S23° 18' 45"W	64.81'	38.50'
C59	25.79	60.00	024° 37' 28"	S68° 16' 45"W	25.59'	13.10'
C60	68.46	60.00	065° 22' 32"	N66° 41' 15"W	64.81'	38.50'
C61	50.73	1,550.00	001° 52' 31"	S68° 36' 10"W	50.99'	25.37'
C62	214.90	1,550.00	007° 56' 38"	S75° 44' 02"W	214.73'	107.62'

**CENTERLINE - CURVE TABLES**

CURVE TABLE						
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C61"	35.63	1,500.00	001° 21' 39"	S81° 30' 58"E	35.62	17.81
"C62"	708.01	1,500.00	027° 02' 38"	S84° 16' 55"W	701.45	360.73
"C63"	81.03	1,500.00	003° 05' 42"	S69° 12' 45"W	81.02	40.52
"C64"	23.69	305.00	004° 27' 00"	N82° 47' 37"W	23.68	11.85
"C65"	24.29	305.00	004° 33' 44"	N87° 17' 59"W	24.28	12.15
"C66"	199.53	295.00	038° 45' 12"	S70° 12' 15"E	195.75	103.75
"C67"	69.73	295.00	013° 32' 34"	S44° 03' 21"E	69.57	35.03
"C68"	77.12	1,305.00	003° 23' 10"	S69° 03' 40"W	77.11	38.57
"C69"	296.76	1,305.00	013° 01' 45"	S77° 16' 07"W	296.12	149.02
"C70"	301.10	1,305.00	013° 13' 10"	N89° 36' 25"W	300.43	151.22
"C71"	49.24	1,305.00	002° 09' 43"	N81° 54' 58"W	49.24	24.62
"C72"	45.59	300.00	008° 42' 25"	S4° 46' 22"W	45.55	22.84
"C73"	45.59	300.00	008° 42' 25"	S4° 46' 22"W	45.55	22.84
"C74"	131.10	290.00	030° 02' 47"	N24° 05' 58"E	129.61	87.01
"C75"	80.34	300.00	015° 20' 33"	N11° 27' 17"E	80.10	47.10
"C76"	95.10	125.00	043° 35' 20"	N30° 05' 15"E	92.82	49.98
"C77"	69.29	125.00	031° 45' 30"	N6° 45' 10"W	68.40	35.56
TBPE FIRM # F-14						
M						
DRAWN BY: R. D. J.      DATE: 4-28-22						
SURVEYED, CHECKED _____ DATE _____						
FINAL CHECK _____ DATE _____						

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 51.809 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 11 & 12, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, SAID 51.809 ACRES WERE ALSO CONVEYED TO JOHN R. WILLIS MANAGEMENT PARTNERSHIP, LTD., BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 693537, HIDALGO COUNTY OFFICIAL RECORDS, SAID 51.809 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING ON A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 11, SECTION 279 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 09° 25' 53" W ALONG THE EAST LINE OF SAID LOT 11, SECTION 279 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 23<sup>RD</sup> STREET (F.M. 1926), A DISTANCE OF 1,105.74 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 89° 34' 51" W ALONG THE NORTH RIGHT-OF-WAY LINE OF AN HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 DITCH RIGHT-OF-WAY, AT A DISTANCE OF 40.50 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF N. 23<sup>RD</sup> STREET (F.M. 1926) CONTINUING A TOTAL DISTANCE OF 985.10 FEET TO AN OUTSIDE CORNER THIS TRACT;
3. THENCE, N 61° 42' 37" W CONTINUING ALONG SAID THE NORTH HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 DITCH RIGHT-OF-WAY, AT A DISTANCE OF 372.50 FEET PASS THE EAST LINE OF SAID LOT 12 AND EAST LINE OF SAID LOT 11, SECTION 279, CONTINUING A TOTAL DISTANCE OF 384.77 FEET TO AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 37° 17' 04" W CONTINUING ALONG SAID THE NORTH HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 DITCH RIGHT-OF-WAY, A DISTANCE OF 1,539.26 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT
5. THENCE, S 80° 50' 07" E ALONG THE NORTH LINES OF SAID LOTS 11 & 12, SECTION 279, AND WITHIN THE EXISTING RIGHT-OF-WAY OF FREDDY GONZALEZ ROAD, AT A DISTANCE OF 1,193.40 FEET PASS THE EAST LINE OF SAID LOT 12 AND THE WEST LINE OF SAID LOT 11, SECTION 279, CONTINUING A TOTAL DISTANCE OF 2,530.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.809 ACRES, OF WHICH 2.167 ACRES LIE WITHIN THE EXISTING RIGHTS-OF-WAY OF FREDDY GONZALEZ AND N. 23<sup>RD</sup> STREET (F.M. 1926), LEAVING A NET OF 49.642 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THE SITE LIES IN ZONE "X" (UNSHADED).  
ZONE "X" (UNSHADED) IS DEFINED AS " AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.  
ZONE "X" (UNSHADED) SHOWN ON:  
COMMUNITY-PANEL NUMBER: 480334 0325 D  
MAP REVISED: JUNE 6, 2000.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
FRONT: 25 FEET OR GREATER FOR EASEMENTS EXCEPT 45 FEET OR GREATER FOR EASEMENTS FOR LOTS 131, 132 AND 142.  
REAR: 10 FEET EXCEPT 25 FEET FOR DOUBLE FRONTING LOTS, OR GREATER FOR EASEMENTS IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.  
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS.  
INTERIOR SIDES: 6 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 358,559 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA TWO DETENTION PONDS WITH A CAPACITY OF 590,691 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 15" BLEEDER LINE INTO AN EXISTING NORTHWEST BLUELINE DITCH LOCATED ON THE WEST SIDE OF THE PROPERTY .
5. CITY OF McALLEN BENCHMARK: "MC 68" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999, BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & EL DORA ROAD. 30" ALUM. PIPE WITH A 3 1/2" BRASS MONUMENT CAP ON TOP AT ELEVATION = 111.23, NORTHING: 16608729.2851, EASTING: 1082910.61419 (NAVDS89).
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH 23RD STREET (F.M. 1926). A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON FREDDY GONZALEZ ROAD. AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
8. 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG NORTH 23RD STREET (F.M. 1926) AND FREDDY GONZALEZ ROAD. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
10. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
12. COMMON OR DETENTION AREAS, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 23RD STREET (F.M. 1926) AND FREDDY GONZALEZ ROAD, EXCEPT LOT 132 CURB CUT ACCES UNTO FREDDY GONZALEZ ROAD .
14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE FALCON'S COVE SUBDIVISION RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF 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 COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.
15. COMMON LOTS 142 AND 143, IDENTIFIED AS DETENTION AREAS, ANY PRIVATE STREETS/DRIVES, MAIL CENTER (LOT 141) ETC. MUST BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, FALCON'S COVE SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOTS 142 & 143, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOTS 142 & 143 TRANSFER OF TITLES TO THE FALCON'S COVE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE FALCON'S COVE SUBDIVISION HOMEOWNER'S ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 62 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.
16. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
17. LOT 131 WILL HAVE ACCESS ON THE NORTH SIDE ALLEY.

SUBDIVISION MAP OF  
FALCON'S COVE  
SUBDIVISION

BEING A SUBDIVISION OF A 51.809 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11 & 12, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS.

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

MAYOR, CITY OF McALLEN

DATE

CITY SECRETARY

DATE

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.

PRESIDENT

ATTEST: SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

DRAWN BY: R.D.J. DATE: 4-28-22  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

TPBE FIRM # F-1435



MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MCINTYRE PH. (956) 381-0281  
EDINBURG, TX 78541 FAX: (956) 381-1839  
ESTABLISHED 1947 www.meldenandhunt.com

THE STATE OF TEXAS  
COUNTY OF BEXAR

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

SHAVI MAHTANI, PRESIDENT  
DOMAIN DEVELOPMENT CORPORATION  
100 E. NOLANA AVE., STE. 130  
MCALLEN, TEXAS 78502

DATE

STATE OF TEXAS  
COUNTY OF BEXAR

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

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, LIEN HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS FALCON'S COVE SUBDIVISION, 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.

C. MICHAEL SCOTT, TRUSTEE  
FIRST COMMUNITY BANK  
P.O. BOX, 2030  
SAN BENITO, TEXAS 78586

DATE

STATE OF TEXAS  
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C. MICHAEL SCOTT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF HIDALGO:

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

MARIO A. REYNA, P.E. # 117368  
DATE PREPARED: 4-28-2022  
ENGINEERING JOB No. 21148.00

DATE:



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF FALCON'S COVE SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08-06-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238  
DATE SURVEYED: 08-06-21  
SURVEY JOB No. 21548.08

DATE:



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

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

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

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





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 5/13/2022

### SUBDIVISION NAME: FALCON'S COVE

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

North 23rd Street: 20 ft. dedication for 60 ft. from centerline for 120 total ROW.  
Paving: By the state Curb & gutter: By the state  
\*\*Please provide copy of document where 40 ft. existing ROW was dedicated prior to recording.  
\*\*\*COM Thoroughfare Plan

Applied

Freddy Gonzalez Road: 30 ft.- 100 ft. ROW dedication for 50 ft. from centerline as applicable for 100 ft. total ROW  
Paving: 65 ft. Curb & gutter: Both sides  
\*Abandonment process required for portion of existing Freddy Gonzalez Road right of way dedication along northside of lot 141, labeled as M.B/Common Area.  
\*\*Monies must be escrowed if improvements are not built prior to recording.  
\*\*\*Show ROW dedication ranges throughout the curved section of road prior to recording to verify compliance with dedication requirements.  
\*\*\*\*Provide barricade as required on the west end of Freddy Gonzalez Road.  
\*\*\*\*Subdivision Ordinance: Section 134-105

Required

North 24th or 25th Street (1/4 Mile Collector): 60 ft. ROW proposing 50 ft. with 10 ft. U.E and S.W Easements on both sides.  
Paving: 40 ft. Curb & gutter: Both sides  
\*\*Monies must be escrowed if improvements are not built prior to recording.  
\*\*\*\*Subdivision Ordinance: Section 134-105

Applied

E/W Residential Collector along south boundary: 60 ft. ROW  
Paving: 40 ft. Curb & gutter: Both sides  
\*\*Monies must be escrowed if improvements are not built prior to recording.  
\*\*\*Subdivision Ordinance: Section 134-105

Applied

Internal Streets: 50 ft.  
Paving: 32 ft. Curb & gutter: Both sides  
\*\*Monies must be escrowed if improvements are not built prior to recording.  
\*\*\*Finalize gate details required prior to recording to review for all entrances as may be applicable and in compliance with Traffic Departments.  
\*\*\*\*Subdivision Ordinance: Section 134-105

Applied

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

Compliance

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

\*\*Subdivision Ordinance: Section 134-118

NA

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

\*Subdivision layout does not comply with block length requirement for lots 131-141. Engineer submitted Variance application on May 11th, 2022 requesting a variance to the 600 ft. maximum Cul-De-Sac length. If approved, to should be subject to 40 ft. of paving.

\*\*\*As per Fire Department, 96 ft. of paving face-to-face required for Cul-De-Sac turnaround area, minimum 10 ft. of ROW back of curb around Cul-De-Sac area.

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

Applied

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



<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
<b>SETBACKS</b>	
* Front: 25 ft. or greater for easements except 45 ft. for Lot 141 ** Plat note must be finalized prior to recording. *****Submit mail center layout (Lot 141) for staff to review requirements prior to recording. *****Zoning Ordinance: Section 138-356	Applied
* Rear: 10ft. or greater for easements. **If proposing double fronting setback, clarify note prior to recording. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: 6 ft. or greater for easements. **Plat note must be revised as shown above, prior to recording. *****Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. *****Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies. *****Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required along North 23rd Street (F.M. 1926), Freddy Gonzalez Road, and both sides of all interior streets. **Sidewalk requirements might increase to 5 ft. along North 23rd Street and Freddy Gonzalez Road as per Engineering. ***Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 23rd Street (FM 1926) and Freddy Gonzalez Road. ** Plat note must be revised 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. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
*No curb cut, access, or lot frontage permitted along North 23rd Street (FM 1926) and Freddy Gonzalez Road. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA

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

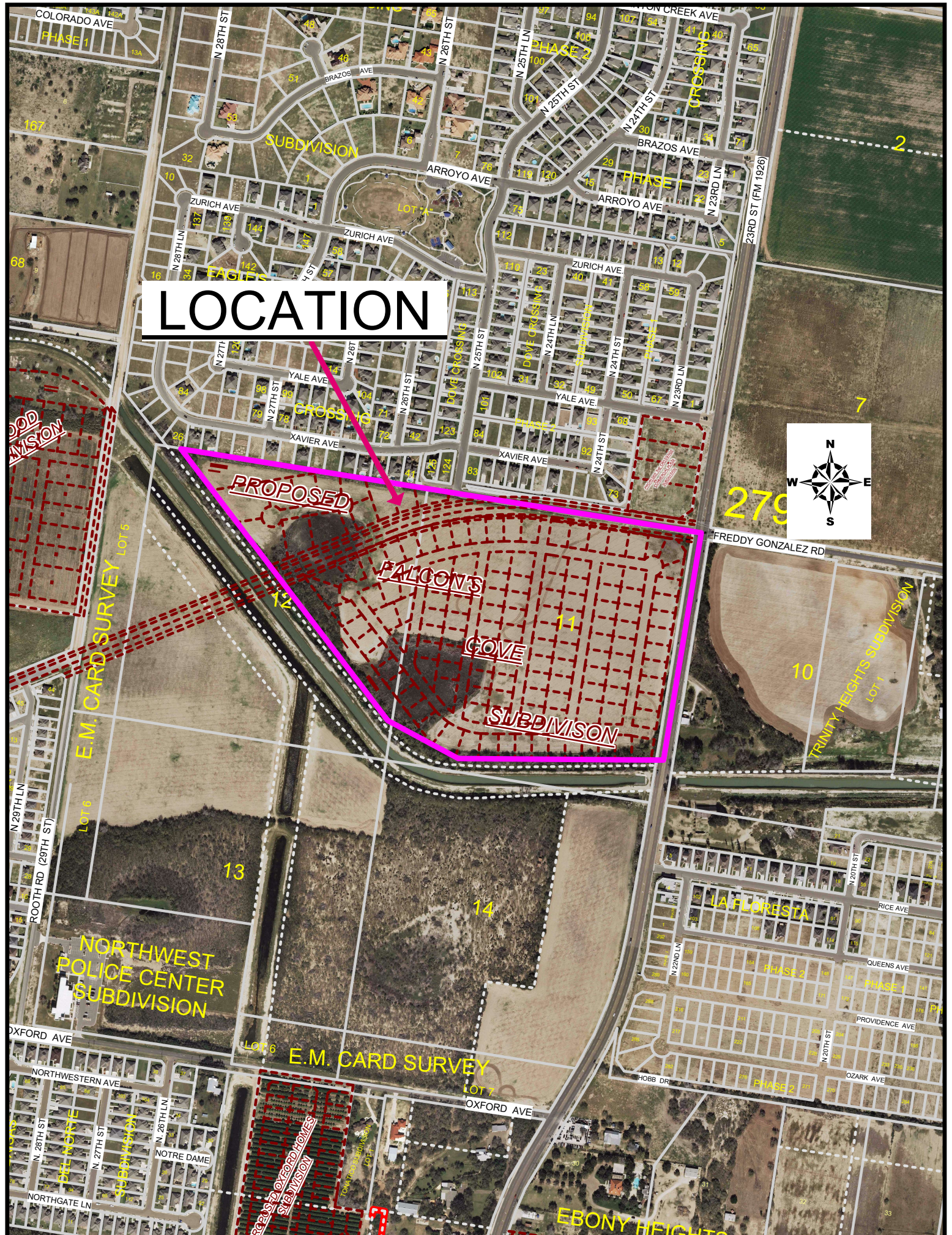
<p>* Common and/or Detention Areas, any private streets/drives, mail center (Lot 141) etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>**Mail Center (Lot 141) will be private and maintained by the HOA/property owners and not the City of McAllen.</p> <p>***Provide Mail Center layout prior to final to verify compliance with requirements.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Required
	NA
	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Required
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets.-Interior Streets will be private.</p> <p>**Zoning Ordinance: Section. 138-356</p> <p>Minimum lot width and lot area.</p> <p>***Zoning Ordinance: 138-1</p>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<p>* Existing: R-1 Proposed: R-1</p> <p>**Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	Compliance
	NA
<b>PARKS</b>	
<p>* Land dedication in lieu of fee. As per Parks Department, Variance to fees in lieu of land dedication was approved. In this case land dedication is calculated at 2.226 acres and fees in lieu of land amount to \$98,000. That's, 140 single family homes X \$700 = \$98,000 and payable prior to plat recording. Fees will be adjusted accordingly if the number of lots change.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Variance to fees in lieu of land dedication was approved. In this case land dedication is calculated at 2.226 acres and fees in lieu of land amount to \$98,000. That's, 140 single family homes X \$700 = \$98,000 and payable prior to plat recording. Fees will be adjusted accordingly if the number of lots change.</p> <p>* Pending review by City Manager's Office. As per Parks Department, Variance to fees in lieu of land dedication was approved. In this case land dedication is calculated at 2.226 acres and fees in lieu of land amount to \$98,000. That's, 140 single family homes X \$700 = \$98,000 and payable prior to plat recording. Fees will be adjusted accordingly if the number of lots change.</p>	Applied
	Required
	Completed

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

TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, TG approved, TIA approved with signal improvement cost to be turned in before recording of the plat.</p>	Complete
<p>* Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, TG approved, TIA approved with signal improvement cost to be turned in before recording of the plat.</p>	Complete
COMMENTS	
<p>Comments:            * Must comply with City's Access Management Policy            **Mail Center (Lot 141) will be private and maintained by the HOA/property owners and not the City of McAllen.            ***Pending abandonment of balance of Freddy Gonzalez Road ROW, finalization of the existing abandonment of Freddy Gonzalez Road, and approval of the Cul-De-Sac length variance.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED, FINALIZATION OF THE EXISTING ABANDONMENT OF FREDDY GONZALEZ ROAD, ABANDONMENT OF THE BALANCE OF THE EXISTING ROW OF FREDDY GONZALEZ ROAD AND CLARIFICATION ON THE REQUESTED VARIANCE.</p>	Applied



# LOCATION



279

2

7

10

13

14

LA FLORESTA

NORTHWEST  
POLICE CENTER  
SUBDIVISION

E.M. CARD SURVEY

EBONY HEIGHTS



Sub 2021-0088



City of McAllen  
Planning Department  
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name ~~The Quarter II~~ Bocage Estates SS  
Location Northeast corner of South 1st Street and East Houston Avenue  
City Address or Block Number 701 S. 1ST ST.  
Number of lots \_\_\_\_\_ Gross acres 5.24 Net acres 4.70  
Existing Zoning R1 Proposed R1 Rezoning Applied For ☐ Yes ☐ No Date n/a  
Existing Land Use Vacant Proposed Land Use Residential Irrigation District # 2 -Excluded  
Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☐ No ☒ ETJ Yes ☐ No ☒  
Agricultural Tax Exempt Yes ☒ No ☐ Estimated Rollback tax due n/a  
Parcel No. 267080 Tax Dept. Review \_\_\_\_\_  
Legal Description 5.24 Acres out of Lot 11 and 12 and 40.0 foot Road out of Rancho de la Fruta No. 1, Revised

Owner

Name ~~Chazland, LLC~~ Bocage Development LLC Phone 956-683-1000  
a Texas Limited Liability Company  
Address 314 So. 11th Street  
City McAllen State Texas Zip 78501  
E-mail beviljon@gmail.com

Developer

Name Same as Owner Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Contact Person \_\_\_\_\_  
E-mail \_\_\_\_\_

Engineer

Name Spoor Engineering Consultants, Inc. Phone 956-683-1000  
Address 202 S. 4th Street  
City McAllen State Texas Zip 78501  
Contact Person Steve Spoor, P.E.  
E-mail sec@spooreseng.com

Surveyor

Name CVQ Land Surveyors Phone 956-618-1551  
Address 517 Beaumont Ave  
City McAllen State Tx Zip 78501

AUG 13 2021

BY: aw

uploaded: Accela/L.F.

Bao

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

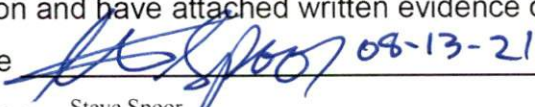
### PLAT TO SHOW:

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

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

Owner's Signature

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

Signature  08-13-21 Date August 13, 2020

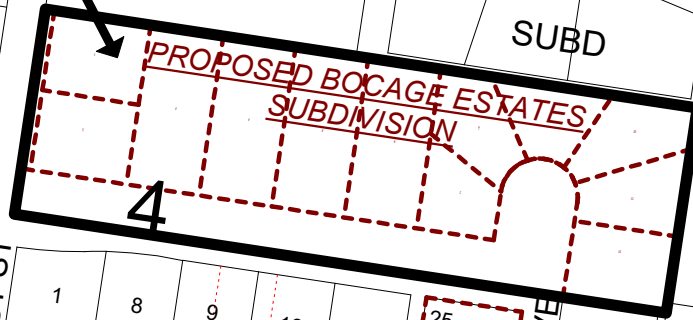
Print Name Steve Spoor

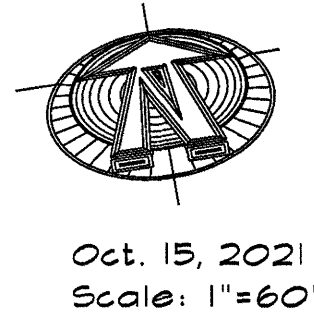
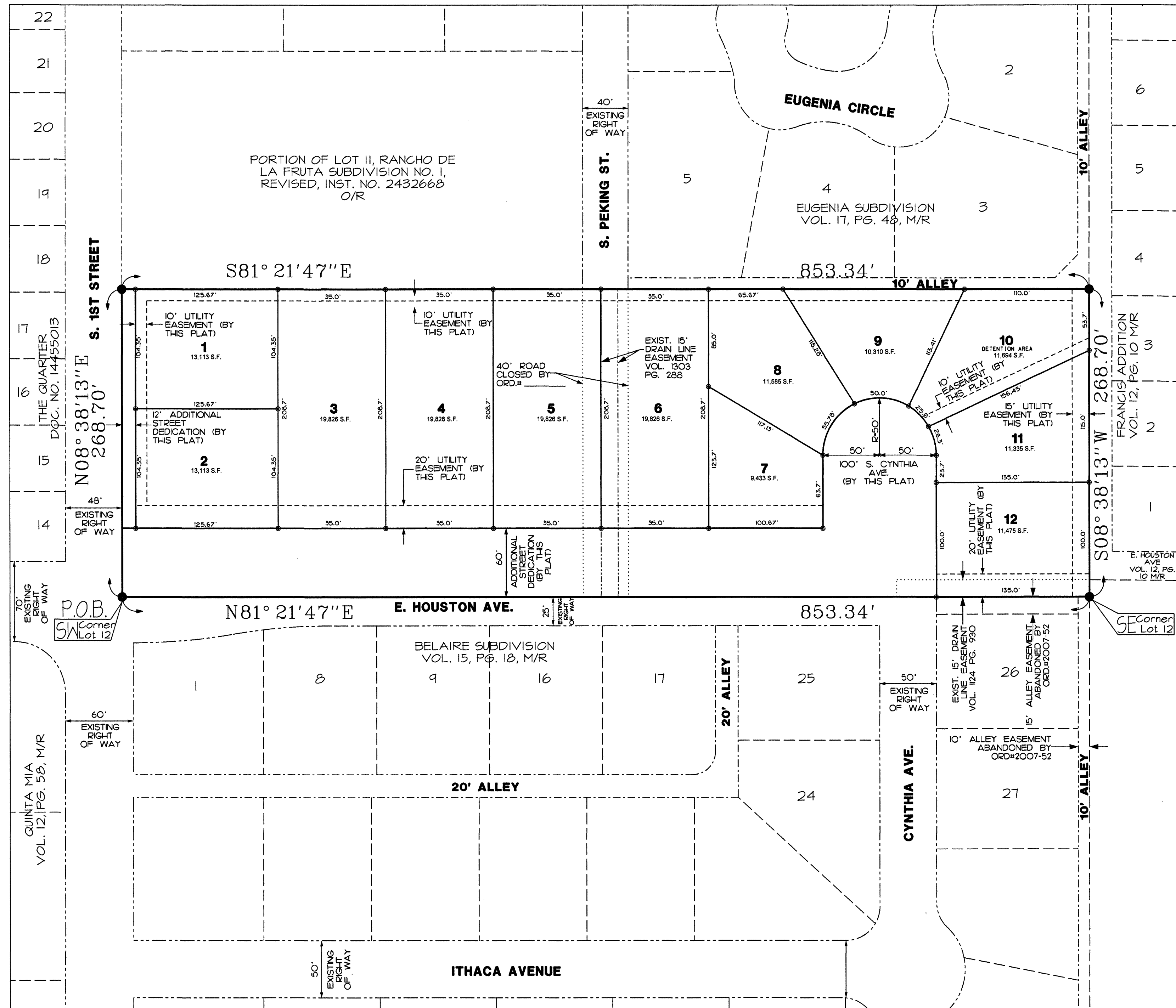
Owner ☐

Authorized Agent ☒



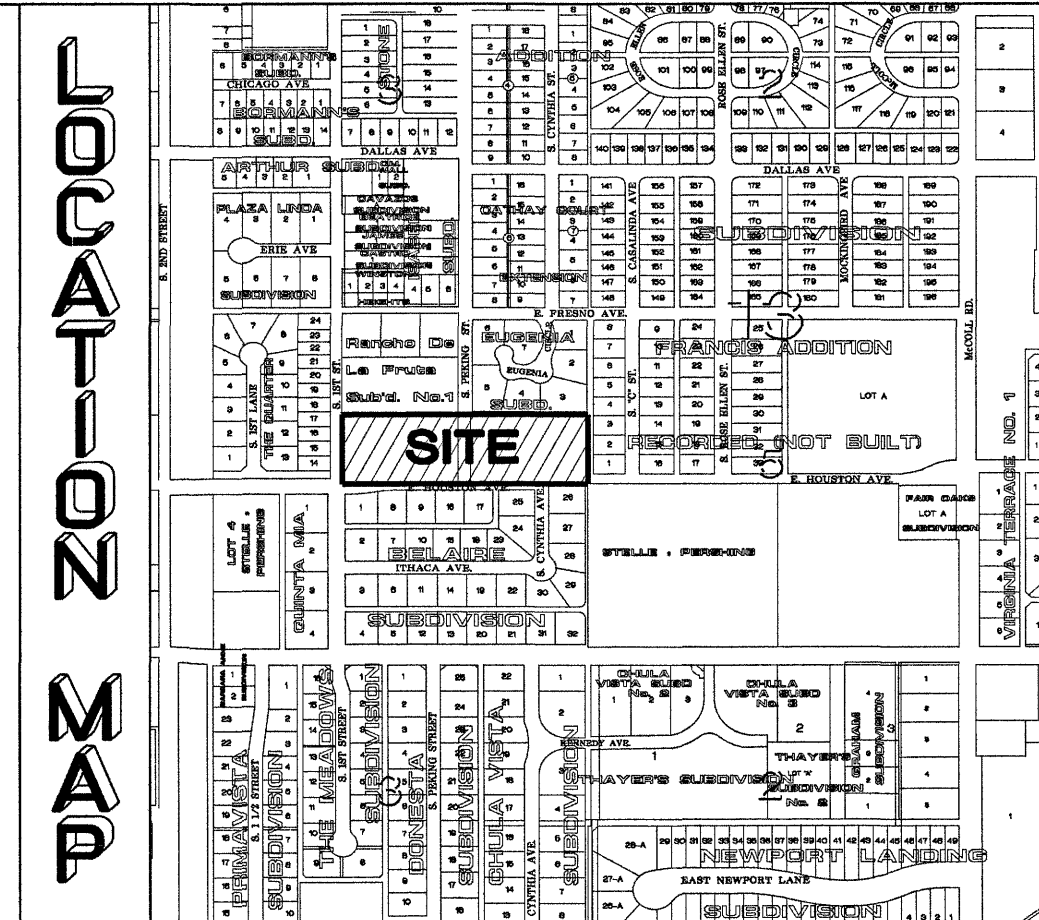
# LOCATION



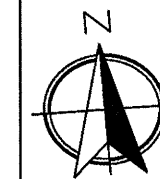


# MAP OF BOCAGE ESTATES

McALLEN, TEXAS  
BEING A SUBDIVISION OF THE SOUTH 2-1/2 ACRES OF LOT 11 AND THE SOUTH 2-1/2 ACRES OF LOT 12 RANCHO DE LA FRUTA SUB'D No.1, REVISED, HIDALGO COUNTY, TEXAS, TOGETHER WITH A PORTION OF DEDICATED ( NOT OPEN ) 40' ROAD LYING BETWEEN LOTS 11 AND 12, ACCORDING TO PLAT RECORDED IN VOL. 6, PG. 31, MAP RECORDS, HIDALGO COUNTY, TEXAS. CONTAINING 5.26 AC. OF LAND, MORE OR LESS.



Prepared by:  
**Spoor Engineering Consultants, Inc.**  
Consulting Engineers - Civil Land Planning  
FIRM # F-6003  
202 South 4th, Street McALLEN, TEXAS 78501  
SEC@spooreng.com (956) 683 1000



STATE OF TEXAS:  
COUNTY OF HIDALGO:

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS BOCAGE ESTATES SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (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 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.

Bocage Development, LLC  
a Texas Limited Liability Company

by: Bernard Watson, President  
4315 N. Hutto Road  
Donna, Texas 78537

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bernard Watson, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE                      DAY OF                     , 2022.

NOTARY PUBLIC

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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

CHAIRMAN, PLANNING COMMISSION

DATE

## NOTES:

- 1) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:  
A- FRONT: -25 FT. OR GREATER FOR EASEMENT  
B- REAR: -10 FT. OR GREATER FOR EASEMENT  
C- CORNER: -10 FT. OR GREATER FOR EASEMENT  
D- INTERIOR SIDES: -6 FT. OR GREATER FOR EASEMENT  
E- GARAGE: -18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES.
- 2) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.
- 3) THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 334 0400 C, REVISED NOV. 16, 1982.
- 4) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT / BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES, AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 5) 4.0' SIDEWALK REQUIRED ALONG S. 1ST ST. AND E. HOUSTON AVE. AND S. CYNTHIA AVE.
- 6) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 7) STORM WATER DETENTION OF 30,940 CUBIC FEET OR 0.71 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION.
- 8) BENCHMARK- STATION NAME: MC- 79 SET BY ARANDA & ASSOCIATES, LOCATED AT THE NORTHEAST CORNER OF MCCOLL RD. AND U.S. BUSINESS 83. ELEV.- 116.20(NAVD83)
- 9) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 10) THE 60 FEET OF ADDITIONAL STREET DEDICATION FOR E. HOUSTON AVENUE IS SUBJECT TO A LICENSE AGREEMENT BETWEEN THE CITY OF McALLEN AND BOCAGE DEVELOPMENT LLC REGARDING MAINTENANCE OF IMPROVEMENTS THAT ARE EXISTING OR TO BE CONSTRUCTED WITHIN THE 60 FEET.

## METES & BOUNDS

A 5.26 ACRE TRACT OF LAND OUT OF THE SOUTH 2-1/2 ACRES OF LOT 11 AND THE SOUTH 2-1/2 ACRES OF LOT 12, RANCHO DE LA FRUTA SUBDIVISION NO. 1, REVISED, HIDALGO COUNTY, TEXAS, TOGETHER WITH A PORTION OF DEDICATED (NOT OPEN) 40 FOOT ROAD LYING BETWEEN LOTS 11 AND 12, ACCORDING TO PLAT RECORDED IN VOLUME 6, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Beginning at the Southwest corner of Lot 11, for the Southwest corner of the following described tract of land, said point being the intersection of the East line of South 1st Street and the North line of East Houston Avenue, said East Houston Avenue as dedicated on the plat of Belaire Subdivision, City of McAllen, recorded in Volume 15, Page 18, Map Records;  
THENCE, with the West line of Lot 11, and the East line of South 1st Street, North 08 Deg. 38 Min. 13 Sec. East, 268.70 feet to the Northwest corner of the South 2-1/2 acres of Lot 11, for the Northwest corner hereof;  
THENCE, with the North line of the South 2-1/2 acres of Lot 11, and its projection, and with the North line of the South 2-1/2 acres of Lot 12, South 81 Deg. 21 Min. 47 Sec. East, at 406.67 feet pass the East line of Lot 11 and the West line of 40 foot road, at 446.67 feet pass the West line of Lot 12 and the East line of 40 foot road, and at 853.34 feet the Northeast corner of the South 2-1/2 acres of Lot 12, for the Northeast corner hereof;  
THENCE, with the East line of Lot 12, South 08 Deg. 38 Min. 213 Sec. West, 268.70 feet to the Southeast corner of Lot 12, for the Southeast corner hereof; said point being the Northeast corner of 10 foot alley as dedicated on the plat of Belair Subdivision;  
THENCE, with the South line of Lot 12, and with the North line of said 10 foot alley, and its projection, and with the north line of Lot 26, said Belaire Subdivision, and its projection, and with the South line of Lot 11, North 81 Deg. 21 Min. West, at 47 feet pass the Northeast corner of said Lot 26, at 135.0 feet pass the Northwest corner of said Lot 26 and the Northeast corner of East Houston Avenue, at 406.67 feet pass the Southwest corner of said Lot 12 and the Southeast corner of 40.0 foot road, at 446.67 feet pass the southeast corner of Lot 11 and the Southwest corner of 40 foot road, and at 853.34 feet the POINT OF BEGINNING. Containing 5.26 acres of land, more or less.

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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



Stephen Spoor 02-25-22  
REGISTERED PROFESSIONAL ENGINEER  
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN

DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 5/13/2022

### SUBDIVISION NAME: BOCAGE ESTATES

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

South First Street: 10 ft. dedication for 30 ft. from centerline for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

East Houston Avenue: 25 ft. dedication for 50 ft. total ROW

Paving: 32 ft. Curb & gutter: Both sides

\*\*Engineer is proposing to dedicate additional 60 ft. of ROW for 85 ft. of total ROW. This would accommodate for a boulevard to preserve some of the existing trees in the area.

\*\*\*\*A license agreement for a boulevard with existing trees, landscape sprinkler system, vehicle parking, and turn around drives within street is scheduled before City Commission on May 23, 2022.

\*\*\*\*\*As per Fire Department, paving and maneuverability requirements must be met prior to recording. 20 ft. of minimum paving face-face is required on both sides of boulevard. Auto-turn study required by Fire Department.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

South Cynthia Street: 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both Sides

\*\*\*Lot 7 configuration (southeast corner) might have to be revised prior to recording to improve traffic maneuverability.

\*\*\*\*Cul-de-sac must be revised to have 96 ft. of paving diameter face-to-face as per Fire Department with 10 ft. of ROW back-of-curb. ROW will have to be widened to comply with requirements prior to recording.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

South Peking Street: 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both Sides

\*\*\*\*Cul-de-sac will have to be provided on the south end of Peking Street or loop street west to South 1st Street prior to final. Dead-end streets are not allowed.

\*\*\*\*\* Engineer submitted a variance application on September 17, 2021 to not require the extension or provision of a cul-de-sac at the south end of South Peking Street. P&Z recommended approval of the variance on October 5, 2021. Variance is scheduled to be presented at City Commission on May 23, 2022.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

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

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

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



<ul style="list-style-type: none"> <li>* 1,200 ft. Block Length</li> <li>**Subdivision Ordinance: Section 134-118</li> <li>* 900 ft. Block Length for R-3 Zone Districts</li> <li>**Subdivision Ordinance: Section 134-118</li> <li>* 600 ft. Maximum Cul-de-Sac</li> <li>**Proposed cul-de-sac compliers with length requirement</li> <li>**As per Fire Dept., recommend removal of island; however, if island is to remain, fire lanes to be striped as required.</li> <li>**Subdivision Ordinance: Section 134-105</li> </ul>	Applied
	NA
	Compliance
<b>ALLEYS</b>	
<ul style="list-style-type: none"> <li>ROW: 20 ft. Paving: 16 ft.</li> <li>*10 ft. alley exists on perimeter subdivision to the north.</li> <li>**Engineer requested variance to not dedicate 10 ft. alley on the north boundary to meet the minimum 20 ft. alley width. At the P&amp;Z meeting of October 5, 2021, staff indicated no additional alley would be required.</li> <li>**Subdivision Ordinance: Section 134-106</li> </ul>	Applied
<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Front: 25 ft. or greater for easements.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Rear: 10 ft. or greater for easements.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Interior Sides: 6 ft. or greater for easements.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Corner: 10 ft. or greater for easements.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Garage: 18 ft. except where greater setback is required; greater setback applies.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Applied
	Applied
	Applied
	Applied
	Applied
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on South 1st Street, East Houston Avenue, South Cynthia Street, and both sides of all interior streets.</li> <li>**If S. Peking Street is required, sidewalk requirement would also apply</li> <li>**Please revise plat note #5 once finalized prior to recording.</li> <li>**Subdivision Ordinance: Section 134-120</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
	Applied
	Applied

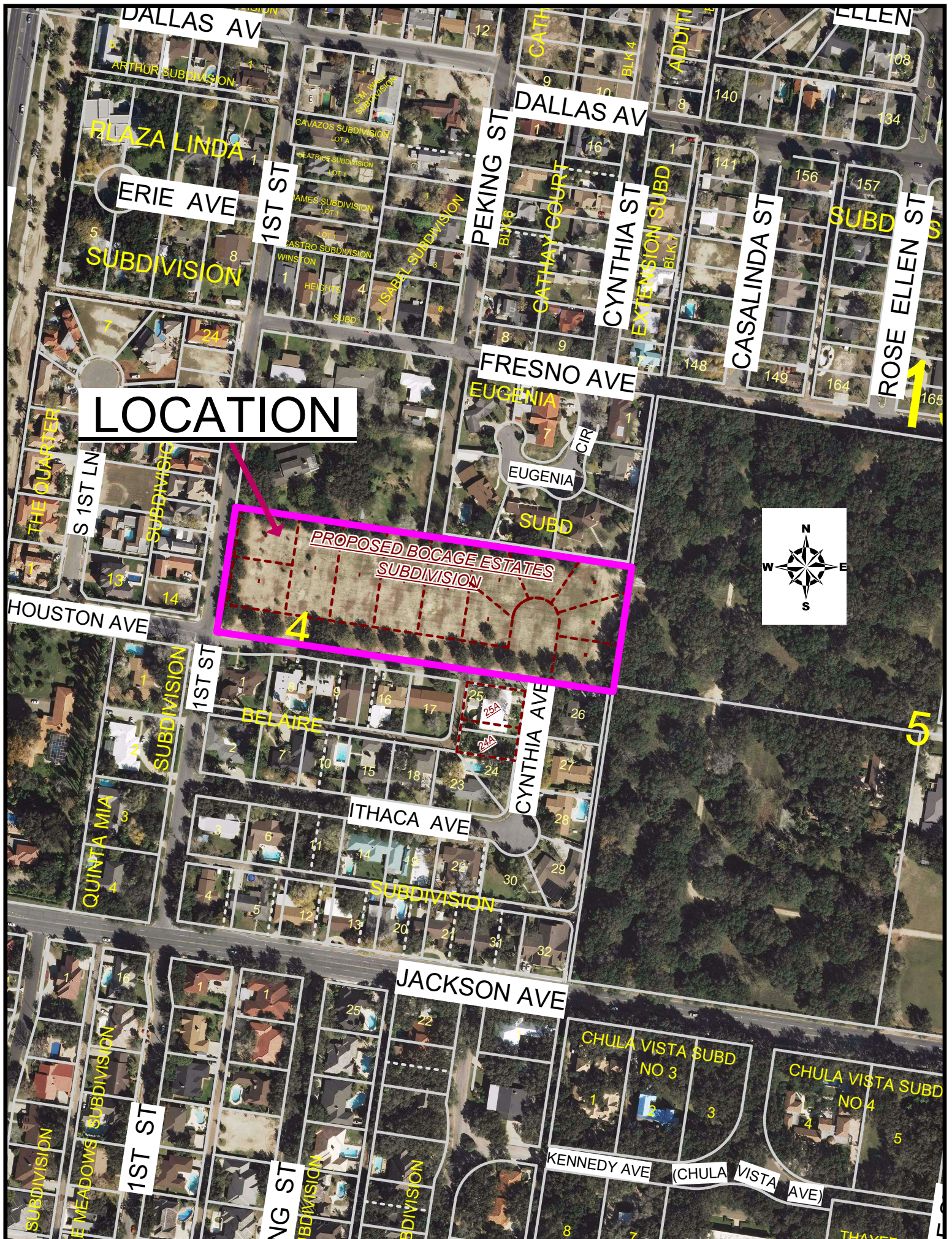
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Applied
	NA
	Applied
	NA
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing: R-1 Proposed: R-1</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	NA
PARKS	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Dept., \$7,700 (11 lots x \$700= \$7,700) required to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly. Lot 10 is shown for detention area on plat.</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
	Required
	NA
TRAFFIC	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation waived for 12 single-family residences. No TIA required.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	Complete
	NA

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

COMMENTS	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>****Variance to not provide South Peking Street will be presented along with abandonment before City Commission on May 23, 2022.</p> <p>****Engineer has requested final, with condition that variance, abandonment and license agreement be approved by City Commission</p> <p>****As per Fire Dept., recommend removal of island but if proposed island is to remain, both island and cul-de-sac will need to be painted with fire lane</p> <p>****As per Fire Dept., both sides of boulevard will need to have fire line (north side of islands and curb across from them)</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED, AND CITY COMMISSION APPROVAL OF THE ABONDONMENT, VARIANCE REQUESTS, AND LICENSE AGREEMENT.	Applied





LOCATION







# City of McAllen

## Planning Department

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

### SUBDIVISION PLAT REVIEW APPLICATION

SWB2022-0013

Project Information	Subdivision Name <u>LA LOMITA IRRIGATION &amp; CONSTRUCTION COMPANY</u> <sup>PROPOSED</sup> <sup>Harvest Creek on WARE</sup>	
	Location <u>NW CORNER OF WARRIOR DRIVE &amp; WARE ROAD</u>	
	City Address or Block Number <u>2401 N. WARE RD</u>	
	Number of Lots <u>276</u> Gross Acres _____ Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>A9</u> Proposed Zoning <u>R23</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>1-10-22</u>	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>SINGLE MULTI</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>210951</u> <u>210948</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>77.536 acres of land, all of lot 138 + out of 137 La Lomita Irrigation Const. Company Subdivision</u>		
Owner	Name <u>1. BELL FAMILY TRUST</u> <u>2. KAYELLEN PHILLIPS</u> <u>3. R.L. BELL</u> Phone <u>(956) 381-0981</u>	
	Address <u>1. 1401 VIOLET</u> <u>2. 116 BORRELL RD.</u> <u>3. 116 S. WARE RD.</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>1. McALLEN</u> <u>2. EL PASO</u> <u>3. McALLEN</u> State <u>TX</u> Zip <u>1. 78504</u> <u>2. 32726</u> <u>3. 78501</u>	
Developer	Name <u>Endelson Construction</u> Phone <u>(956) 638-6456</u>	
	Address <u>3520 Buddy Owens</u> E-mail <u>jeff@ericksonrgu.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Jeff Erickson</u>	
Engineer	Name <u>Melden &amp; Hunt Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 W. McIntyre Rd</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario Reyna</u>	
Surveyor	Name <u>Robert Tamer</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 W. McIntyre Rd</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

ENTERED

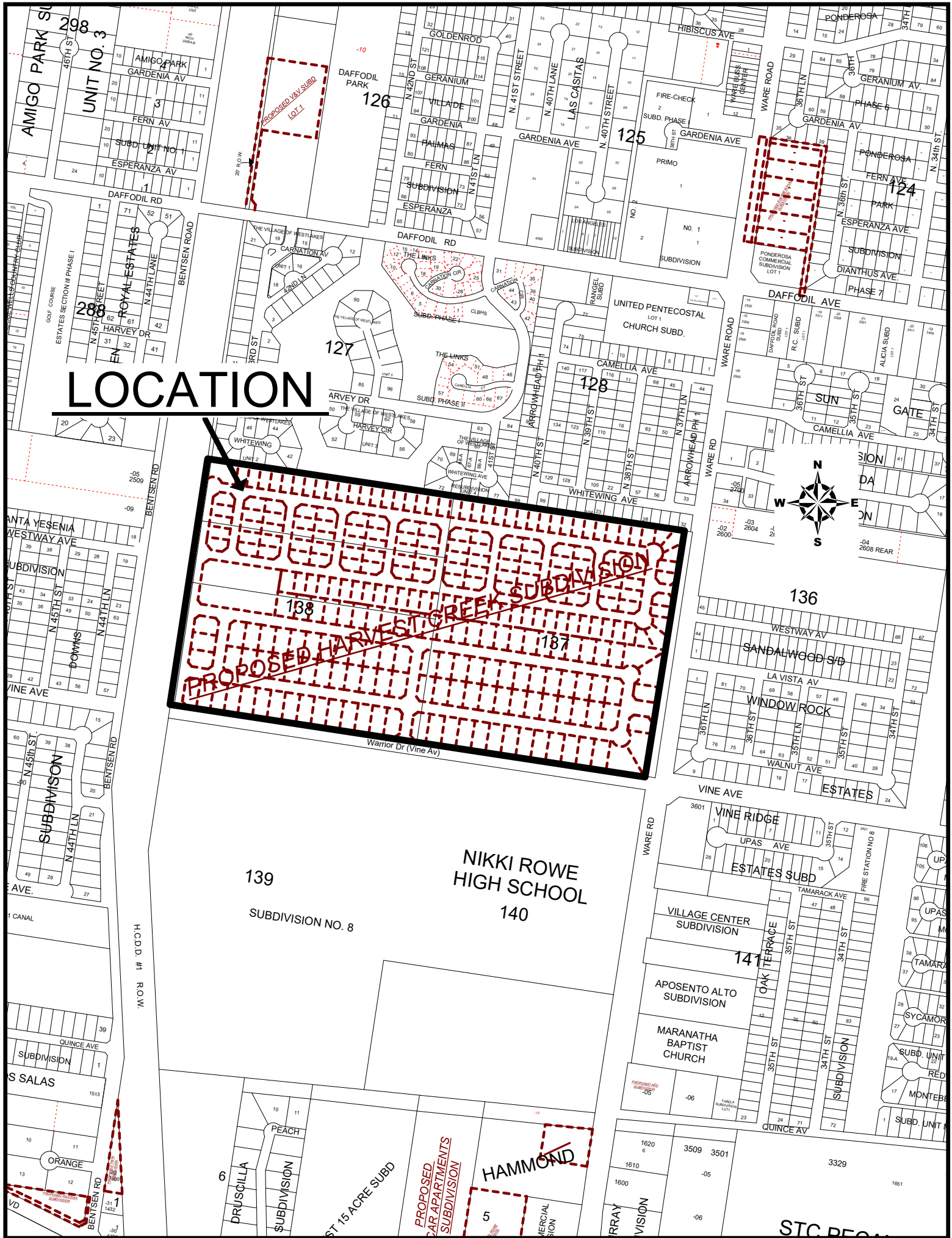
JAN 17 2022

Initial:

AM

L.G.

# LOCATION







SUBDIVISION MAP OF  
**THE GROVE AT WARE**  
SUBDIVISION

BEING A SUBDIVISION OF A 77.356 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 138 AND OUT OF LOT 137, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67, HIDALGO COUNTY DEED RECORDS.

**LOT - CURVE TABLES**

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	12.92'	50.00'	014° 48' 05"	S35° 40' 58"E	12.88'	6.49'
C2	49.11'	50.00'	056° 16' 36"	S71° 13' 18"E	47.16'	26.74'
C3	50.65'	50.00'	058° 02' 16"	N51° 37' 16"E	48.51'	27.74'
C4	46.17'	50.00'	052° 54' 06"	N3° 50' 55"W	44.54'	24.88'
C5	12.45'	50.00'	014° 16' 18"	N37° 26' 07"W	12.42'	6.26'
C6	12.92'	50.00'	014° 48' 33"	N54° 18' 49"E	12.89'	6.50'
C7	64.32'	50.00'	073° 42' 38"	N10° 03' 13"E	59.98'	37.48'
C8	62.93'	50.00'	072° 06' 28"	N62° 51' 20"W	58.85'	36.40'
C9	31.10'	50.00'	035° 37' 58"	S83° 16' 27"W	30.60'	16.07'
C10	22.19'	50.00'	025° 25' 37"	S34° 07' 32"E	22.01'	11.28'
C11	42.42'	50.00'	048° 36' 38"	S71° 08' 39"E	41.16'	22.58'
C12	50.10'	50.00'	057° 24' 29"	N55° 50' 47"E	48.03'	27.38'
C13	48.37'	50.00'	055° 25' 28"	N0° 34' 11"W	46.50'	26.26'
C14	14.21'	50.00'	016° 16' 44"	N36° 25' 17"W	14.16'	7.15'
C15	130.90'	50.00'	149° 59' 59"	S83° 35' 17"W	96.59'	186.60'
C16	45.04'	50.00'	051° 36' 57"	S64° 23' 45"W	43.54'	24.18'
C17	41.30'	50.00'	047° 19' 30"	S66° 08' 02"E	40.13'	21.91'
C18	37.24'	50.00'	042° 40' 35"	N21° 07' 59"W	36.39'	19.53'
C19	39.49'	50.00'	045° 15' 10"	S22° 49' 53"W	38.47'	20.84'
C20	14.18'	50.00'	016° 14' 38"	S53° 34' 47"W	14.13'	7.14'

**BOUNDARY LINE TABLES**

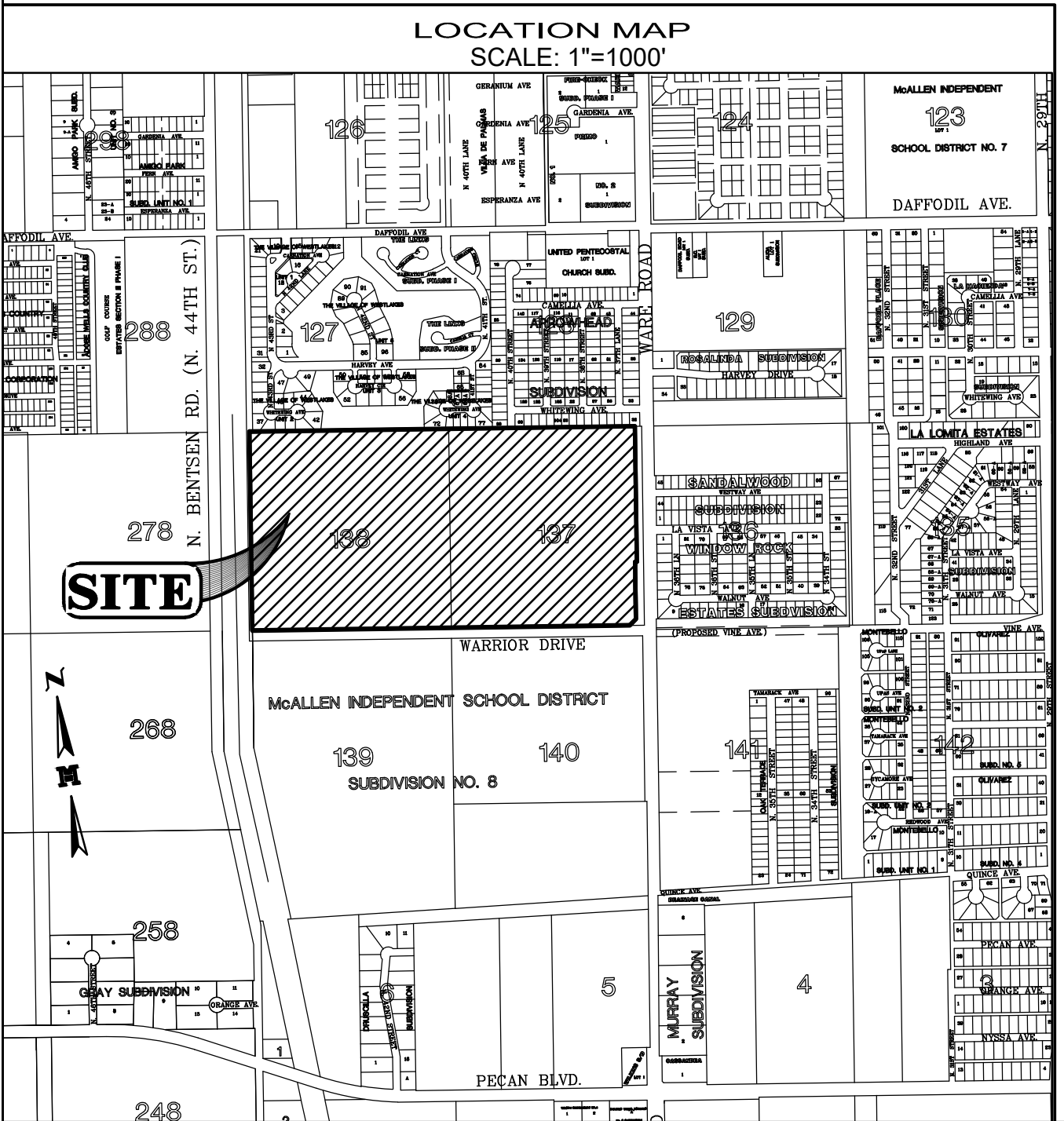
Line Table		
Line #	Direction	Length
1"	N 81° 24' 44" W	12.00'
1"	S 53° 35' 16" E	55.50'

**LOT LINE TABLES**

Line Table		
Line #	Direction	Length
L3	N 36° 24' 44" W	35.36'
L4	N 53° 35' 16" E	35.36'
L5	S 36° 24' 44" E	35.36'
L6	S 53° 35' 16" W	35.36'
L7	N 36° 24' 44" W	35.36'
L8	N 53° 35' 16" E	35.36'
L9	N 69° 35' 34" E	35.36'
L10	N 53° 35' 34" E	35.36'
L11	S 36° 24' 44" E	35.36'
L12	N 53° 35' 25" E	35.36'
L13	S 36° 24' 44" E	35.36'
L14	N 53° 35' 16" E	35.36'
L15	S 36° 24' 44" E	35.36'
L16	N 53° 35' 16" E	35.36'
L17	S 36° 24' 44" E	35.36'
L18	N 53° 35' 16" W	35.36'
L19	N 36° 24' 44" W	35.36'
L20	S 53° 35' 16" W	35.36'
L21	N 36° 24' 44" W	35.36'
L22	S 53° 35' 16" W	35.36'
L23	N 36° 24' 35" W	35.36'
L24	N 36° 24' 26" W	35.36'
L25	S 53° 35' 34" W	35.36'
L26	S 08° 35' 34" W	12.00'
L27	N 81° 24' 44" W	32.16'
L28	N 36° 24' 35" E	42.42'
L29	N 53° 35' 16" W	35.36'
L30	N 53° 35' 25" E	35.36'
L31	S 53° 35' 16" W	35.36'
L32	N 36° 24' 44" W	42.43'
L33	N 53° 35' 16" E	35.36'
L34	S 36° 24' 44" W	35.36'
L35	S 36° 24' 44" E	35.36'
L36	N 53° 35' 16" E	35.36'
L37	N 36° 24' 44" W	35.36'
L38	S 36° 24' 44" W	35.36'
L39	S 36° 24' 44" E	35.36'
L40	N 53° 35' 16" E	35.36'
L41	N 36° 24' 44" W	35.36'
L42	N 53° 35' 16" W	35.36'
L43	S 36° 24' 44" E	35.36'
L44	N 53° 35' 16" W	35.36'
L45	N 36° 24' 44" W	35.36'
L46	N 53° 35' 16" W	35.36'
L47	S 36° 24' 44" E	35.36'
L48	N 53° 35' 16" E	35.36'
L49	N 36° 24' 44" W	35.36'
L50	S 53° 35' 16" E	35.36'
L51	S 36° 24' 44" E	35.36'
L52	N 53° 35' 16" W	35.36'
L53	N 36° 24' 44" W	35.36'
L54	S 53° 35' 16" W	35.36'
L55	S 36° 24' 44" E	35.36'
L56	N 53° 35' 16" E	35.36'
L57	N 36° 24' 44" W	35.36'
L58	N 53° 35' 16" W	35.36'
L59	S 36° 24' 44" E	35.36'
L60	N 53° 35' 16" E	35.36'
L61	N 36° 24' 44" W	35.36'
L62	S 53° 35' 16" W	35.36'
L63	N 36° 24' 44" W	42.43'
L64	N 53° 35' 16" W	35.36'
L65	N 53° 35' 16" E	42.43'
L66	N 53° 35' 16" E	42.43'
L67	S 36° 24' 44" W	35.36'
L68	S 36° 24' 44" E	28.28'
L69	S 53° 35' 16" W	42.43'

**LEGEND**

- FOUND NO. 4 REBAR
- FOUND "X" MARK ON CONCRETE
- SET NO. 4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT
- SET NAIL
- FOUND PK NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- S.W.E. - SIDEWALK EASEMENT



Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	9356.27	0.215	27	11800.00	0.271	53	10204.25	0.234	79	9800.00	0.225	105	11800.00	0.271	131	7015.00	0.161	157	6777.00	0.156	183	7029.25	0.161
2	11800.00	0.271	28	11754.96	0.270	54	10204.25	0.234	80	9800.00	0.225	106	11800.00	0.271	132	7015.00	0.161	158	7029.25	0.161	184	7029.25	0.161
3	11800.00	0.271	29	9508.16	0.218	55	10204.25	0.234	81	9800.00	0.225	107	11800.00	0.271	133	7015.00	0.161	159	7029.25	0.161	185	6777.00	0.156
4	11800.00	0.271	30	14987.32	0.344	56	10213.08	0.234	82	9800.00	0.225	108	11800.00	0.271	134	7015.00	0.161	160	6777.00	0.156	186	6777.00	0.156
5	11800.00	0.271	31	8046.98	0.185	57	10212.50	0.234	83	9800.00	0.225	109	11800.00	0.271	135	7015.00	0.161	161	6777.00	0.156	187	6777.00	0.156
6	11800.00	0.271	32	10582.09	0.243	58	9520.00	0.219	84	9800.00	0.225	110	11800.00	0.271	136	7015.00	0.161	162	6777.00	0.156	188	7029.25	0.161
7	11800.00	0.271	33	9942.30	0.228	59	10240.00	0.235	85	9942.30	0.228	111	11800.00	0.271	137	7015.00	0.161	163	7029.25	0.161	189	7029.25	0.161
8	11800.00	0.271	34	9800.00	0.225	60	10800.00	0.248	86	10642.85	0.244	112	11800.00	0.271	138	7015.00	0.161	164	7029.25	0.161	190	6777.00	0.156
9	11800.00	0.271	35	9800.00	0.225	61	10212.50	0.234	87	10232.99	0.235	113	9065.47	0.208	139	7015.00	0.161	165	6777.00	0.156	191	6777.00	0.156
10	11800.00	0.271	36	9800.00	0.225	62	10213.08	0.234	88	19654.76	0.451	114	7015.00	0.161	140	7015.00	0.161	166	6777.00	0.156	192	6777.00	0.156
11	11800.00	0.271	37	9800.00	0.225	63	10204.25	0.234	89	12236.79	0.281	115	7015.00	0.161	141	7015.00	0.161	167	6777.00	0.156	193	7029.25	0.161
12	11800.00	0.271	38	9800.00	0.225	64	10204.25	0.234	90	11800.00	0.271	116	7015.00	0.161	142	7015.00	0.161	168	7029.25	0.161	194	7029.25	0.161
13	11800.00	0.271	39	9800.00	0.225	65	10204.25	0.234	91	11800.00	0.271	117	7015.00	0.161	143	6876.27	0.158	169	7029.25	0.161	195	6777.00	0.156
14	11800.00	0.271	40	9800.00	0.225	66	10204.25	0.234	92	11800.00	0.271	118	7015.00	0.161	144	8867.86	0.158	170	6777.00	0.156	196	6777.00	0.156
15	11887.50	0.273	41	9800.00	0.225	67	10204.25	0.234	93	11800.00	0.271	119	7015.00	0.161	145	9845.48	0.226	171	6777.00	0.156	197	6777.00	0.156
16	11887.50	0.273	42	9799.94	0.225	68	10204.25	0.234	94	11800.00	0.271	120	7015.00	0.161	146	7199.03	0.165	172	6777.00	0.156	198	7029.25	0.161
17	11800.00	0.271	43	9800.00	0.225	69	10204.25	0.234	95	11800.00	0.271	121	7015.00	0.161	147	6845.12	0.157	173	7029.25	0.161	199	7029.25	0.161
18	11800.00	0.271	44	9800.06	0.225	70	10204.25	0.234	96	11800.00	0.271	122	7015.00	0.161	148	6712.50	0.154	174	7029.25	0.161	200	6777.00	0.156
19	11800.00	0.271	45	9991.82	0.229	71	10213.08	0.234	97	11800.00	0.271	123	7015.00	0.161	149	7029.25	0.161	175	6777.00	0.156	201	6777.00	0.156
20	11800.00	0.271	46	10212.50	0.234	72	10212.50	0.234	98	11800.00	0.271	124	7015.00	0.161	150	6777.00	0.156	176	6777.00	0.156	202	6777.00	0.156
21	11800.00	0.271	47	10213.08	0.234	73	9993.13	0.229	99	11800.00	0.271	125	7015.00	0.161	151	6777.00	0.156	177	6777.00	0.156	203	7029.25	0.161
22	11800.00	0.271	48	10204.25	0.234	74	9800.11	0.225	100	11800.00	0.271	126	7015.00	0.161	152	6777.00	0.156	178	7029.25	0.161	204	7029.25	0.161
23	11800.00	0.271	49	10204.25	0.234	75	9800.05	0.225	101	11800.00	0.271	127	7015.00	0.161	153	7029.25	0.161	179	7029.25	0.161	205	6777.00	0.156
24	11800.00	0.271	50	10204.25	0.234	76	9799.84	0.225	102	11800.00	0.271	128	7015.00	0.161	154	7029.25	0.161	180	6777.00	0.156	206	6777.00	0.156
25	11800.00	0.271	51	10204.25	0.234	77	9800.00	0.225	103	11800.00	0.271	129	7015.00	0.161	155	6777.00	0.156	181	6777.00	0.156	207	6777.00	0.156
26	11800.00	0.271	52	10204.25	0.234	78	9800.00	0.225	104	11800.00	0.271	130	7015.00	0.161	156	6777.00	0.156	182	6777.00	0.156	208	7029.25	0.161





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 5/13/2022

### SUBDIVISION NAME: HARVEST CREEK ON WARE

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

North Ware Road: 60 ft. from centerline for 120 ft. ROW  
 Paving: 65 ft. Curb & gutter: Both Sides  
 \*\*Provide ROW centerline to determine if any ROW dedication is required prior to final  
 \*\*Label reference to dash line and identify ROW by plat or instrument  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Non-compliance

Warrior Drive (Vine Ave.): 10 ft. dedication for 40 ft. from centerline for 80 ft. ROW  
 Paving: 52 ft. Curb & gutter: both sides  
 \*\*Revise street name as shown above prior to final  
 \*\*Label ROW centerline to finalize dedication prior to final  
 \*\*Label reference for dash and solid lines on the south side of lots 1 to 30; provide documents referenced on survey, prior to final.  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Non-compliance

Internal Streets for R-1 (lots 112 to 275): 50 ft. ROW  
 Paving: 32 ft. Curb & gutter: both sides  
 \*\*Provide ROW dimension for all entry and internal streets  
 \*\*North 40th Street on the north subdivision, "Arrowhead Sub. Ph II," must extend south or must provide city standard cul-de-sac at the end of the street, will affect lots 259 to 260. Cul-de-sac requires 96 ft. paving face to face as per Fire Department.  
 \*\*\*Engineer submitted variance to the ROW requirement to extend N. 40th Street.  
 \*\*Street names will be assigned prior to final  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Non-compliance

Internal Streets for R-3A (lots 1 to 111): 60 ft. ROW  
 Paving: 40 ft. Curb & gutter: both sides  
 \*\*Provide ROW dimension for all internal streets  
 \*\*Street names will be assigned prior to final  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Non-compliance

N-S Street on West Boundary: Proposing 60 ft. ROW  
 Paving: 40 ft. Curb & gutter: both sides  
 \*\*Label dash line on west side to determine any ROW dedication. (May affect lot 234 as ROW cannot be within lot.) Revise plat accordingly to accommodate ROW  
 \*\*Existing 40 ft. ROW on west side, of which 20 ft. is within this plat boundary; clarify and label accordingly.  
 \*\*Street name will be assigned prior to final  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Non-compliance

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

<ul style="list-style-type: none"> <li>* 900 ft. Block Length for R-3A Zone Districts</li> <li>*Subdivision layout does not comply with block length requirement, please revise accordingly prior to final</li> <li>**Length proposed, approximately 2,355 ft.</li> <li>**Engineer submitted variance to the block length requirement on May 4, 2022.</li> <li>**Subdivision Ordinance: Section 134-118</li> <li>* 1,200 ft. Block Length for R-1 District</li> <li>*Subdivision layout does not comply with block length requirement, please revise accordingly prior to final</li> <li>**Length proposed, approximately 2,505 ft.</li> <li>**Engineer submitted variance to the block length requirement on May 4, 2022.</li> <li>**Subdivision Ordinance: Section 134-118</li> <li>* 600 ft. Maximum Cul-de-Sac _____</li> <li>**Subdivision Ordinance: Section 134-105</li> </ul>	Non-compliance
	Non-compliance
	Applied
<b>ALLEYS</b>	
<ul style="list-style-type: none"> <li>ROW: 20 ft. Paving: 16 ft.</li> <li>*Alley/service drive easement required for commercial properties</li> <li>**Public Works Department might require dumpster easements or service drive to provide waste collection service for the R-3A lots prior to final.</li> <li>**Clarify 20 ft. alley reference on plat</li> <li>**Subdivision Ordinance: Section 134-106.</li> </ul>	TBD
<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Front: Lots 1 to 111 (multifamily lots): 20 ft. or greater for easement</li> <li>Front: Lots 112 to 275 (single family lots): 25 ft. or greater for easement</li> <li>**Please revise plat note #3 as shown above prior to final</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Rear: 10 ft. or greater for easement</li> <li>**Please revise plat note #3 as shown above prior to final</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Interior Sides: 6 ft. or greater for easement</li> <li>**Please revise plat note #3 as shown above prior to final</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Corner: 10 ft. or greater for easement</li> <li>**Please revise plat note #3 as shown above prior to final</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Garage: 18 ft. except where greater setback is required, greater setback applies</li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Applied
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>*4 ft. wide minimum sidewalk required along N. Ware Road. May increase to 5 ft. as per Engineering Department prior to final.</li> <li>* 4 ft. wide minimum sidewalk required on both sides of all internal streets and Warrior Dr. (Vine Ave.).</li> <li>**Sidewalk width requirement might increase prior to final as per Engineering Department requirements.</li> <li>**Plat note #7 will need to be revised as shown above, and once sidewalk requirements are determined for all internal streets prior to final</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Non-compliance

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



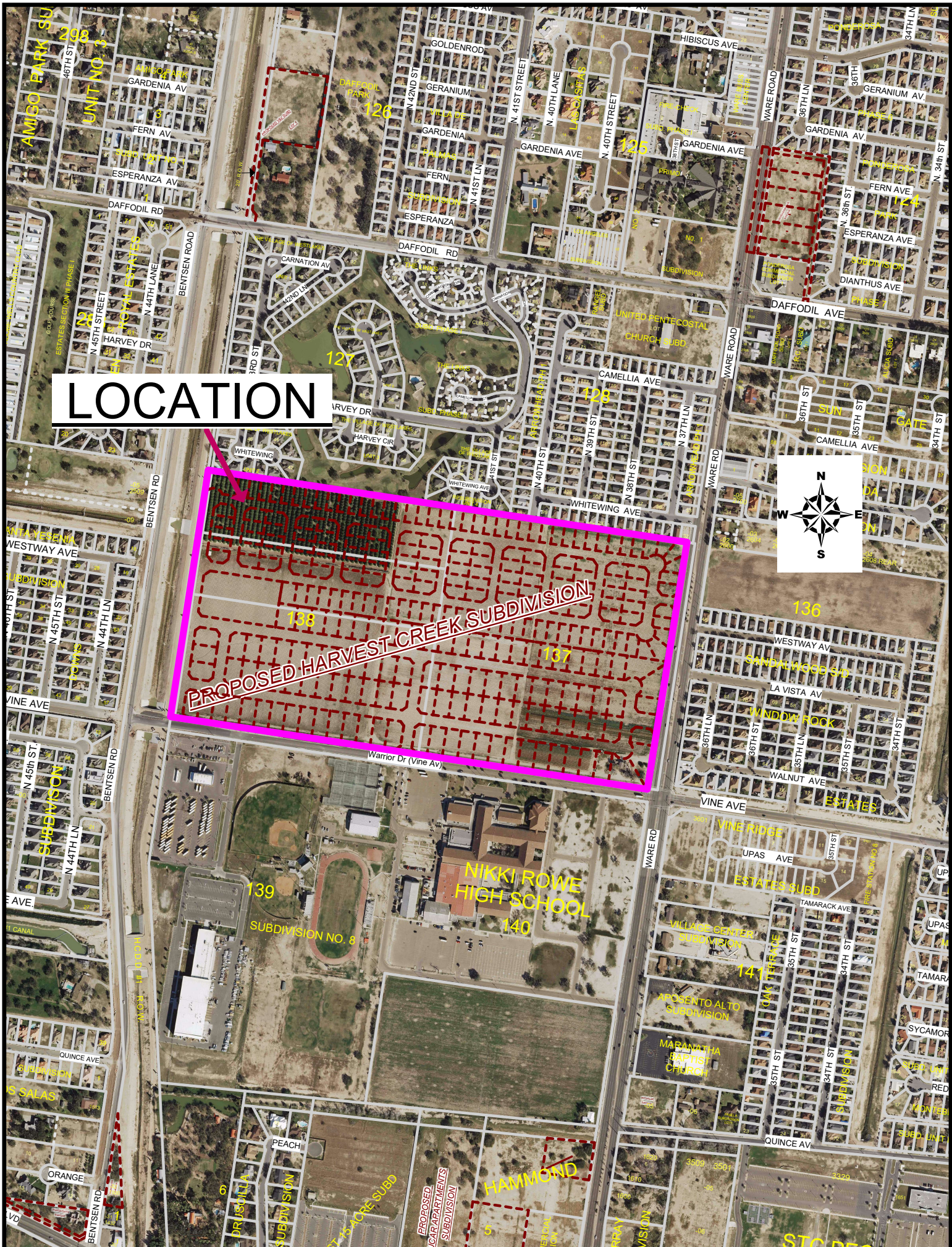
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along Warrior Dr. (Vine Ave.) and N. Ware Rd. **Please revise plat note # 9 as shown above. **Additional buffers may be required prior to final **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along N. Ware Rd and Warrior Dr. (Vine Ave.) **Please revise plat note #13 as shown above prior to final **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Requirement might be triggered depending on the # of units proposed per lot on the multifamily lots.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Must finalize plat notes for HOA prior to recording **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Must finalize plat notes for HOA prior to recording **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
<b>LOT REQUIREMENTS</b>	
* Minimum lot width and lot area **Provide preliminary site plan for multi-family lots to verify compliance with landscaping requirements. **Zoning Ordinance: Section 138-356	Applied
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance

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

<b>ZONING/CUP</b>	
* Existing: A-O Proposed: R-1 & R-3A **Rezoning was approved by City Commission on 2/14/22. ***Zoning Ordinance: Article V  * Rezoning Needed Before Final Approval ****Rezoning was approved by City Commission on 2/14/22. ***Zoning Ordinance: Article V	Compliance
	Complete
<b>PARKS</b>	
* Land dedication in lieu of fee. *Must comply with Park Department requirements  *Must comply with Park Department requirements * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot.  *Must comply with Park Department requirements * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot/and land dedication.	TBD
	TBD
	TBD
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation approved and TIA is under review.  * As per Traffic Department, Traffic Impact Analysis (TIA) required prior to final plat.	Compliance
	Non-compliance
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. **Please revise subdivision name on plat with new name, "Harvest Creek on Ware" prior to final **North 40th Street on the north subdivision, "Arrowhead Sub. Ph II," must extend south or must provide city standard cul-de-sac at the end of the street, will affect lots 259 to 260. Cul-de-sac requires 96 ft. paving face to face as per Fire Department. **Label reference for dash line on the west side side of proposed north to south street on the west boundary. **Label parcel on the west side of the west boundary line **Label reference for the dash and solid lines on the south side of lots 1 to 30. **Clarify if subdivision will be public or private. Based on clarification additional comments may be required. **Should the subdivision be private, please provide gate details.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE APPROVAL AND CLARIFICATION OF THE VARIANCES.	Applied

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





LOCATION





# City of McAllen

## Planning Department

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

<b>Project Information</b>	<p style="text-align: center;">RESUBDIVISION OF LOTS 164-171 INC OF PRIDE O' TEXAS</p> <p>Subdivision Name <u>(PROPOSED NORTHWEST CREEK SUBDIVISION)</u></p> <p>Location <u>Approximately 500 feet west of N 32nd Lane, on the north side of Mile 6 1/2 Road.</u></p> <p>City Address or Block Number <u>Mile 6 1/2 Road</u></p> <p>Number of Lots <u>30</u> Gross Acres <u>10.00</u> Net Acres _____ ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Existing Zoning <u>N/A</u> Proposed Zoning <u>R-3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>04.29.2022</u></p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Detached Duplex</u> Irrigation District # <u>1</u></p> <p>Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u></p> <p>Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____</p> <p>Parcel # <u>262592</u> Tax Dept. Review _____</p> <p>Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____</p> <p>Legal Description <u>10.00 acres being all of Lot 3, Resubdivision of Lots 164-171 Inc. Pride O'Texas,</u>  <u>Volume 7, Page 48, H.C.M.R., Hidalgo County, Texas</u></p>
<b>Owner</b>	<p>Name <u>Andres Leonel Kalifa Jr &amp; Andres Leonel Kalifa Sr</u> Phone <u>(956) 655-3768</u></p> <p>Address <u>2720 Grambling Avenue</u> E-mail <u>akalifa@msn.com</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p>
<b>Developer</b>	<p>Name <u>Garman Investments, LP</u> Phone <u>(956) 655-2393</u></p> <p>Address <u>1804 N. 23rd Street</u> E-mail <u>ireneuribe00@yahoo.com</u>  <u>robertog20@yahoo.com</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person <u>Irene Uribe &amp; Roberto Garza</u></p>
<b>Engineer</b>	<p>Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 West McIntyre Street</u> E-mail <u>ruben@meldenandhunt.com</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p> <p>Contact Person <u>Ruben James De Jesus, P.E., R.P.L.S.</u> cc: <u>drobles@meldenandhunt.com</u></p>
<b>Surveyor</b>	<p>Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p>

**ENTERED**

MAY 02 2022  
 Initial: *au*

## Proposed Plat Submittal

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

### PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

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 April 29, 2022

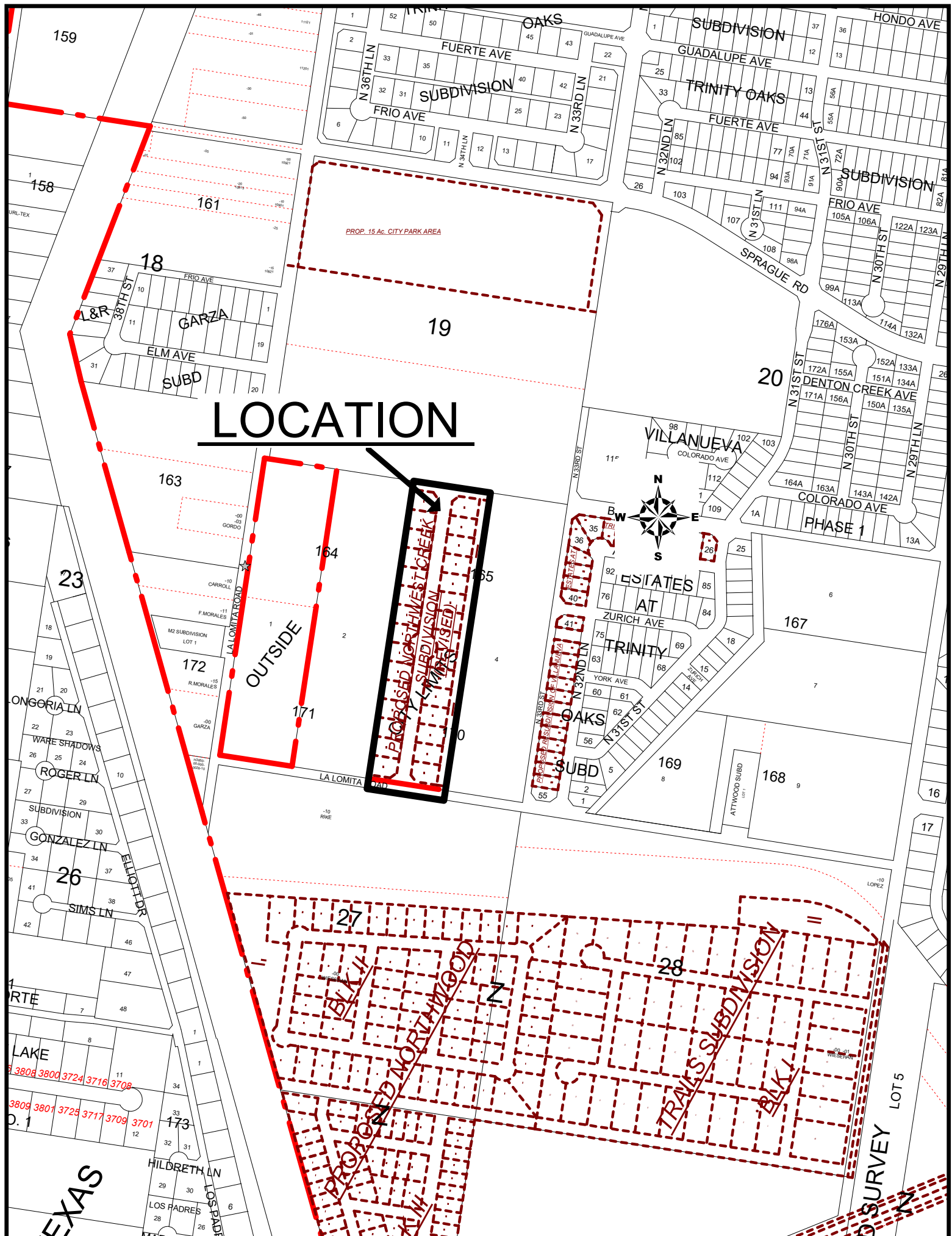
Print Name Ruben James De Jesus, P.E., R.P.L.S.

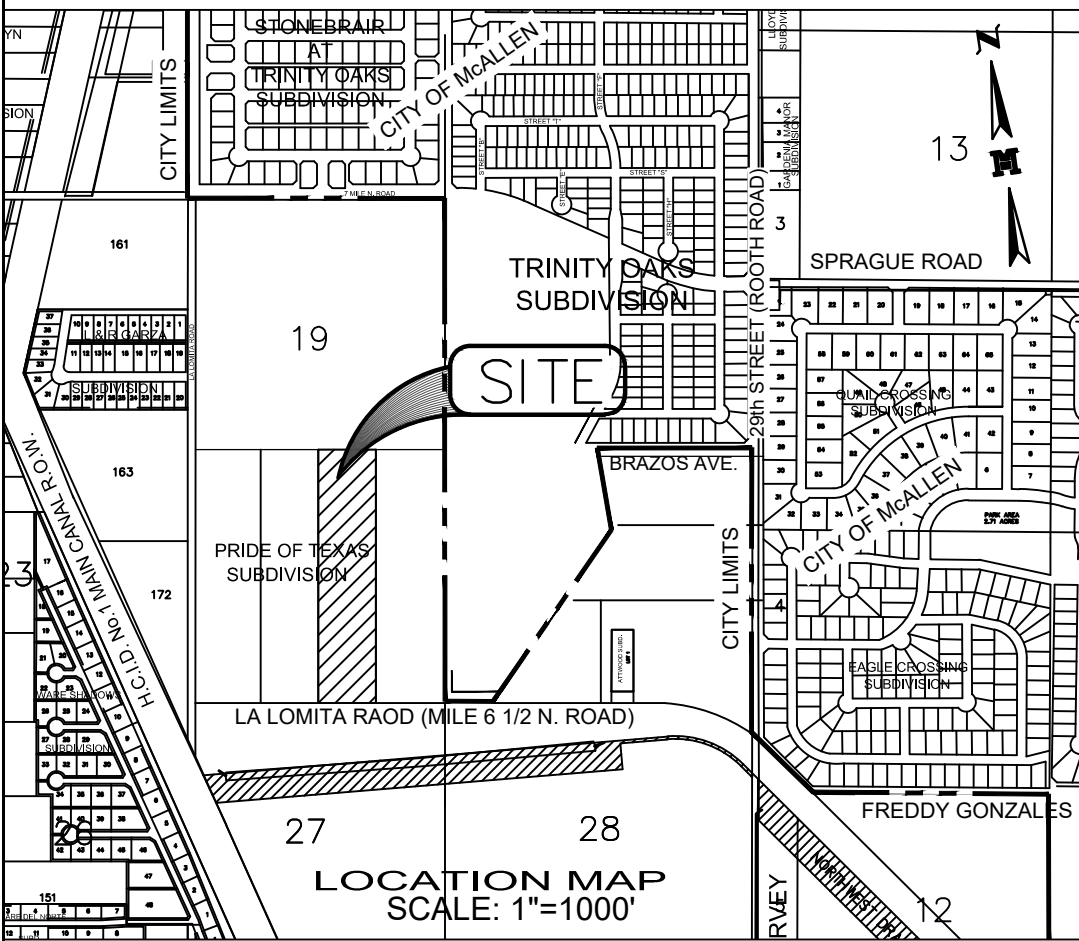
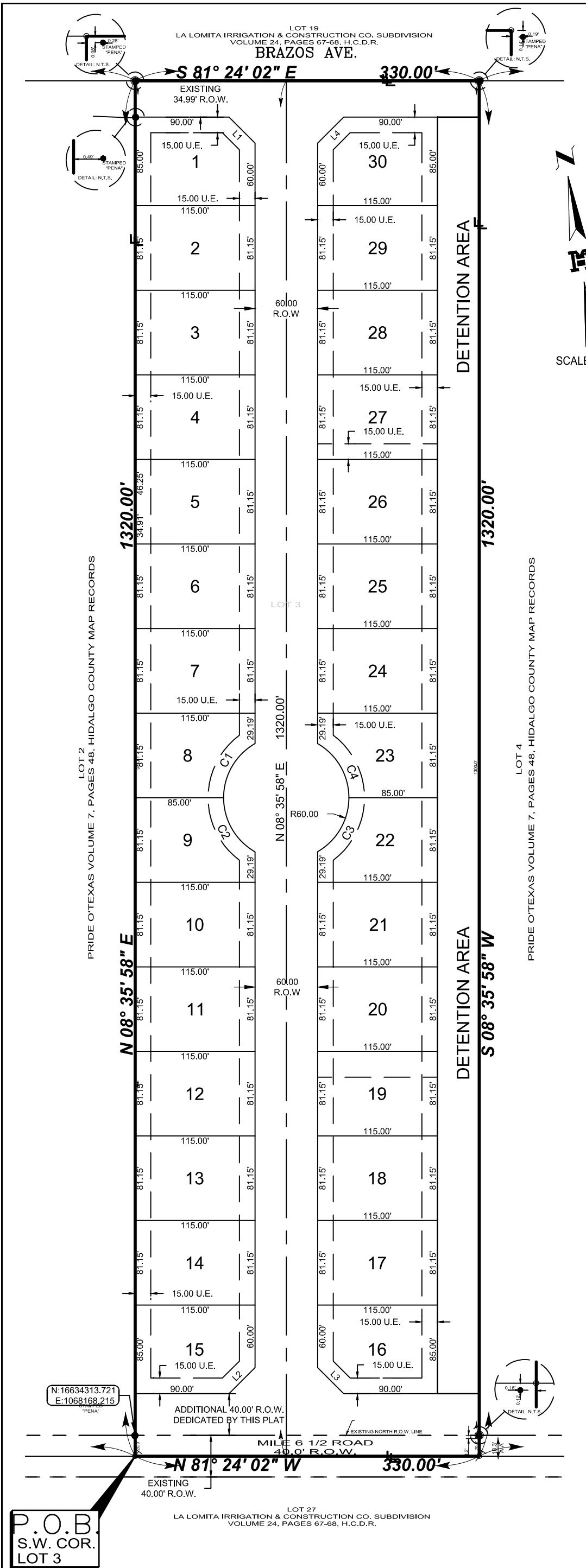
Owner ☐

Authorized Agent ☒

Owners Signature







Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	62.83'	60.00'	059° 59' 58"	S38° 35' 59"W	60.00'	34.64'
C2	62.83'	60.00'	060° 00' 02"	S21° 24' 01"E	60.00'	34.64'
C3	62.83'	60.00'	060° 00' 00"	N38° 35' 58"E	60.00'	34.64'
C4	62.83'	60.00'	060° 00' 00"	N21° 24' 02"W	60.00'	34.64'

Lot Area Table		
Lot #	SQ. FT.	ACREAGE
1	9462.50	0.22
2	9332.76	0.21
3	9332.76	0.21
4	9332.76	0.21
5	9332.76	0.21
6	9332.76	0.21
7	9332.76	0.21
8	8227.21	0.19
9	8227.21	0.19
10	9332.76	0.21
11	9332.76	0.21
12	9332.76	0.21
13	9332.76	0.21
14	9332.76	0.21
15	9462.50	0.22

Lot Area Table		
Lot #	SQ. FT.	ACREAGE
16	9462.50	0.22
17	9332.75	0.21
18	9332.75	0.21
19	9332.75	0.21
20	9332.75	0.21
21	9332.75	0.21
22	8227.21	0.19
23	8227.21	0.19
24	9332.75	0.21
25	9332.75	0.21
26	9332.75	0.21
27	9332.75	0.21
28	9332.75	0.21
29	9332.75	0.21
30	9462.50	0.22

Lot Line Table		
Line #	Length	Direction
L1	35.36'	S36° 24' 01"E
L2	35.36'	N53° 35' 58"E
L3	35.36'	S36° 24' 02"E
L4	35.36'	N53° 35' 59"E

#### GENERAL NOTES:

- THE SITE LIES IN ZONE "X" (UNSHADED). ZONE "X" UNSHADED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN. ZONE "X" UNSHADED SHOWN ON: COMMUNITY PANEL NUMBER: 480334 0295 D MAP REVISED JUNE 6, 2000.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
FRONT: 25 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN  
REAR: 10 FEET EXCEPT 25 FEET FOR DOUBLE FRONTING LOTS IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
INTERIOR SIDES: 6 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 68,322 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION PONDS WITH A CAPACITY OF 68,700 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 36" LINE INTO AN EXISTING CITY OF McALLEN STORM SEWER NETWORK LOCATED ON THE WEST SIDE OF THE PROPERTY.
- CITY OF McALLEN BENCHMARK: (MC 38) FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON NOVEMBER 06, 1999, BEING LOCATED INSIDE THE McALLEN PUBLIC WORKS WHICH IS WESTBOUND OF WARE RD. AT A DRAIN DITCH BY 7 MILE LINE RD. 30" ALUMINUM PIPE, WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. CAP ON TOP AT ELEVATION = 118.16, NORTHING: 16636659.37695, EASTING: 1066482.31938 (NAVDD83).
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE SOUTH SIDE WEST NOLANA AVENUE, AND A 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG WEST SIDE OF NORTH BENTSEN AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
- 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDIVIDUAL ZONES/USES ALONG NORTH BENTSEN ROAD AND NOLANA AVENUE.
- AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
- DETENTION AREAS IN WHICH NO BUILDING WILL BE BUILT, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WEST NOLANA AVENUE.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

## SUBDIVISION MAP OF NORTHWEST CREEK PRIVATE SUBDIVISION

BEING A SUBDIVISION OF A 10.00 ACRES OF LAND SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 3, RESUBDIVISION OF LOTS 164-171 INC. PRIDE OTEXAS VOLUME 7, PAGES 48, HIDALGO COUNTY MAP RECORDS.

#### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 10.000 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 3, RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE OTEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 48, HIDALGO COUNTY MAP RECORDS, WHICH SAID LOT 3 WAS CONVEYED TO ANDRES LEONEL KALIFA JR., AND ANDRES LEONEL KALIFA SR. BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2833880, HIDALGO COUNTY OFFICIAL RECORDS; SAID 10.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF LOT 2 OF SAID RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE OTEXAS, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 ROAD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 08° 35' 58" E ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 2, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND WITH CAP STAMPED "PEN" (NORTHING: 16634313.721, EASTING: 1068168.215) ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2 AND BEING ON THE SOUTH LINE OF LOT 19, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, S 81° 24' 02" E (N 81° 18' W MAP CALL) ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF LOT 4 OF SAID RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE O TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 58" W ALONG THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF SAID LOT 4, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET AT THE SOUTHEAST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF SAID LOT 4 AND BEING ON THE NORTH LINE OF LOT 27 OF SAID LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 02" W (S 81° 18' E MAP CALL) ALONG THE SOUTH LINE OF SAID LOT 3, AND THE NORTH LINE OF SAID LOT 27 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 ROAD, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND, OF WHICH 0.152 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 ROAD, LEAVING AN EXISTING NET OF 9.848 ACRES OF LAND, MORE OR LESS.

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

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

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

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 \_\_\_\_\_

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

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

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

THE STATE OF TEXAS  
COUNTY OF BEXAR

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

ANDRES LEONEL KALIFA JR. \_\_\_\_\_ DATE \_\_\_\_\_  
2720 GRAMBLING AVE.  
McALLEN, TX 78504

THE STATE OF TEXAS  
COUNTY OF BEXAR

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

ANDRES LEONEL KALIFA SR. \_\_\_\_\_ DATE \_\_\_\_\_  
2720 GRAMBLING AVE.  
McALLEN, TX 78504

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDRES LEONEL KALIFA JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDRES LEONEL KALIFA SR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

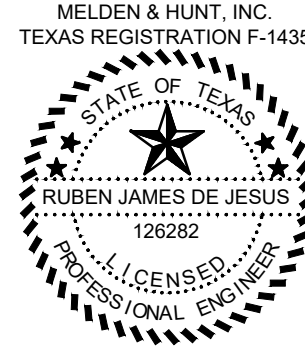
AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF HIDALGO:

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

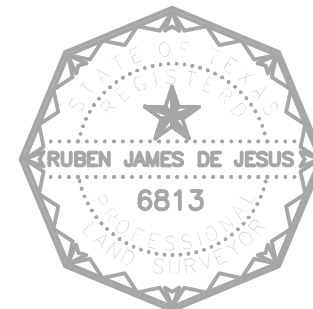
RUBEN JAMES DE JESUS, P.E. # 126282 \_\_\_\_\_ DATE: \_\_\_\_\_  
DATE SURVEYED: 03-24-2022  
ENGINEERING JOB NO. 22061.00



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF NORTHWEST CREEK SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-08-2021, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, R.P.L.S. # 6813 \_\_\_\_\_ DATE: \_\_\_\_\_  
DATE SURVEYED: 03-24-2022  
SURVEY JOB NO. 22061.02-08



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

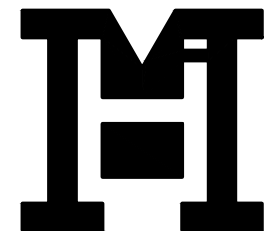
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

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

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

DRAWN BY: E.V.Z. \_\_\_\_\_ DATE 04-07-22 \_\_\_\_\_  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

TBPE FIRM # F-1435



**MELDEN & HUNT INC.**

CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MOUNTYRE  
EDINBURG, TX 78541  
ESTABLISHED 1947  
PH: (956) 381-0881  
FAX: (956) 381-1839  
www.meldenandhunt.com





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 5/12/2022

### SUBDIVISION NAME: NORTHWEST CREEK SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

Mile 6 1/2 Road: 40 ft. ROW dedication for 80 ft. total ROW

Paving: 52 ft. - 65 ft. Curb & gutter: both sides

\*\*Label total ROW after accounting for dedication

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

Brazos Ave.: 35 ft. ROW dedication for 70 ft. ROW

Paving: 44 ft. Curb & gutter: both sides

\*\*Please clarify 34.99 ft. existing ROW referenced on plat, revise accordingly prior to final.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

Interior Street: 60 ft.

Paving: 40 ft. Curb & gutter: both sides

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

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

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

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

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

\* 1,200 ft. Block Length

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision layout does not comply with block length requirement, please revise accordingly prior to final.

\*\*Cul-de-sac design mid-way of street does not comply nor does it waive the with block length requirement, please revise plat to provide cross street prior to final

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-105

NA

Non-compliance

NA

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

<b>ALLEYS</b>	
ROW:20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Public Works Department might require service drive or alley to provide waste collection service for the R-3A lots prior to final **Subdivision Ordinance: Section 134-106	TBD
<b>SETBACKS</b>	
* Front: Proposing: 25 ft. or greater for easements **As per Zoning Ordinance Front setback requirement for multifamily zone is 20 ft., please clarify proposed front setback prior to final **Plat note must be revised as shown above and once finalized prior to final. **Zoning Ordinance: Section 138-356  * Rear: 10 ft. or greater for easements ***The ordinance for double fronting lots requiring rear setback to be the same as front setback was amended by City Commission back in October; clarify setback. **Plat note must be revised as shown above after clarification prior to final. **Zoning Ordinance: Section 138-356  * Sides: 6 ft. or greater for easements **Plat note must be revised as shown above prior to final. **Zoning Ordinance: Section 138-356  * Corner: 10 ft. or greater for easements **Plat note must be revised as shown above prior to final. **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	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Applied
	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required along Mile 6 1/2 Road and Brazos Avenue and both sides of interior street ***Sidewalk width requirements might increase prior to final per Engineering Department requirements. ***Please revise plat note as shown above after finalization prior to final **Subdivision Ordinance: Section 134-120  * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Mile 6 1/2 Road and Brazos Avenue ***Plat note must be revised as shown above prior to final **Landscaping Ordinance: Section 110-46  * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46  *Perimeter buffers must be built at time of Subdivision Improvements.	Non-compliance
	Applied
	Applied



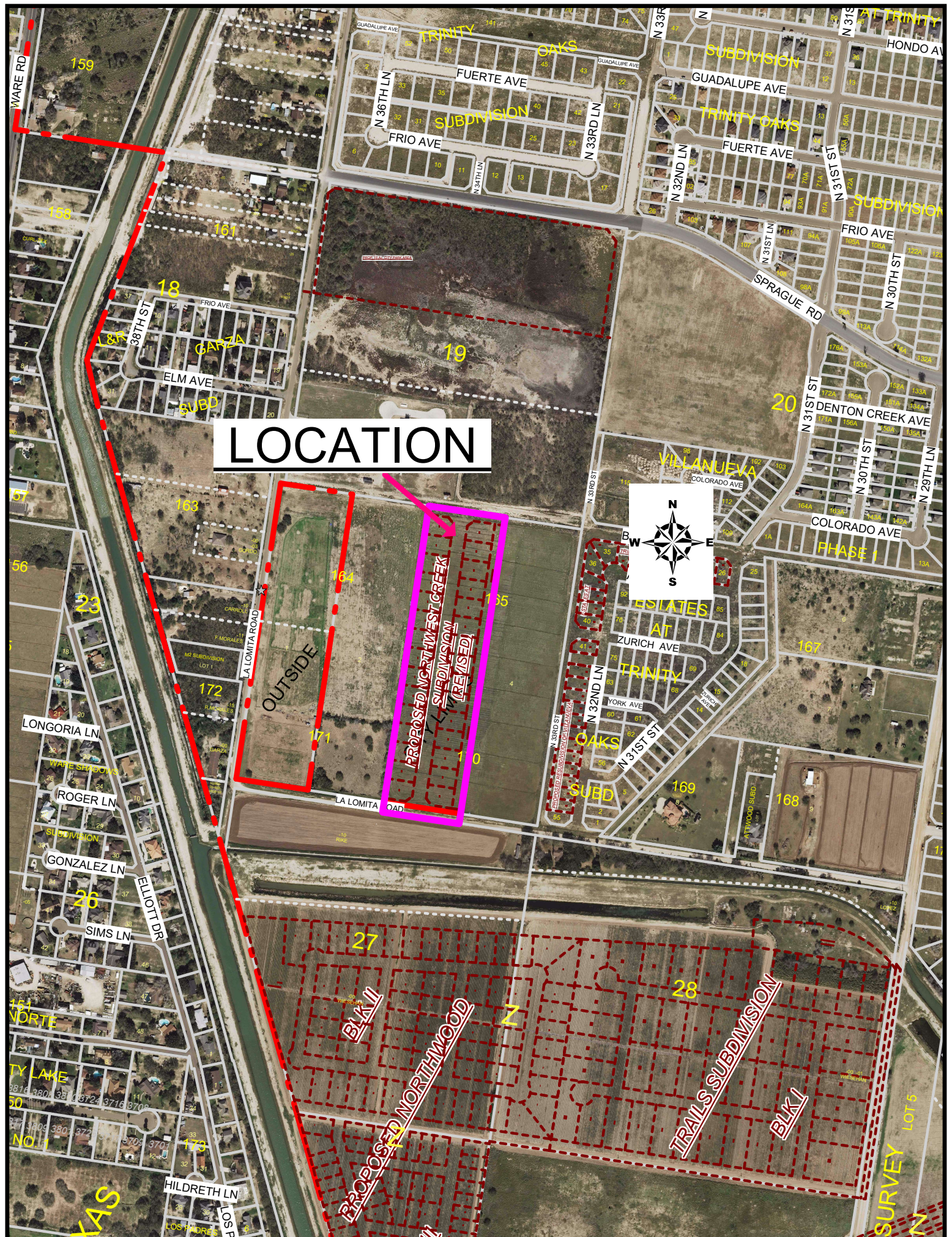
NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along Mile 6 1/2 Road and Brazos Avenue</li> <li>***Plat note must be revised as shown above prior to final</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>***Plat note #14 must be removed prior to final, as it is not need.</li> <li>**Requirement might be triggered depending on the # of units proposed per lot</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Non-compliance
	Applied
	Required
	NA
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing: ETJ Proposed:R-3A</li> <li>***Initial Zoning to R-3A has been submitted, will be presented at P&amp;Z on May 17, 2022.</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Initial Zoning to R-3A has been submitted, will be presented at P&amp;Z on May 17, 2022.</li> <li>***Zoning Ordinance: Article V</li> </ul>	TBD
	Required
PARKS	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. Request for annexation has been submitted, finalize Parks Department requirement prior to final.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Request for annexation has been submitted, finalize Parks Department requirement prior to final.</li> <li>* Must comply with Park Department requirements if property is annexed. Request for annexation has been submitted, finalize Parks Department requirement prior to final.</li> </ul>	TBD
	TBD
	TBD
TRAFFIC	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Non-compliance

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

* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. **Clarify if subdivision will be public or private. Based on clarification additional comments may be required. **Should the subdivision be private, please provide gate details	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL IN PRELIMINARY FORM SUBJECT TO CONDIITONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied



# LOCATION







City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Sub2022-0053

Project Information	Subdivision Name <u>Mayberry Hills Subdivision</u>	
	Location <u>20.003 Acres out of Lot 47-9, West addition to Sharyland, Hidalgo County, Texas</u>	
	City Address or Block Number <u>10400 N. MAYBERRY RD</u>	
	Number of Lots <u>57</u> Gross Acres <u>20.003</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>Ag</u> Proposed Zoning <u>R3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multi Family</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>318770</u> Tax Dept. Review _____	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>20.003 Acres out of Lot 47-9, West addition to Sharyland Hidalgo County, Texas, Recorded in Vol 1 Pg 56 Map Records, Hidalgo County, Texas</u>		
Owner	Name <u>Alejandro Moreno</u> Phone <u>(956) 877-1901</u>	
	Address <u>7315 N 16<sup>th</sup> Lane</u> E-mail <u>moa231974@gmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>22 Real Estate, LLC</u> Phone <u>(214) 532-6059</u>	
	Address <u>4902 Trailhead Bend Way</u> E-mail <u>roger@era.capitalpartners.com</u>	
	City <u>Port Worth</u> State <u>TX</u> Zip <u>76109</u>	
	Contact Person <u>Roger Maese</u>	
Engineer	Name <u>MAS Engineering, LLC</u> Phone <u>(956) 537-1311</u>	
	Address <u>3911 N 10<sup>th</sup> St Suite H</u> E-mail <u>msalinas6973@att.net</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Mario Salinas</u>	
Surveyor	Name <u>Manuel Carrizales</u> Phone <u>(956) 567-2167</u>	
	Address <u>4807 bondola Ave</u> E-mail <u>mannyrpls@CLS.LAND</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	

ENTERED

MAY 05 2022

Initial: AM

L.G.

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature Mario A. Salinas Date 4-20-21

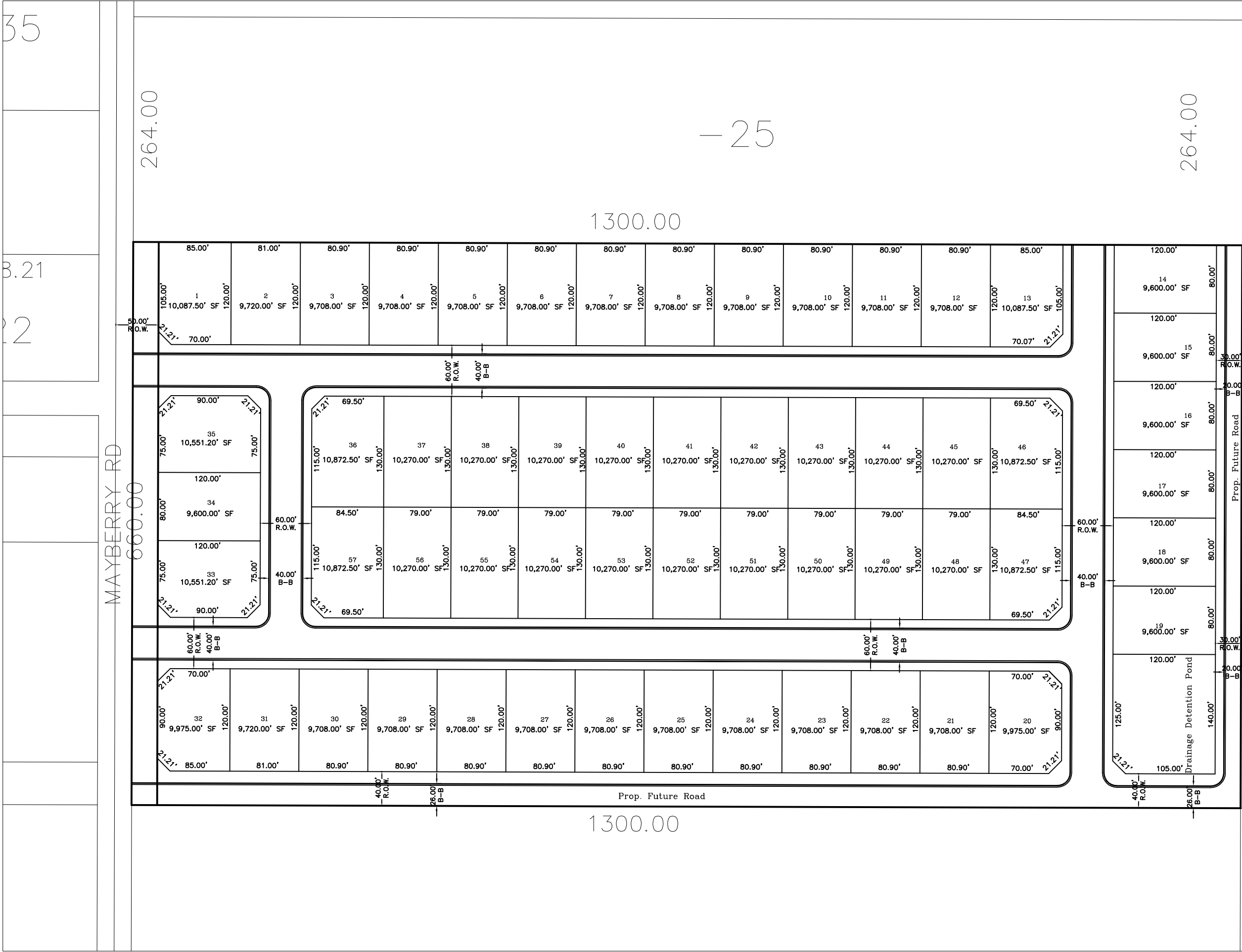
Print Name Mario A. Salinas

Owner ☐ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application







PROJECT NAME:  
MAYBERRY I SUBDIVISION

ADDRESS:  
ALTON, TEXAS

CLIENT INFORMATION:  
GATLIN LAND & CATTLE LLC.

**MAS ENGINEERING LLC.**  
CONSULTING ENGINEERING  
FIRM NO. F-15499

3911 N 10TH STREET, SUITE H  
MCALLEN, TEXAS: 78501

PH. (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT OR TO COPY, TRACE OR IN ANY WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SHEET NAME:  
SITE PLAN

REVISION: 1 BY: JB APPROVED BY: MAS

DATE OF PREPARATION:  
04-22-2022

PROJECT No. SHEET No.  
C-1



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 5/11/2022

### SUBDIVISION NAME: MAYBERRY HILLS SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

N. Mayberry Ave: \*Dedication required for 40 ft. from centerline for 80 ft. total ROW  
Paving: 52 ft. Curb & gutter: both sides  
\*Provide existing ROW from centerline to determine ROW dedication required prior to final  
\*Label centerline on plat with existing ROW on both sites  
\*Label from centerline and total ROW after accounting for dedication  
\*Provide document reference on survey prior to final  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Non-compliance

N. 88th Street: 30 ft. dedication from centerline for 60 ft. total ROW  
Paving: 40 ft. Curb & gutter: both sides  
\*\*Label N. 88th Street on plat prior to final  
\*\*Provide existing ROW dimension from centerline and total ROW prior to final  
\*\*Label ROW dedication by this plat prior to final  
\*\*Provide document referenced on survey prior to final  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Non-compliance

Yale Avenue: 40 ft. dedication from centerline for future 80 ft. total ROW  
Paving: 52 ft. Curb & gutter: both sides  
\*\*Label Yale Avenue on plat prior to final  
\*\*Label ROW dedication by this plat prior to final  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Non-compliance

Internal Streets: 60 ft. ROW  
Paving: 40 ft. Curb & gutter: both sides  
\*\*Street names will be assigned prior to final  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Applied

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

Applied

\* 1,200 ft. Block Length  
\*\*Subdivision Ordinance: Section 134-118

NA

\* 900 ft. Block Length for R-3 Zone Districts  
\*\*Subdivision layout does not comply with block length requirement, please revise accordingly prior to final  
\*\*Subdivision Ordinance: Section 134-118

Non-compliance

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



<ul style="list-style-type: none"> <li>* 600 ft. Maximum Cul-de-Sac</li> <li>**Plat submitted May 5, 2022, does not provide for cul-de-sacs</li> <li>**Subdivision Ordinance: Section 134-105</li> </ul>	NA
<b>ALLEYS</b>	
<ul style="list-style-type: none"> <li>ROW: 20 ft. Paving: 16 ft.</li> <li>**Public Works Department might require service drive or alley to provide waste collection service for the R-3A lots prior to final</li> <li>*Alley/service drive easement required for commercial properties</li> <li>**Subdivision Ordinance: Section 134-106</li> </ul>	TBD
<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Front: Proposing: 25 ft. or greater for easements</li> <li>**As per Zoning Ordinance Front setback requirement for multifamily zone is 20 ft., please clarify proposed front setback prior to final</li> <li>**Plat note must be revised as shown above and once finalized prior to final</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Rear: 10 ft. or greater for easements</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Sides: 6 ft. or greater for easements</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Corner: 10 ft. or greater for easements</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Garage: 18 ft. except where greater setback is required, greater setback applies.</li> <li>**Please add plat note as shown above prior to final</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required along Mayberry Ave., N. 88th Street, Yale Ave. ,and both sides of all interior streets</li> <li>***Sidewalk width requirements might increase prior to final per Engineering Department requirements.</li> <li>***Please revise plat note #8 as shown above after finalization prior to final</li> <li>***Please remove plat note #11</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Mayberry Ave., N. 88th St., and Yale Ave.</li> <li>**Provide plat note as shown above prior to final</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</li> <li>**Provide plat note as shown above prior to final</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

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

NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along Mayberry Ave., N. 88th St., and Yale Ave.</li> <li>***Plat note #21 must be revised as shown above prior to final</li> <li>**Must comply with City Access Management Policy</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>**Requirement might be triggered depending on the # of units proposed per lot</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing: ETJ Proposed:R-3A</li> <li>***Initial Zoning to R-3A has been submitted, will be presented at P&amp;Z on May 17, 2022.</li> <li>***Zoning Ordinance: Article V</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Initial Zoning to R-3A has been submitted, will be presented at P&amp;Z on May 17, 2022.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Required
PARKS	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. Request for annexation has been submitted, finalize Parks Department requirement prior to final.</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Request for annexation has been submitted, finalize Parks Department requirement prior to final.</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Pending review by the Parkland Dedication Advisory Board and CC. Request for annexation has been submitted, finalize Parks Department requirement prior to final.</li> </ul>	TBD
TRAFFIC	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Non-compliance

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

* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. **Vicinity map does not correspond with plat, please revise accordingly prior to final **Clarify if subdivision will be public or private. Based on clarification additional comments may be required. **Should the subdivision be private, please provide gate details **Please remove plat note #19, as it is not needed prior to final **Clarify note #20 prior to final **Subdivision has submitted for annexation, if annexed plat notes/signature blocks related to the county may be removed as applicable prior final	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL IN PRELIMINARY FORM SUBJECT TO CONDIITONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied



# LOCATION







City of McAllen **Sub 2022-1047**

## Planning Department

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

### SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Hidalgo county Head Start Outdoor Learning Environments and	
	Subdivision Name <u>Discovery Classrooms Subdivision</u>	
	Location <u>McAllen, Tx</u>	
	City Address or Block Number <u>1901 S.H. 107</u>	
	Number of Lots <u>1</u>	Gross Acres <u>9.88</u> Net Acres <u>9.88</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-3/C-4</u> Proposed Zoning <u>C-3/C-4</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u>	Admin Office/ Outdoor Learning Center Proposed Land Use _____ Irrigation District # <u>1</u>
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>(E) N/A</u> <b>4/22/2022</b>	
	Parcel # <u>297722/297723</u> Tax Dept. Review _____	
Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>East 10 acres of Lot 10, Section 280, Texas Mexican Railway Company's Survey, Hidalgo County, Texas.</u>		
Owner	Name <u>Hidalgo County by and through Commissioners Court</u>	Phone <u>(956) 212-0909</u>
	Address <u>1901 W. SH 107</u>	E-mail <u>administration@hchsp.org</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78540-0117</u>	
Developer	Name <u>Hidalgo County by and through Commissioners Court</u>	Phone <u>(956) 212-0909</u>
	Address <u>1901 W. SH 107</u>	E-mail <u>administration@hchsp.org</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78540-0117</u>	
	Contact Person <u>Teresa Flores, Executive Director</u>	
Engineer	Name <u>HCDD1 - Yvette Barrera, PE</u>	Phone <u>(956) 383-0706 ext. 5809</u>
	Address <u>1901 W. SH 107</u>	E-mail <u>yvette.barrera@hcdd1.org</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	
	Contact Person <u>Yvette Barrera, PE</u>	
Surveyor	Name <u>Quintanilla, Headley &amp; Associates, Inc.</u>	Phone <u>(956) 381-6480</u>
	Address <u>124 E Stubbs St</u>	E-mail <u>alfonsoq@qha-eng.com</u>
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78539</u>	

**APR 22 2022**

Initial: Am

**ENTERED**

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 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)

### Email Submittal Requirements

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

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

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

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


### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature  Date 4-22-2022

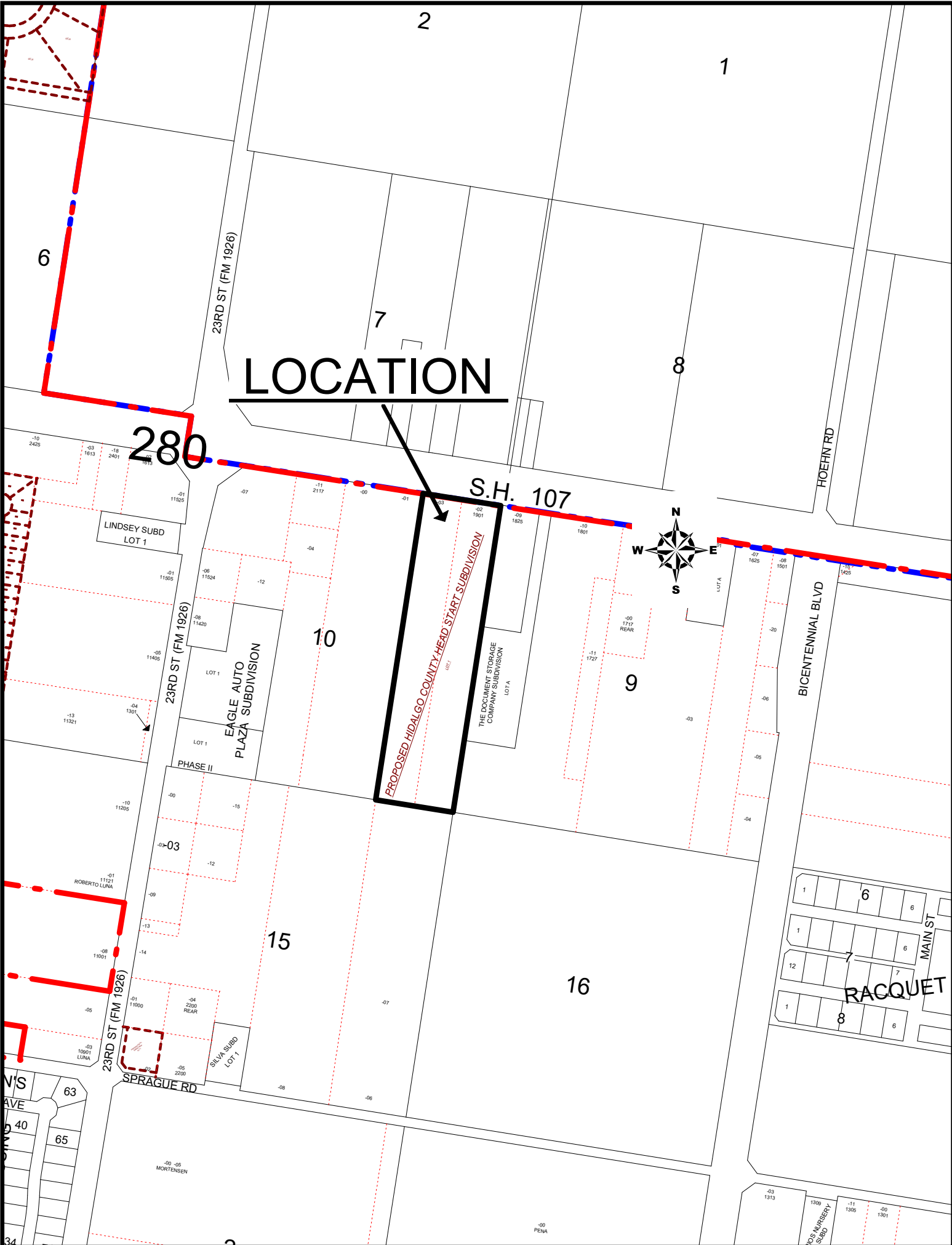
Print Name Teresa Flores

Owner ☐

Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application





# HIDALGO COUNTY HEAD START OUTDOOR LEARNING ENVIRONMENTS AND DISCOVERY CLASSROOMS SUBDIVSION

A 9.885 ACRE (MORE OR LESS) TRACT OF LAND, BEING THE EAST 10.264 ACRES (DEED RECORD: 10.00 ACRES) OF LOT 10, SECTIONS 280, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDS

## METES AND BOUNDS

A 9.885 ACRE (MORE OR LESS) TRACT OF LAND, BEING THE EAST 10.264 ACRES (DEED RECORD: 10.00 ACRES) OF LOT 10, SECTIONS 280, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 24, PAGES 168 THROUGH 171, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS SOUTH 08 DEGREES 59 MINUTES WEST, 50.00 FEET FROM THE NORTHEAST CORNER OF LOT 10;

THENCE, SOUTH 08 DEGREES 59 MINUTES WEST, ALONG THE EAST LINE OF LOT 10, A DISTANCE OF 1305.50 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF LOT 10, AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 80 DEGREES 42 MINUTES WEST, ALONG THE SOUTH LINE OF LOT 10, A DISTANCE OF 330.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 08 DEGREES 59 MINUTES EAST, A DISTANCE OF 1304.25 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES, 12 MINUTES, 20 SECONDS EAST, (DEED RECORDS: SOUTH 81 DEGREES, 17 MINUTES 30 SECONDS EAST), ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107, A DISTANCE OF 14.35 FEET TO A 1/2 IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 80 DEGREES 55 MINUTES EAST (DEED RECORD: SOUTH 81 DEGREES, 00 MINUTES, 10 SECONDS EAST), ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107, A DISTANCE OF 315.65 FEET (DEED RECORD: 319.45 FEET) THE POINT OF BEGINNING, AND CONTAINING 9.885 ACRES OF LAND, MORE OR LESS.

## GENERAL PLAT NOTES

- THE SITE LIES IN ZONE "X"(UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "X" (UNSHADED) SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 03250 MAP REVISED: JUNE 6, 2000
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
- FRONT: 20 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN  
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE XXX,XXX CUBIC FEET, OR X.XX AC-FT TO BE DETAINED WITHIN THE SUBDIVISION.
- CITY OF MCALLEN BENCHMARK:
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
- A FIVE (5.00') FOOT SIDEWALK AND ADA RAMPS ARE REQUIRED ALONG STATE HIGHWAY 107.
- ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- MAINTENANCE OF PRIVATE DRAINAGE SYSTEM, EASEMENTS, AND COMMON AREA WILL BE THE RESPONSIBILITY OF PROPERTY OWNER.
- 6 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

## STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HIDALGO COUNTY HEADSTART PROGRAM 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 SEWER, 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

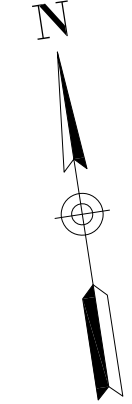
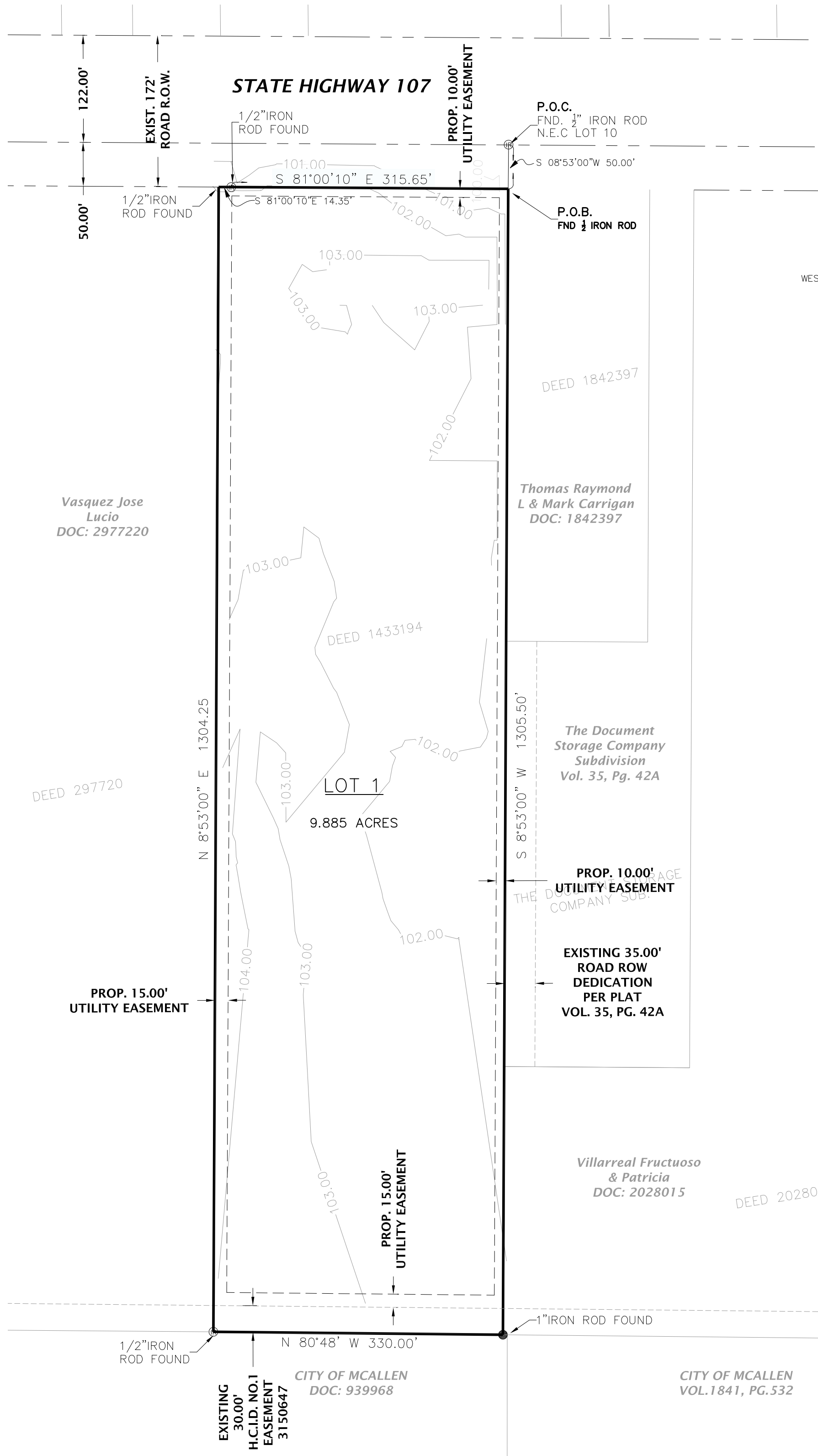
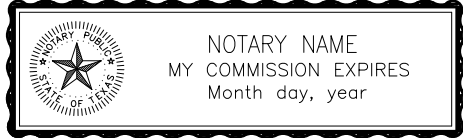
OWNER: HIDALGO COUNTY HEADSTART PROGRAM  
1901 W SH 107  
MCALLEN, TEXAS 78504

## STATE OF TEXAS COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022

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



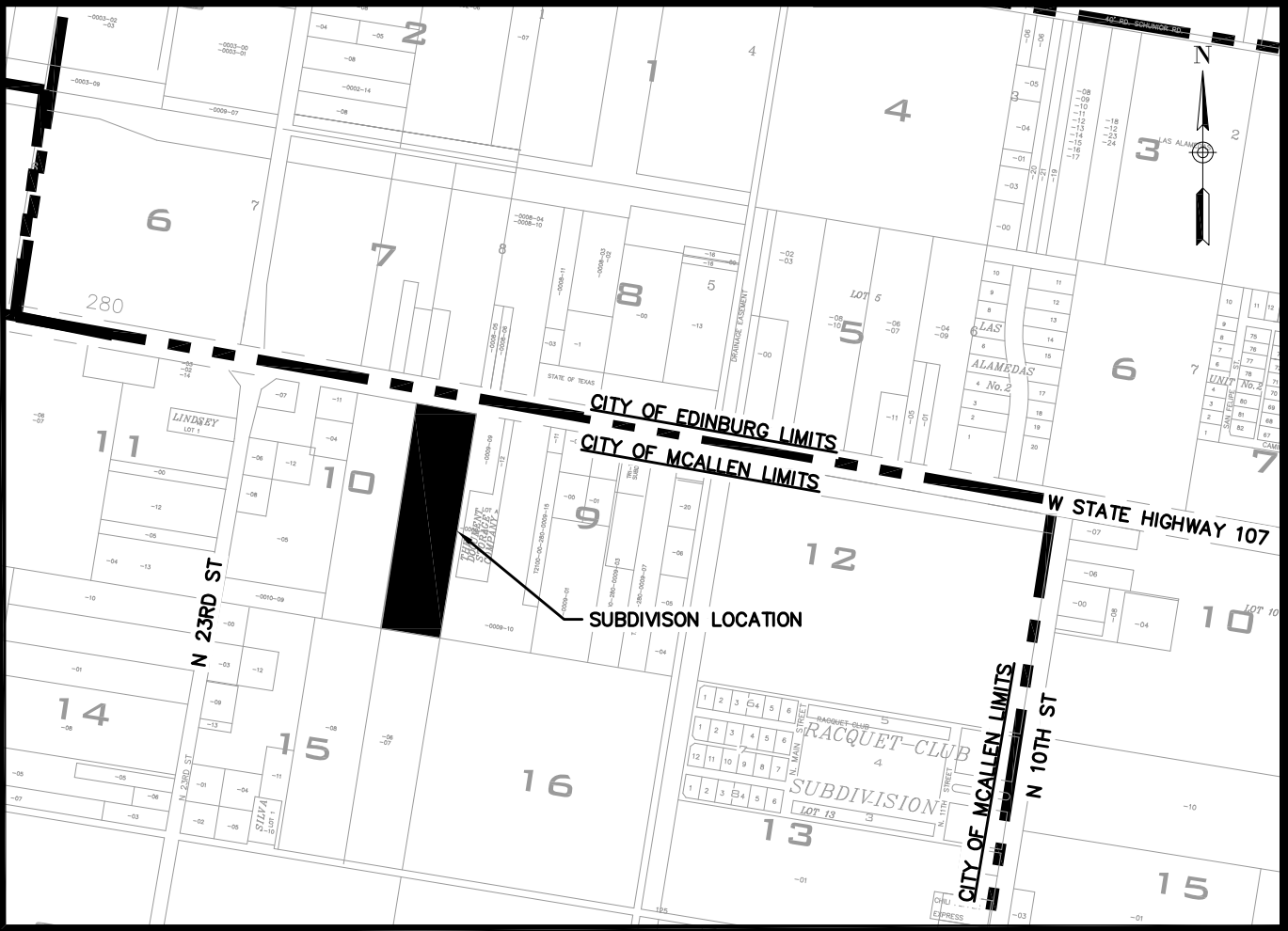
SCALE: 1"=100'  
BASIS OF BEARING  
TEXAS STATE PLANE  
COORDINATES NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS NETWORK

## LEGEND:

- -1/2-INCH FOUND IRON ROD OR AS NOTED
- -1/2-INCH SET IRON ROD WITH CAP STAMPED "HC"
- ⊙ -1/2-INCH FOUND IRON PIPE
- -1.00-INCH FOUND IRON PIPE
- △ -FOUND COTTON PICKER SPINDLE

## ABBREVIATION LEGEND:

M.R.H.C.T.-MAP RECORDS HIDALGO COUNTY TEXAS  
D.R.H.C.T.-DEED RECORDS HIDALGO COUNTY TEXAS  
O.R.H.C.T.-OFFICIAL RECORDS HIDALGO COUNTY TEXAS  
VOL.-VOLUME  
PG.-PAGE  
S.F.-SQUARE FEET  
U.E.-UTILITY EASEMENT  
R.O.W.-RIGHT-OF-WAY  
P.O.B.-POINT OF BEGINNING  
P.O.C.-POINT OF COMMENCING  
N.E.C.-NORTH EAST CORNER  
T.B.M.-TEMPORARY BENCHMARK



## LOCATION MAP

SCALE: 1"=1000'

LOCATION OF SUBDIVISION  
H.C. HEAD START OUTDOOR LEARNING ENVIRONMENTS AND DISCOVERY CLASSROOMS  
SUBDIVISION IS LOCATED ON THE SOUTH SIDE OF HWY 107 AND APPROXIMATELY 1/2 OF MILE EAST OF N. 23RD ST. THE SUBDIVISION LIES INSIDE CITY OF MCALLEN LIMITS ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN (POPULATION 142,210), AND LIES IN PCT. NO. 4.

## STATE OF TEXAS CITY OF MCALLEN

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

MAYOR \_\_\_\_\_

DATE \_\_\_\_\_

## STATE OF TEXAS CITY OF MCALLEN

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

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



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

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

INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

## APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

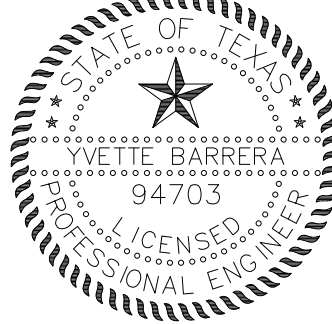
I, "SURVEYOR NAME" THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE LINDER MY SUPERVISION ON THE GROUND.

SURVEYOR NAME  
REG. PROFESSIONAL LAND SURVEYOR #1234

DATE \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

I, "YVETTE BARRERA, P.E." A UNDERSIGNED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 94703, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.



YVETTE BARRERA, P.E.  
REG. PROFESSIONAL ENGINEER #94703

DATE \_\_\_\_\_

## INDEX OF SHEETS

- |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHEET 1.- | HEADING; INDEX: LOCATION MAP AND ET.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. No.1 CERTIFICATION; WATER CERTIFICATION, P&Z CITY CERTIFICATION; REVISION NOTES. |
| SHEET 2.- | WATER DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.                                                                                                                                                                                                                                                                                                                                        |
| SHEET 3.- | DETAIL SHEET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| SHEET 4.- | SANITARY SEWER DISTRIBUTION LAYOUT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SHEET 5.- | PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.                                                                                                                                                                                                                                                                                                                                                                                     |



Raul E. Sesin P.E., C.F.M.  
General Manager  
Floodplain Administrator

## HIDALGO COUNTY DRAINAGE DISTRICT No. 1

902 N. DOOLITTLE RD  
EDINBURG TX. 78542

TEL:(956) 292-7080

www.hcdd1.org

PROJECT NO.  
H.C. HEAD START OUTDOOR LEARNING ENVIRONMENT  
AND DISCOVERY CLASSROOMS SUBDIVISION  
E-21-023

DRAWN BY: F.A. REVISIONS:

CHECKED BY: Y.B./G.A./R.S.

TOPO BY: E-21-023

SHEET: SHEET NO. 1 OF 5 SHEETS





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 5/13/2022

### SUBDIVISION NAME: HIDALGO COUNTY HEAD START OUTDOOR LEARNING ENVIRONMENT AND DISCOVERY CLASSROOMS SUBDIVISION

#### REQUIREMENTS

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

State Highway 107: Plat shows existing 172 ft. of total ROW.  
 Paving: By the state Curb & gutter: By the state  
 \*Please show centerline on plat prior to final.  
 \*\*Show existing ROW on both sides of centerline prior to final.  
 \*\*\*Please provide how existing 172 ft. of ROW was dedicated.  
 \*\*\*\*Please provide a copy of any referenced document regarding existing ROW.  
 \*\*\*\*\*City of McAllen Thoroughfare Plan requires 150 ft. of total ROW however there is 172 ft. of existing ROW.

Non-compliance

N/S Quarter Mile Collector (east boundary): dedication as needed for 60 ft. total ROW  
 Paving: 40 ft. Curb & gutter: Both sides  
 \*Recorded subdivision to the East dedicated for future N/S collector.  
 \*\*Street alignment and ROW being reviewed and plat would need to be revised accordingly.  
 \*\*\*Please provide ownership map to verify that no landlocked properties exist or will be created.  
 \*\*\*\*Monies must be escrowed if improvements are not built prior to recording.  
 \*\*\*\*\*Subdivision Ordinance: Section 134-105

Applied

E/W Quarter Mile Collector (south boundary): dedication as needed for 60 ft. total ROW  
 Paving: 40 ft. Curb & gutter: Both sides  
 \*Street alignment and R.O.W being reviewed and plat would need to be revised accordingly.  
 \*\*Please provide ownership map to verify that no landlocked properties exist or will be created.  
 \*\*\*Monies must be escrowed if improvements are not built prior to recording.  
 \*\*\*\*Subdivision Ordinance: Section 134-105  
 \*\*\*\*\*COM Thoroughfare Plan

Applied

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

Applied

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

Compliance

NA

NA

##### ALLEYS

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

Non-compliance

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



SETBACKS	
<ul style="list-style-type: none"> <li>* Front :Proposed plat shows 20 ft. or greater for easements or approved site plan.</li> <li>**Revise front setback note to: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater.</li> <li>***Finalize wording prior to final.</li> <li>****Zoning Ordinance: Section 138-356</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Corner</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Garage: Proposed Commercial Development.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	NA
<ul style="list-style-type: none"> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Applied
SIDEWALKS	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required along State Highway 107,N/S Collector, and E/W Collector.</li> <li>**Sidewalk requirements for State Highway 107 might increase to 5 ft. prior to final per Engineering Department requirements.</li> <li>**Please finalize plat note prior to final.</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
BUFFERS	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Please add plat note prior to final.</li> <li>***Landscaping Ordinance: Section 110-46</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Required
NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along.</li> <li>**Must comply with City Access Management Policy</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>**Plat note as needed-finalize wording prior to final.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	Applied

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

<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C3-General Business District and C4-Commercial Industrial District Proposed: Commercial</li> <li>**A conditional use permit (CUP)is required for a institutional use; if an existing CUP exists amending of the permit will be required as applicable.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per Parks Department, Commercial/institutional developments do not apply to Parks.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Commercial/institutional developments do not apply to Parks.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Pending review by City Manager's Office. As per Parks Department, Commercial/institutional developments do not apply to Parks.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	TBD
<b>COMMENTS</b>	
<ul style="list-style-type: none"> <li>Comments:</li> <li>*Must comply with City's Access Management Policy.</li> <li>**A conditional use permit (CUP)is required for a institutional use; if an existing CUP exists amending of the permit will be required as applicable.</li> </ul>	Applied

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



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





LOCATION

S.H. 107



280

23RD ST (FM 1926)

EAGLE AUTO PLAZA SUBDIVISION

PROPOSED HILLCO COUNTY FIELD STATION DIVISION

THE DOCUMENT STORAGE COMPANY SUBDIVISION

HOEHN RD

BICENTENNIAL BLVD

S.H. 1

MAIN ST

RACQUET CLUB S

23RD ST (FM 1926)

SPRAGUE RD



# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>Zuma Subdivision</u>	
	Location <u>Southwest corner of F.M. 492 &amp; Bentsen Palm Drive</u>	
	City Address or Block Number <u>4001 MILE 7 RD</u>	
	Number of Lots <u>13</u> Gross Acres <u>10.02</u> Net Acres <u>8.44</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>Ag</u> Proposed Zoning <u>C1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Ag</u> Proposed Land Use <u>C1</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____	
Owner	Parcel # _____ Tax Dept. Review <u>MC</u> <u>No record for 2021 4-25-2022</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC • Other _____	
	Legal Description <u>Lot 286, Bentsen Groves Subd. Addition "C", Hidalgo County, Vol. 7, pg. 30 map records.</u>	
	Name <u>Zuma Development Company, L.P.</u> Phone <u>956.792.8060</u>	
	Address <u>P.O. Box 638</u> E-mail <u>backofficeaccountant@gmail.com</u>	
Developer	City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u>	
	Name <u>Zuma Development Company, LLC</u> Phone <u>956.792.8060</u>	
	Address <u>P.O. Box 638</u> E-mail <u>backofficeaccountant@gmail.com</u>	
	City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u>	
	Contact Person <u>Juan Garcia, member (Zuma Development Company, LLC)</u>	
Engineer	Name <u>CLH Engineering, Inc.</u> Phone <u>956.222.5423</u>	
	Address <u>701 S. 15th St.</u> E-mail <u>chingjose@clhengineeringinc.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Cloromiro Hinojosa Jr.</u>	
Surveyor	Name <u>Ivan Garcia</u> Phone <u>956.380.5152</u>	
	Address <u>921 S. 10th Avenue</u> E-mail <u>ivan@riodeltaengineering.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	

ENTERED

APR 25 2022

Initial: NM

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature Juan F. Garcia

Date 4/08/2022

Print Name Juan F. Garcia, Member President

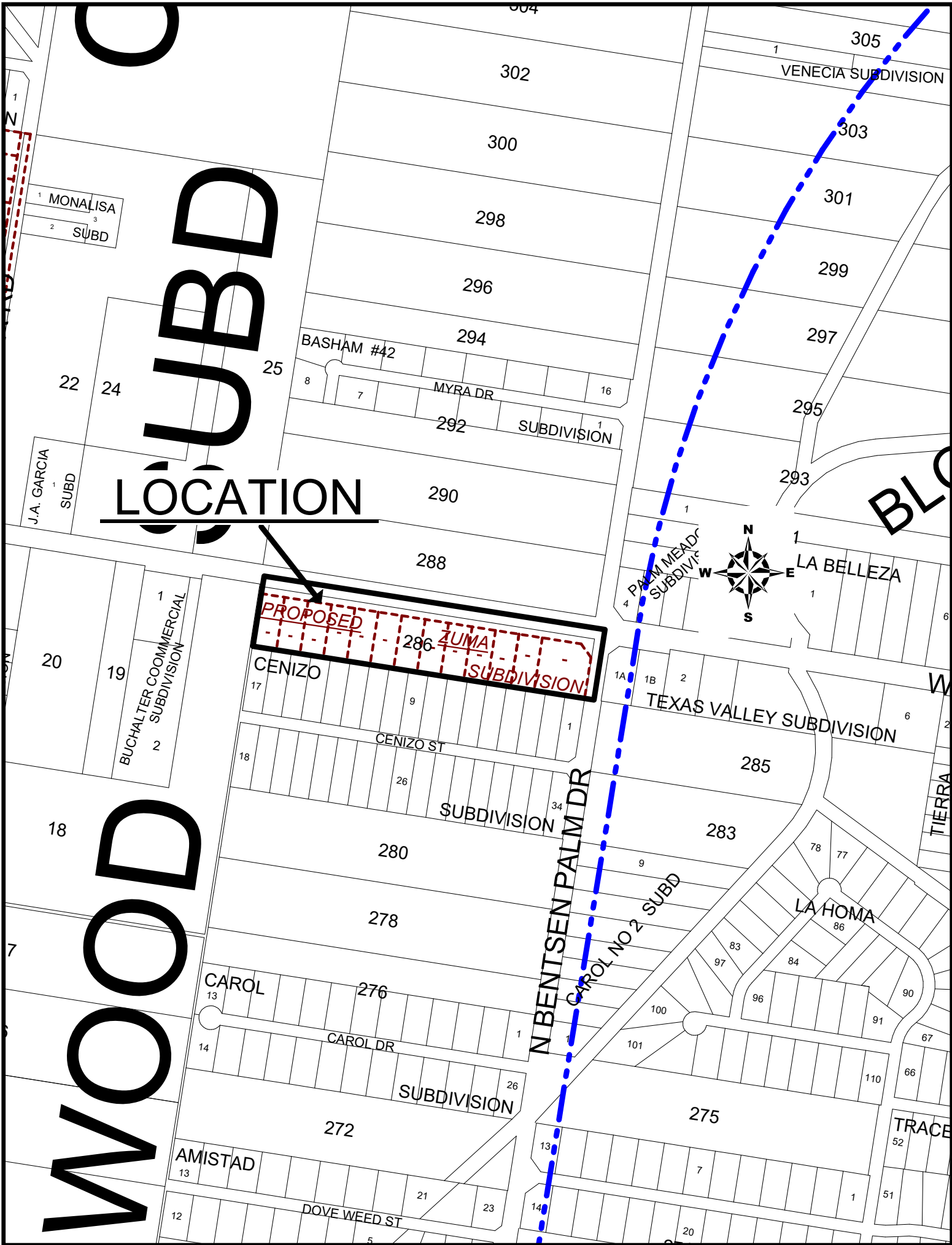
Owner ☐

Authorized Agent ☐

Zuma Development Company, LLC

The Planning Department is now accepting DocuSign signatures on application





LOCATION

PROPOSED  
ZUMA  
SUBDIVISION



WOOD

SUBD

BLK

N BENTSEN PALM DR

CAROL NO 2 SUBD

AMISTAD

DOVE WEED ST

CAROL DR

CENIZO ST

SUBDIVISION

TEXAS VALLEY SUBDIVISION

LA HOMA

LA BELLEZA

VENECIA SUBDIVISION

1 MONALISA  
2 SUBD

J.A. GARCIA  
SUBD

1 BUCHALTER COMMERCIAL  
2 SUBDIVISION

BASHAM #42

MYRA DR

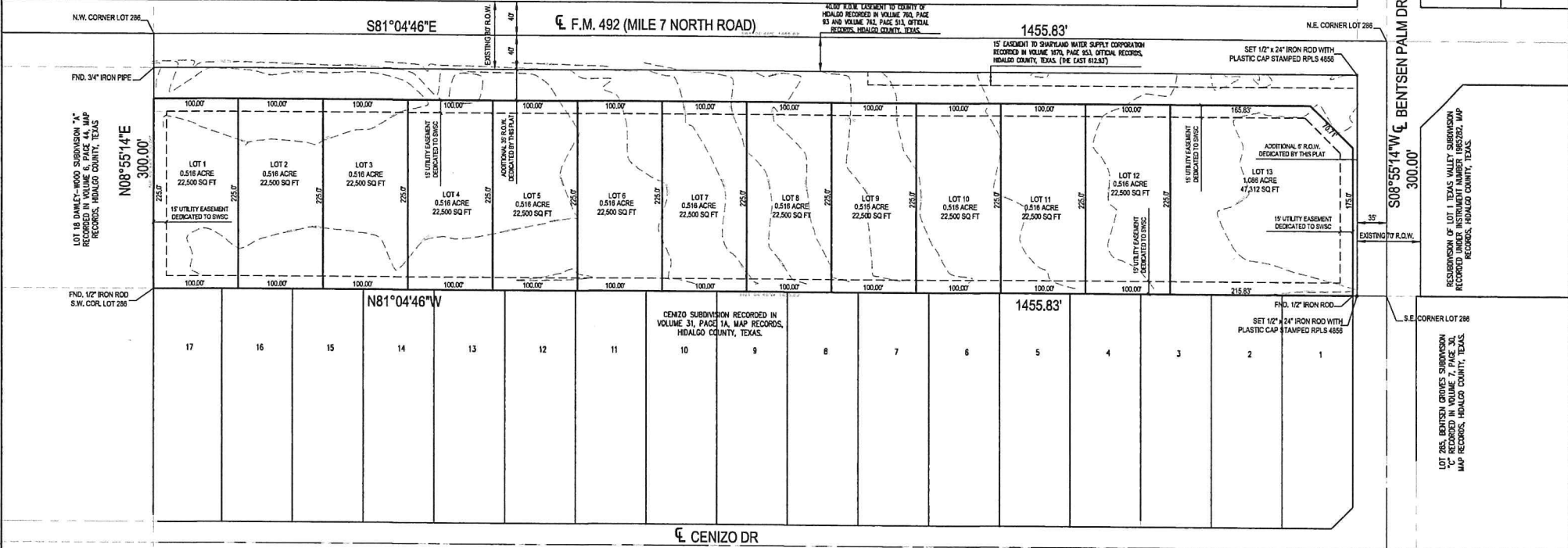
SUBDIVISION

LOT 25, DANLEY-WOOD SUBDIVISION "A"  
RECORDED IN VOLUME 6, PAGE 44, MAP  
RECORDS, HIDALGO COUNTY, TEXAS

LOT 288, BENTSEN GROVES SUBDIVISION "C"  
RECORDED IN VOLUME 7, PAGE 30, MAP  
RECORDS, HIDALGO COUNTY, TEXAS

LOT 4 LOT 5

PALM MEADOWS RECORDED IN  
VOLUME 28, PAGE 185A, MAP  
RECORDS, HIDALGO COUNTY, TEXAS.



# REPLAT OF "ZUMA" SUBDIVISION (LOT 286)

MCALLEN, TEXAS  
LOT 286, BENTSEN GROVES SUBDIVISION ADDITION "C", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY



NOT TO SCALE

**CLH**  
ENGINEERING, INC.

TBPE FIRM No. F-8719  
701 S. 15th STREET McALLEN, TX. 78501  
(956) 687-5560 (956) 687-5561 FAX





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 5/13/2022

<b>SUBDIVISION NAME: ZUMA SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Mile 7 Road (F.M. 2221): 35ft. of dedication for 75ft. from centerline for 150 ft. total R.O.W. Paving 65 ft. to 105 ft. Curb &amp; gutter: Both Sides            *Label ROW from centerline to new property line and total ROW after accounting for ROW dedication.            **Clarify Easement to Sharyland Water Supply Corporation overlapping with required ROW dedications            ***Subdivision Ordinance: Section 134-105            ****Monies must be escrowed if improvements are required prior to final            ****COM Thoroughfare Plan</p>	Non-compliance
<p>North Bentsen Palm Drive: 5 ft. of dedication for 40 ft. from centerline for 80 ft. total R.O.W. Paving: 52 ft. Curb &amp; gutter: Both Sides            *Label ROW from centerline to new property line and total ROW after accounting for ROW dedication.            **Subdivision Ordinance: Section 134-105            ***Monies must be escrowed if improvements are required prior to final            ***COM Thoroughfare Plan</p>	Non-compliance
<p>N/S collector(Western Boundary 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W.            Paving _40 ft.____ Curb &amp; gutter: Both Sides.            *Street alignment and R.O.W being reviewed and plat would need to be revised accordingly prior to final.            **Subdivision Ordinance: Section 134-105            ***Monies must be escrowed if improvements are required prior to final            ***COM Thoroughfare Plan</p>	TBD
<p>* 1,200 ft. Block Length            **Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement.            **Subdivision Ordinance: Section 134-118</p>	TBD
<p>* 900 ft. Block Length for R-3 Zone Districts.            **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac            **Subdivision Ordinance: Section 134-105</p>	NA
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.            *Alley/service drive easement required for commercial properties            **Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final.            ****Subdivision Ordinance: Section 134-106</p>	Non-compliance

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

SETBACKS	
<p>* Front: Mile 7 Road (F.M. 2221): Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ.  **If annexed change front setback note to: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater.  ***Please add plat note and clarify prior to final.  ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*Rear: Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ.  **If annexed change Rear setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan.  ***Please add plat note and clarify prior to final.  ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Interior Sides: Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ.  **If annexed change interior sides setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan.  ***Please add plat note and clarify prior to final.  ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ.  **If annexed change corner setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan.  ***Please add plat note and clarify prior to final.  ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: Proposed Commercial Development.  **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along Mile 7 Road ,North Bentsen Palm Drive and N/S collector street.  **Sidewalk requirements might increase to 5 ft. prior to final subject to Engineering Department requirements.  **Please finalize plat note prior to final.  **Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Please add plat note prior to final.  ***Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Please add plat note prior to final.  ***Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

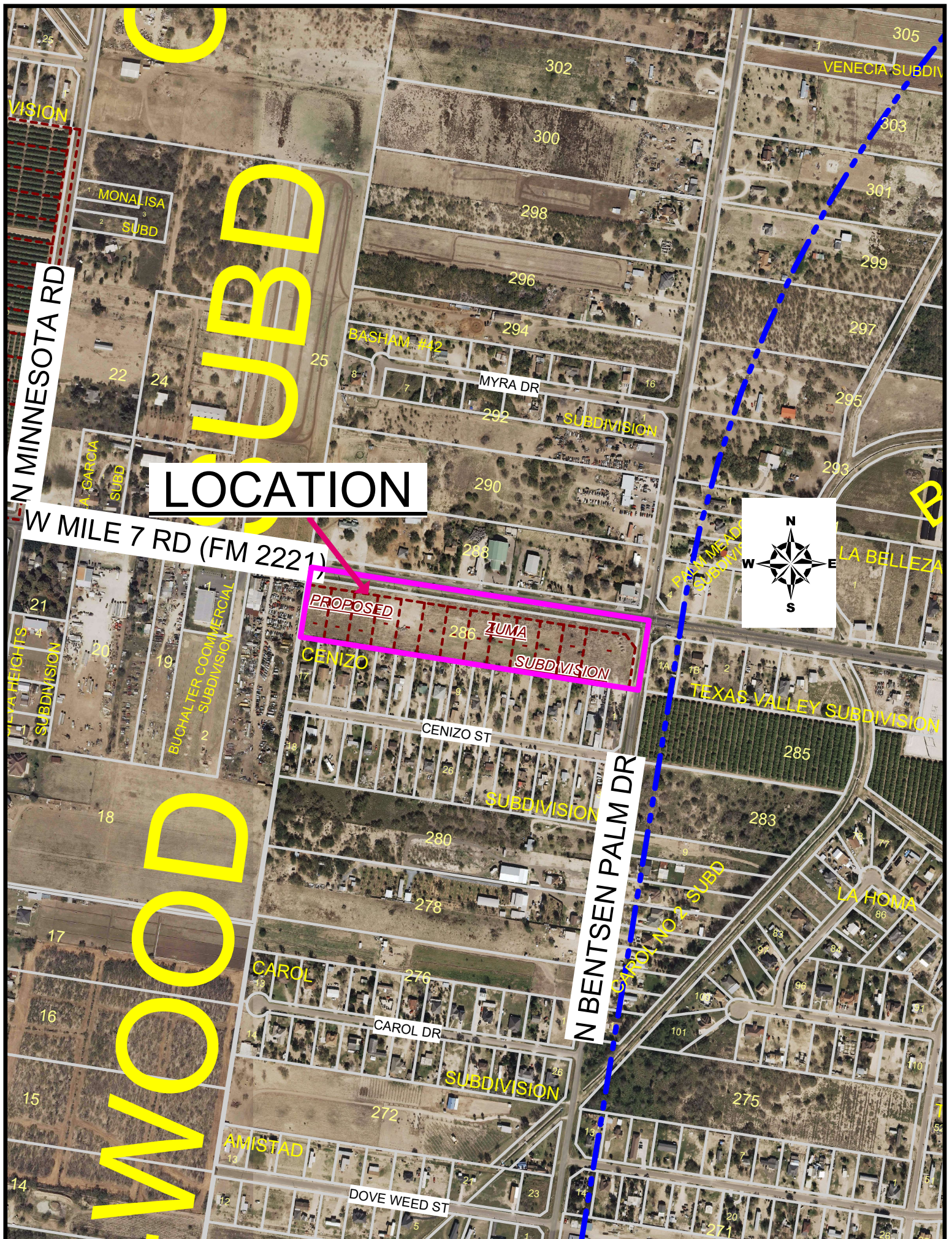


NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along.</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>**Note required if proposing annexation currently ETJ, revise as applicable.</li> <li>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	TBD
	Applied
	Required
	Required
	TBD
	TBD
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing: ETJ Proposed: Commercial</li> <li>**If annexation is proposed, process must be finalized prior to final along with initial zoning process.</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>**If annexation is proposed, process must be finalized prior to final along with initial zoning process.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
	Applied
PARKS	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks.</li> <li>* Pending review by the City Manager's Office. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks.</li> </ul>	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Non-compliance

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

* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. **Plat boundary must be a bold line, other lines must be less bold or in variation to not resemble other lines. ***Remove "Replat of" from subdivision name, include replat or resubdivision in description of subdivision. Finalize wording prior to final.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied





LOCATION





**Memo**

**TO:** Planning & Zoning Commission  
**FROM** Edgar I. Garcia, AICP, CNU-A, CPM  
**DATE:** May 13, 2022  
**SUBJECT:** City Commission Actions on May 9<sup>th</sup>, 2022

---

**CONDITIONAL USE PERMITS**

1. Request of Arturo Ortega, on behalf of 3BU Family Limited Partnership, for one year, for an event center at Lot 1, Nolana Heights Subdivision; 601 E Nolana Ave
  - Planning and Zoning Commission disapproved with favorable recommendation
  - City Commission approved as recommended

**REZONINGS**

2. Rezone from R-2 to R-3A, .0441 acres out of Lots 7 & 7A, Block 18, Altamira Subdivision; 2512 Beaumont Avenue
  - Planning and Zoning Commission recommended disapproval
  - City Commission tabled pending more information



[illegible][illegible]







# PLANNING DEPARTMENT

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



## 2022 CALENDAR

### Meetings:

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

HPC - Historic Preservation Council

### Deadlines:

D- Zoning/CUP Application      N - Public Notification

\* **Holiday** - Office is closed

### JANUARY 2022

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

### FEBRUARY 2022

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

### MARCH 2022

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

### APRIL 2022

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

### MAY 2022

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

### JUNE 2022

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

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





# PLANNING DEPARTMENT

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



## 2022 CALENDAR

### Meetings:





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

### Deadlines:






- D- Zoning/CUP Application
- N - Public Notification

\* Holiday - Office is closed





### JULY 2022

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






### AUGUST 2022

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





### SEPTEMBER 2022

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




### OCTOBER 2022

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

### NOVEMBER 2022

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

### DECEMBER 2022

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

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