AGENDA

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

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

- 1) MINUTES:
 - a) Minutes for the meeting held on 4/19/2022
- 2) PUBLIC HEARING
 - a) CONDITIONAL USE PERMITS:
 - 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).
 - 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)
 - 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)
 - 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)
 - 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 (CUP2022-0056) WITHDRAWN
 - 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)
- 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
- 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)
- **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)**

3) SITE PLAN:

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

4) CONSENT:

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

5) SUBDIVISIONS:

- a) The Hills at Sharyland Subdivision, 9200 North. Shary Road, Aldape Development, LLC. (SUB2022-0050)(FINAL)MAS
- b) Chaises De Jardin Subdivision, 2501 Russell Road, Jane Cross (SUB2022-0046)(PRELIMINARY)MDCE
- c) RMZ Development Subdivision, 2901 Colbath Road, RMZ Investments, LLC. (SUB2022-0044)(PRELIMINARY)RDE
- d) Aqualina at Tres Lagos Phase II Subdivision, 6609 Tres Lagos Blvd., Rhodes Development, Inc. (SUB2022-0041)(PRELIMINARY)M&H
- e) Aqualina at Tres Lagos Phase III Subdivision, 6617 Tres Lagos Blvd., Rhodes Development, Inc. (SUB2022-0039)(PRELIMINARY)M&H
- f) Cascada at Tres Lagos Phase III Subdivision, 7001 Tres Lagos Blvd., Rhodes Development, Inc. (SUB2022-0043)(PRELIMINARY)M&H
- g) Casa Paraiso Subdivision, 5521 Mile 6 Road, Nancy Cindy Rodriguez (SUB2022-0040)(PRELIMINARY)SAMES

- h) Northwest Creek Subdivision, 3420 Mile 6 ½ Road, Andres L. Kalifa Jr. and Sr. (SUB2022-0037)(PRELIMINARY)M&H
- i) Brier Village Subdivision, 3901 North. Bentsen Road, Loretta Williams & Daniel E. Prukop, and Elsie Wall (SUB2022-0007)(REVISED PRELIMINARY)M&H

6) INFORMATION ONLY:

a) City Commission Actions: April 11, 2022 & April 25, 2022

ADJOURNMENT:

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

STATE OF TEXAS COUNTY OF HIDALGO CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, April 19, 2022, at 3:30p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3rd floor.

Present: Michael Fallek Chairperson

Gabriel Kamel Vice-Chairperson

Rudy Elizondo Member
Marco Suarez Member
Emilio Santos Jr. Member
Erica De la Garza-Lopez Member

Absent: Jose Saldana Member

Staff Present: Isaac Tawil City Attorney

Michelle Rivera Assistant City Manager

Edgar Garcia Planning Director

Luis Mora Planning Deputy Director Jose Humberto De La Garza Development Coordinator

Omar Sotelo Senior Planner Rodrigo Sanchez Senior Planner Liliana Garza Planner III Mario Escamilla Planner III Kaveh Forghanparast Planner II

Kaveh Forghanparast Planner II
Katia Sanchez Planner I
Marco Rivera Planner I

Porfirio Sanchez Planner Technician III Magda Ramirez Administrative Assistant

CALL TO ORDER- Chairperson Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

1) MINUTES:

a) Minutes for the meeting held on April 5, 2022.

The minutes for the regular meeting held April 5, 2022 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Mr. Emilio Santos Jr., which carried unanimously with 5 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

Request of Ruben Cepeda on behalf of EZ Testing Now, for a Conditional Use Permit, for one year, for a portable building greater than ten feet by twelve feet (COVID-19 testing site) at Lot 1, Cassandra Subdivision, Hidalgo County, Texas; 3620 Pecan Boulevard. (CUP2022-0043)

Ms. Katia Sanchez stated that the subject property is located at the northeast corner of Pecan Boulevard and North Ware Road. The property is zoned C-3 (general business) District, and the adjacent zoning is C-3 District in all directions. Surrounding land uses include McDonald's, H-E-B, Queen Bellagio Nails Spa and Bar, and single family residential. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is requesting a conditional use permit for a portable building measuring 8 feet by 15 feet located at the front of the property. The proposed building will be used as part of a COVID-19 testing site, to be known as "EZ Testing Now". The proposed hours of operation are Monday through Saturday from 7:00 a.m. to 7:00 p.m.

The Fire, Traffic, and Environmental Health Departments are pending inspection. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The portable building will be used as part of a COVID-19 testing site only;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 feet. The property has access to west side of Ware Road and north side of Pecan Boulevard;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 4) Must provide garbage and trash collection and disposal;
- 5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 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.
- 7) The Special Permit for COVID-19 Testing Site must be approved by the Planning, Traffic, and Environmental Health departments prior to issuance of the Conditional Use Permit.

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

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

Mr. Marco Suarez questioned the owner, Mr. Ruben Zepeda, if restrooms will be available. Mr. Zepeda did confirm there will be Port-O-Lets.

After a brief discussion, Mr. Marco Suarez moved to approve and Mr. Rudy Elizondo seconded the motion, which was approved with five members present and voting.

** Vice Chairman Mr. Gabriel Kamel entered the meeting at 3:32. Did not vote on item 2a1.

2) Request of Victoria A. Rios, for a Conditional Use Permit, for one year, for a home occupation (daycare) at Lot 1, Block 14, Young's Addition, Hidalgo County, Texas; 2401 Beaumont Avenue. (CUP2022-0046)

Ms. Katia Sanchez stated that the subject property is located on the southwest corner of Beaumont Avenue and South 24th Street, and is zoned R-2 (duplex-fourplex residential) District. The adjacent zoning is R-2 District in all directions. The surrounding land uses include single-family residences and vacant land. A day care is allowed in an R-2 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a Home Occupation day care from an existing pier and beam wood frame house. The proposed hours of operation are from 7:00 a.m. to 6:00 p.m. Monday through Friday.

The Fire and Health Departments are pending inspection. The proposed use shall meet all the minimum standards and applicable ordinances. 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(8) of the Zoning Ordinance and other specific requirements as follows:

- 1. Meet the requirements of the Department of Human Services;
- 2. Provide a fenced in area for outside play of children. An existing fenced area will be provided on site;
- 3. Provide paved area adjacent to street for pickup and delivery of children. The proposed driveway will accommodate the required two parking spaces needed for residential home and required space for the pick-up and drop off of the children;
- 4. Area used for the day care facility should be clearly secondary to the use of the structure. Applicant will move a pier and beam house into the property, and will live in the residence;
- 5. Person who applies for permit must reside at location for which the permit is granted. The applicant will live in the residence once building permit;
- 6. There shall be no more than two (2) day care facilities within 600 ft. of each other as measured over the shortest distance of street right-of-way between the facilities. There is no other day care within 600 ft.;
- 7. No more than one day-care shall be located on a dead-end street or cul-de-sac; neither Beaumont Avenue nor South 24th Street are cul-de-sac streets. However, no other daycare exists

in this street:

- 8. Day care facilities shall not be located on a half street or a street that is accessed by a half street. Neither Beaumont Avenue nor South 24th Street are half streets, or accessed by a half street:
- 9. Day care facilities that care for more than 12 children shall not be permitted in a residential zoning district. The applicant is proposing to care for up to 12 children;
- 10. No signs are permitted. No signs are proposed;
- 11. No more than one additional employee that does not reside on the premises is permitted. The applicant is proposing one additional employee;

Staff recommends approval of the request for one year, subject to compliance with Section 138-118(8) of the Zoning Ordinance and Fire and Health Department requirements.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve and Mr. Emilio Santos Jr. seconded the motion which was approved by five members present and voting and one member, Mr. Marco Suarez voting nay.

Request of Evon Ibarra for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lot 38, Block 1, 5.0 Acres, C.E Hammond Subdivision, Hidalgo County, Texas; 1931 Pecan Boulevard. (CUP2022-0038)(TABLED ON 4/5/2022)

Mr. Emilio Santos Jr. motioned to remove item from table. Mr. Marco Suarez seconded the motion which was approved to be removed by six members present and voting.

Mr. Marco Rivera stated that the property is located along the south side of Pecan Boulevard, approximately 400 ft. west of Bicentennial Boulevard. The property is zoned C-1 (office building) District. The adjacent zoning is C-3 (general business) District to the north, and R-1 (single family residential) District to the west and south. Surrounding land uses include Rivera Funeral Home, McAllen Police Department, Pecan Village Apartments, and single-family residential. A portable building greater than 120 square feet is allowed in a C-1 District with a Conditional Use Permit and in compliance with requirements.

This is an initial request by the applicant for a conditional use permit for the placement of the portable building.

The applicant is currently operating a day care business using two existing permanent buildings as classrooms, and is proposing the placement of a new portable building for additional classrooms. The applicant is proposing to utilize the 64 feet by 23.6 feet portable building on the property as two additional classrooms for the daycare business. The Fire Department is pending an inspection. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

1) Portable buildings must not be used for living quarters. The building will be used for office

purposes;

- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts Pecan Boulevard;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The property is the location for El Buen Pastor Lutheran Church has an existing parking lot with 37 parking spaces, which will also be used for the daycare business since the hours of both uses do not conflict.
- 4) Must provide for garbage and trash collection and disposal;
- 5) Must be connected to an approved water distribution and sewage disposal system;
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and no outside storage of equipment or material.
- 7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

Staff recommends approval of the request, subject to Section 138-118(3) of the Zoning Ordinance, Building Permit and Fire Department requirements.

At the Planning and Zoning Commission meeting on April 5, 2022, the item was tabled by the board due to some concern regarding the traffic from the business driving thru the alley. Applicant has provided documentation that will be providing to parents to prevent the issue.

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

Chairperson Mr. Michael Fallek asked if the owner, Evon Ibarra, had resolved the issue. She said she did provide a flyer to all the parents stating to refrain from using the alley way.

After discussion, Mr. Rudy Elizondo moved to approve and Vice Chairman Mr. Gabriel Kamel seconded the motion, which approved with six members present and voting.

4) Request of Arturo Ortega on behalf of 3BU Family Limited Partnership, for a Conditional Use Permit, for one year, for an Event Center at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas, 601 East Nolana Avenue. (CUP2022-0048)

Mr. Kaveh Forghanparast stated that the property was located on the north side of East Nolana Avenue, approximately 140 ft. west of North McColl Road and was zoned C-3 (general business) District. The adjacent zoning was C-3 (general business) District on all directions. Surrounding land uses included restaurants, a gas station, commercial businesses, a church, offices, apartments, and vacant land. An event center was allowed in a C-3 (general business) District with a Conditional

Use Permit and in compliance with requirements.

A Conditional Use Permit for a bar was initially approved in April of 1999 and was renewed annually until 2005. The bar was closed and a new application was submitted and approved for a dancehall in May of 2008 and was been renewed annually until 2016. The last approval for a dancehall was on November 12, 2018 by City Commission with a variance to the distance requirement. City Commission approved a Conditional Use Permit for an event center for the existing building on November 8, 2021. A site plan review for the subject property for proposed additions to the existing building was currently under review, which required the current CUP to be amended. A right-of-way abandonment for a 15 ft. shared access easement for the subject property is currently under review, which allowed room for the proposed addition to the east.

The applicant was proposing to operate an event center, known as The Grand Banquet and Conference Center, from the existing building and proposed additions, approximately 17,225 sq. ft. The hours of operation are from 5:00 P.M. to 2:00 A.M. daily.

The Fire & Health Departments' inspections are still pending. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and a church (First United Methodist);
- The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to East Nolana Avenue and North McColl Road and does not generate traffic into residential areas;
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the building, 173 parking spaces are required and 203 spaces are provided. 98 spaces are provided on lot and 105 parking spaces are provided as shared parking with Lot 3, which has common access easements to the north and west. The Parking lot has to be free of potholes and clearly striped.
- 4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- 5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7. The above-mentioned business shall restrict the number of persons within the building to

those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

After a brief discussion regarding parking spaces, Vice Chairman Mr. Gabriel Kamel moved to disapprove with favorable recommendation and Ms. Erica De la Garza-Lopez seconded the motion, which was disapproved with six members present and voting.

b) **REZONING**

1) Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: The West 90 ft. of Lot 12, and the North 56.4 ft. of the West 90 ft. of Lot 11, Block 2, Casa Linda Heights, Hidalgo County, Texas; 2205 Balboa Avenue. (REZ2022-0003) WITHDRAWN.

Mr. Kaveh Forghanparast stated that he item has been withdrawn. No action was taken.

3) SITE PLAN:

a) REVISED SITE PLAN APPROVAL FOR LOT 1, NOLANA HEIGHTS SUBDIVISION; 601 E. NOLANA AVENUE. **(SPR2021-0046)**

Mr. Hebert Camacho stated that the property is located north of East Nolana Avenue, 140 ft. west of N. McColl. The property has 340 ft. of frontage along Nolana Avenue and a depth of 220 ft. for a lot size of 74,800 SF 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 expand the current building by adding an additional 6,634.814 SF of event area and a carport.

Based on the expansion of the event center, 173 parking spaces are required based on 17,224.94 SF; 98 parking spaces are provided on site and 105 parking spaces re provided as shared parking with Lot 3, which has common access easements to the north and west. Six of the proposed parking spaces must be accessible, which two must also be van accessible with an 8 ft. wide aisle. Access to the site is from two existing curb cuts along East Nolana Avenue. Required landscaping for the lot is 10,880 SF, after landscape improvements 10,161 SF is provided, with trees required as follows: $28 - 2\frac{1}{2}$ " caliper trees, or 14 - 4" caliper trees, or 7 - 6" caliper trees, or 12 palm trees and $22 - 2\frac{1}{2}$ " caliper trees. Credit will be given to existing trees that remain onsite. The landscaped strip along East Nolana Avenue is to remain at its current state. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 4 ft. wide sidewalk along Nolana Avenue is required as per the Engineering Department. A 6 ft. buffer is required around dumpsters/compactors if visible from

the street. No structures are permitted over easements. The plat was recorded on December 12, 1993, with a front setback of 60 ft. or greater for approved site plan or easements and side setback as follows: West: 32 ft. Common Access Easement, East: 36 ft. Common Access Easement. A right-of-way abandonment to abandon the East 36 ft. Common Access Easement is in progress, after approval, the East side setback will be Half the building height or grater for easements or approved site plan (10 ft. Utility Easement). An amended CUP is to be presented at Planning and Zoning Meeting of April 19, 2022.

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, Building Permit requirements, approval of the Conditional Use Permit, approval of the abandonment process and the subdivision and zoning ordinances.

After a brief discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

4) CONSENT:

a) North Park on 107, 2301 State Highway 107, Robert H. Begian and Michele C. Begian, LLC. (SUB2022-0038)(FINAL)TE

The State Highway 107: Dedication as needed for 150 ft. ROW Paving: By the state Curb & gutter: By the state. Show ROW on both side of centerline to verify if any ROW dedication is required. Please provide copy of the document where ROW was dedicated to verify if any additional ROW dedication is required prior to recording for 150 ft. ROW. City of McAllen Thoroughfare Plan. E/W Quarter Mile Collector (south boundary): 60 ft. ROW Paving:40 ft. Curb & gutter: Both sides. Must escrow monies if improvements are not built prior to recording. Road will have to be extended east and west when adjacent properties develop. Subdivision Ordinance: Section 134-105. N/S Quarter Mile Collector (west boundary): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Road to be extended south when adjacent properties develop. Subdivision Ordinance: Section 134-105. Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Must escrow monies f improvements are not built prior to recording. Subdivision Ordinance: Section 134-105. Paving, curb and gutter. 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. Front: 25 ft. or greater for easements Zoning Ordinance: Section 138-356. Need to establish lot frontage for Lots 16-30; Fronting east north/south street or west north/south street, please clarify prior to recording. Rear: 10 ft. except 25 ft. for double fronting lots or greater for easements. Zoning Ordinance: Section 138-356. Need to establish lot frontage for Lots 16-30; Fronting east north/south street or west north/south street, please clarify prior to recording. Interior sides: 6 ft. or greater for easements. Remove reference "Side: 10 ft. or greater for easement" prior to recording. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on both sides of all interior

streets. 5 ft. wide minimum sidewalk required along State Highway 107 as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multifamily residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, detention areas/ponds, and/or gates must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA will be recorded simultaneously with plat. Subdivision Ordinance: Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: R-1 (single family residential) Proposed: R-1 (single family residential). Zoning Ordinance: Section 138-176. Land dedication in lieu of fee. As per Parks Department, subdivision has gone through review and the 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, City approved park fees in the amount of \$65,100 to be paid prior to recording. (Based on 93 total lots/dwelling units at \$700 per lot/dwelling units.) If the number of lots/dwelling units changes, park fee will be adjusted accordingly. As per Parks Department, subdivision was subject to City Manager's Office review because land dedication is over an acre. Subdivision has gone through the review and the requested variance of fees in lieu of land was approved. As per Traffic Department, Trip Generation approved; TIA required. As per Traffic Department, Trip Generation approved; TIA waived. Must comply with City's Access Management Policy, Provide radius for knuckles prior to recording, Remove "Proposed" reference from all utility easements and add "dedicated by this plat" wherever is applicable. Label each Common Area with a letter or number prior to recording. Subdivision approved in Preliminary form at the P&Z meeting of February 16, 2021.

Staff recommends approval of subdivison in final form subject to conditons noted.

b) TNB 3 Lot 1A Subdivision, 6901 North 10th Street, Texas National Bank(SUB2022-0045)(FINAL)QHA

The N. 10th Street: 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Robin Avenue: 30 ft. from centerline for 60 ft.- 70 ft. ROW Paving: 40 ft. - 44 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 im Proposing to vacate/replat and remove the existing 24 ft. private service drive easement shown on current recorded plat. If vacate is approve, need to finalize service drive easement plat note #13 prior to recording. Need to provide separate instrument number of proposed service drive

easement with corresponding plat note prior to recording and reference it on approved site plan. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 Front: N. 10th Street: 60 ft. or greater for approved site plan or easements Robin Avenue: 30 ft. or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for approved site plan or Easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Corner Robin Avenue: 30 ft. or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on N. 10th Street as per Engineering Department. 4 ft. wide minimum sidewalk required on Robin Avenue. 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 multifamily residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site Plan must be approved by the Planning and Zoning Commission prior to issuance of building permit. Vacating plat proposes to remove existing plat note #11 from plat. If approved, site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3 Zoning Ordinance: Article V. As per Traffic Department, Trip Generation has been approved and TIA is not required. Must comply with City's Access Management Policy. Plat being vacated due to original "TNB 3 Subdivision" based on revisions/removal of existing plat notes and 24 ft. service drive easement. As vacate-replat is being processed/reviewed additional notes/requirements may be applicable prior to recording. As per engineering, drainage is under review; drainage must be finalized prior to recording.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve final and Mr. Marco Suarez seconded the motion, which was approved with five members present and voting and one member, Mr. Rudy Elizondo, abstaining his vote.

5) SUBDIVISIONS:

a) Merican Subdivision, 806 South "G" Street, Best Assets, LLC (SUB2022-0036)(PRELIMINARY)MGE

Mr. Mario Escamilla stated that Paving: Existing Approximate 30 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Please clarify how existing Right of Ways were dedicated along South "G" Street on plat and include document numbers as needed prior to final. Monies must be escrowed if improvements are required prior to final, as needed. 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: Existing conditions proposed to remain. Alley/service drive easement required for commercial properties Subdivision Ordinance: Section 134-106. Front:40 ft. or greater for easements. Finalize prior to final. Zoning Ordinance: Section 138-356. Rear: Proposing 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Revise Garage setback not as noted above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along South "G" Street. Please add plat note as shown 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 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 prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single Family Residential) _. Proposed :_R-1 (Single Family Residential). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department park fees amount to \$1,400 and payable prior to recording.(Based on \$700 X 2lot/dwelling units) If the number of lots/dwelling units change, pare fee will be adjusted accordingly. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As Per Traffic Department, trip generation will be waived for 2 lots single family homes. Must comply with City s Access Management Policy. Please revise subdivision name as shown Virginia Terrace No.'s 1,2,3,&4, Lots 2A and 2B, No.3. Label lots 2A & 2B, as shown. Public Hearing with notices will be required for the resubdivision.

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

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

b) McAllen South Industrial Park Subdivision, 1501 Military Highway, T5, INC., A Texas Corporation(SUB2021-0045)(REVISED PRELIMINARY)SEC

Mr. Mario Escamilla stated that Military Highway (F.M. 1016): 15 ft. dedication for 75 ft. ROW from centerline required for 150ft. total ROW Paving: 65 ft. Curb & gutter: Both sides Engineer has submitted a Variance request to maintain existing 120 ft. of right of way and not provide 15 ft. of additional dedication for 75 ft. from centerline for 150 ft. total right of way for Military Highway. Proposing 15 ft. U.E in lieu of the R.O.W dedication. South16th Street and South Main Street: 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides. Durango Avenue: 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides. 1200 ft. Block Length Engineer submitted a variance request on March 26, 2021 asking to allow a block measuring 1,500 ft. in length. Variance to block length requirement approved by Planning and Zoning Board at the meeting of April 6, 2021 and City Commission on April 26, 2021. ROW: 30 Paving: 30 ft. Alley/service drive easement required for commercial properties. Previous plat provided a 30 ft. service drive along the east boundary which connected

with Durango Avenue. Revised plat submitted February 8th,2022 no longer shows the service drive. A note on the plat will indicate that a paved private service drive easement will be established at time of site plan reviews. Finalize plat note regarding alley/service drive prior to final. Front: Military Highway: Initially plat proposed 75 ft. South 16th Street: Initially plat proposed 35 ft. Finalize setbacks prior to final, including South Main Street. Once finalized plat note should include or greater for easements or approved site plan. Rear: Initially proposed 30 ft. or greater for easement. Finalize setbacks prior to final, once finalized plat note should include or greater for easements or approved site plan. Sides: In accordance with the zoning ordinance. Finalize setbacks prior to final, once finalized plat note should include or greater for easements or approved site plan. Corner side (Military Highway): Initially plat proposed Side -Military Highway 75 ft. Finalize setbacks prior to final, once finalized plat note should include or greater for easements or approved site plan. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on Military Highway as per Engineering Department. Revise plat as noted above. Engineer submitted a variance request letter to not provide sidewalks along South 16th Street and Durango Avenue, to be reviewed at the P&Z meeting of April 6, 2021. Planning and Zoning Board approved a variance to not provide sidewalks along South 16th Street and Durango Avenue subject to prohibit street parking on both sides of the streets at their April 6, 2021 meeting. City Commission approved variance on the April 26, 2021 meeting

subject to the conditions recommended by Planning and Zoning Board. Revised plat submitted February 8th,2022; Variance submittal required for sidewalk requirements for South Main Street(not part of original request) if proposing to not include sidewalks along interior streets. 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. 8 ft. masonry wall required between single family residential and commercial, industrial, or multifamily residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets Minimum lot width and lot area. Existing: I-1 (Light Industrial District) Proposed: I-1 (Light Industrial District). As per Traffic Department, Trip Generation and TIA approved. As per Traffic Department, Trip Generation and TIA approved. Must comply with City's Access Management Policy Site plan will be reviewed by Development Departments prior to building permit issuance. Provide revised Master Plan for review prior to final approval. A portion of the west area of McAllen South Industrial Park was part of T5 Industrial Park Subdivision -application submitted: November, 2007- which was never recorded.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, and dedication of the required r.o.w for military highway.

After a brief discussion, Mr. Rudy Elizondo approved with variance. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting and one member, Chairmen Mr. Michael Fallek abstaining from voting.

c) Asian Valley Lots 1A & 1B Subdivision, 2825 Nolana Avenue, SEC Nolana & 29th LP(SUB2022-0027)(PRELIMINARY)SE

Ms. Liliana Garza stated that Nolana Ave.: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb

& gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 29th Street: 10 ft. dedication for 50 ft. from centerline for 100 ft. ROW. Paving: 65 ft. Curb & gutter: both sides. Provide existing ROW from centerline and total ROW and indicate document number as needed 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. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Minimum 24 ft. wide paved private access easement proposed on plat. Separate instrument/document and application will be required for the abandonment of the 24 ft. cross access easement running N/S on west lot prior to final. Clarify if proposed 24 ft. access easement running E/W on east lot will extend to west lot or dead end prior to final. Clarify if proposed 40 ft. access easement on the south between both lots will loop to the north prior to final. Revise plat #11 to indicate accesses easements will be maintained by lot owners and not City of McAllen prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 29th Street and Nolana Avenue. Sidewalk requirement may be increased to 5 ft. by Engineering Department Plat note #9 must be revised as shown above and once finalized prior to 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 note as shown above on plat 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 note as shown above on plat prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Clarify plat note #11 shown on initial plat submittal, prior to final. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department. Trip Generation 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. Please revise plat showing vacate on the left and proposed plat in the center Lot line boundaries between both existing subdivisions on vacate section should be bold to identify both subdivisions. Please revise name of the replat subdivision to Asian Valley Lots 1A & 1B Plat being vacated due to original

Asian Valley Subdivision Lot 1 and "29th Place Subdivision" based on revisions/removal of existing plat notes. As vacate-replat is being processed/reviewed additional notes/requirements may be applicable prior to final.

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

After a brief discussion, Ms. Erica De La Garza moved to approve. Vice Chairperson Mr. Garbriel Kamel seconded the motion, which was approved with six members present and voting.

d) Materiales Rio Grande Subdivision, 4505 Buddy Owens Blvd, Jose Ochoa & Jose Sepulveda(SUB2022-0026)(REVISED PRELIMINARY)SE

Ms. Liliana Garza stated that Buddy Owens Blvd.: 10 ft. dedication required for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan N. 45th Street on west boundary: 25 ft. dedication from centerline for future 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Engineer submitted variance application on April 4, 2022, to not dedicate the 25 ft. ROW requirement for future N. 45th Street. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 600 ft. Maximum Cul-de-Sac. Cul-de-Sac is required at the south end of property for N. 45th Street with a minimum of 96ft, paving diameter face to face and approximately 10 ft. ROW back of curb. If cul-de-sac exceeds the 600 ft. length requirement and variance is requested, paving requirement subject to increase to 40 ft. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Proposing: Front: 60 ft. or greater for approved site plan, or easement, or in line with existing structure. Please revise plat note #1 as shown above without the word proposing prior to final. Clarify note #1 regarding front setback prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. To be established if street on west side is required, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Buddy Owens Blvd. 5 ft. sidewalk might be required on Buddy Owens Blvd. by Engineering Department, will be finalized prior to final. 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, or 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 Variance to the buffer requirement approved by Zoning Board of Adjustment & Appeal on February 02, 2011 & September 19, 2012 applies. Wording for plat note #7 will be finalized prior to recording. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Please remove plat note #8 since only internal review is required and it is not needed as a plat note. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public

streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4 Proposed: C-4 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, compliance with street requirement for n. 45th street and disapproval of the variance request.

After a brief discussion, Mr. Rudy Elizondo moved to approve site plan but disapprove the variance. Mr. Marco Suarez seconded the motion, which was approved with six members present and voting.

e) Yale Corner Subdivision, 10301 North 10th Street, A.V.L., LP.(SUB2022-0030)(REVISED PRELIMINARY)SEC

Ms. Liliana Garza stated that N. 10th Street: 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state. Provide existing ROW from centerline and total ROW and indicate document number as needed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W Street on north boundary: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Staff reviewing street requirement on north boundary lot line, finalize prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan Yale Avenue: 50 ft. to 170 ft. ROW Paving: Approximately existing 37 ft. to 52 ft. Curb & gutter: both sides. Provide existing ROW from centerline and total ROW and indicate document number as needed 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. ROW: 20 ft. Paving: 16 ft.. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Proposing: 60 ft. or greater for easements, or approved site plan, or inline with existing structures, which ever is greater. Clarify plat note #1 regarding proposed 60 ft. front setback prior to final. Please revise plat note #1 as shown above without the word proposing prior to final. Zoning Ordinance: Section 138-356. Rear: Proposing: 10 ft. or greater for easements, or approved site plan, which ever is greater. Setback will be finalized once alley/service drive is established prior to final. Clarify rear setback proposed prior to final. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements, or approved site plan, which ever is greater. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, or approved site plan, which ever is greater. Setback will be finalized once alley/service drive is established prior to final. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 10th Street and Yale Avenue, 5 ft. sidewalk might be required on N. 10th Street and Yale Avenue by Engineering Department, will be finalized prior to final. Please revise plat note #5 as shown above 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. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family

residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Please provide property dimensions for each lot on plat to assure compliance prior to final Please clarify use of lot 5 prior to final. Zoning Ordinance: Section 138-356 Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please submit ownership map to determine that no properties are landlock. Must comply with City's Access Management Policy.

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

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

f) The Shops at Tres Lagos, 4401 Tres Lagos Blvd, Shoppes at Tres Lagos, LLC.(SUB2021-0011)(REVISED FINAL)MH

Ms. Liliana Garza stated that N. Ware Road: Dedication for 75 from centerline for 150 ft. ROW Paving: min. 65 ft. Curb & gutter: both sides. Clarify if the 35 ft. shown on the plat is additional dedication for the 150 ft. ROW or represents something else. The 35 ft. would appear to be the least amount of dedication required for N. Ware Road. Also, as the road curves westward heading north, there appears to be the need for more. ROW dedication for the 75 ft. from centerline, 150 ft. ROW. Please clarify, prior to recording. The plat references future 150 ft. ROW - clarify, prior to recording. Tres Lagos Blvd.: 100 ft. - 190 ft. ROW Paving: approx. 65 ft. provided with approximately 35 ft. of pavement on either side of the boulevards. Curb & gutter: both sides. Show document number on the plat indicating dedication of the street ROW, prior to recording. Paving, curb and gutter. 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. 800 ft. Block Length. Common areas and access walks/drives provided. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Service drive to be finalized as part of the site plan. Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Engineer submitted a variance application in April 12, 2022, proposing a 0 ft. front setback for lots 1-6 along the common area and ensuring that the buildings will not encroach over any lot line. As per conversation with engineer, no canopies would encroach over the lot line either. If variance request is approved, please revise plat note #3 to "Front: 0 ft. or greater easements or approved site plan. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Please include plat note prior to recording. 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. On perimeter streets, minimum 4 ft. sidewalk

required on N. Ware Road and Tres Lagos Blvd. Sidewalks on N. Ware Road may increase to 5 ft., as per Engineering. Note regarding sidewalks needed, prior to recording. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. Ware Road and Tres Lagos Blvd. proposed, finalize prior to final. Add Plat note 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. 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 Ware Road. Plat note needed prior to recording. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. must be maintained by the lot owners/PID and not the City of McAllen. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-68. Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen. Plat note needed prior to recording. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168, Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision. Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if it's a public subdivision. Finalize wording, etc. on the plat prior to recording. Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. 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. On perimeter streets, minimum 4 ft. sidewalk required on N. Ware Road and Tres Lagos. Blvd. Sidewalks on N. Ware Road may increase to 5 ft., as per Engineering. Note regarding sidewalks needed, prior to recording. Perimeter sidewalks must be built or money escrowed if not built at this time, 6 ft, opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. Ware Road and Tres Lagos Blvd. proposed, finalize prior to final. Add Plat note prior to recording. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multifamily residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Ware Road. Plat note needed prior to recording. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.must be maintained by the lot owners/PID and not the City of McAllen. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen. Plat note needed prior to recording. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if it's a public subdivision. Finalize wording, etc. on the plat prior to recording. Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: As proposed, lots fronting a Common

Access, parking & utility easement - not a street. City Commission approved a variance to allow lots to front onto a "Common Access, Parking & Utility Easement" instead of a street at their March 9, 2021 meeting. Zoning Ordinance: 138-1. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Land dedication in lieu of fee: Must be in compliance with agreement. As per Traffic Department, Traffic Generation has been approved; TIA required. As per Traffic Department, TIA is under review. Comments: Must comply with City's Access Management Policy. License Agreements may be needed for islands, boulevards, etc. within the ROW prior to Recording. Must comply with the Agreement and Public Improvement District (PID) conditions. Must comply with Fire Department requirements regarding access drives, etc., prior to recording. Plat was approved in preliminary form at the P&Z meeting of August 6, 2019. Must comply with Department requirements as applicable prior to recording. Including site plan review, maneuverability requirements, traffic flow requirements, fire and public work drives, etc.

Staff recommends approval of the subdivision in revised final form with conditions noted and clarification of the variance request.

After a brief discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve both revised final and variance. Ms. Erica De la Garza seconded the motion, which was approved with six members present and voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 4:04p.m. and Mr. Emilio Santos Jr. seconded the motion, which carried unanimously with six members present and voting.

	Chairperson, Michael Fallek
	·
ATTEST:	
Magda Ramirez, Administrative Assistant	

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

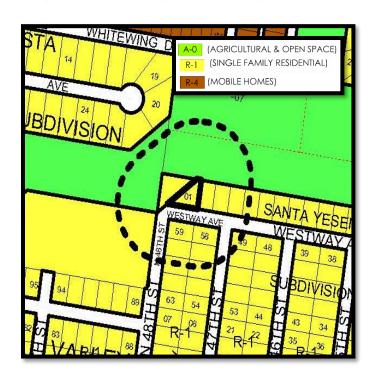
DATE: April 25, 2022

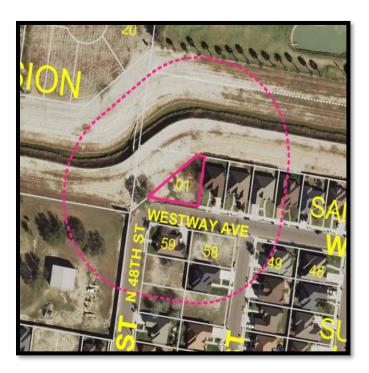
SUBJECT: REQUEST OF ALEJANDRA A. MORALES, FOR A CONDITIONAL USE PERMIT, FOR

ONE YEAR, FOR A HOME OCCUPATION (OFFICE) AT LOT 1, SANTA YESENIA SUBDIVISION, HIDALGO COUNTY, TEXAS; 4624 WESTWAY AVENUE. (CUP2022-

0051)

DESCRIPTION: The property is located on the northeast corner of Westway Avenue and N. 48th 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.





ANALYSIS: 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:

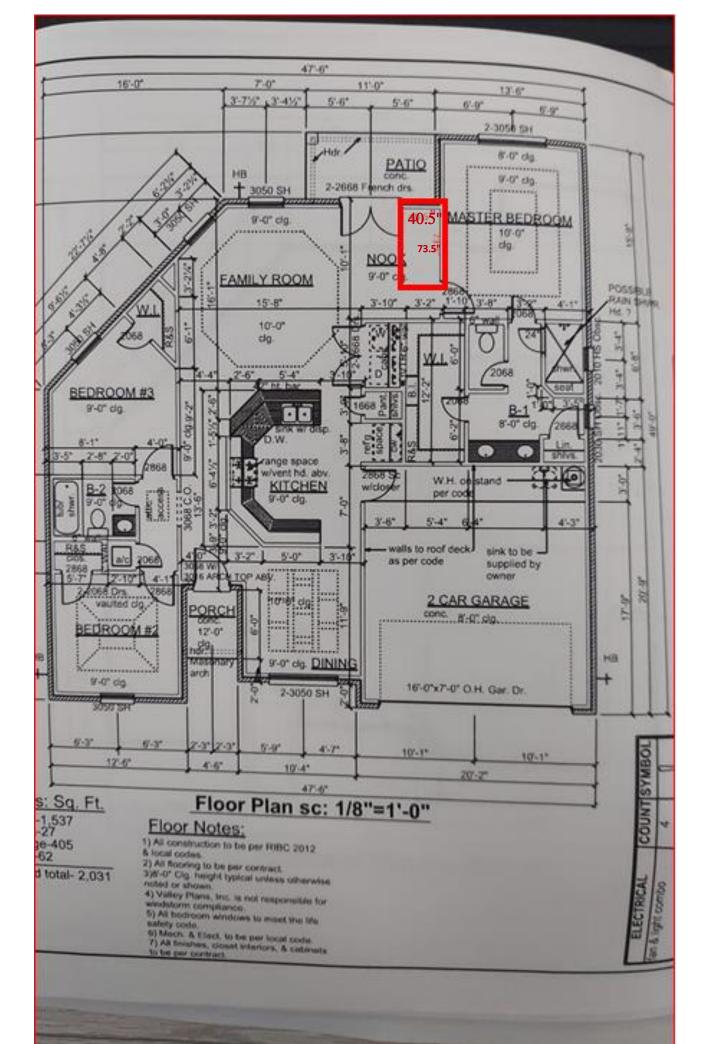
- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display 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.

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.

Site Plan proport 2611 4624 Westway Ave McAller, TX 78501 1010 the 1600 Westway Ave 1 Dive soul ROLI De 1 WX Block ay mader 41817



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 26, 2022

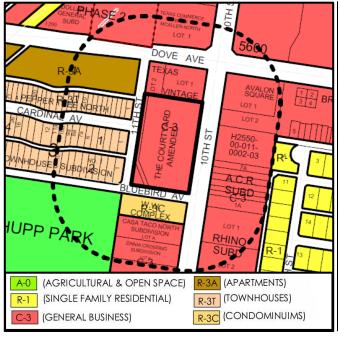
SUBJECT: REQUEST OF ROBERT ESPERICUETA ON BEHALF OF THE HOUSE CLUB,

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 SUBDIVISION, HIDALGO COUNTY, TEXAS, 5401 NORTH 10TH

STREET, SUITE 203. (CUP2022-0057)

DESCRIPTION:

The property is located on the west side on North 10th Street, 170 feet south of Dove Avenue. The subject property is zoned C-3 (general business) District. The adjacent zoning is 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 include commercial plazas, Costa Messa Restaurant, Walgreens Pharmacy, Lone Star National Bank, apartments, townhomes, and Bill Shupp Park. A bar/social club is allowed in the C-3 District with a conditional use permit and in compliance with requirements.





HISTORY:

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.

REQUEST/ANALYSIS:

The applicant proposes 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 are 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 have closed a social club in Edinburg and are moving to this location in McAllen.

A Conditional Use Permit is 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:

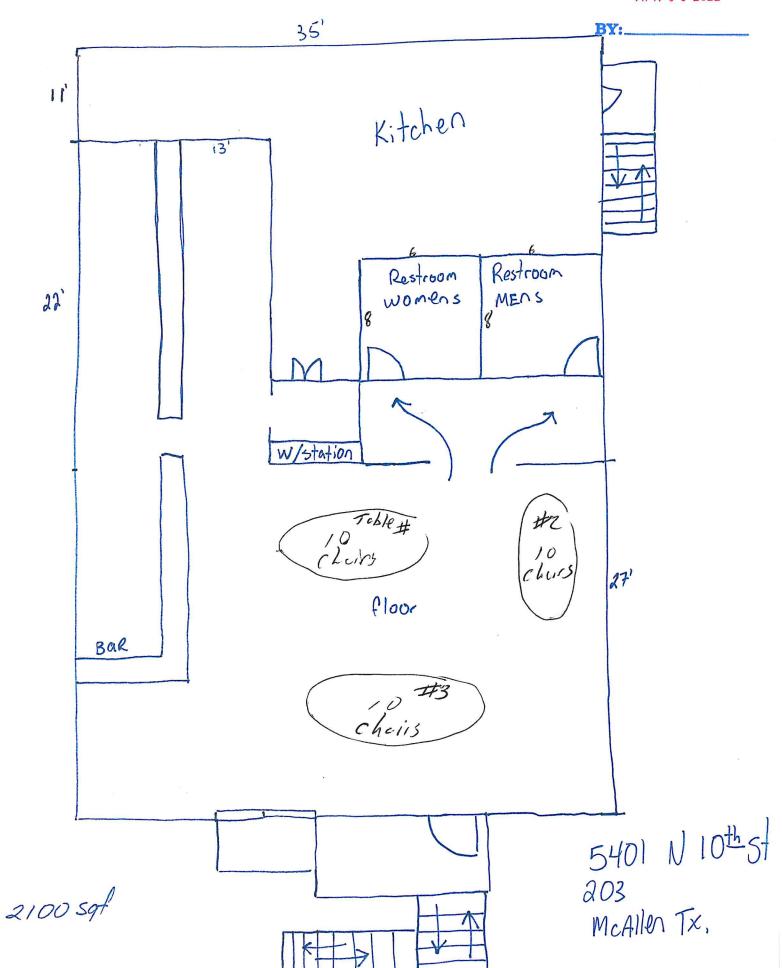
- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is 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 has frontage along North 10th Street, a principle arterial;
- 3) The abovementioned businesses must provide parking in accordance with the city offstreet 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 is being utilized, 20 parking spaces are required. There are 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 do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides

maximum visibility of as much as possible of the site from a public street;

- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

RECOMMENDATION:

Staff recommends disapproval of the request, based on noncompliance with requirement #3 (distance to residential use).







Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 27, 2019

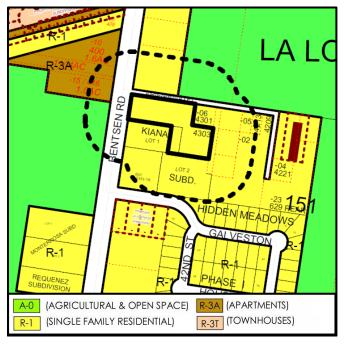
SUBJECT: REQUEST OF MARIA D. ACUNA, FOR A CONDITIONAL USE PERMIT, FOR

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)

BRIEF DESCRIPTION:

The property is located at the southeast corner of Erie Avenue and South Bentsen Road and is zoned R-1 (single-family residential) District. The adjacent zoning is 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 include single family residences and vacant land. Currently there are two soccer fields on this property. An outdoor commercial recreational use is allowed in an A-O District with a Conditional Use Permit and in compliance with requirements.





HISTORY:

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.

REQUEST/ANALYSIS:

The applicant, Maria Acuna, on behalf of the property owner, Leticia Alvarez, is 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 are 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 is proposed to be removed. The building located at the rear of the sand field will be used as office, men and women restrooms, and storage room. There is a security office at the parking lot, before the fields' entrance.

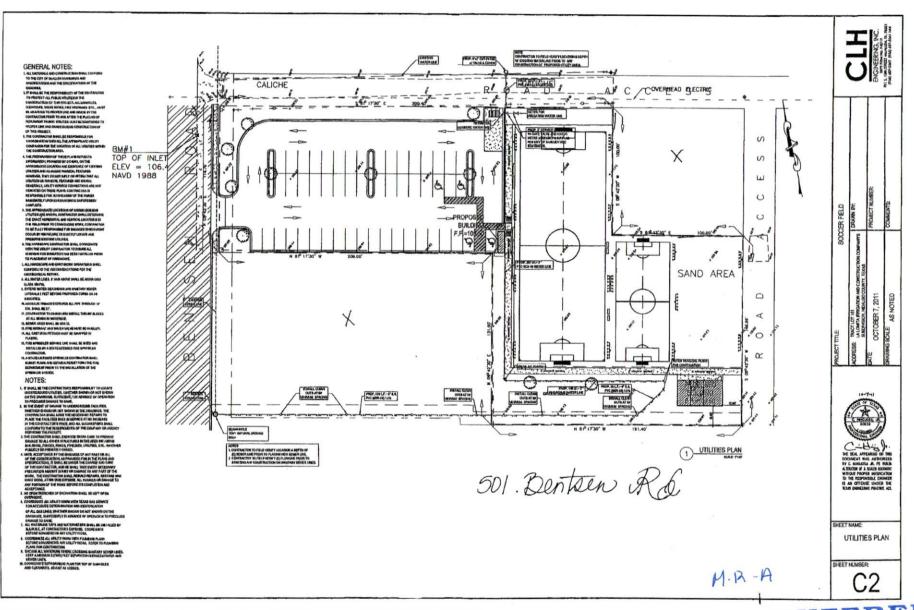
The establishment must comply with the Zoning Ordinance and requirements in the application as follows:

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 is 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 is provided in all directions of the fields;
- 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. 30 parking spaces for the main soccer filed, 14 parking spaces for the smaller soccer field. This includes players, coaches and referees. There is a seating capacity for 35-50 people as per the applicant which requires 10 additional parking spaces. Since the proposed hours of operation for the fields do not overlap, a total of 40 parking spaces are required; 52 are provided on site. The establishment complies with the parking requirement. Parking lot has 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 will be provided on site. No food will be prepared on site;
- 7) Lighting shall be shielded from residentially zoned or used property.

RECOMMENDATION:

Staff recommends 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.



ENTERED

APR 0 6 2022 Initial:







A quien corresponda:

Estoy enviando esta información para comunicarles mis horarios en el plan de funciones si fuera aceptado mi permiso.

De lunes a jueves de 6:00 pm a 11:00 pm. Viernes, sábado y domingo 6:40 am a 11:00 pm serán solo para niños de 6-14 años. Acompañados por todos los miembros de su familia y contando con supervisión en la entrada de las instalaciones.

Gracias por la atención prestada a esta información.

Atte. María D. Rosario Acuna (415) 432-03-47

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 22, 2022

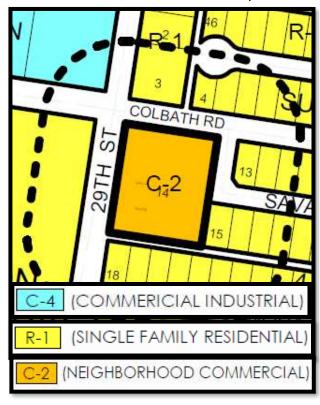
SUBJECT: Request of Francisco B. Quintanilla for a Conditional Use Permit, for

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)

BRIEF DESCRIPTION:

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.





HISTORY:

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.

SUMMARY/ANALYSIS:

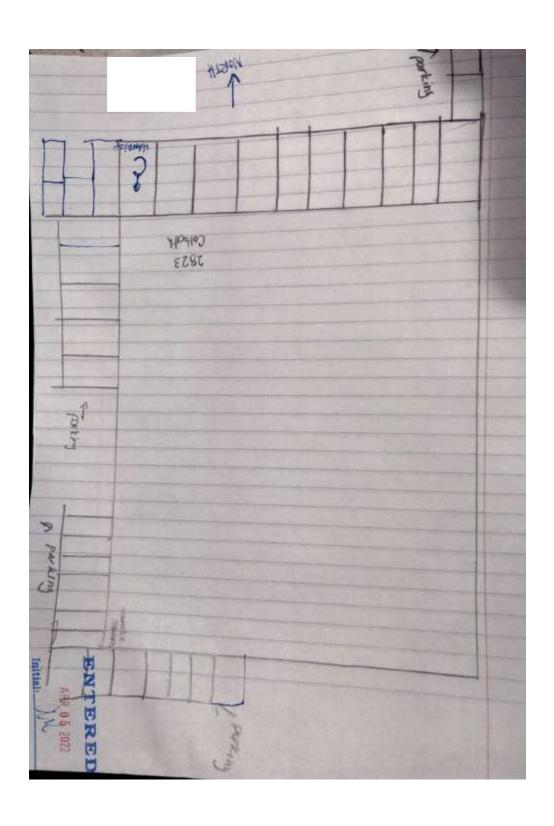
The applicant is proposing to operate a cosmetology school from the 3,200 square feet lease space. The proposed days and hours of operation are from Monday through Friday 8:30 a.m. to 9:00 p.m. As per the applicant, there will be two sessions, the first session from 8:30 a.m. to 3:00 p.m., and the second 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 29th 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.

RECOMMENDATION:

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.



WASH Extra ROOM * Clasem Rastroom Area Storage Room. Nailteble Wailtey ROOM 5 OPEN FLOOR Na:1 table Office. Reception. Rosam 1 Juncisis Bristo Quintanell CLASS RM

Interior of the building







CASE# CUP2022-0056

HAS BEEN

WITHDRAWN

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 27, 2022

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO I-1 (LIGHT

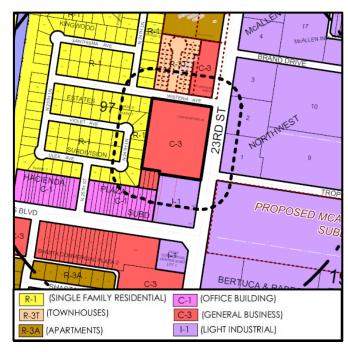
INDUSTRIAL) DISTRICT: 4.939 ACRES OUT OF LOT 97, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO

COUNTY, TEXAS; 4801 NORTH 23RD STREET. (REZ2022-0011)

<u>LOCATION</u>: The property is located on the southwest corner of North 23rd Street and Wisteria Avenue, approximately 330 ft. north of Buddy Owens Boulevard. The property is a corner lot with 502.65 feet of frontage along North 23rd Street and 433 feet of depth fronting Wisteria Avenue for a lot size of 4.939 acres.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to I-1 (light industrial) District for a battery storage energy facility. The feasibility plan submitted by the applicant is included in the packet.

<u>ADJACENT ZONING</u>: The adjacent zoning is C-3 (general business) and I-1 (light industrial) Districts to the south, C-3 and R-3T (multifamily residential townhouse) District to the north, I-1 District to the east and R-1 (single-family residential) District to the west.





<u>LAND USE</u>: The property is currently vacant. Surrounding land uses include single-family residences, an AEP substation, La Casa De Mi Padre Church, warehouses, commercial plazas, and vacant land.

<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial, which is comparable to C-1 (office building) to C-3 (general business) Districts.

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along North 23rd Street is commercial and warehouse.

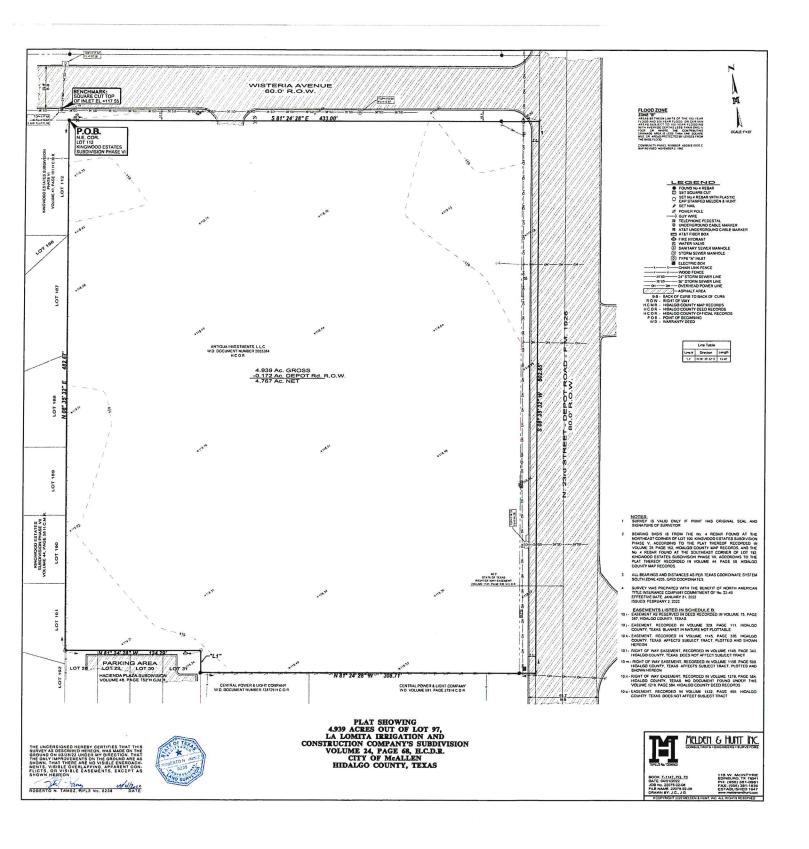
<u>HISTORY:</u> The property was zoned I-1 (light industrial) District during the comprehensive zoning in 1979. A rezoning request to C-3 District for the subject property was approved by the City Commission on April 8, 2002. There has been no other rezoning request for the subject property since then.

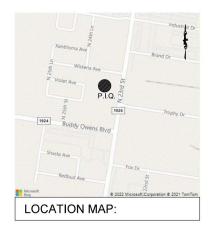
<u>ANALYSIS:</u> The requested zoning does not conform to the Auto Urban Commercial land use designations as indicated on the Foresight McAllen Comprehensive Plan. It is also adjacent to single-family zone and use.

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

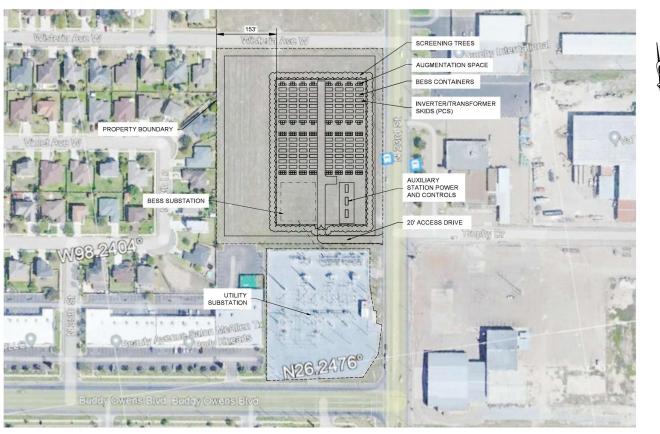
Staff has not received any phone calls or emails in opposition to the rezoning request.

<u>RECOMMENDATION:</u> Staff recommends disapproval of the rezoning request to I-1 (light industrial) District since it does not conform to the land use designation and is adjacent to single-family residential use and zone.

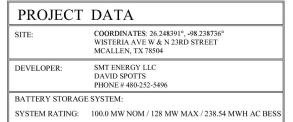




SITE PLAN/LAYOUT IS REPRESENTATIVE FOR INTERCONNECTION APPROVAL ONLY. NOT FOR CONSTRUCTION.



SMT MCALLEN II LLC 128.0 MW MAX / 238.54 MWh AC BESS STORAGE SYSTEM



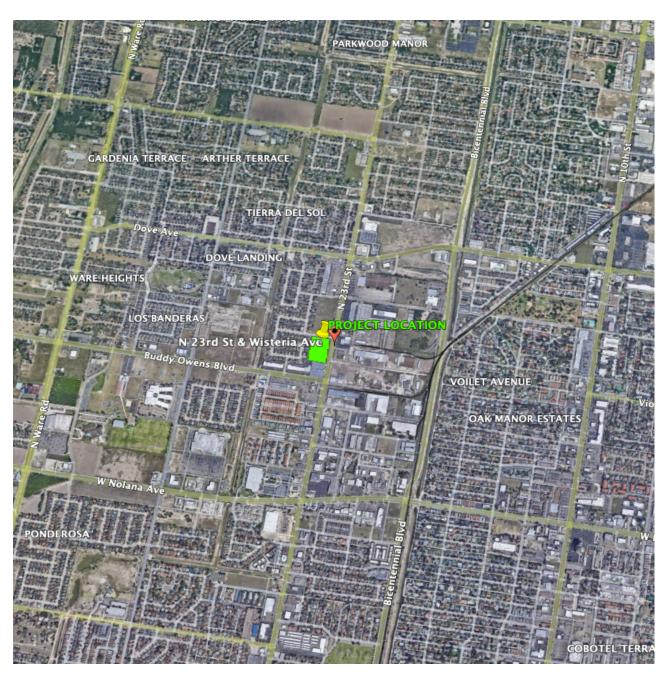
RECEIVED By K.F. at 9:19 am, Apr 26, 2022

REVISIONS



PROJECT SUMMARY & MAP

SMT Energy LLC is proposing to construct and operate "SMT McAllen II Battery Storage Park" the ("Project") on a vacant plot of land located on the corner of 23rd St & Wisteria Ave. The Project will serve the community by providing the local electric grid with backup energy reserves and help integrate and stabilize new renewable energy resources. This Project shall use proven, reliable, and safe lithium—ion phosphate batteries, which will be pre—assembled in climate controlled containers with redundant operating and safety systems. The Project will charge and discharge via a connection to the contiguous AEP Substation on 23rd Street.



www.smtenergy.com

Project Liaison – David Spotts

david@smtenergy.com - 480.252.5496 Mobile





REPRESENTATIVE IMAGES OF PROPOSED PROJECT













COMMON QUESTIONS AND ANSWERS

Community Impacts

Is this a 'green energy' project?

Yes. The project charges from the grid when energy prices are low (during times of peak wind and solar production). The battery then discharges when the electric system has a shortage of energy (as the system experienced twice during August, 2019).

Will the battery provide energy to McAllen during a black out or natural disaster?

If charged, the battery can help the local electric system come back online by providing energy to 'jump start' electric generators in the. This service is called 'black start' capability; the battery is able to help the grid come back online after going 'black'.

Does this facility have any emissions?

No, there will be no emissions (including CO₂, CO, water vapor, etc.) of any kind from the operation of the facility.

Does this project use any water or sewer?

No, the unmanned facility does not use any water for operations or require any sanitary facilities.

Visual and Noise Impacts

How far away is the project from existing residences? Will it be visible to the public?

The project will have a buffer between the equipment and the existing residences in the Kingwood Estates Subdivision to the west of the project. The project will be completely screened from view by substantial natural vegetation. In fact, the Project proposes to install a public park for neighborhood use, so the Project should enhance both visual attractiveness of the area and neighborhood character.

What are the noise impacts to the surrounding area?

There are no anticipated noise impacts to existing residences. Although the facility will contain equipment similar to a substation (air conditioning, transformers, inverters), the anticipated noise level at the project boundary will be minimal. Extensive plantings also help to reduce sound propagation and the project will be in full compliance with all local codes and standards.

Will there be a new transmission line built to the substation?

The project will interconnect to the existing North McAllen substation at 23rd street. There will be no additional utility line easement necessary, and no new transmission lines or towers outside of the project.



Zoning and Property Tax

Will this use require the land be re-zoned?

Yes, the land is expected to be re-zoned.

Will this affect my property tax rate/value of my property?

The project will be completely screened from view from all residential residences and plots. No evidence exists for energy storage projects reducing surrounding property values.

Safety

What type of battery chemistry does this project use?

The project will utilize lithium iron phosphate (LiFePO₄ or "LFP") batteries. LiFePO₄ chemistry is known for its thermal stability, enhanced safety, and tolerance to mechanical stress. They are non-toxic and 100% recyclable, and widely used in portable electronic devices such as laptops, mobile phones, electric bikes and cars. There are only lithium-ion components in the battery, there is no lithium metal in the battery.

Is there danger of fire? What fire safety precautions will be taken for this project?

The risk of fire is extremely low. The project will use LFP batteries sourced from reputable suppliers for energy storage devices. The project will be constructed in compliance with all local fire codes and follow the National Fire Protection Association Standard 855 for Installation of Energy Storage Systems. There will be multiple forms of onsite emergency fire suppression including chemical and water–based suppression systems. There will also be a 6' chain link perimeter fence surrounding the facility to protect the public.

Is the internet-based monitoring and equipment data reporting remote, i.e. is there a monitoring station similar to a security alarm for businesses?

The system is monitored remotely 24/7/365 through redundant communication systems down to the millisecond. There are many levels of monitoring, down to each individual battery cell. There are alarms, warning systems, and shutdowns if any abnormality or issue is detected.

How often are the units visited/inspected?

They are physically inspected at least twice per year. They systems are remotely monitored all hours of the day, every day, 24/7/365.

How are used batteries and related materials disposed of, and where?

Generally, the batteries can be placed in a landfill. However, at present, most of the manufacturers recycle the batteries at the end of life to recover the raw materials. There is no lead / toxic material in the batteries. They are non-toxic.



Other:

Why this location?

This location is ideal for energy storage due to the unique electrical infrastructure (i.e. available space) of the North McAllen substation. Additionally, North McAllen forms an especially volatile "node" on the ERCOT energygrid and the greater system will benefit from the energy balancing properties that the battery can provide.

How frequently is the equipment replaced?

The equipment lifecycle can range from 10–20 years, depending upon the installation type.

Is a crane or forklift required to service the systems?

If the system is placed in a container, a crane will likely be used for placement and servicing. Within a building, the systems are rack-mounted and don't require an overhead crane.

Is there any power generation in this system?

The system is not a traditional power generator. It operates without fuel or combustion. When the battery is being charged (absorbing energy from the electric grid), it is considered an electric 'load' (similar to an electric car). When the battery is discharging (releasing energy back to the grid), it is considered a generator by the utility company. However, it is not 'generating' any power, it is simply releasing (returning) what was stored.

Is there a net power loss in the system?

The system is not 100% efficient; it is closer to 90% efficient. Entropy is created in the form of thermal losses from charging or discharging the system.

Can the equipment be installed underground, as in vaults, or placed in subterranean parking structures?

Natation Fire Protection Association recommends against placing battery systems underground, or in subterranean parking structures.



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 29, 2022

SUBJECT: 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.

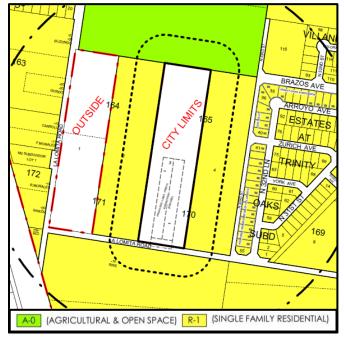
(REZ2022-0013) WITHDRAWN

This item has been withdrawn by the applicant.

<u>LOCATION</u>: 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 33rd 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.

<u>PROPOSAL</u>: The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District will become effective upon the annexation of the tract into the City. A proposed 28-lot subdivision under the name of Northwest Creek Subdivision will be heard in preliminary form by the Planning and Zoning Commission on May 3, 2022.

<u>ADJACENT ZONING</u>: 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.





<u>LAND USE</u>: 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.

<u>COMPREHENSIVE PLAN</u>: 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.

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along La Lomita Road Road is single-family residential.

<u>HISTORY:</u> 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 request to R-1 District for the subject property was submitted on April 7, 2022, which initiated the annexation process.

<u>ANALYSIS</u>: The requested zoning conforms to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the development trend in the surrounding area.

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.

The R-1 District designation allows continuation of the subdivision process for a residential subdivision.

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

<u>RECOMMENDATION:</u> Staff recommends approval of the initial zoning request to R-1 (single-family residential) District.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 26, 2022

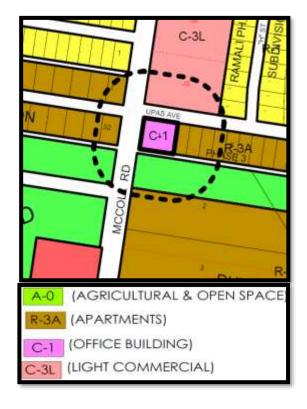
SUBJECT: REZONE FROM C-1 (OFFICE BUILDING) DISTRICT TO C-3L (LIGHT

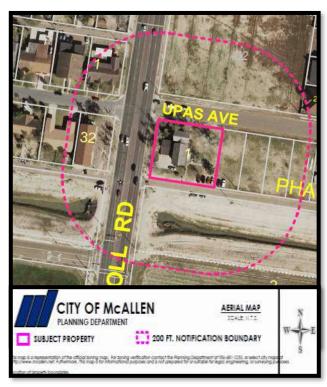
COMMERCIAL) DISTRICT: LOT 1, RAMALI SUBDIVISION PHASE III, HIDALGO COUNTY, TEXAS; 2020 NORTH MCCOLL ROAD. (REZ2022-0008)

<u>LOCATION</u>: 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.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to C-3L (light commercial) District for commercial use.

<u>ADJACENT ZONING</u>: 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.





<u>LAND USE</u>: 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.

<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial which is comparable to C-3L District.

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along North McColl Road is single-family residential and commercial.

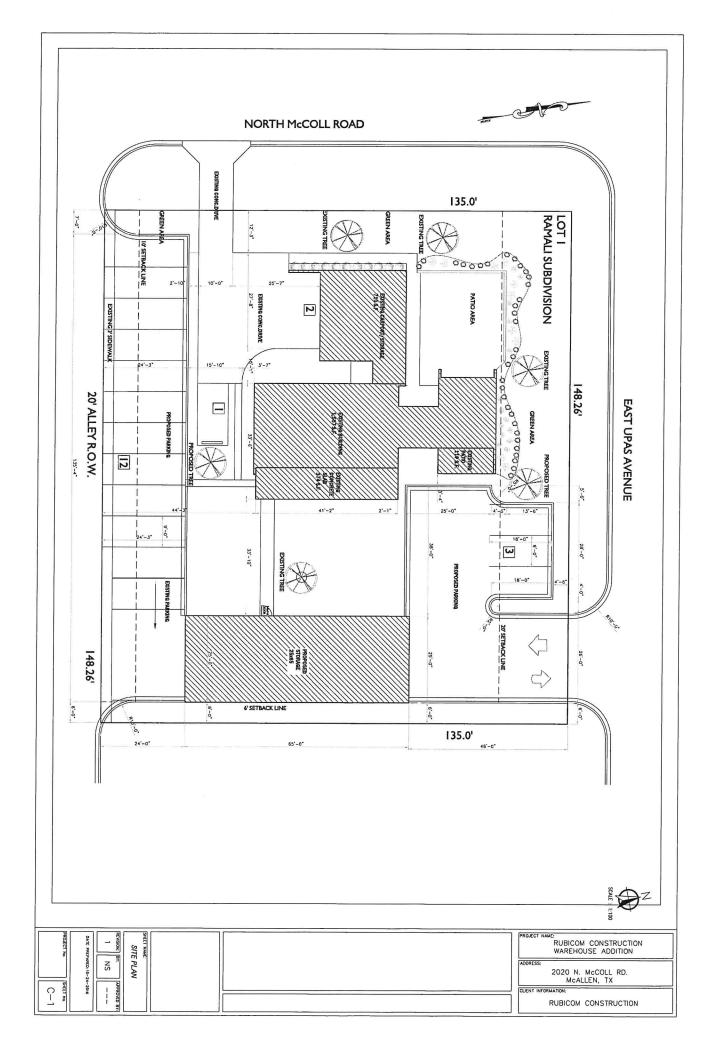
<u>HISTORY:</u> The property was zoned A-O District during comprehensive zoning in May 1979. There have been no rezoning requests on the property since 1979. An application to rezone the property from C-1 District to C-3L District was submitted on March 22, 2022.

<u>ANALYSIS:</u> 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 is meant for retail businesses compatible with residential uses.

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

<u>RECOMMENDATION:</u> 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.





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 22, 2022

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-1 (SINGLE

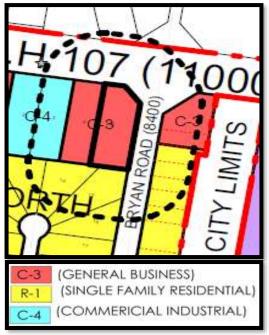
FAMILY RESIDENTIAL) DISTRICT: LOT 4-A, NORTH BRYAN ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 8401 STATE HIGHWAY 107.

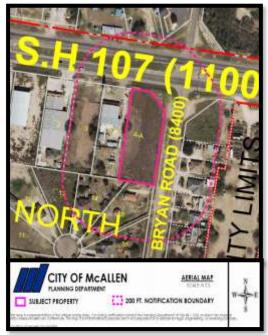
(REZ2022-0010)

<u>LOCATION</u>: The property is located at the Southwest corner of State Highway 107, and North Bryan Road.

<u>PROPOSAL</u>: 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.

<u>ADJACENT ZONING</u>: 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.





<u>LAND USE</u>: The property is currently vacant. Surrounding land uses include single-family residences, Productos Del Campo, and The Glute Factory.

<u>COMPREHENSIVE PLAN</u>: 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.

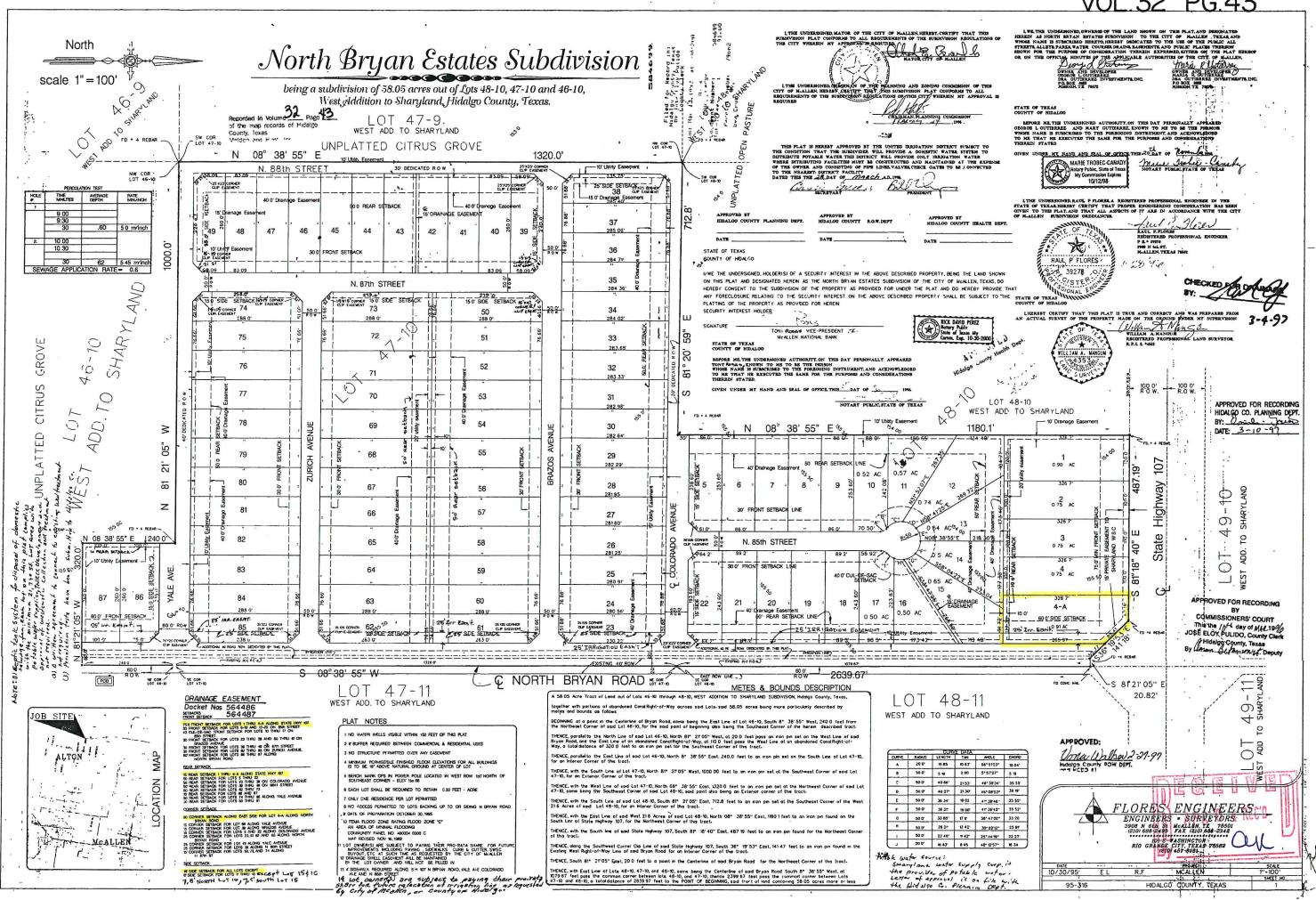
<u>DEVELOPMENT TRENDS:</u> The development trend for this area along State Highway 107 is commercial along State Highway 107.

<u>ANALYSIS:</u> 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 park land 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.

<u>RECOMMENDATION:</u> 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.





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

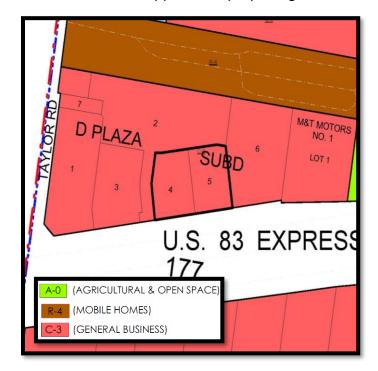
DATE: April 28, 2022

SUBJECT: SITE PLAN APPROVAL FOR LOTS 4 & 5, D PLAZA SUBDIVISION; 5008

EXPRESSWAY 83. (SPR2022-0017)

LOCATION: 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.

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





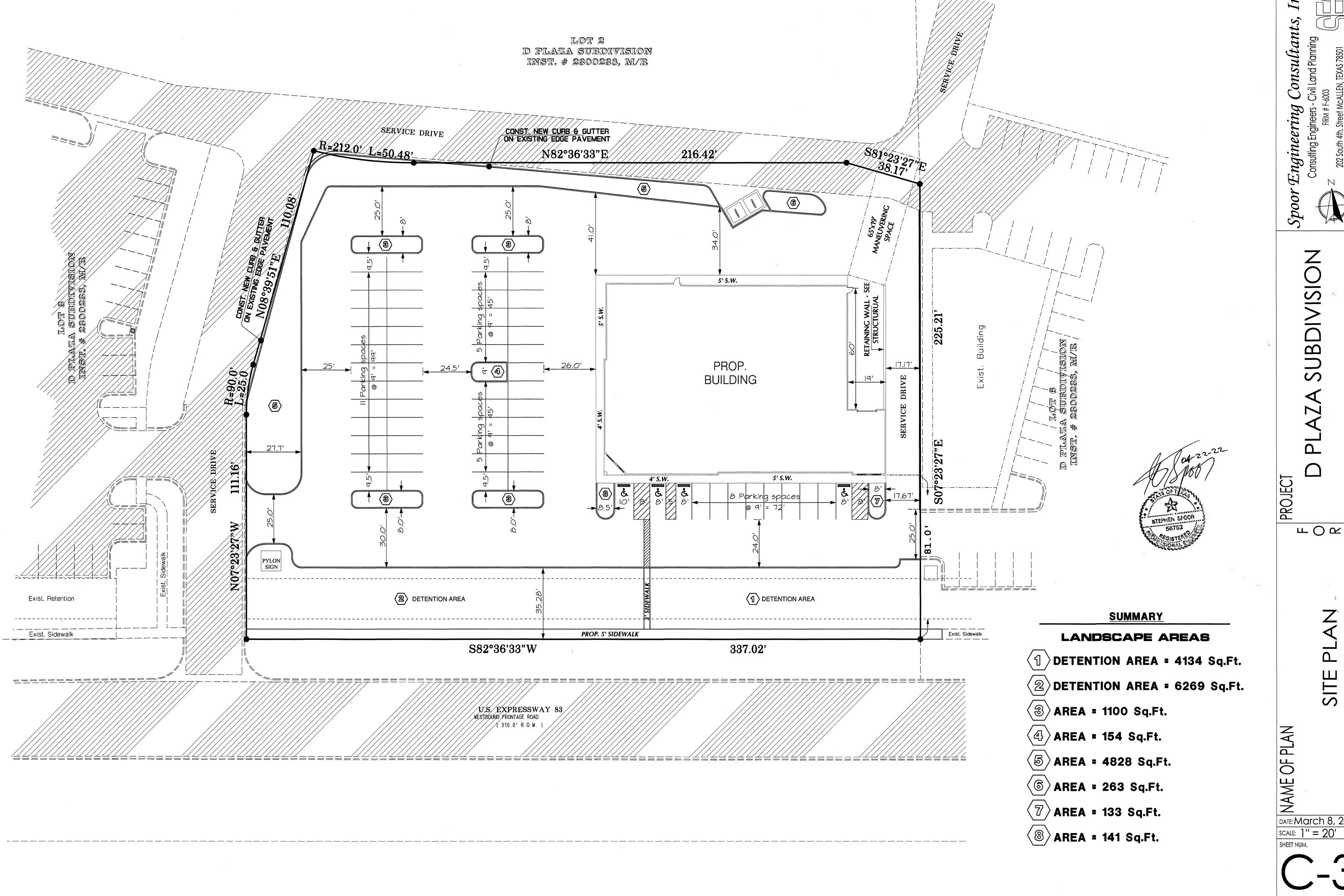
ANALYSIS: Based on the 11,997 SF of retail area, 33 parking spaces are required, 63 parking spaces are provided on site. Three of the proposed parking spaces must be accessible, which one must also be van accessible with an 8 ft. wide aisle. Access to the site is from Share Access off Expressway 83 and 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: $22 - 2\frac{1}{2}$ caliper trees, or 11 - 4 caliper trees, or 11 - 4 caliper trees, or 11 - 4 caliper 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.

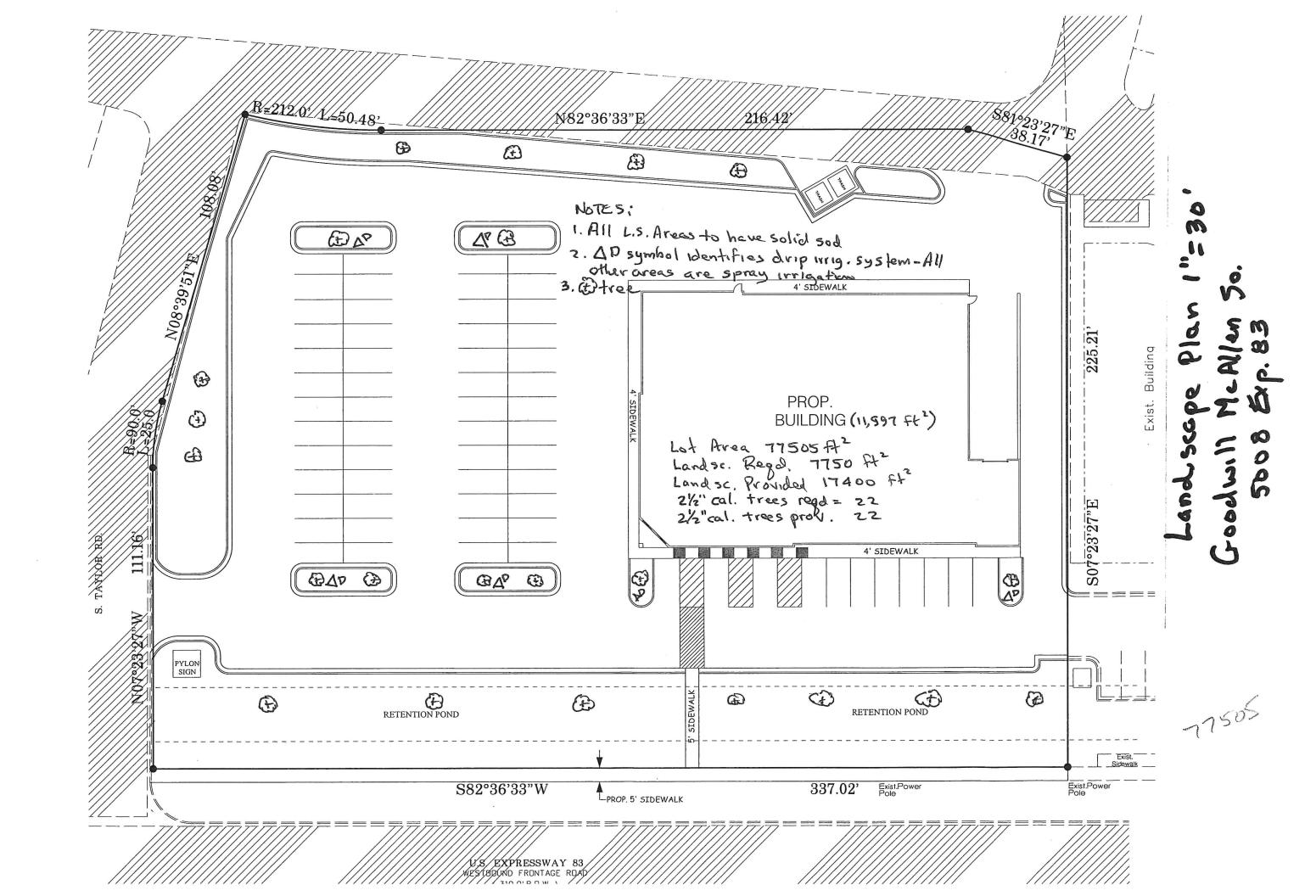
The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

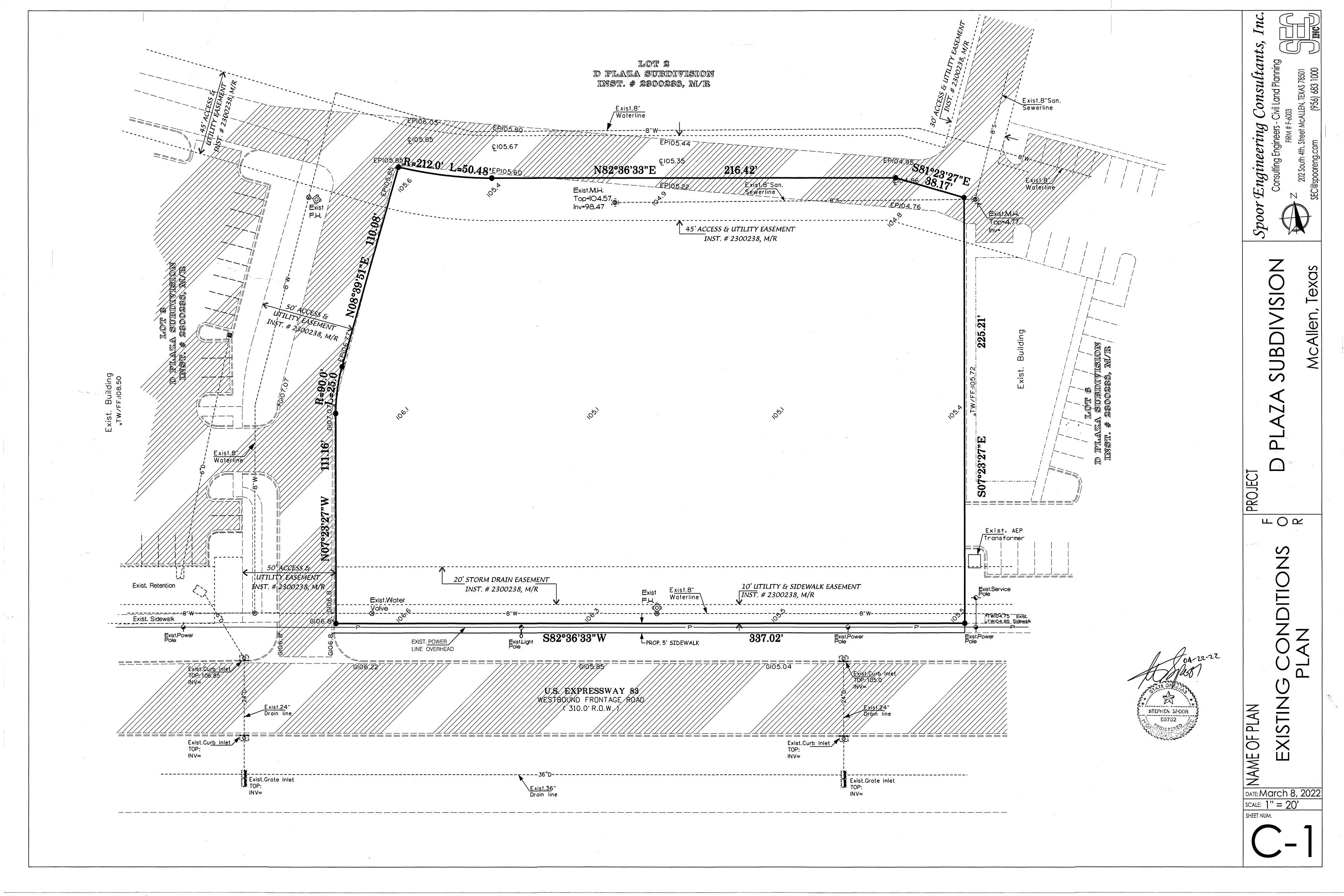
RECOMMENDATION:

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.



DATE: March 8, 2022





PLAT OF D PLAZA

APPROVED AS: KAMEL PLAZA SUBDIVISION McALLEN, TEXAS

A 10.692 ACRE TRACT OR PARCEL OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, SAID TRACT BEING A PART OR PORTION OF A 6.103 ACRE TRACT OF LAND OUT OF LOT 177, JOHN H. SHARY SUBDIVISION, VOL. 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, AND ALSO ALL OF LOT 1 OF CHARLIE'S FREEDOM SUBDIVISION, PHASE I, DATED FEBRUARY 17, 2008 AND RECORDED UNDER CLERK'S FILE NO. 1971147 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS D PLAZA (APPROVED AS KAMEL PLAZA) SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSE THEREN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE TE APPLICABLE THORITIES OF THE CITY OF MCALLEN OFFICIAL MINUTES OF

OSCAR & MARGARITA FAMILY L.F OSCAR J. GARCIA, MANAGER OF OJG MANAGEMENT LLC, GENERAL PARTNER LOT 3

PARNAS INVESTMENTS JUAN GASTELUM CARDEN , MANAGER

NMOBILIAŘIA ACTIVOS PROPIOS, INC. ELISEO MARTINEZ ELIZONDO, PRESIDENT

STATE OF TEXAS COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF Davil , 2012

ASSYPON JUAN MANUEL MARTINEZ Notary Public STATE OF TEXAS [™] Ay Comm. Exp. 11-63-2015

EXPIRATION DATE: 11-13-2015

STATE OF TEXAS CITY OF MCALLEN

STATE OF TEXAS

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



FILED FOR RECORDIN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

INSTRUMENT NUMBER 2300238 OF THE PTARRECORDS OF HIDAUGOCOUNTY, TEXAS Smeldo 7

CITY OF MCALLEN I THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL MENTS OF THE SUBDIVISION

REGULATIONS OF THE CITY WHEREIN CITY OF MCALLEN

STATE OF TEXAS COUNTY OF HIDALGO

I, RENE BARRERA, PE, A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.



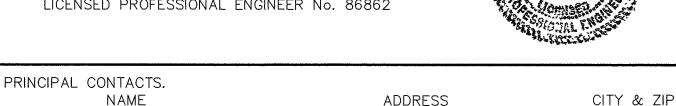
VARIOUS (SEE ABOVE)

ENGINEER: RENE BARRERA, P.E.

SURVEYOR: JAMES W. GRIFFITH, R.P.L.S.



LICENSED PROFESSIONAL ENGINEER No. 86862



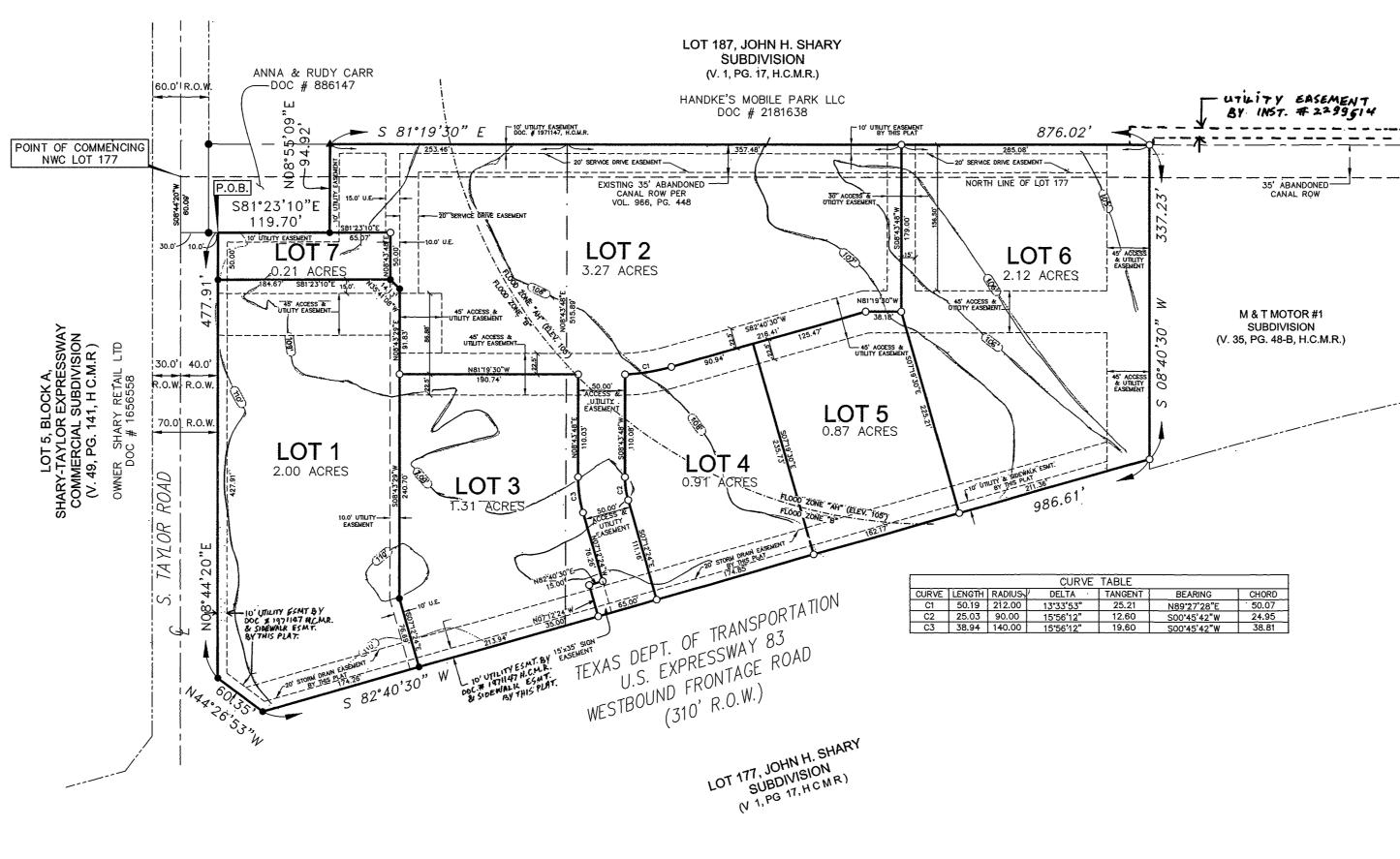
ADDRESS

7001 N. 10th ST., STE. 300

McALLEN, TX. 78504 4000 SENDERO SPRINGS DRIVE

956-687-3355 ROUND ROCK, TX 78681

PHONE



LEINHOLDER'S ACKNOWLEDGEMENT STATE OF TEXAS COUNTY OF HIDALGO

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

flude in Say NAME/TITLE Executive Vice President
BANK LONE STAR NATIONAL DIVINE PRESIDENT

STATE OF TEXAS COUNTY OF HIDAL GO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

, JAMES W GRIFFITH, RPLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED

REG. PROFESSIONAL LAND SURVEYOR 4000 SENDERO SPRINGS DRIVE ROUND ROCK, TEXAS 78681

HIDALGO COUNTY DRAINAGE DISTRICT No 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEX WATER CODE SECTION 49 211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS

GENERAL PLAT NOTES:

MINIMUM SETBACK LINES: ..75.0' OR GREATER FOR APPROVED FRONT: (U.S. EXPRESSWAY 83) SITE PLAN OR EASEMENTS FOR LOTS 1-6 FRONT: (S. TAYLOR ROAD)....... 40 0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS FOR LOT 7 REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GRATER FOR APPROVED SITE PLAN OR EASEMENTS.

SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS 40 0' OR GREATER FOR APPROVED CORNER. (S. TAYLOR ROAD). SITE PLAN OR EASEMENTS FOR LOT 1 ***ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

FLOOD ZONED DESIGNATION: ZONE "B" AND ZONE "AH" (BFE=105') COMMUNITY PANEL NO 480334 0400 C MAP REVISED NOVEMBER 16, 1982

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT FRONT AND CENTER OF LOT, OR ELEVATION OF 105.0' AS PER FEMA PANEL NO. 480334 0400 C.

4. IN ACCORDANCE WITH THE COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 104,532 CF OR 2 40 AC-FT OF STORM RUNOFF DETENTION WILL BE MET AS FOLLOWS: LOT 4: 8,898 CF LOT 1 & LOT 7 21,620 CF

LOT 5: 8,507 CF LOT 2 31,975 CF LOT 3 12,908 CF LOT 6. 20,730 CF

5 UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH MIDE BY 18" LONG

6. CITY OF MCALLEN BENCHMARK, MC-80, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP (ELEV. = 104.41) LOCATION. AT THE SOUTH FRONTAGE ROAD BOUND OF EXPRESSWAY 83. 80 FT SOUTH FROM THE EDGE OF PAVEMENT AND APPROXIMATELY 500 FT. EAST OF TAYLOR ROAD.

7. SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING

6 AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

9. 4-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON S. TAYLOR ROAD AND U.S. EXPRESSWAY 83.

10. A 6-FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL, AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

11. AN 8-FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

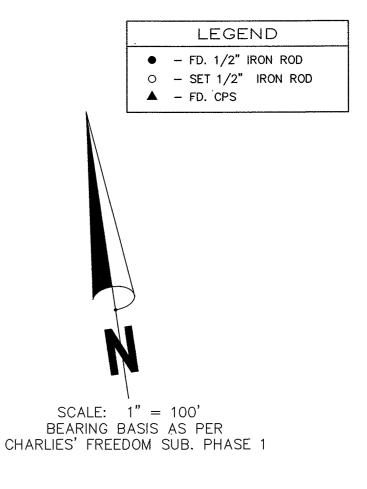
12. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE

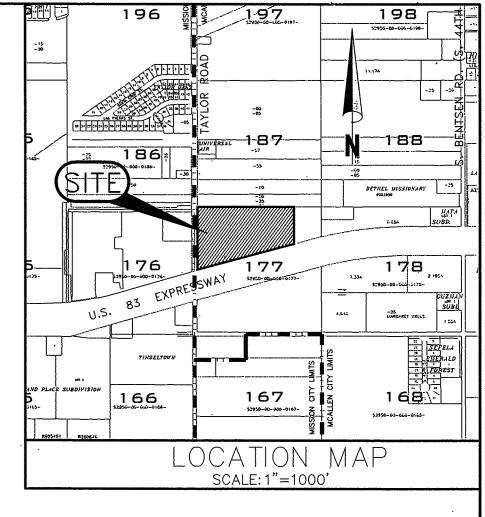
13 ADDITIONAL SERVICE DRIVE EASEMENTS AND CROSS ACCESS EASEMENTS MAY BE REQUIRED AT SITE PLAN OR BUILDING PERMIT REVIEW STAGE.

14. EACH LOT TO PAY A PRO-RATA SHARE FOR COST OF DEVELOPING A DECELERATION LANE ALONG THE U.S. 281 FRONTAGE ROAD. THE TOTAL COST FOR THE DECELERATION LANE IS \$91,648 04 DOLLARS AND AMOUNTS TO BE PAID AT TIME OF BUILDING PERMIT ISSUANCE BY EACH LOT OWNER (S) ARE AS FOLLOWS.

LOT 1 - 2.0 AC. = \$17,179.34LOT 2 - 327 AC. = \$ 27,983.12 LOT 3 - 132 AC. = \$ 11,295 94 LOT 4 - 0.91 AC. = \$ 7,805.55 LOT 5 - 0 87 AC. = \$ 7,445.05 LOT 6 - 212 AC. = \$ 18,141.96

LOT 7 - 021 AC. = \$ 1,797.08 15 ACCESS EASEMENTS TO THE NORTH ARE FOR FUTURE CROSS-ACCESS THESE ACCESS EASEMENTS SHALL BE BUFFERED FROM THE PROPERTY TO THE NORTH UNTIL SUCH ACCESS IS NEEDED AND/OR AS ADJACENT PROPERTY DEVELOPS, AT WHICH TIME THE BUFFERS ACROSS THE ACCESS EASEMENTS WILL BE REMOVED AND THE DRIVES ARE CONNECTED/EXTENDED TO THE PROPERTY TO THE NORTH. THE BALANCE OF THE BUFFERS ALONG THE NORTH PROPERTY LINE WILL REMAIN FUTURE DEVELOPERS TO COORDINATE WITH LOT OWNERS OF LOTS 2 & 6 TO COORDINATE REMOVAL OF BUFFER. REMOVAL OF BUFFER FENCE AND INSTALLATION OF CONNECTING DRIVES IS RESPONSIBILITY OF NORTH ADJACENT LAND DEVELOPERS.





<u>D PLAZA SUBDIVISION</u> IS LOCATED WITHIN CITY LIMITS OF MCALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF TAYLOR ROAD AND U.S. EXPRESSWAY 83. DATE OF PREPARATION: MAY 31, 2011

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

METES AND BOUNDS DESCRIPTION

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, SAID TRACT BEING A PART OR PORTION OF A 6.103 ACRE TRACT OF LAND OUT OF LOT 177, JOHN H. SHARY SUBDIVISION, VOL. 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, SAID TRACT ALSO DESCRIBED IN A DEED FROM CHARLIE'S FREEDOM, LLC, A TEXAS LIMITED LIABILITY COMPANY, TO KAMEL PLAZA INVESTMENTS, LTD. DATED NOVEMBER 4, 2008 AND RECORDED UNDER CLERK'S FILE NO. 1946613 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND ALSO INCLUDING ALL OF LOT 1 OF CHARLIE'S FREEDOM SUBDIVISION, PHASE I, DATED FEBRUARY 17, 2008 AND RECORDED UNDER CLERK'S FILE NO. 1971147 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID TRACT BEING FURTHER DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF LOT ONE HUNDRED SEVENTY SEVEN (177) OF THE JOHN H. SHARY SUBDIVISION OF PORCIONES 58, 59, AND 60, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 1, PAGE 17 OF THE HIDALGO COUNTY MAP RECORD, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN 0 220 ACRE TRACT OF LAND CONVEYED TO ANNA R CARR AND HUSBAND RUDY G. CARR BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO 886147 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID CORNER BEING ON THE CENTERLINE OF TAYLOR ROAD (60 FT ROW);

THENCE S 8°44'20" W WITH THE CONTIGUOUS WEST LINE OF THE SAID LOT 177, WEST LINE OF THE SAID 0.220 ACRE TRACT. AND WITH THE CENTERLINE OF TAYLOR ROAD, AT 60.09 FEET A POINT FOR CORNER AT THE SOUTHWEST CORNER OF THE SAID 0 220 ACRE TRACT, ALSO BEING THE MOST WESTERLY NORTHWEST CORNER OF THE AFORESAID CHARLIE'S FREEDOM SUBDIVISION, PHASE I,

THENCE S 81°23'10" E WITH THE SOUTH BOUNDARY LINE OF THE SAID 0.220 ACRE TRACT AND A NORTHERN BOUNDARY LINE OF THE SAID CHARLIE'S FREEDOM SUBDIVISION, PHASE I, AT 30 00 FEET PASSING A PIPE FOUND ON THE OLD RIGHT OF WAY LINE OF TAYLOR ROAD, AT 40 00 FEET A CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE SAID LOT 1 OF CHARLIE'S FREEDOM SUBDIVISION AND OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING LOCATED IN THE EAST RIGHT OF WAY LINE (AS ESTABLISHED BY THE CHARLIE'S FREEDOM SUBDIVISION, PHASE I PLAT) OF TAYLOR ROAD, THE POINT OF BEGINNING,

THENCE S 81°23'10" E WITH THE SOUTH BOUNDARY LINE OF THE SAID 0 220 ACRE TRACT AND A NORTHERN BOUNDARY LINE OF THE SAID LOT 1, AT 119.70 FEET AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.220 ACRE TRACT, ALSO BEING AN INTERIOR NORTHWEST CORNER OF THE SAID LOT 1;

THENCE N 8°55'09" E WITH THE EAST BOUNDARY LINE OF THE SAID 0 220 ACRE TRACT OF LAND AND THE MOST NORTHERN NORTHWEST BOUNDARY LINE OF THE SAID LOT 1, AT 94 92 FEET A PK NAIL SET IN CONCRETE FOR THE MOST NORTHERN NORTHEAST CORNER OF THE SAID LOT 1

THENCE S 81"19'30" E WITH THE MOST NORTHERN NORTH BOUNDARY LINE OF THE SAID LOT 1 AND IN PART WITH THE NORTH BOUNDARY LINE OF THE SAID 6 103 ACRE TRACT, AT 253 46 FEET PASS ON LINE AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID LOT 1 AND THE NORTHWEST CORNER OF THE SAID 6.103 ACRE TRACT, AT A TOTAL DISTANCE OF 876 02 FEET A CAPPED IRON ROD SET FOR CORNER, FROM WHICH AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE M & T MOTORS NO. 1 SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 17 & 42 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEARS S 81°19'30" E 282.30 FEET;

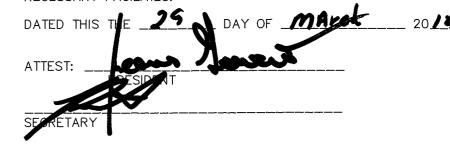
THENCE S 8°40'30" W WITH THE WEST BOUNDARY LINE OF THE SAID M & T MOTORS NO. 1 SUBDIVISION AND THE FAST BOUNDARY LINE OF THE SAID 6 103 ACRE TRACT. AT 0 36 FEET PASS ON LINE A CAPPED IRON FOUND. AT 337 23 FEET INTERSECT THE NORTH RIGHT OF WAY OF U S HIGHWAY 83, A CAPPED IRON ROD SET FOR CORNER;

THENCE S 82°40'30" W WITH THE NORTH RIGHT OF WAY LINE OF U S EXPRESSWAY 83, AT 648.17 FEET AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 1 OF THE CHARLIE FREEDOM'S SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 986 61 FEET TO A POINT FOR CORNER FROM WHICH AN IRON ROD FOUND BEARS N 02'44'00" W 0.39

THENCE N 44'26'53" W WITH A CORNER CLIP RIGHT OF WAY BETWEEN U. S. EXPRESSWAY 83 AND TAYLOR ROAD. AT 60 35 FEET A POINT FOR CORNER IN THE EAST RIGHT OF WAY LINE OF TAYLOR ROAD FROM WHICH AN IRON ROD FOUND BEARS N 41°18'52" E 0 34 FEET.

THENCE N 08'44'20" E WITH THE EAST RIGHT OF WAY LINE OF TAYLOR ROAD. AT 477.91 FEET THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 10 692 ACRES OF LAND, MORE OR LESS.

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES.

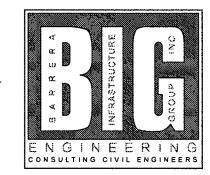


UNITED IRRIGATION DISTRICT NOTES

1 All irrigation easements are exclusive to United Irrigation District and no other utilities or use is allowed without express approval by the District.

2 No utility company or other person is allowed to cross above or below ground any District easement or right of way with lines, poles, open ditches or other use without first obtaining a crossing permit from the District.

3. No permanent structure (i.e. fences or driveways of any construction) will be allowed to be constructed or exist on any District easement of right of way without written approval by the District. Any unauthorized structure in the easement area is subject to removal.



7001 N. 10TH ST., SUITE 300 McALLEN, TX 78504 956-687-3355, FAX: 956-992-8801

Sub2021-0131

City of McAllen Planning Department

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

Project Information	Subdivision Name A.J. McColl Subdivision of Porcion 68 Subdivision (1/8/2)
	Location
	City Address or Block Number 2200 S. JACKS Number 200 S. JACKS N
	Number of Lots _1 Gross Acres _7.28 Net Acres ETJ □Yes xNo
	Existing Zoning R-1 Proposed Zoning R-3A Rezoning Applied for □Yes □No Date 9-15-21
	Existing Land Use Vacant Proposed Land Use Residential Season Proposed Land Use Residential Season Proposed Land Use Residential Use
ect I	Replat vYes □No Commercial x Residential x
Proj	Agricultural Exemption □Yes □No Estimated Rollback Tax Due
	Parcel # _231196 Tax Dept. Review
	Water CCN ⊠MPU □Sharyland Water SC Other
	Legal Description 7.28 ACRE (317,283 SQ.FT.) TRACT OF LAND, OUT OF A 10.02 ACRE TRACT SAME BEING OUT OF LOT 2, BLOCK 8
ı	Name Isosceles, Inc., a Texas Corporation Phone (972)701-5551
Owner	Address 917 E. Esperanza Ave. E-mail_
O	City McAllen State TX Zip
	City McAllen State TX Zip
	City McAllen State TX Zip Name RISE Residential Construction, L.P. Phone (972)701-5551
Developer	City McAllen State TX Zip Name RISE Residential Construction, L.P. Phone (972)701-5551 Address 16800 Dallas Parkway E-mail_szell@rise-residential.com
	City McAllen State TX Zip Phone (972)701-5551 Address 16800 Dallas Parkway E-mail szell@rise-residential.com City Dallas State TX Zip Contact Person Scott Zell
er Developer	City McAllen State TX Zip Phone (972)701-5551 Address 16800 Dallas Parkway E-mail szell@rise-residential.com City Dallas State TX Zip Contact Person Scott Zell Name Guzman & Munoz Engineering and Surveying, Inc. Phone (956) 565-4637
er Developer	City McAllen State TX Zip Name RISE Residential Construction, L.P. Phone (972)701-5551 Address 16800 Dallas Parkway E-mail szell@rise-residential.com City Dallas State TX Zip Contact Person Scott Zell Name Guzman & Munoz Engineering and Surveying, Inc. Phone (956) 565-4637 Address 2020 East* Expressway 83 E-mail jmunoz@gmes.biz or orodriguez@gmes.biz
Developer	City McAllen State TX Zip Name RISE Residential Construction, L.P. Phone (972)701-5551 Address 16800 Dallas Parkway E-mail szell@rise-residential.com City Dallas State TX Zip Contact Person Scott Zell Name Guzman & Munoz Engineering and Surveying, Inc. Phone (956) 565-4637 Address 2020 East Expressway 83 E-mail jmunoz@gmes.biz or or orodriguez@gmes.biz or Orodriguez@gmes.biz Zip 78570
er Developer	City McAllen State TX Zip Name RISE Residential Construction, L.P. Phone (972)701-5551 Address 16800 Dallas Parkway E-mail szell@rise-residential.com City Dallas State TX Zip Contact Person Scott Zell Name Guzman & Munoz Engineering and Surveying, Inc. Phone (956) 565-4637 Address 2020 East Expressway 83 E-mail jmunoz@gmes.biz or orodriguez@gmes.biz or Orodriguez@gmes.biz Zip 78570 City Mercedes State TX Zip 78570 Contact Person Jose L. Munoz, P.E. or Omar Rodriguez, P.E.
Engineer Developer	City McAllen State TX Zip Name RISE Residential Construction, L.P. Phone (972)701-5551 Address 16800 Dallas Parkway E-mail szell@rise-residential.com City Dallas State TX Zip Contact Person Scott Zell Name Guzman & Munoz Engineering and Surveying, Inc. Phone (956) 565-4637 Address 2020 East Expressway 83 E-mail jmunoz@gmes.biz or Orodriguez@gmes.biz or Orodriguez@gmes.biz Zip 78570 Contact Person Jose L. Munoz, P.E. or Omar Rodriguez, P.E. Name Carlos C. Aguilar Phone (956) 565-4637
Engineer Developer	City McAllen State TX Zip Name RISE Residential Construction, L.P. Phone (972)701-5551 Address 16800 Dallas Parkway E-mail szell@rise-residential.com City Dallas State TX Zip Contact Person Scott Zell Name Guzman & Munoz Engineering and Surveying, Inc. Phone (956) 565-4637 Address 2020 East Expressway 83 E-mail jmunoz@gmes.biz or orodriguez@gmes.biz Zip 78570 Contact Person Jose L. Munoz, P.E. or Omar Rodriguez, P.E. Name Carlos C. Aguilar Phone (956) 565-4637 Address 2020 East Expressway 83 E-mail City Mercedes Expressway 83 E-mail
er Developer	City McAllen State TX Zip Name RISE Residential Construction, L.P. Phone (972)701-5551 Address 16800 Dallas Parkway E-mail szell@rise-residential.com City Dallas State TX Zip Contact Person Scott Zell Name Guzman & Munoz Engineering and Surveying, Inc. Phone (956) 565-4637 Address 2020 East Expressway 83 E-mail jmunoz@gmes.biz or Orodriguez@gmes.biz or Orodriguez@gmes.biz Zip 78570 Contact Person Jose L. Munoz, P.E. or Omar Rodriguez, P.E. Name Carlos C. Aguilar Phone (956) 565-4637
Engineer Developer	City McAllen State TX Zip Name RISE Residential Construction, L.P. Phone (972)701-5551 Address 16800 Dallas Parkway E-mail szell@rise-residential.com City Dallas State TX Zip Contact Person Scott Zell Name Guzman & Munoz Engineering and Surveying, Inc. Phone (956) 565-4637 Address 2020 East Expressway 83 E-mail jmunoz@gmes.biz or orodriguez@gmes.biz Zip 78570 Contact Person Jose L. Munoz, P.E. or Omar Rodriguez, P.E. Name Carlos C. Aguilar Phone (956) 565-4637 Address 2020 East Expressway 83 E-mail City Mercedes Expressway 83 E-mail

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:

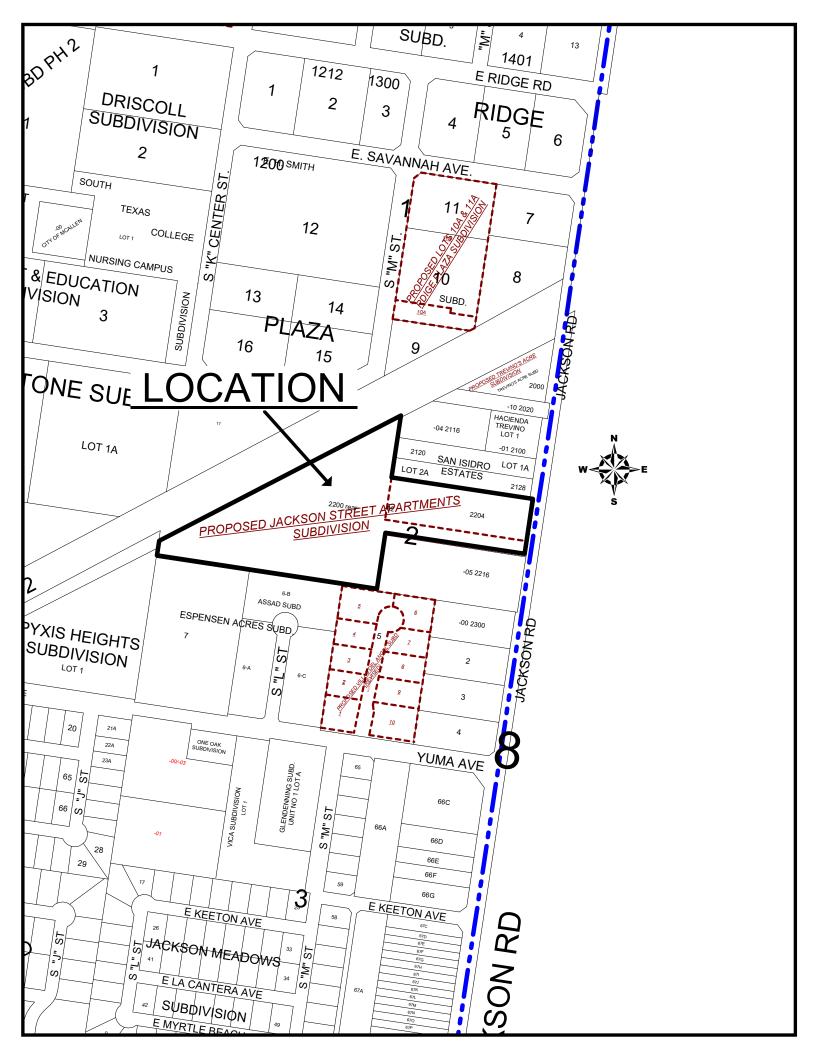
- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name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

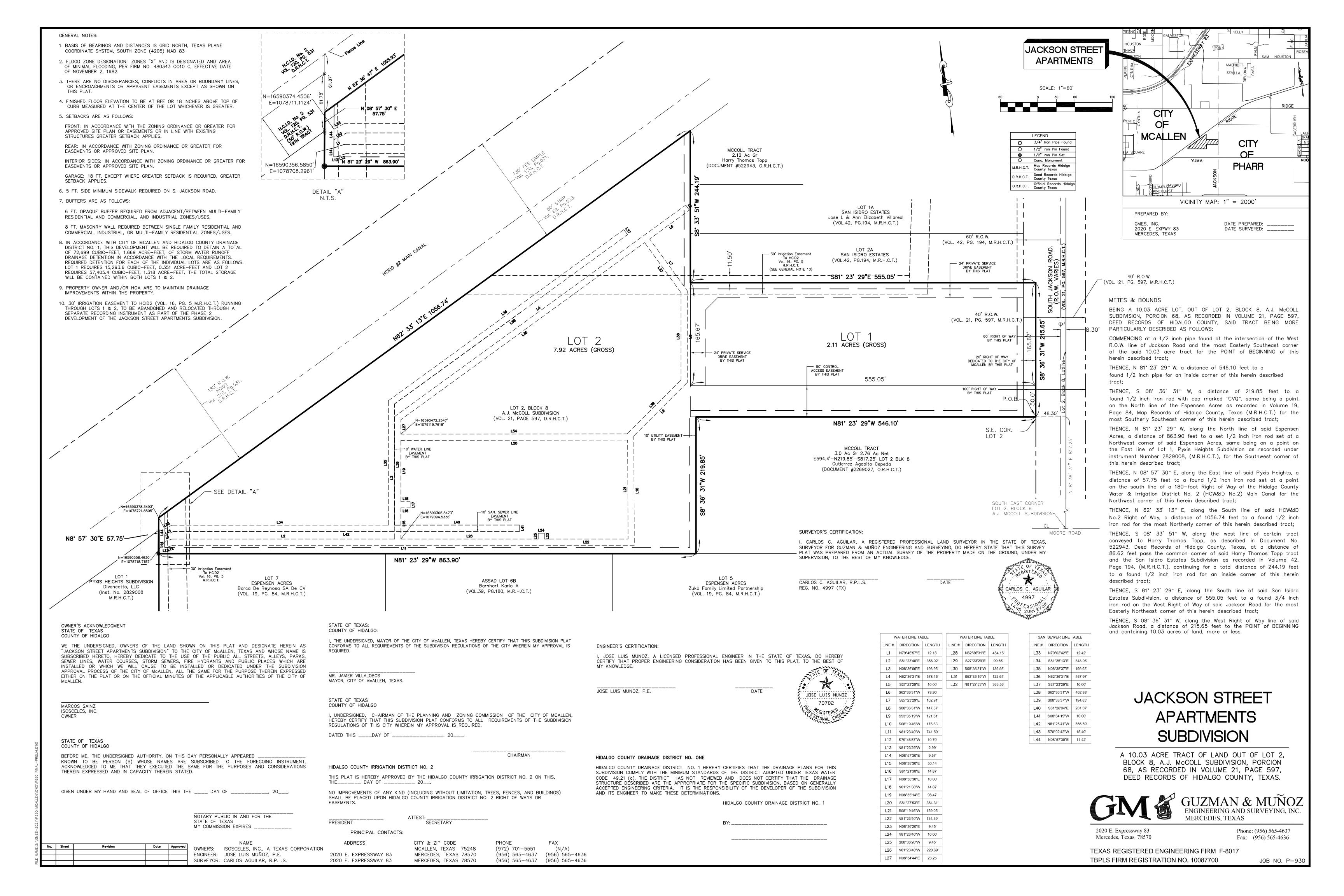
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal 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.

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 Arcisto	on Hingian	_ Date_	11/5/21	
Print Name _ Christo	opher Hinojosa, E.I.T.			_
Owner □	Authorized Agent	t 🖾		





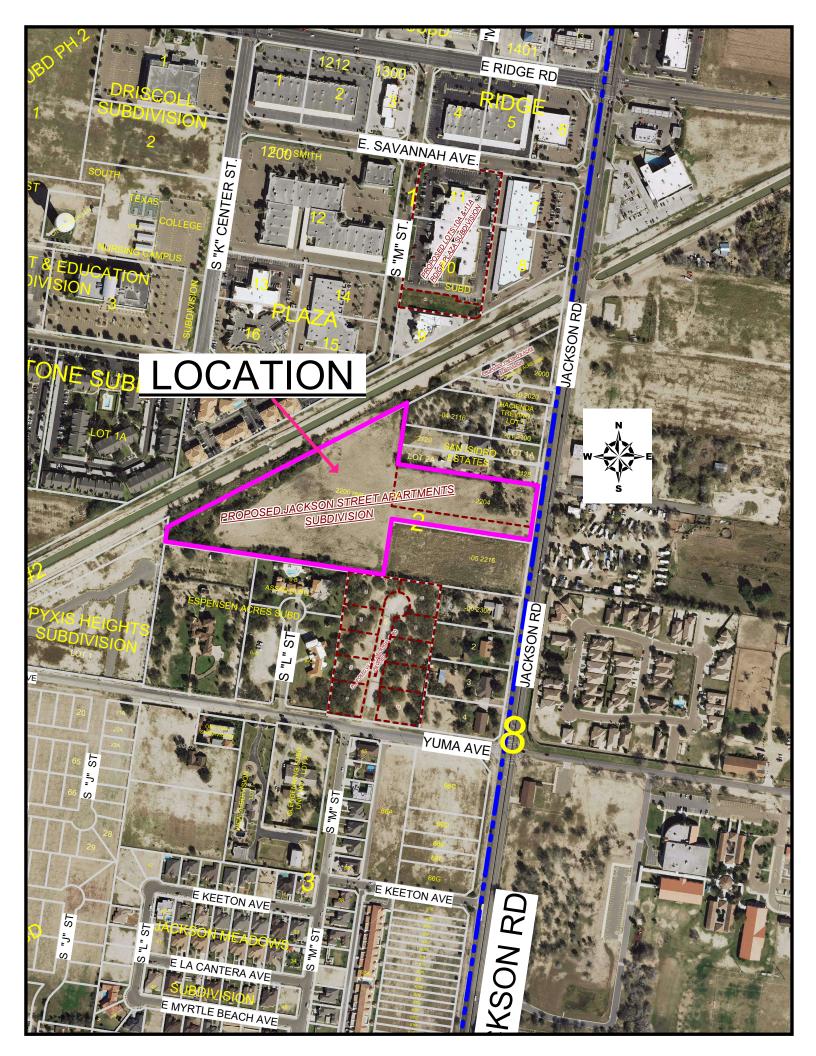


Reviewed On: 4/29/2022

SUBDIVISION NAME: JACKSON STREET APARTMENTS SUBDIVISION		
REQUIREMENTS		
STREETS AND RIGHT-OF-WAYS		
South Jackson Road: Required: Minimum 20 ft. dedication for 60 ft. from centerline for 120 ft. ROW 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	Required	
Paving Curb & gutter **Subdivision Ordinance: Section 134-118 **COM Thoroughfare Plan	Applied	
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA	
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA	
ALLEYS		
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. **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	Applied	
SETBACKS		
* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies. **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	
* Interior 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: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied	

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on S. Jackson Road **5ft. sidewalk required as per Tx-dot and Engineering department **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 134-120	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 134-120	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. **Verify compliance with City Access Management Policy prior to final	Applied
* 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.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 applies for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets. **Zoning Ordinance: Section. 138-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
ZONING/CUP	
* Existing: C-3 & R3-A Proposed: C-3 & R3-A **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	Compliance
PARKS	
* 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.	Completed

* 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.	Required
* 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.	Completed
TRAFFIC	
* As per Traffic Department, Trip Generation approved, TIA is required, prior to final plat.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, TIA approved.	Completed
COMMENTS	
Comments: *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.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



52950-00-000-0445-00

Sub 2021-0067

City of McAllen Planning Department APPLICATION FOR SURDIVISION PLAT DEVIEW

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

-	SOUDIVISION FLAIREVIEW	
Project Description	Subdivision Name The Hills of Shapplend Location So the east comes at N. shapplend City Address or Block Number 9200 N. SHAPPY RD Number of lots 55 Gross acres 17.043 Net acres 16.27 Mexisting Zoning Applied For Yes No Date Existing Land Use Proposed Land Use Four Proposed Land Use Proposed Land Use Four Proposed Land Use Four Proposed Land Use Proposed Land Use Four Proposed Land Use	sg
Owner	Name Jo Ann Schoening Leisowitz Phone 259-721-2350. (956) Address Pobox 156 4508 Tylev Ave City Temple McAller State Tol Tx Zip Mass 78503 E-mail Phile Linsurance group com acre construction wouth	
Developer	Name Noth Shay and Orlicelle Phone (157) 764- 1747 Address 8430 give Herry City Forthworth State Texas Zip 76108 Contact Person Pac Herron E-mail 2 herrson Paganil.com	7 16
Engineer	Name MAS Engineering ((Phone 936/337-1311 Address 3911 W. (6t) St. Scite H City M. Allen State Texas Zip 7854 Contact Person Morro A Salines E-mail msalinas (913 Pattine)	
Surveyor	Name Salmas Engineering & Asse Phone Address 2221 Dadh dil Ave City A Aller State I (xa. Zip 7 850) E-mail Lealing & Salinas engineering (16 (sa.	
STREET,	ENTERED RECEIVED	
	APR 0 1 2022 3UN 1 4 2041	

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.

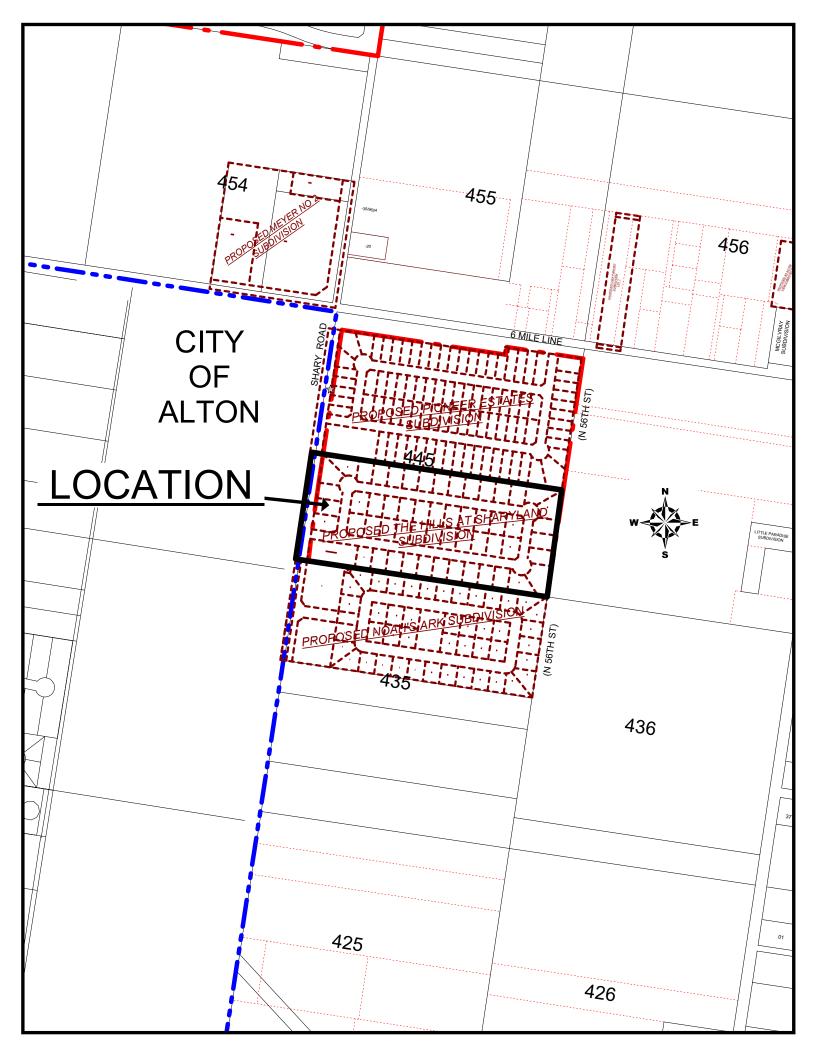
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

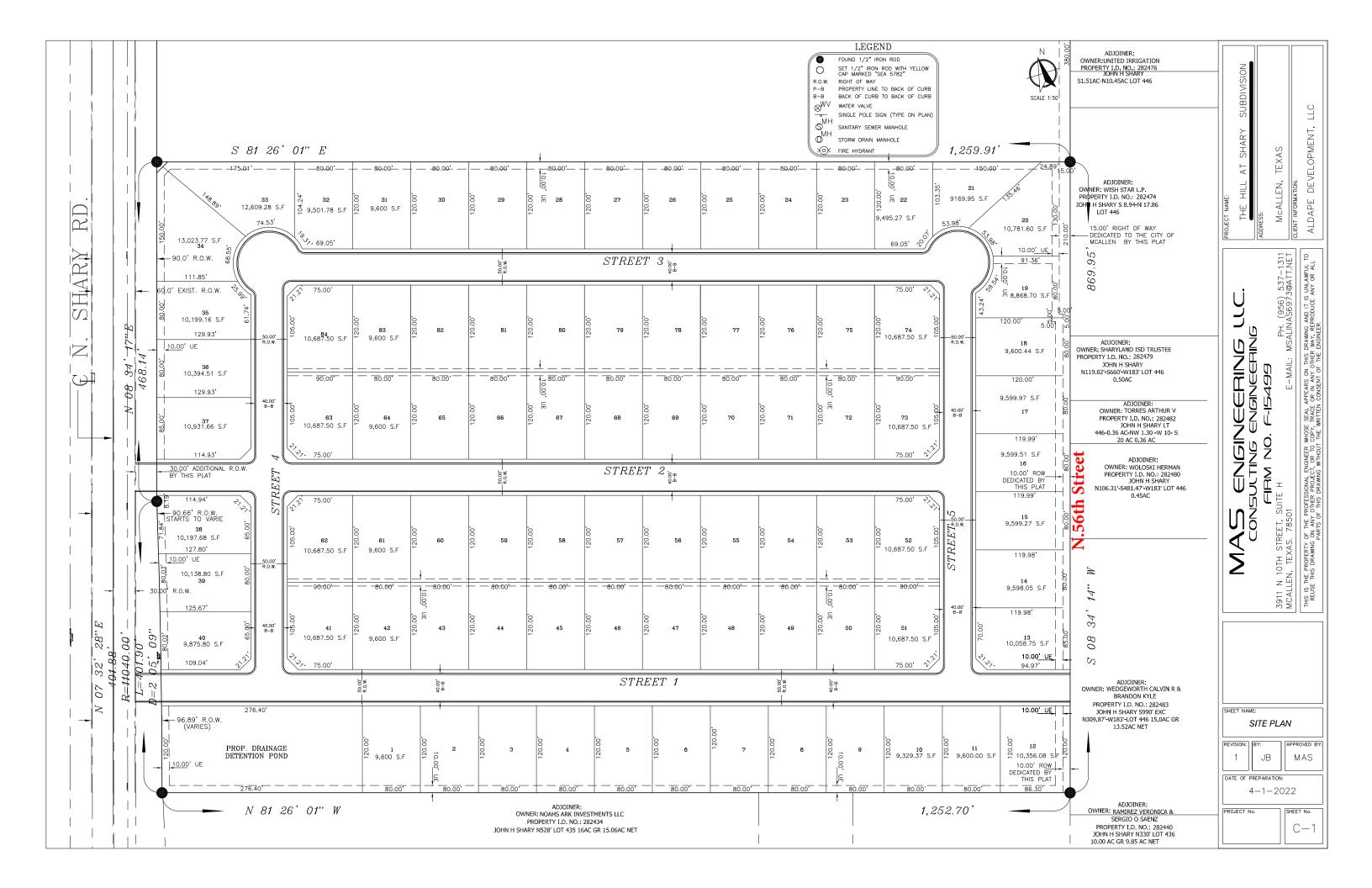
Signature

Date

Print Name

Authorized Agent







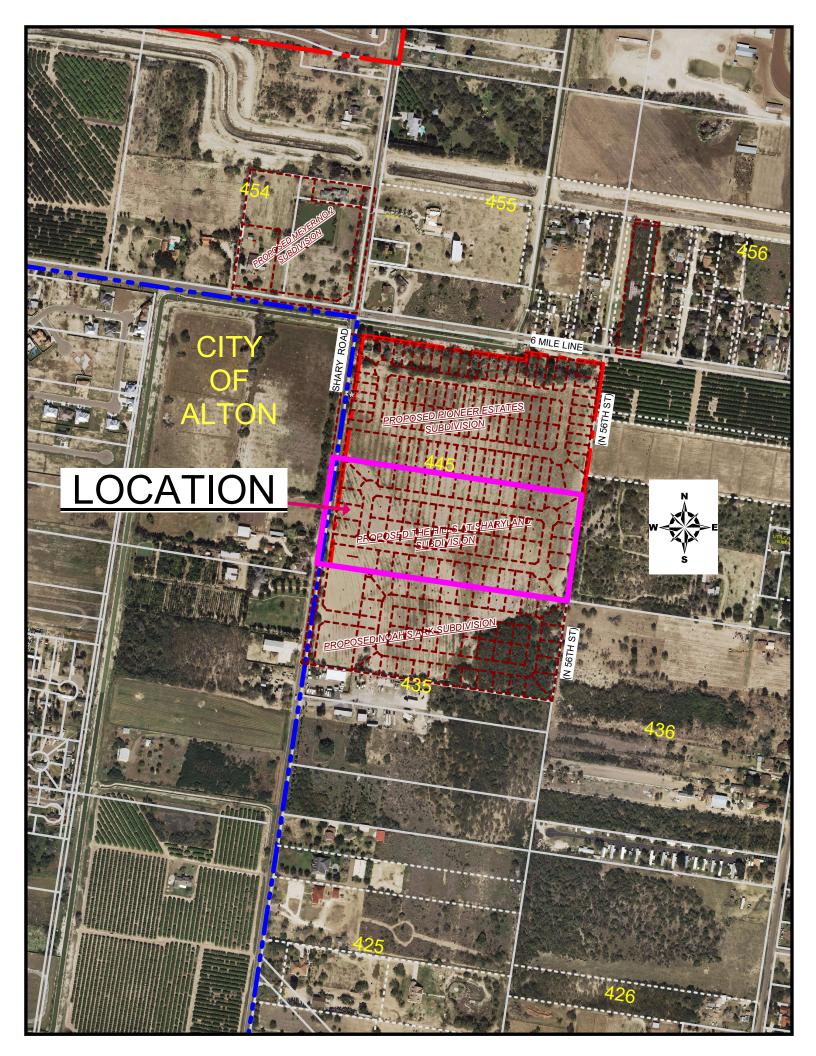
Reviewed On: 4/29/2022

SUBDIVISION NAME: THE HILLS AT SHARYLAND	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
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	Applied
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 ft15 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, 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	Applied
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	Applied
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	Applied
* 900 ft. Block Length **Subdivision Ordinance: Section 134-118	Compliance
* 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	Required
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* 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.	Applied

04/29/2022 Page 2 of 3 SUB2022-0050

The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of April 5, 2022. Following discussion, 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	Applied
* Sides: 6 ft. or greater for approved site plan or easement **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. *Add plat note as shown above, finalize prior to recording. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where a greater setback is require, greater setback applies *Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required 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	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along 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	Applied
* 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 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Shary Rd. and N. 56th Street. *City's Access Management Policy	Required
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common areas, any private service drives, 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 requirments 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	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required

**Subdivision Ordinance: Section 110-72	
LOT REQUIREMENTS	
* Minimum lot width and lot area *Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets *Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing:R-3A **Annexation and initial zoning processes completed.	Applied
* Rezoning Needed Before Final Approval **Annexation and initial zoning processes must be finalized prior to final approval.	Applied
PARKS	
* 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.	Applied
* 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.	Applied
* Pending review City Manger'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.	Applied
TRAFFIC	
* Trip Generation required by Traffic Department to determine if TIA is required, prior to final plat. As per Traffic Department TG approved, TIA required.	Complete
* Traffic Impact Analysis (TIA) required.	Required
COMMENTS	
Comments: *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.	Applied
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Final Form subject to conditions noted, drainage and TIA approvals.	Applied

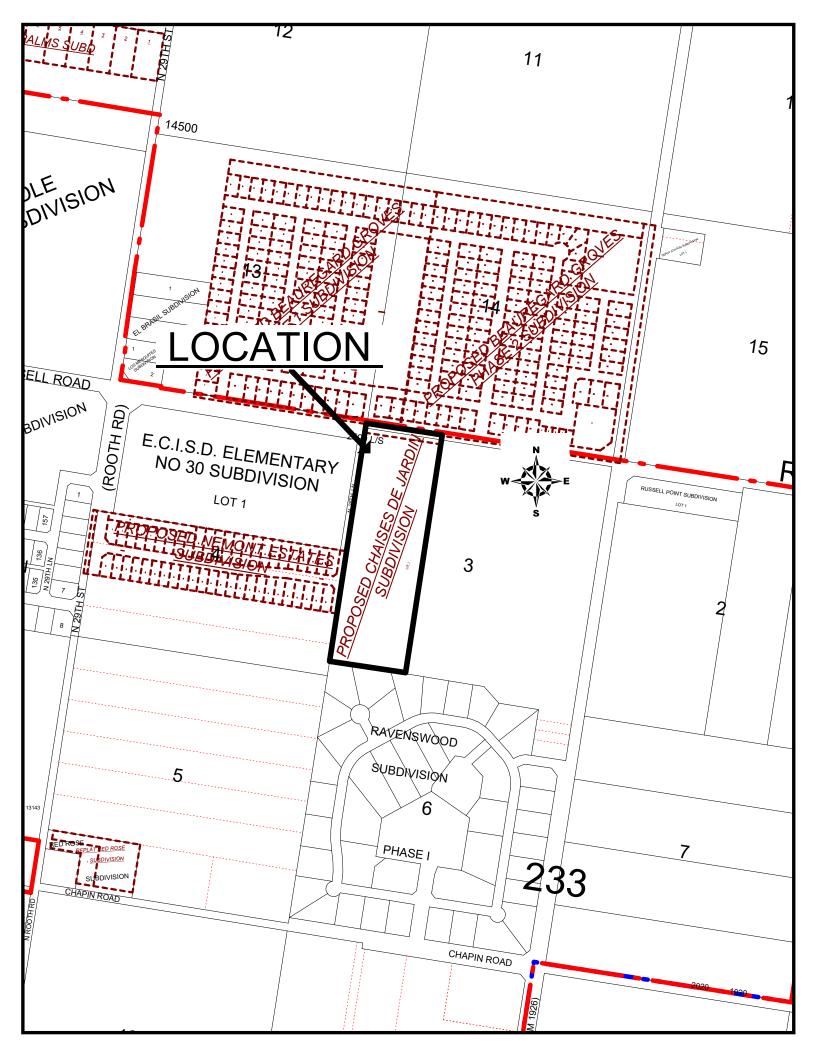


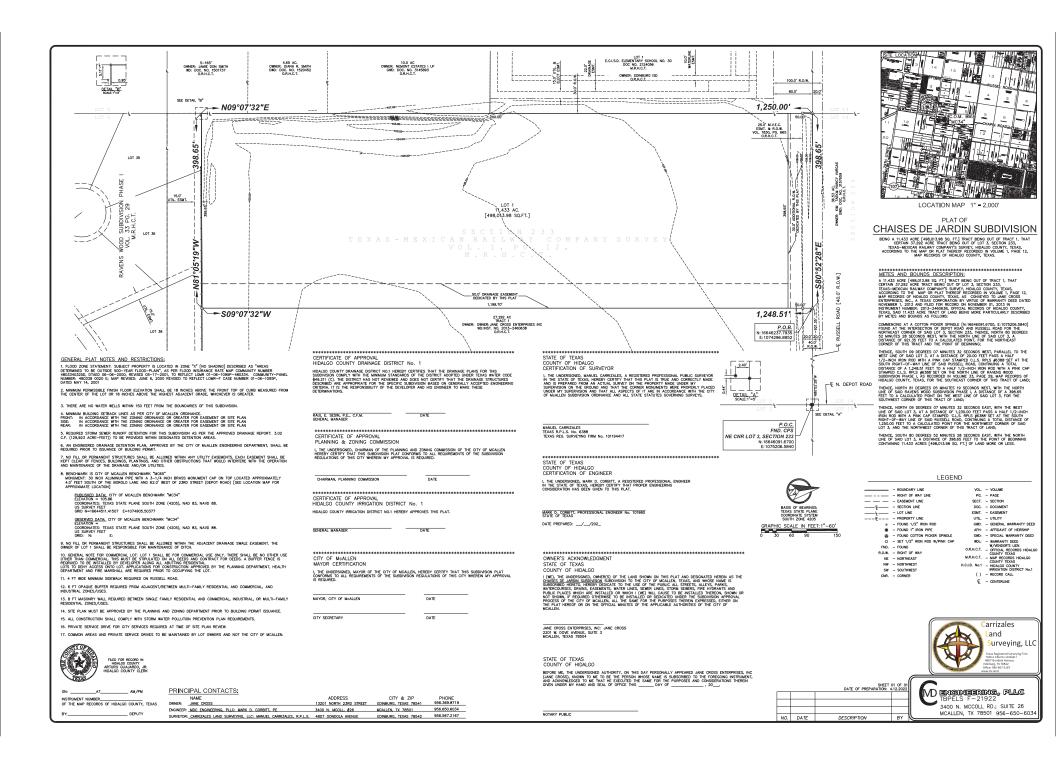
Subaba-0044

City of McAllen Planning Department

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

	Subdivision Name Chaises De Jardin
Project Information	Location 1200ft West of the intersection of Russel Rd. and Depot Rd.
	City Address or Block Number 2501 RUSSECC RD
	Number of Lots _ 1 Gross Acres <u>11.433</u> Net Acres <u>11.433</u> ETJ □Yes ≚No
	Existing Zoning <u>Ag</u> Proposed Zoning <u>COM</u> Rezoning Applied for MYes □No Date <u>PUD</u>
	Existing Land Use Ag Proposed Land Use Comm Irrigation District # HCID1
ect	Replat □Yes ⊌No Commercial <u>x</u> Residential
Proj	Agricultural Exemption xYes □No Estimated Rollback Tax Due \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
	Parcel # Tax Dept. Review
	Legal Description 11.433 ACRES OUT OF LOT 3, SECTION 233, TEXAS-MEXICAN
	RAILWAY COMPANY'S SURVEY; VOLUME 1, PAGE 12, MRHC
Je.	Name Jane Cross Phone 956-369-8719
Owner	Address 511 N. 10th St. #367 E-mail janecrossbiz@outlook.com
	City McAllen State TX Zip 78504
şr	Name Phone 956-369-8719
Developer	Address511 N. 10th St. #367 E-mailjanecrossbiz@outlook.com
eve	City McAllen State TX Zip 78542
	Contact Person Jane Cross or Kenneth Johnson
_	Name Mark Corbitt, P.E. Phone 956-650-6034
ineer	Address 1806 Majella E-mail mcorbitt@mdcengineeringtx.com
Engi	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>
	Contact Person Mark Corbitt
or	Name Manny Carrizales, RPLS Phone 956-567-2167
Surveyor	Address 3400 Gondola Ave. E-mail mannyrpls@cls.land
Sur	City Edinburg State TX Zip 78542
	ENTERED





04/29/2022 Page 1 of 4 SUB2022-0046



Reviewed On: 4/29/2022

SUBDIVISION NAME: CHAISES DE JARDIN	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Russell Road: Proposing 30 ft. dedication for 50 ft. from centerline for 100 ft. total R.O.W Paving _65 ft Curb & gutterBoth 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	Non-compliance
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	Non-compliance
E/W collector(Southern Boundary 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving _40 ft Curb & 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	TBD
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

04/29/2022 Page 2 of 4 SUB2022-0046

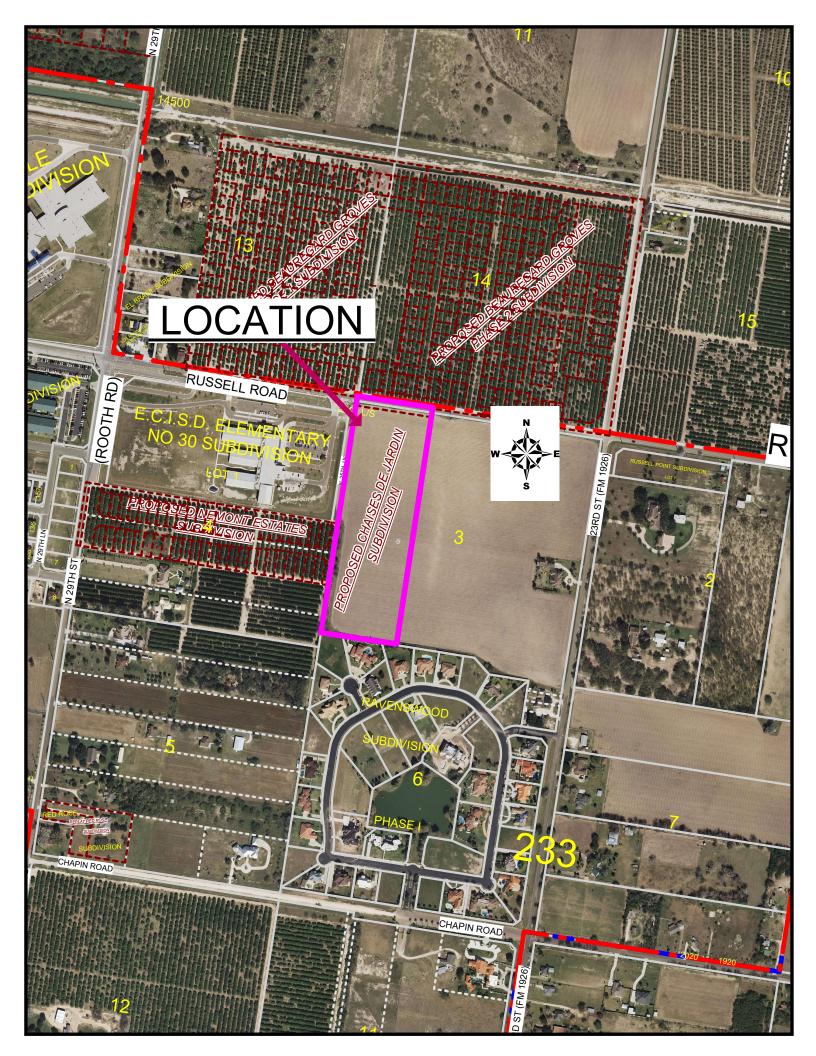
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. **Alley or service drive easement cannot dead-end. Provide for extension or looping of alley or service drive easement on the plat prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies. **Finalize wording prior to final. **Zoning Ordinance: Section 138-356	Applied
* 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	Applied
* 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	Applied
* 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	Applied
* Garage: Proposed Commercial Development. ***Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Russell Road, North 25th Lane and E/W	Non-compliance
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.	Applied
BUFFERS	7 (5)
* 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	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

04/29/2022 Page 3 of 4 SUB2022-0046

NOTES	
NOTES	
* 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	Required
* 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.	Required
* 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.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
* 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 LOT REQUIREMENTS	TBD
* Late fronting public etreets	Compliance
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	
ZONING/CUP	
* 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.	Complete
* Rezoning Needed Before Final Approval *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	Completed

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PARKS	
* Land dedication in lieu of fee. As per Parks Department, commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, commercial developments do not apply to Parks.	NA
* Pending review by City Manager's Office. As per Parks Department, commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *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. RECOMMENDATION	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied



L130000000016620 L13000000001660C

City of McAllen Planning Department APPLICATION FOR

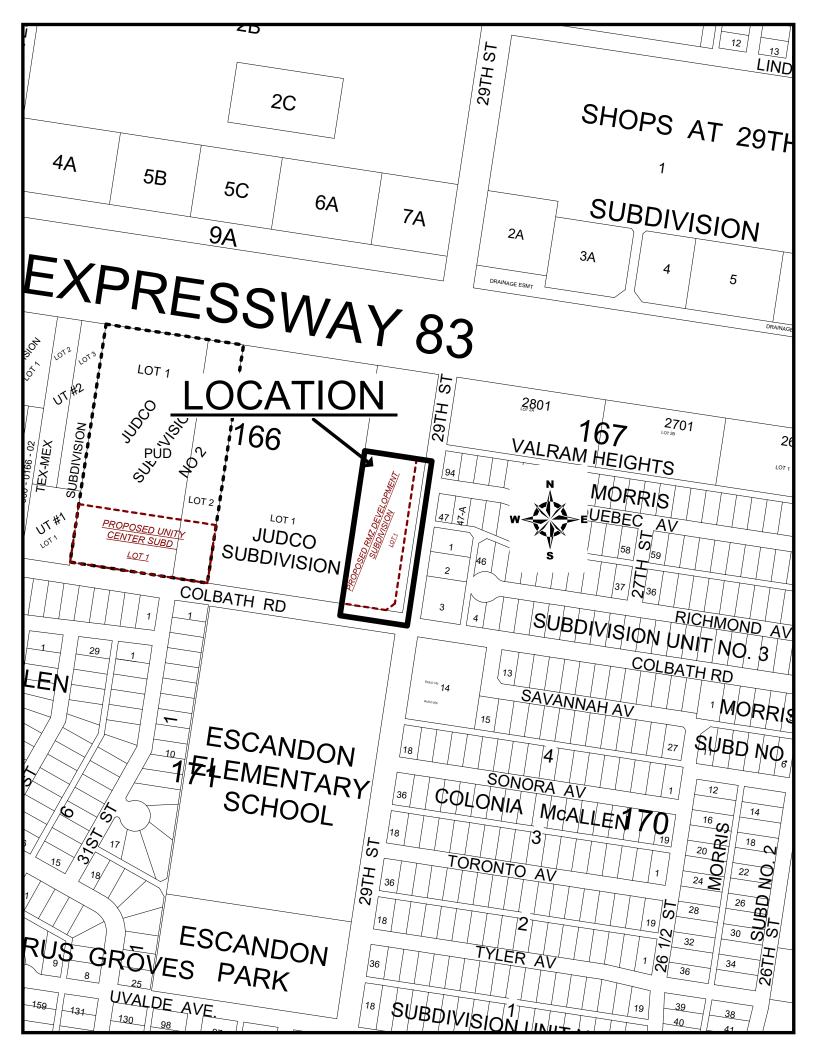
1300 Houston Avenue McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 972-7050 (956) 972-7046 (fax)

SUBDIVISION PLAT REVIEW

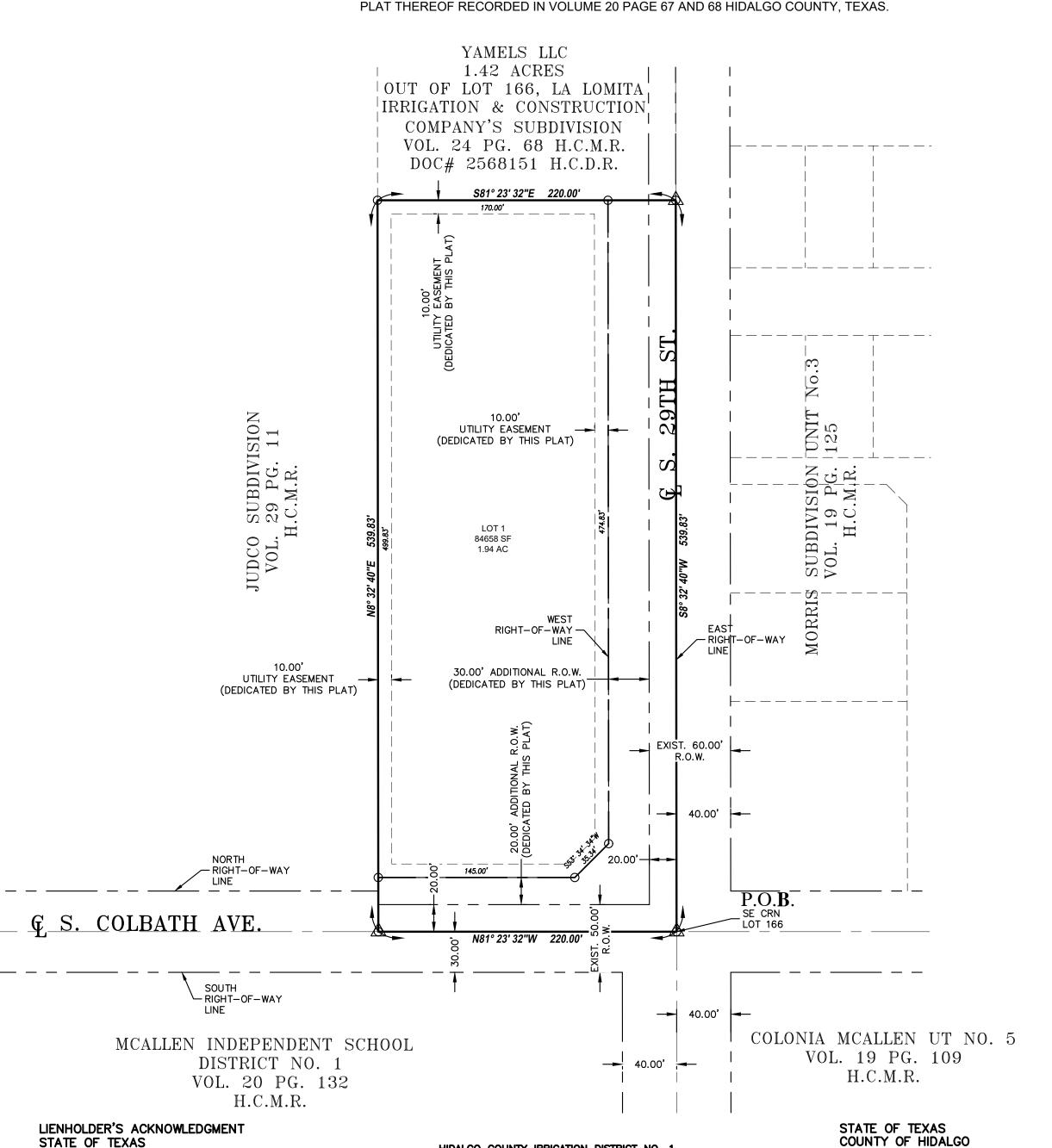
	2777777777
Project Description	Subdivision Name LOCATED AT THE NORTHWEST CORNER OF 29TH STREET AND Location COLBATH AVENUE. City Address or Block Number 2901 ColBATH RD Number of lots 1 Gross acres 2.78 Net acres Existing Zoning C-4 Proposed C-4 Rezoning Applied For Yes No Date Existing Land Use VACANT Proposed Land Use COMMERCIAL INDUSTRIAL Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exemption Yes No Estimated Rollback tax due Delbuck BEING A 2.78 ACRE TRACT OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION Legal Description COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOPLUME 20 PAGE 67 AND 68 HIDALGO COUNTY, TEXAS.
Owner	Name RMZ INVESTMENTS, LLC Phone 950 310 · 2033 Address 1809 SOUTH ERICA ST City PHARR State TEXAS Zip 78577 E-mail Milettroding Chulmul Com 1809 SOUTH ERICA ST
Developer	Name RMZ INVESTMENTS, LLC Phone 950 310 2033 Address 1809 SOUTH ERICA ST City PHARR State TEXAS Zip 78577 Contact Person Wonica Ramiyez E-mail ramive ztvading whomail com
Engineer	Name IVAN GARCIA P.E., R.P.L.S RIO DELTA ENGINEERING Phone (956) 380-5152 Address 921 S. 10TH AVENUE City EDINBURG State TEXAS Zip 78539 Contact Person IVAN GARCIA P.E., R.P.L.S. E-mail riodelta2004@yahoo.com
Surveyor	Name IVAN GARCIA P.E., R.P.L.S RIO DELTA ENGINEERING Phone

Submitted with Application	\$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report 8 ½" by 11" Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying owner on application) Autocad DWG file of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable
Developer's Requirements Su	PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted tracts ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines ✓ North arrow, scale and vicinity map ✓ Name & dimension of adjoining street ROWs (total width & width from centerline) Note: Though the original submittal for application to process a subdivision plat does
Minimum Do	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.
nature	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.
Owner's Signature	Signature Date <u>03/30/22</u> Print Name Montes Regnites
ó	Owner Authorized Agent

Proposed Plat Submittal



BEING A 2.73 ACRES TRACT OF LAND OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE MAP OR



OWNER'S ACKNOWLEDGMENT STATE OF TEXAS

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

RMZ INVESTMENTS, LLC 1809 SOUTH ERICA ST

STATE OF TEXAS COUNTY OF HIDALGO

PHARR, TEXAS 78577

OF THE CITY OF MCALLEN.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MONICA RAMIREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF

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

MY COMMISSION EXPIRES _____

CONSIDERATIONS THEREIN STATED.

COUNTY OF HIDALGO

GREATER STATE BANK

3300 N. 10TH STREET MCALLEN, TEXAS 78501

STATE OF TEXAS

APPEARED

STATE OF TEXAS

COUNTY OF HIDALGO

PROPERTY AS PROVIDED FOR HEREIN.

I (WE), THE UNDERSIGNED, HOLDERS(S) (OR DULY AUTHORIZED OFFICERS

OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED

FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE

DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY

ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF

PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND THE DESIGNATED HEREIN AS THE RMZ DEVELOPMENT SUBDIVISION. OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY

DATE

, KNOWN TO ME TO BE THE PERSON

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE _____ DAY OF _____,
20__. SUBJECT TO THE FOLLOWING

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS COUNTY OF HIDALGO PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

MAYOR'S CERTIFICATE

CITY MAYOR

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

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

PLANNING AND ZONING CHAIR

STATE OF TEXAS - COUNTY OF HIDALGO

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

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

STATE OF TEXAS - COUNTY OF HIDALGO

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

REG. PROFESSIONAL ENGINEER No. 115662

I. THE UNDERSIGNED. A REGISTERED PROFESSIONAL ENGINEER IN THE

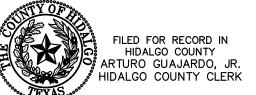
STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



IVAN GARCIA







INSTRUMENT NUMBER_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS ____ DEPUTY

SCALE: 1" = 60'BASIS OF BEARING TEXAS STATE PLANE COORDINATES TEXAS SOUTH ZONE (4205) WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND POINT OF BEGINNING POINT OF COMMENCING N.W.C. F.T. NORTHWEST CORNER FARM TRACT FARM-TO-MARKET UTILITY EASEMENT CENTER LINE T LINE

CAPPED 1/2" IRON ROD SET 1/2" IRON ROD FOUND CALCULATED POINT COTTON PICKER SPINDLE SET X "X" MARK SET IN CONCRETE

LEGEND



BEING A 2.73 A 2.73 ACRES TRACT OF LAND OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20 PAGE 67 AND 68 HIDALGO COUNTY, TEXAS. AND SAID 2.73 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BEGINNING AT A COTTON PICKER SPINDLE SET ON THE SOUTHEAST CORNER OF THE SAID LOT 166, FOR THE SOUTHEAST

THENCE N 81°23'32" W ALONG THE SOUTH BOUNDARY LINE OF THE SAID LOT 166. SAME BEING ALONG THE CENTERLINE OF S. COLBATH AVENUE, A DISTANCE OF 220.00' TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN

THENCE N 8°32'40" E ACROSS THE SAID LOT 166. PASSING AT 20.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY OF S. COLBATH AVENUE (EXISTING 50.00 FOOT RIGHT-OF-WAY). AND CONTINUING FOR A TOTAL DISTANCE OF 539.83 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED

THENCE S 81°23'32" E ACROSS THE SAID LOT 166. PASSING AT 200.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY OF S. 29TH STREET (EXISTING 60.00 FOOT RIGHT-OF-WAY). AND CONTINUING FOR A TOTAL DISTANCE OF 220.00 FEET TO A COTTON PICKER SPINDLÈ SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT THENCE S 8°32'40" W ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 166. SAME BEING ALONG THE CENTERLINE OF S. 29TH STREET (EXISTING 60.00 FOOT RIGHT-OF-WAY), A DISTANCE OF 539.83 FEET TO THE THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 2.73 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES:

METES AND BOUNDS DESCRIPTION:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.

2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE

SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE 3. THE SUBDIVISION IS IN ZONE "B" (SHADED), AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD,

MAP COMMUNITY PANELS NO.: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982. 4. A DRAINAGE DETENTION OF XX.XX CF OR XX.XX ACRE FEET IS REQUIRED FOR THE SUBDIVISION. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.

5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF

BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN. 6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND

MAINTENANCE OF THE EASEMENT. 7. THE CITY OF MCALLEN TO HAVE A 25'X25' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM

8. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG SOUTH 29TH STREET & COLBATH AVENUE.

10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

INDUSTRIAL ZONES/USES.

13. A PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED

9. CITY OF McALLEN BENCHMARK (MC58_1) SET BY ARANDA & ASSOC. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE NORTH BOUND OF N WARE RD. CLOSE TO BUDDY OWENS BLVD.

11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND

U.S. 83 EXPRESSWAY

MORRIS QUEBEC AVE.

SCALE:

WATER TREATMENT

M2450-00-003-0104-00 CITY OF McALLEN

 $= 1000^{\circ}$

STREET CURB INTERSECTION.

BY THE LOT OWNER AND NOT THE CITY OF McALLEN.

12. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

PURPOSES.

PRELIMINARY

THIS DOCUMENT IS

RELEASED FOR THE

PURPOSE OF INTERIM REVIEW UNDER THE

AUTHORITY OF

IVAN GARCIA,

P.E. 115662 ON

APRIL 11, 2022

BIDDING OR PERMIT

IT IS NOT TO BE SED FOR CONSTRUCTION

100

VAN GARCIA P.E. R.P.L.S VAN GARCIA P.E. R.P.L.S. VAN GARCIA P.E. R.P.L.S EDWIN PENA 1" = 60

APRIL 6, 2022 SUB 22 018

1 - 0F - 1

PRINCIPAL CONTACTS:

ADDRESS NAME PHONE & FAX DWNER(S): RMZ INVESTMENTS, LLC 1809 SOUTH FRICA ST PHARR TY 78577 921 S. 10TH AVENUE EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083 SURVEYOR: IVAN GARCIA P.E. R.P.L.S. 921 S. 10TH AVENUE ENGINEER: IVAN GARCIA EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083 P.E. R.P.L.S.

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Reviewed On: 4/29/2022

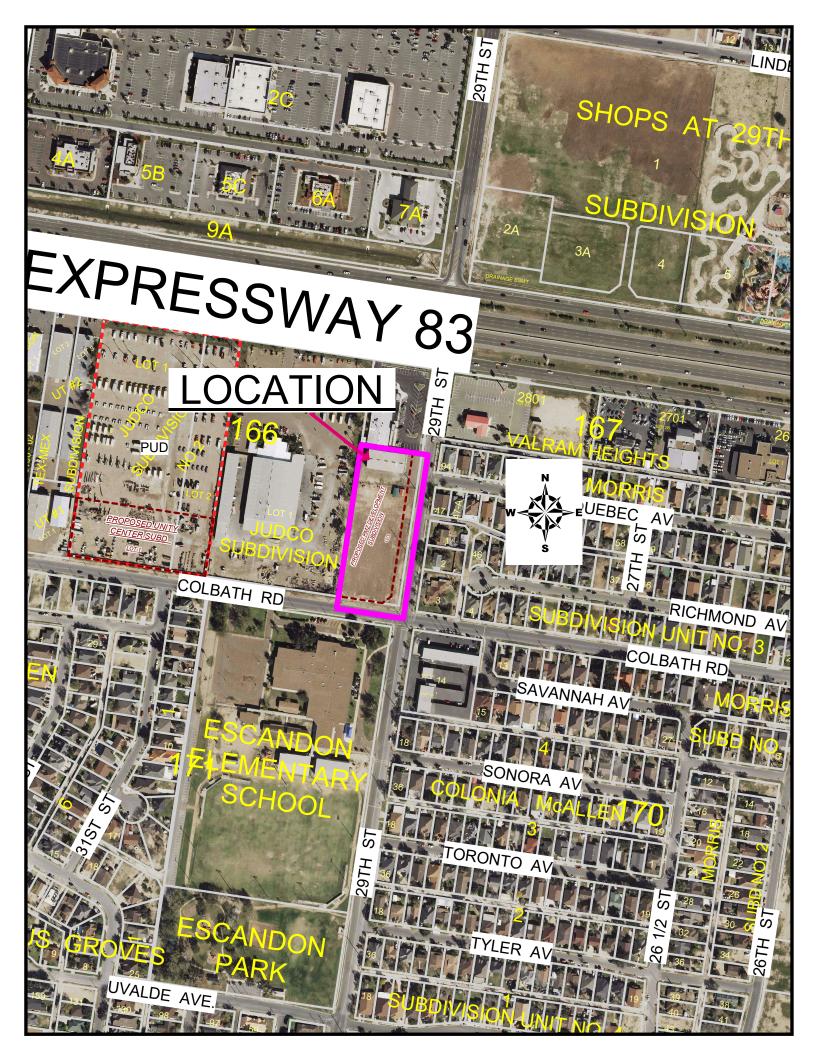
SUBDIVISION NAME: RMZ DEVELOPMENT SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North 29th Street:30 ft. dedication for 50 ft. from centerline for 100 ft. total R.O.W. Paving65 ft Curb & gutterBoth Sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Colbath Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. total R.O.W. Paving _52_ft Curb & gutterBoth 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
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 extension or looping of alley or service drive easement on the plat prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front:N.29th Street: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies. Colbath Road: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies. **Finalize wording prior to final. ***Zoning Ordinance: Section 138-356	Applied
 * Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Finalize wording prior to final. ****Zoning Ordinance: Section 138-356 	Applied

04/29/2022 Page 2 of 3 SUB2022-0044

* 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	Applied
* Corner: See front setback section above. **Finalize wording prior to final. **Zoning Ordinance: Section 138-356	Applied
* Garage: Proposed Commercial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
DEWALKS	
* 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	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
UFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
OTES	
* No curb cut, access, or lot frontage permitted. **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
* 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	TBD

04/29/2022 Page 3 of 3 SUB2022-0044

LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	
ZONING/CUP	
* Existing: C-4(Commercial-Industrial) District Proposed: C-4(Commercial-Industrial) District ***Zoning Ordinance: Article V	Complete
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee. As per Parks Department, Commercial developments do not apply to Parks	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Commercial developments do not apply to Parks	
* Pending review by City Manager's Office. As per Parks Department, Commercial developments do not apply to Parks.	
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	
COMMENTS	
Comments: *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied



SUB 2022 - 0041

City of McAllen Planning Department

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

	TEXAS-MEXICAN RAILWAY COMPANY SURVEY / PROPOSED AQUALINA AT Subdivision Name TRES LAGOS PHASE II SUBDIVISION		
	Location On the west side of Aqualina Phase I, west of Tres Lagos Boulevard		
Project Information	City Address or Block Number 6609 TRES LAGOS BLVD		
	Number of Lots <u>44</u> Gross Acres <u>20.220</u> Net Acres <u></u> ETJ □Yes □No		
	Existing Zoning R1 Proposed Zoning R1 Rezoning Applied for □Yes ☑No Date		
nfor	Existing Land Use Vacant Proposed Land Use Residential Irrigation District #United		
ect I	Replat □Yes ⊡No Commercial Residential		
Proj	Agricultural Exemption □Yes ⊡No Estimated Rollback Tax Due <u>n/a</u>		
	Parcel # <u>1333608</u> Tax Dept. Review		
	Water CCN □MPU ⊡Sharyland Water SC Other		
	Legal Description 20.220 acres out of Section 227, Texas-Mexican Railway Company Survey,		
	according to the patent issued by the State of Texas		
ır	Name Rhodes Development Inc Phone (956) 287-2800		
Owner	Address 200 S 10th St, Suite 1700 E-mail_nick@rhodesenterprises.com		
	City McAllen State Texas Zip 78501		
r	Name Rhodes Development Inc Phone (956) 287-2800		
Developer	Address 200 S 10th St, Suite 1700 E-mail nick@rhodesenterprises.com		
evel	City McAllen State Texas Zip 78501		
٥	Contact Person Nick Rhodes, President		
	Name Melden & Hunt, Inc. Phone (956) 381-0981		
eer	Address 115 West McIntyre Street E-mail mario@meldenandhunt.com		
Engineer	City Edinburg State Texas Zip 78541		
П	Contact Person Mario A. Reyna, P.E.		
	Name _Melden & Hunt, Inc Phone _(956) 381-0981		
Surveyor	Address 115 West McIntyre Street E-mail robert@meldenandhunt.com		
	City Edinburg State Texas Zip 78541		
U)	ENTEDE		

APR 1 1 2022

Initial: 10m

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 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 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:

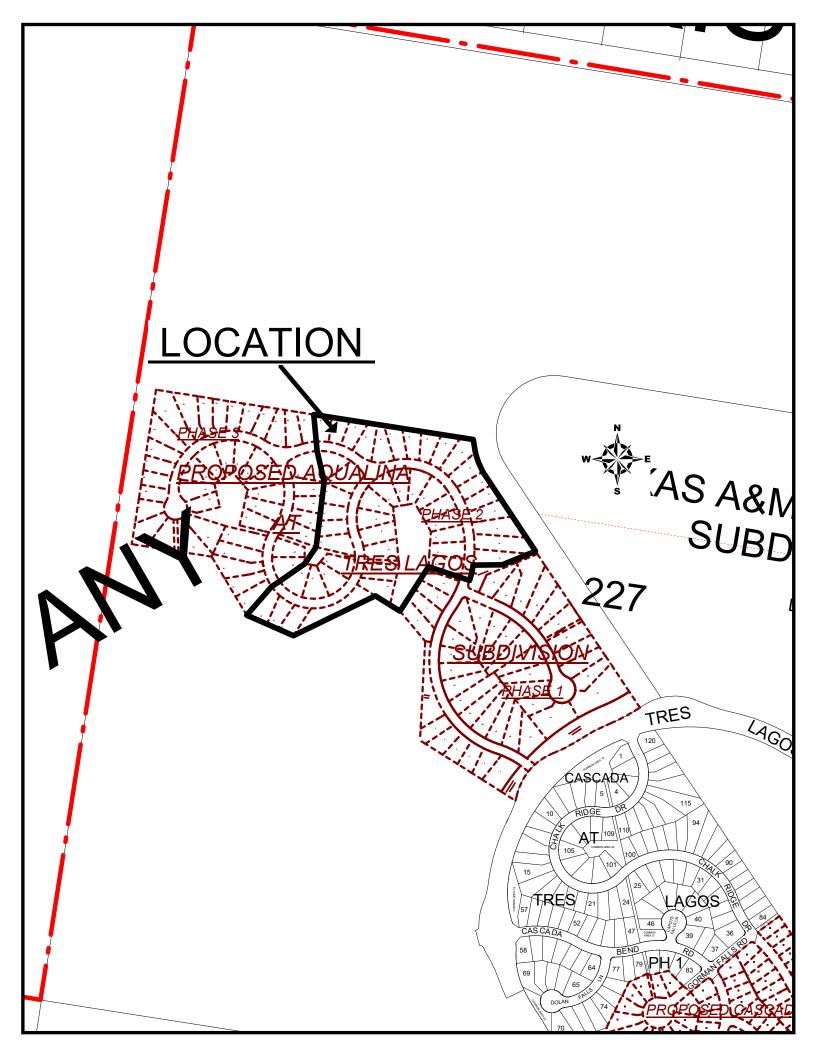
- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & 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 _	Ment	Date 04.07.2022
Print Name	Mario A. Reyna, P.E.	
Owner □	Authorized Agent F	7





CENTERLINE Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C62	051° 56' 54"	550.00'	498.67'	267.95	N8° 45' 46"W'	481.76'
C63	168° 13' 52"	282.00'	828.00'	2,736.12	S61° 08' 51"W'	561.03'
C64	167° 54' 20"	240.00'	703.32'	2,265.49	N60° 59' 05"E'	477.33'
C65	053° 58' 29"	300.00'	282.61'	152.77	N66° 17' 47"W'	272.28'

"C1" 008° 18' 41" 575.00' 83.41' 41.78 N13° 06' 42"E' 83.34'		BOUNDARY Curve Table					
33 10 11 01300 03111 1110 1110 03 12 2 0310 1	Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Lengt
"C2" 029° 16' 22" 420.00' 214.58' 109.69 \$19° 06' 49"E' 212.25	"C1"	008° 18' 41"	575.00'	83.41'	41.78	N13° 06' 42"E'	83.34'
	"C2"	029° 16' 22"	420.00'	214.58'	109.69	S19° 06' 49"E'	212.25'

CENTERLINE LINE Table				
Line # Length Direction				
L8 57.87' N39° 18' 33"W				

COMMON AREA Table		
Lot#	SQ. FT.	AC.
33	9,368.99	0.215
34	27,075.65	0.622
35	3,581.29	0.082
36	75,042.83	1.723

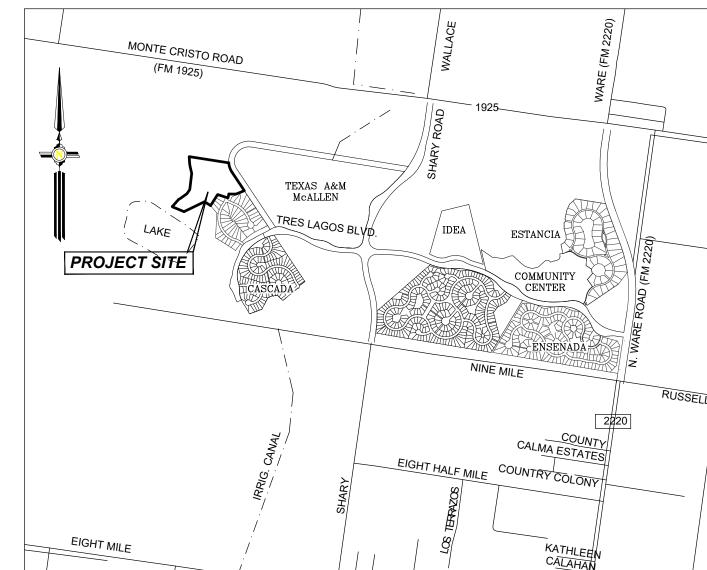
BOUNDARY Line Table			
Line #	Length	Direction	
"L1"	5.96'	N31° 00' 00"W	
"L2"	50.02'	N56° 41' 18"E	
"L3"	105.71'	N34° 31' 23"E	
"L4"	50.04'	N05° 36' 51"W	

Curve # Delta Radius Length Tangent Chord Direction Chord Length C3 | 008° 10' 25" | 575.00' | 82.03' | 41.08 | N4° 52' 10"E' | 81.96' C4 | 007° 47' 22" | 575.00' | 78.17' | 39.15 | N3° 06' 44"W' | 78.11' C5 | 005° 58' 48" | 575.00' | 60.01' | 30.03 | N9° 59' 49"W' | 59.99' C6 005° 42' 58" 575.00' 57.37' 28.71 N15° 50' 42"W' 57.34' C7 | 006° 22' 09" | 575.00' | 63.92' | 31.99 | N21° 53' 16"W' | 63.88' C8 | 007° 50' 17" | 575.00' | 78.66' | 39.39 | N28° 59' 29"W' | 78.60' C9 | 001° 49' 36" | 575.00' | 18.33' | 9.17 | N33° 49' 25"W' | 18.33' C10 | 010° 21' 07" | 307.00' | 55.47' | 27.81 | N39° 54' 47"W' | 55.39' C11 | 010° 42' 19" | 307.00' | 57.36' | 28.76 | N50° 26' 30"W' | 57.28' C12 | 011° 19' 31" | 307.00' | 60.68' | 30.44 | N61° 27' 25"W' | 60.58' C13 | 010° 06' 18" | 307.00' | 54.14' | 27.14 | N72° 10' 19"W' | 54.07' C14 | 011° 31' 06" | 307.00' | 61.72' | 30.96 | N82° 59' 01"W' | 61.61' C15 | 012° 48' 09" | 307.00' | 68.60' | 34.44 | \$84° 51' 22"W' | 68.45' C16 | 004° 58' 01" | 307.00' | 26.61' | 13.32 | \$75° 58' 17"W' | 26.61' C17 | 032° 07' 47" | 170.00' | 95.33' | 48.96 | N89° 33' 10"E' | 94.09' C18 | 023° 26' 02" | 170.00' | 69.53' | 35.26 | S62° 39' 56"E' | 69.05' C19 | 007° 55' 41" | 325.00' | 44.97' | 22.52 | N54° 54' 45"W' | 44.93' C20 | 011° 42' 42" | 325.00' | 66.43' | 33.33 | N64° 43' 56"W' | 66.32' C21 | 011° 20' 07" | 325.00' | 64.30' | 32.25 | N76° 15' 21"W' | 64.19' C22 | 011° 32' 24" | 325.00' | 65.46' | 32.84 | N87° 41' 36"W' | 65.35' C23 | 039° 09' 31" | 275.00' | 187.95' | 97.81 | N73° 29' 34"W' | 184.31' C24 | 014° 36' 16" | 275.00' | 70.10' | 35.24 | N46° 36' 40"W' | 69.91' C25 082° 05' 25" 20.00' 28.65' 17.41 N1° 44' 10"E' 26.27' C26 | 019° 05' 14" | 307.00' | 102.27' | 51.61 | \$33° 14' 15"W' | 101.80' C27 | 013° 19' 15" | 307.00' | 71.38' | 35.85 | S17° 02' 00"W' | 71.21' C28 | 011° 41' 38" | 307.00' | 62.66' | 31.44 | S4° 31' 33"W' | 62.55' C29 013° 30' 35" | 307.00' | 72.39' | 36.36 | S8° 04' 33"E' | 72.22' C30 | 008° 08' 14" | 307.00' | 43.60' | 21.84 | S18° 53' 58"E' | 43.56' C31 | 021° 07' 25" | 214.49' | 79.08' | 39.99 | N12° 25' 53"W' | 78.63' C32 | 005° 27' 15" | 216.95' | 20.65' | 10.33 | N0° 51' 25"E' | 20.64' C33 | 028° 15' 59" | 215.00' | 106.07' | 54.14 | N17° 44' 32"E' | 105.00' C34 | 035° 54' 24" | 215.00' | 134.74' | 69.66 | N49° 49' 43"E' | 132.54' C35 | 038° 28' 05" | 215.00' | 144.35' | 75.01 | N87° 00' 58"E' | 141.65' C36 | 038° 29' 02" | 215.00' | 144.41' | 75.05 | S54° 30' 29"E' | 141.71' C37 | 010° 47' 31" | 525.00' | 98.89' | 49.59 | N11° 45' 15"E' | 98.74' C38 | 009° 41' 23" | 525.00' | 88.79' | 44.50 | N1° 30' 48"E' | 88.68' C39 | 009° 46' 33" | 525.00' | 89.58' | 44.90 | N8° 13' 10"W' | 89.47' C40 | 009° 46' 21" | 525.00' | 89.55' | 44.88 | N17° 59' 37"W' | 89.44' C41 | 009° 56' 22" | 525.00' | 91.08' | 45.65 | N27° 50' 58"W' | 90.96' C42 | 001° 55' 04" | 525.00' | 17.57' | 8.79 | N33° 46' 41"W' | 17.57' C43 | 024° 10' 38" | 257.00' | 108.45' | 55.04 | N46° 49' 32"W' | 107.64' C44 | 026° 11' 07" | 257.00' | 117.45' | 59.77 | N72° 00' 24"W' | 116.43' C45 | 026° 21' 24" | 257.00' | 118.22' | 60.18 | S81° 43' 20"W' | 117.18' C46 | 028° 21' 05" | 257.00' | 127.17' | 64.91 | S54° 22' 06"W' | 125.88' C47 | 028° 05' 21" | 257.00' | 125.99' | 64.29 | S26° 08' 53"W' | 124.74' C48 | 026° 19' 59" | 257.00' | 118.12' | 60.12 | S1° 03' 47"E' | 117.08' C49 | 008° 44' 18" | 257.00' | 39.20' | 19.64 | S18° 35' 56"E' | 39.16' C50 | 010° 30' 17" | 265.00' | 48.59' | 24.36 | N17° 42' 57"W' | 48.52' C51 | 014° 23' 44" | 265.00' | 66.58' | 33.47 | N5° 15' 56"W' | 66.41' C52 | 004° 19' 34" | 265.00' | 20.01' | 10.01 | N4° 05' 42"E' | 20.00' C53 | 017° 09' 34" | 265.00' | 79.36' | 39.98 | N14° 50' 16"E' | 79.07' C54 | 008° 28' 53" | 265.00' | 39.23' | 19.65 | N27° 39' 30"E' | 39.19' C55 | 060° 38' 57" | 265.00' | 280.51' | 155.01 | N62° 13' 24"E' | 267.60' C56 | 019° 02' 20" | 265.00' | 88.06' | 44.44 | \$77° 55' 57"E' | 87.65' C57 | 020° 05' 49" | 265.00' | 92.95' | 46.96 | \$58° 21' 53"E' | 92.48' C58 | 013° 25' 08" | 265.00' | 62.06' | 31.17 | S41° 36' 24"E' | 61.92' C59 | 005° 24' 55" | 420.00' | 39.70' | 19.86 | \$31° 02' 32"E' | 39.68' C60 | 014° 40' 55" | 420.00' | 107.62' | 54.11 | S20° 59' 37"E' | 107.33' C61 | 009° 10' 32" | 420.00' | 67.26' | 33.70 | S9° 03' 54"E' | 67.19'

LOT Curve Table

Lo	ot Area Tal	ole	Fro	ont Setb	ack Lines
Lot #	SQ. FT.	AC.	Line #	Length	Direction
42	15,856.80	0.364	S1	43.95'	N90° 00' 00"E
43	23,680.05	0.544	S2	35.58'	S85° 00' 00"E
44	20,615.66	0.473	S3	53.46'	S86° 00' 00"E
45	15,536.36	0.357	S4	61.91'	N81° 30' 00"E
46	12,793.86	0.294	S5	62.82'	N68° 00' 00"E
47	12,633.41	0.290	S6	54.45'	N60° 00' 00"E
48	14,875.56	0.341	S7	51.69'	N59° 00' 00"E
49	17,737.13	0.407	S8	39.65'	N59° 00' 00"E
50	13,880.38	0.319	S9	48.45'	N49° 00' 00"E
51	12,302.73	0.282	S10	59.88'	N34° 00' 00"E
52	12,226.13	0.281	S11	59.20'	N23° 00' 00"E
53	13,511.02	0.310	S12	51.87'	N04° 00' 00"E
54	14,928.58		S13	41.07'	N10° 00' 00"W
	14,926.36	0.343	S14	26.70'	N17° 00' 00"W
55		0.328	S15	34.23'	N09° 24' 42"E
56	11,822.47	0.271	S16	29.49'	N30° 30' 00"E
57	10,455.17	0.240	S17	34.18'	N20° 30' 00"E
58	10,548.11	0.242	S18	31.97'	N07° 00' 00"E
59	15,112.86	0.347	S19	31.73'	S05° 00' 00"E
60	18,152.05	0.417	S20	44.16'	S52° 30' 33"W
61	12,933.14	0.297	S21	25.24'	N66° 30' 00"W
62	10,855.67	0.249	S22	43.70'	N80° 00' 00"W
63	11,813.88	0.271	S23	43.16'	S87° 30' 00"W
64	15,777.23	0.362	S24	41.76'	S83° 30' 00"W
65	12,805.65	0.294	S25	67.39'	N77° 00' 00"W
66	14,019.31	0.322	S26	37.68'	N77° 00' 00"E
67	14,850.96	0.341	S27	48.49'	S87° 00' 00"E
68	14,734.52	0.338	S28	52.44'	N87° 00' 00"W
69	14,385.71	0.330	S29	61.69'	S84° 00' 00"E
70	13,425.57	0.308	S30	87.64'	S58° 00' 00"E
71	12,970.18	0.298	S31	73.70'	S33° 00' 00"W
72	12,923.29	0.297	S32	27.79'	N35° 00' 00"E
73	14,139.01	0.325	S33	35.04'	N24° 00' 00"E
74	14,582.90	0.335	S34 S35	67.56' 13.22'	S41° 00' 00"W
75	13,767.24	0.316	S36	93.97'	N87° 00' 00"W
76	14,074.09	0.323	S37	10.97'	N87° 00' 00"W
77	14,913.28	0.342	S38	91.72'	N58° 00' 00"W
78	14,785.90	0.339	S39	35.20'	N75° 00' 00"E
79	14,227.71	0.327	S40	72.00'	S75° 00' 00"E
80	16,615.43	0.381	S41	45.75'	S41° 00' 00"E
81	15,813.11	0.363	S42	38.13'	S41° 00' 00"E
82	14,822.09	0.340	S43	75.48'	S07° 00' 00"E
	15,287.12	0.340	S44	35.98'	S30° 00' 00"W
83	,		S45	69.03'	N29° 00' 00"W
84	13,374.74	0.307	S46	36.12'	S12° 58' 22"E
85	11,955.11	0.274	<u> </u>	I	1
86	15,508.77	0.356			

LOCATION MAP



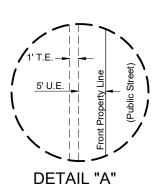
DETAIL "F"

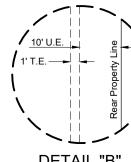
AQUALINA AT TRES LAGOS PHASE II SUBDIVISION

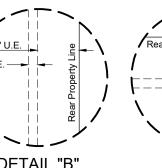
SUBDIVISION MAP OF

SUBDIVISION OF 20.220 ACRES

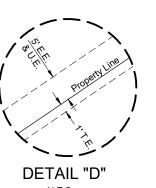
OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R., CITY OF McALLEN, HIDALGO COUNTY, TEXAS

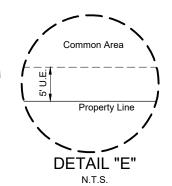


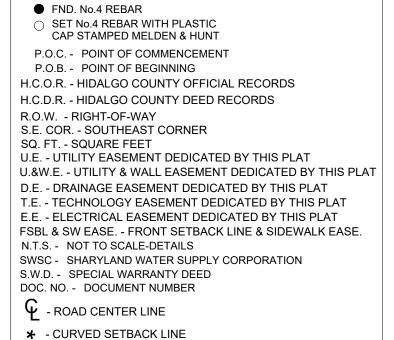












LEGEND & ABBREVIATIONS

• - INDICATOR FOR BEGIN AND END CURVE



ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: _____ R.N./J.L.G. ___ DATE __03-31-2022 SURVEYED, CHECKED ____ FINAL CHECK _

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 20.220 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, WHICH SAID 20.220-ACRE TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO RHODES DEVELOPMENT INC., BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3207085, HIDALGO COUNTY MAP RECORDS, SAID 20.220 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID SECTION 227:

THENCE, N 81° 01' 46" W A DISTANCE OF 613.51 FEET;

THENCE, N 33º 45' 00" W A DISTANCE OF 3,673.65 FEET TO A NO. 4 REBAR SET [NORTHING: 16651387.265, EASTING: 1059573.539] FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, S 67° 51' 19" W A DISTANCE OF 186.09 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 2. THENCE, S 90° 00' 00" W A DISTANCE OF 150.55 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT:

3. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 008° 18' 41", A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 83.41 FEET, A TANGENT OF 41.78 FEET, AND A CHORD THAT BEARS S 13° 06' 42" W A DISTANCE OF 83.34 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

- 4. THENCE, N 71° 30' 00" W A DISTANCE OF 224.81 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF
- 5. THENCE, S 32º 30' 00" W A DISTANCE OF 274.51 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 6. THENCE, N 58° 00' 00" W A DISTANCE OF 151.23 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT:
- 7. THENCE, S 64° 00' 00" W A DISTANCE OF 472.40 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE POINT OF
- 8. THENCE, N 67° 00' 00" W A DISTANCE OF 260.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- 9. THENCE, N 31º 00' 00" W A DISTANCE OF 5.96 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT:
- 10. THENCE, N 41° 00' 00" E A DISTANCE OF 196.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 11. THENCE, N 56° 41' 18" E A DISTANCE OF 50.02 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- 12. THENCE, N 55° 00' 00" E A DISTANCE OF 157.94 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 13. THENCE, N 34° 31' 23" E A DISTANCE OF 105.71 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT:
- 14. THENCE, N 07° 00' 00" E A DISTANCE OF 340.51 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT:
- 15. THENCE, N 12° 58' 22" W A DISTANCE OF 163.88 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF
- 16. THENCE, N 05° 36' 51" W A DISTANCE OF 50.04 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF
- 17. THENCE, N 05° 00' 00" W A DISTANCE OF 140.35 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT:
- 18. THENCE, S 81° 04' 26" E A DISTANCE OF 837.57 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- 19. THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 029° 16' 22", A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 214.58 FEET, A TANGENT OF 109.69 FEET, AND A CHORD THAT BEARS S 19° 06' 49" E A DISTANCE OF 212.25 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- 20. THENCE, S 33° 45' 00" W A DISTANCE OF 455.46 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.220 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

1. THIS SUBDIVISION IS LOCATED MOSTLY IN ZONE "A" AND PARTIALLY IN ZONE "X" (UNSHADED) ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 480334 0295 D, MAP REVISED: JUNE 6, 2000. ZONE "A" IS DEFINED AS AREAS OF 100-YEAR FLOOD WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

2. MINIMUM FINISH FLOOR NOTE:

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

3. MINIMUM SETBACKS SHALL BE:

FRONT: 20 FEET MINIMUM OR AS SHOWN IN "FRONT SETBACK TABLE" SHEET 3 OF 3 (GREATER APPLIES)

REAR (SINGLE FRONTING LOTS): 11 FEET, OR GREATER FOR EASEMENTS

INTERIOR SIDES: 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER: 10 FEET 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 C.F. Ac-Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT

6. CITY OF McALLEN BENCHMARK: NUMBER MC23, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP AT THE NORTHWEST CORNER OF THE INTERSECTION OF F.M.2220 AND 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652949.4951. 1067206.29414. FLEV.=128.79

7. NO BUILDING ALLOWED OVER ANY EASEMENT

8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG TRES LAGOS BOULEVARD.

9. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG TRES LAGOS BOULEVARD.

10. 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE USES.

11. PRIVATE TECHNOLOGY EASEMENT: DECLARANT RESERVES A TECHNOLOGY EASEMENT AS SHOWN ON THIS PLAT FOR PRIVATE USE FOR TECHNOLOGY UTILITIES, INCLUDING ALL CABLE, FIBER OR OTHER TRANSPORT MEDIA FOR TECHNOLOGY SERVICES.

12. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

13. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.

14. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.

15. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS

16. * DENOTES CURVED SETBACK.

17. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.

18. MINIMUM 4 FOOT WIDE SIDEWALK REQUIRED ALONG TRES LAGOS BOULEVARD. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.

19. UNITED IRRIGATION DISTRICT NOTES:

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO
- OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE
- WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY

IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO

- IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 20. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES:

THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR AQUALINA AT TRES LAGOS PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER _ MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.

21. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

22. A BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT SURROUNDS THIS PLAT, INCLUDING THE ADJOINING DRAINAGE AND STREET RIGHT OF WAYS, WHERE IT HAS NOT BEEN PREVIOUSLY RELEASED.

DRAWN BY: _____ R.N./J.L.G. ___ DATE _ 03-31-2022 SURVEYED, CHECKED __ FINAL CHECK



SUBDIVISION MAP OF

AQUALINA AT TRES LAGOS PHASE II SUBDIVISION

SUBDIVISION OF 20.220 ACRES OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4. PAGES 142-143. H.C.D.R.. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS THE ____ DAY OF ____

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

SECRETARY PRESIDENT

ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

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

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

SHERILYN DAHLBERG **GENERAL MANAGER** SHARYLAND WATER SUPPLY CORPORATION

CITY SECRETARY

CHAIRMAN, PLANNING COMMISSION

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

DATE

MAYOR, CITY OF McALLEN ATTESTED BY:

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

STATE OF TEXAS

COUNTY OF HIDALGO

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

RHODES DEVELOPMENT, INC. NICK RHODES, PRESIDENT 200 S. 10TH ST., STE. 1700 McALLEN, TEXAS 78501 HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

MIKE RHODES CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT 200 S. 10TH ST., STE. 1700 McALLEN, TEXAS 78501 HIDALGO COUNTY, TEXAS

STATE OF TEXAS **COUNTY OF HIDALGO**

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF HIDALGO: I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY

CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MELDEN & HUNT, INC. **TEXAS REGISTRATION F-1435** MARIO A. REYNA, P.E. # 117368 DATE PREPARED: 01/07/2021 ENGINEERING JOB No. 22056.00

MARIO A. REYNA

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 AQUALINA PHASE II, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07-29-19, 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: 07-29-19 T- . PAGE **SURVEY JOB No. 22056.08**



SHEET 1 OF 2



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

AM/PM INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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Reviewed On: 4/29/2022

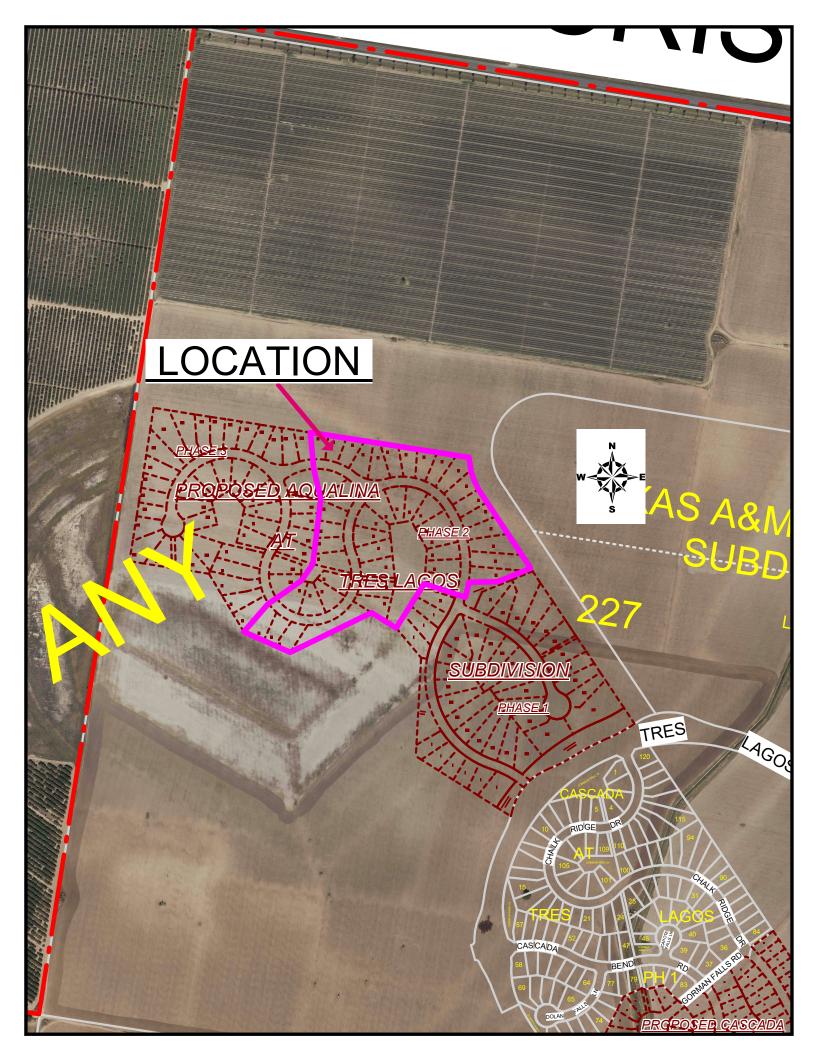
SUBDIVISION NAME: AQUALINA AT TRES LAGOS PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Interior streets: Aqualina Way 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
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	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: common areas and access walks/drives provided. **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: The proposed subdivision applies the "coving method" with emergency access walks/drives provided per established agreement. **Subdivision Ordinance: Section 134-105 	Compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* 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	Non-compliance
* Rear: 11 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: 5 ft. or greater for easements. **The proposed subdivision complies with minimum setback requirements, as per agreement. **Zoning Ordinance: Section 138-356	Applied
* Side corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied

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* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on: 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	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
UFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **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	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
OTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc., must be maintained by the lot owners/PID and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required

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OT REQUIREMENTS	
* 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	Applied
* 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	Applied
ONING/CUP	
* Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
ARKS	
* Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement.	Applied
* 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 Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* Pending review by City Manager's Office. As per Parks Department, In this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
RAFFIC	
* As per Traffic Department, Trip Generation required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
DMMENTS	
Comments: *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	Applied
ECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied



SUB 2022 - 0039

City of McAllen Planning Department

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

	TEXAS-MEXICAN RAILWAY COMPANY SURVEY / PROPOSED AQUALINA AT
	Subdivision Name TRES LAGOS PHASE III SUBDIVISION
-	Location On the west side of Aqualina Phase II, west of Tres Lagos Boulevard
	City Address or Block Number 6617 TRES LAGOS BUID
uo	Number of Lots 42 Gross Acres 21.496 Net Acres ETJ DYes No
Project Information	Existing Zoning R1 Proposed Zoning R1 Rezoning Applied for □Yes ☑No Date
nfor	Existing Land Use Vacant Proposed Land Use Residential Irrigation District #United
ect	Replat □Yes ⊡No Commercial Residential
rojc	Agricultural Exemption □Yes ⊡No Estimated Rollback Tax Due
	Parcel # <u>1333608</u> Tax Dept. Review
	Water CCN □MPU ⊡Sharyland Water SC Other
	Legal Description 21.496 acres out of Section 227, Texas-Mexican Railway Company Survey,
	according to the patent issued by the State of Texas
_	Name Rhodes Development Inc Phone (956) 287-2800
Owner	Address 200 S 10th St, Suite 1700 E-mail_nick@rhodesenterprises.com
0	City McAllen State Texas Zip 78501
	Name Rhodes Development Inc Phone (956) 287-2800
Developer	Address 200 S 10th St, Suite 1700 E-mail_nick@rhodesenterprises.com
velo	City McAllen State Texas Zip 78501
De	Contact Person Nick Rhodes, President
L	Name Melden & Hunt, Inc. Phone (956) 381-0981
Engineer	Address 115 West McIntyre Street E-mail_mario@meldenandhunt.com
Engi	City Edinburg State Texas Zip 78541
_	Contact Person Mario A. Reyna, P.E.
r	Name _Melden & Hunt, Inc. Phone _(956) 381-0981
/eyc	Address 115 West McIntyre Street E-mail_robert@meldenandhunt.com
Surveyor	City Edinburg State Texas Zip 78541

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
- 6 Folded blueline prints of the proposed plat
- 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:

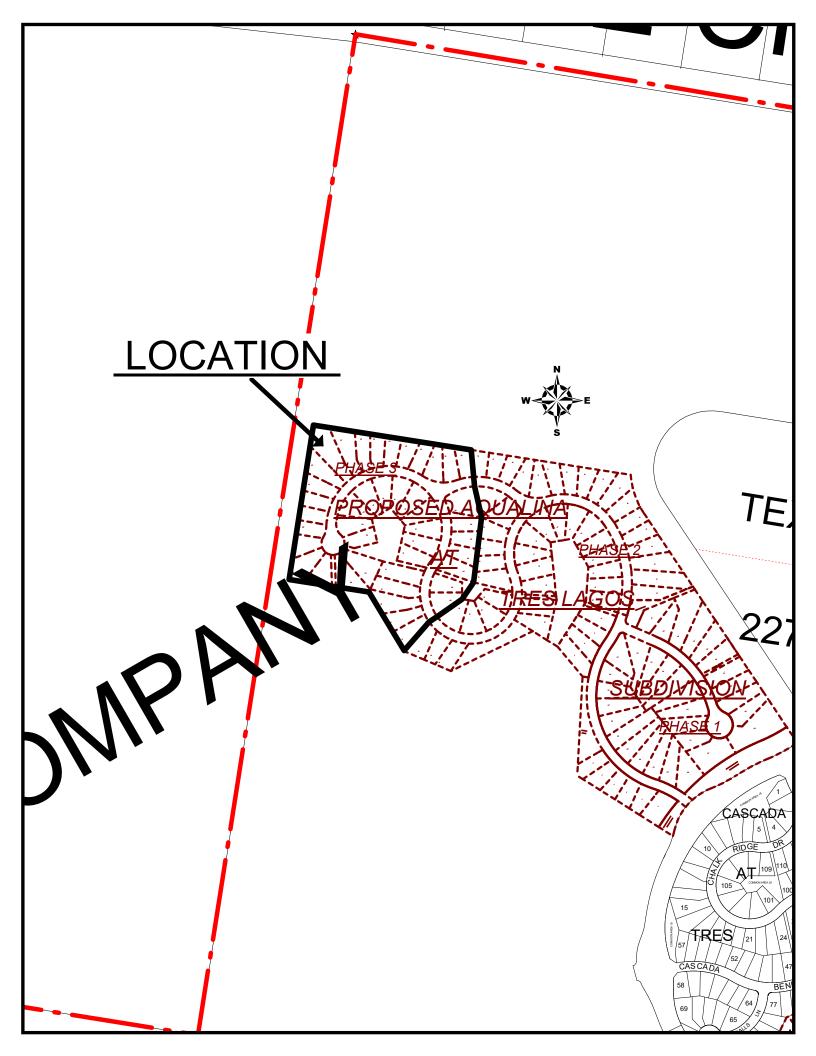
- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name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

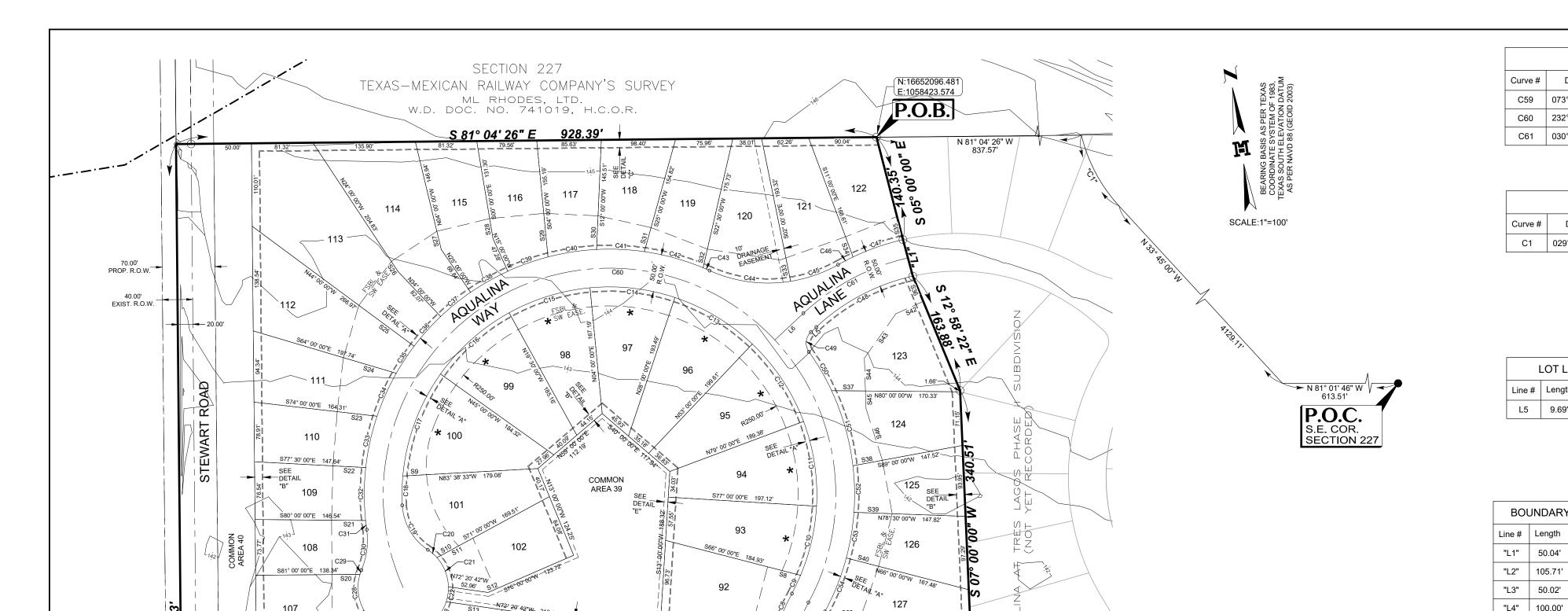
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal 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 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owners Signature

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

Signature _	Date 04.07.2022	_
Print Name	Mario A. Reyna, P.E.	_
Owner 🗆	Authorized Agent ⊡	





Curve # Delta Radius Leng	
	th Tangent Chord Direction Chord Length
C59 073° 01' 16" 240.00' 305	87' 177.66 S1° 26' 53"W' 285.59'
C60 232° 46' 05" 300.00' 1218	.77' 604.77 N78° 25' 31"W' 537.50'
C61 030° 16' 39" 300.00' 158	53' 81.16 S71° 34' 38"W' 156.69'

BOUNDARY Curve Table							
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length	
C1	029° 16' 22"	420.00'	214.58'	109.69	N19° 06' 49"W'	212.25'	

LOT Line Table					
Line # Length Direction					
L5 9.69' S56° 26' 19"W					

)	CENTERLINE LINE Table				
ction	Line #	Length	Direction		
6' 19"W	L6	51.74'	N56° 26' 19"E		
	•				

COMMON AREA Table

6,142.20 0.141

3,277.18 0.075 44,260.15 1.016

71,295.59 1.637

DOI		/ Line Table
ВО	JNDARY	′ Line Table ⊤
Line #	Length	Direction
"L1"	50.04'	S05° 36' 51"E
"L2"	105.71'	S34° 31' 23"W
"L3"	50.02'	S56° 41' 18"W
"L4"	100.00'	N81° 00' 00"W

			L	OT Cur	ve Table	9	
	Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
	C2	009° 42' 40"	265.00'	44.91'	22.51	S30° 02' 30"E'	44.86'
	C3	010° 11' 10"	265.00'	47.11'	23.62	S20° 05' 35"E'	47.05'
	C4	010° 00' 00"	265.00'	46.25'	23.18	S10° 00' 00"E'	46.19'
	C5	011° 10' 46"	265.00'	51.71'	25.94	S0° 35' 23"W'	51.62'
	C6	018° 40' 05"	265.00'	86.34'	43.56	S15° 30' 49"W'	85.96'
	C7	004° 27' 14"	265.00'	20.60'	10.31	S27° 04' 29"W'	20.59'
	C8	008° 39' 26"	265.00'	40.04'	20.06	S33° 37' 49"W'	40.00'
	C9	005° 34' 19"	275.00'	26.74'	13.38	N35° 10' 22"E'	26.73'
	C10	019° 42' 39"	275.00'	94.61'	47.77	N22° 31' 53"E'	94.14'
	C11	023° 51' 01"	275.00'	114.47'	58.08	N0° 45' 03"E'	113.65'
	C12	025° 49' 32"	275.00'	123.95'	63.05	N24° 05' 14"W'	122.91'
	C13	025° 09' 25"	275.00'	120.74'	61.36	N49° 34' 42"W'	119.78'
	C14	023° 43' 36"	275.00'	113.88'	57.77	N74° 01' 13"W'	113.07'
	C15	023° 33' 59"	275.00'	113.11'	57.37	S82° 20' 00"W'	112.31'
	C16	025° 33' 01"	275.00'	122.63'	62.35	S57° 46' 30"W'	121.62'
	C17	030° 20' 59"	275.00'	145.67'	74.59	S29° 49' 30"W'	143.97'
	C18	008° 07' 22"	275.00'	38.99'	19.53	S10° 35' 20"W'	38.95'
	C19	053° 57' 17"	75.00'	70.63'	38.18	S20° 27' 00"E'	68.05'
	C20	015° 06' 53"	60.00'	15.83'	7.96	N39° 52' 12"W'	15.78'
	C21	040° 29' 15"	60.00'	42.40'	22.13	N12° 04' 07"W'	41.52'
	C22	019° 11' 17"	60.00'	20.09'	10.14	N17° 46' 09"E'	20.00'
	C23	029° 27' 17"	60.00'	30.84'	15.77	N42° 05' 26"E'	30.51'
	C24	024° 24' 48"	60.00'	25.57'	12.98	N69° 01' 28"E'	25.37'
	C25	019° 12' 43"	60.00'	20.12'	10.15	S89° 09' 46"E'	20.02'
	C26	027° 52' 45"	60.00'	29.19'	14.89	S65° 37' 02"E'	28.91'
	C27	031° 20' 47"	60.00'	32.83'	16.83	S36° 00' 16"E'	32.42'
	C28	047° 11' 15"	60.00'	49.41'	26.21	S3° 15' 44"W'	48.03'
	C29	005° 41' 53"	60.00'	5.97'	2.99	S29° 42' 19"W'	5.96'
	C30	031° 17' 06"	100.00'	54.60'	28.00	N16° 54' 42"E'	53.93'
	C31	002° 10' 07"	325.00'	12.30'	6.15	S2° 21' 13"W'	12.30'
	C32	012° 22' 50"	325.00'	70.23'	35.25	S9° 37' 41"W'	70.09'
	C33	012° 18' 24"	325.00'	69.81'	35.04	S21° 58' 19"W'	69.67'
	C34	010° 59' 01"	325.00'	62.30'	31.25	S33° 37' 01"W'	62.21'
	C35	007° 35' 02"	325.00'	43.02'	21.54	S42° 54' 03"W'	42.99'
	C36	009° 18' 26"	325.00'	52.79'	26.46	S51° 20' 47"W'	52.74'
	C37	009° 00' 00"	325.00'	51.05'	25.58	S60° 30' 00"W'	51.00'
	C38	010° 00' 00"	325.00'	56.72'	28.43	S70° 00' 00"W'	56.65'
	C39	009° 57' 15"	325.00'	56.46'	28.30	S79° 58' 37"W'	56.39'
	C40	011° 30' 29"	325.00'	65.28'	32.75	N89° 17' 31"W'	65.17'
	C41	011° 11' 59"	325.00'	63.53'	31.87	N77° 56' 16"W'	63.43'
	C42	014° 15' 23"	325.00'	80.87'	40.64	N65° 12' 35"W'	80.66'
	C43	001° 39' 00"	325.00'	9.36'	4.68	N57° 15' 23"W'	9.36'
	C44	033° 08' 58"	190.00'	109.93'	56.55	S73° 00' 23"E'	108.40'
	C45	020° 11' 18"	190.00'	66.95'	33.82	N80° 19' 29"E'	66.60'
	C46	003° 56' 29"	325.00'	22.36'	11.18	S72° 12' 05"W'	22.35'
	C47	012° 21' 53"	325.00'	70.14'	35.20	S80° 21' 16"W'	70.00'
	C48	030° 29' 22"	275.00'	146.34'	74.95	S71° 41' 00"W'	144.62'
	C49	082° 30' 19"	20.00'	28.80'	17.54	S15° 11' 09"W'	26.38'
	C50	010° 29' 05"	325.00'	59.47'	29.82	N20° 49' 28"W'	59.39'
	C51	010 29 03 018° 18' 36"	325.00	103.86'	52.38	N6° 25' 37"W'	103.42'
	C51	010° 55' 05"	325.00	61.93'	31.06	N8° 11' 14"E'	61.84'
	C52	010° 35° 05"	325.00'	61.36'	30.77	N19° 03' 19"E'	61.27'
	C53	010° 49° 05° 013° 29' 40"	325.00'	76.54'	38.45	N31° 12' 41"E'	76.37'
		004° 06' 31"	215.00'	15.42'	7.71	S35° 54' 16"W'	15.41'
	C55 C56	004° 06° 31° 005° 27' 13"	215.00'	20.46'	10.24	S35° 54° 16°W' S31° 07' 24"W'	20.46'
-	C56 C57	005 27 13 028° 11' 55"	215.00	105.81'	54.00	S14° 17' 51"W'	104.75'
-	C57	026 11 55 035° 27' 51"	215.00'	133.08'	68.75	S17° 32' 02"E'	130.96'
		000 21 01	210.00	100.00	00.75	311 32 02 E	100.50

Lo	ot Area Tal	ole		Fro	ont Setb	ack Lines
Lot #	SQ. FT.	AC.	L	Line # Length Dire		Direction
87	14,691.10	0.337		S1	67.56'	N41° 00' 00"E
88	14,668.59	0.337		S2	87.40'	S61° 00' 00"W
89	19,388.32	0.445		S3	20.69'	S81° 00' 00"W
90	17,650.95	0.405		S4	36.73'	N77° 00' 00"W
91	18,603.65	0.427		S5	80.78'	N75° 00' 00"W
92	13,653.22	0.313		S6	71.30'	N76° 43' 45"W
93	14,629.26	0.336		S7	34.03'	S76° 43' 45"E
94	14,340.83	0.329		S8	45.31'	N66° 00' 00"W
95	15,577.94	0.358		S9	31.41'	S83° 38' 33"E
96	15,350.92	0.352	;	S10	32.56'	N71° 00' 00"E
97	13,809.84	0.317		S11	54.18'	S71° 00' 00"W
98	13,634.97	0.317	;	S12	10.29'	N76° 00' 00"E
	15,120.73	0.347	:	S13	74.81'	N72° 20' 42"W
99				S14	77.64'	S40° 30' 45"E
100	15,248.13	0.350	:	S15	66.57'	S02° 00' 00"E
101	14,765.94	0.339	:	S16	64.87'	N02° 00' 00"W
102	12,224.91	0.281	:	S17	69.16'	S37° 00' 00"W
103	20,808.55	0.478	;	S18	74.99'	S69° 00' 00"W
104	18,976.47	0.436	;	S19	48.42'	N69° 00' 00"E
105	14,503.74	0.333	:	S20	37.13'	N81° 00' 00"W
106	17,943.50	0.412		S21	45.25'	N80° 00' 00"W
107	12,469.47	0.286	:	S22	43.58'	N77° 30' 00"W
108	10,598.28	0.243		S23	53.26'	N74° 00' 00"W
109	10,686.25	0.245	:	S24	73.20'	N64° 00' 00"W
110	11,419.75	0.262		S25	91.19'	N44° 00' 00"W
111	13,725.98	0.315	;	S26	16.27'	N24° 00' 00"W
112	18,803.54	0.432	;	S27	24.87'	N04° 00' 00"W
113	28,620.85	0.657	;	S28	27.18'	N00° 00' 00"W
114	20,510.47	0.471	;	S29	58.15'	N04° 00' 00"E
115	13,937.08	0.320		S30	44.83'	N12° 00' 00"E
116	11,881.39	0.273	-	S31	33.24'	N25° 00' 00"E
117	11,198.07	0.257	-	S32	25.45'	N22° 30' 00"E
118	11,868.34	0.272	-	S33	31.58'	N02° 00' 00"W
119	12,596.57	0.289	-	S34	28.63'	N11° 00' 00"W
120	14,607.15	0.335	\vdash	S35	31.73'	N05° 00' 00"W
121	13,626.67	0.333	-	S36	36.12'	N12° 58' 22"W
	11,944.18	0.313	-	S37	44.84'	S80° 00' 00"E
122			\vdash	S38	39.54'	N89° 00' 00"E
123	20,900.06	0.480		S39	50.62'	S78° 30' 00"E
124	13,359.35	0.307	-	S40	44.14'	S66° 00' 00"E
125	11,364.75	0.261	-	S41	49.52'	S71° 00' 00"E
126	12,221.52	0.281	-	S42	39.80'	S75° 00' 00"W
127	15,051.61	0.346	-	S43	72.00'	S45° 00' 00"W
128	12,759.18	0.293	-	S44	43.53'	S07° 35' 37"W
129	13,655.98	0.313	L.	S45	23.20'	S07° 35' 37"W

U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT U.&W.E. - UTILITY & WALL EASEMENT DEDICATED BY THIS PLAT D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT

T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT FSBL & SW EASE. - FRONT SETBACK LINE & SIDEWALK EASE. N.T.S. - NOT TO SCALE-DETAILS

LEGEND & ABBREVIATIONS

H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS H.C.D.R. - HIDALGO COUNTY DEED RECORDS

SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT P.O.C. - POINT OF COMMENCEMENT P.O.B. - POINT OF BEGINNING

FND. No.4 REBAR

R.O.W. - RIGHT-OF-WAY

S.E. COR. - SOUTHEAST CORNER
SQ. FT. - SQUARE FEET

SWSC - SHARYLAND WATER SUPPLY CORPORATION

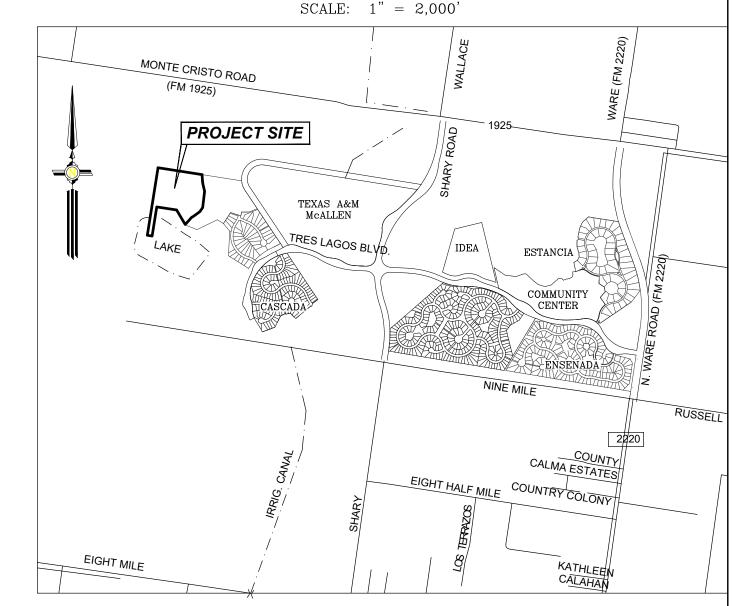
S.W.D. - SPECIAL WARRANTY DEED DOC. NO. - DOCUMENT NUMBER

C - ROAD CENTER LINE

★ - CURVED SETBACK LINE

• - INDICATOR FOR BEGIN AND END CURVE

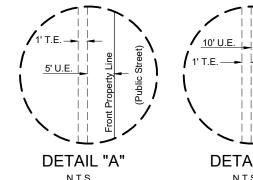
LOCATION MAP SCALE: 1" = 2,000'

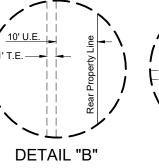


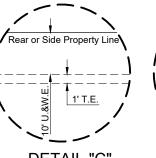
SUBDIVISION MAP OF AQUALINA AT TRES LAGOS PHASE III SUBDIVISION

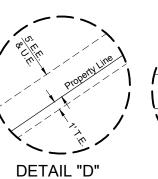
SECTION 227 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY

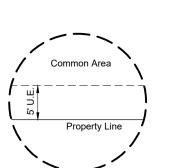
SUBDIVISION OF 21.496 ACRES OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R., CITY OF McALLEN, HIDALGO COUNTY, TEXAS



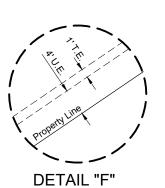








DETAIL "E"





DRAWN BY: _____ R.N./J.L.G. ___ DATE _ 03-31-2022 SURVEYED, CHECKED ____ FINAL CHECK _

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 21.496 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY TEXAS, BEING OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, WHICH SAID 21.496-ACRE TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO RHODES DEVELOPMENT INC., BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3207085, HIDALGO COUNTY MAP RECORDS, SAID 21.496 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID SECTION 227;

THENCE, N 81° 01' 46" W A DISTANCE OF 613.51 FEET;

THENCE, N 33° 45' 00" W A DISTANCE OF 4,129.11 FEET;

THENCE. IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 029° 16' 22", A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 214.58 FEET, A TANGENT OF 109.69 FEET, AND A CHORD THAT BEARS N 19º 06' 49" W A DISTANCE OF 212.25 FEET;

THENCE, N 81º 04' 26" W A DISTANCE OF 837.57 FEET TO A NO. 4 REBAR SET INORTHING: 16652096.481. EASTING: 1058423.574] FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, S 05° 00' 00" E A DISTANCE OF 140.35 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- 2. THENCE, S 05° 36' 51" E A DISTANCE OF 50.04 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT
- 3. THENCE, S 12º 58' 22" E A DISTANCE OF 163.88 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT:
- 4. THENCE, S 07° 00' 00" W A DISTANCE OF 340.51 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT
- 5. THENCE, S 34° 31' 23" W A DISTANCE OF 105.71 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 6. THENCE, S 55° 00' 00" W A DISTANCE OF 157.94 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- 7. THENCE, S 56° 41' 18" W A DISTANCE OF 50.02 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT:
- 8. THENCE, S 41° 00' 00" W A DISTANCE OF 196.80 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- 9. THENCE, N 31° 00' 00" W A DISTANCE OF 354.04 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 10. THENCE, N 81° 03' 29" W A DISTANCE OF 419.34 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 11. THENCE, S 08° 56' 29" W A DISTANCE OF 615.25 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 12. THENCE, N 81° 00' 00" W AT A DISTANCE OF 80.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF STEWART ROAD, CONTINUING A TOTAL DISTANCE OF 100.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- 13. THENCE, N 08° 56' 29" E WITHIN THE EXISTING RIGHT-OF-WAY OF STEWART ROAD, A DISTANCE OF 1,425.83 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- 14. THENCE, S 81° 04' 26" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF STEWART ROAD, CONTINUING A TOTAL DISTANCE OF 928.39 FEET TO THE POINT OF BEGINNING, AND CONTAINING 21.496 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

1. THIS SUBDIVISION IS LOCATED MOSTLY IN ZONE "A" AND PARTIALLY IN ZONE "X" (UNSHADED) ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 480334 0295 D, MAP REVISED: JUNE 6, 2000. ZONE "A" IS DEFINED AS AREAS OF 100-YEAR FLOOD WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED. ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

2. MINIMUM FINISH FLOOR NOTE:

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

3. MINIMUM SETBACKS SHALL BE:

FRONT: 20 FEET MINIMUM OR AS SHOWN IN "FRONT SETBACK TABLE" SHEET 3 OF 3 (GREATER APPLIES)

REAR (SINGLE FRONTING LOTS): 11 FEET, OR GREATER FOR EASEMENTS

INTERIOR SIDES: 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER: 10 FEET 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 C.F. Ac-Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT

6. CITY OF McALLEN BENCHMARK: NUMBER MC23, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP AT THE NORTHWEST CORNER OF THE INTERSECTION OF F.M.2220 AND 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652949.4951. 1067206.29414. FLEV.=128.79

7. NO BUILDING ALLOWED OVER ANY EASEMENT

8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG TRES LAGOS BOULEVARD.

9. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG TRES LAGOS BOULEVARD.

10. 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE USES.

11. PRIVATE TECHNOLOGY EASEMENT: DECLARANT RESERVES A TECHNOLOGY EASEMENT AS SHOWN ON THIS PLAT FOR PRIVATE USE FOR TECHNOLOGY UTILITIES, INCLUDING ALL CABLE, FIBER OR OTHER TRANSPORT MEDIA FOR TECHNOLOGY SERVICES.

12. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

13. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.

14. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED. INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.

15. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS

16. * DENOTES CURVED SETBACK.

17. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.

18. MINIMUM 4 FOOT WIDE SIDEWALK REQUIRED ALONG TRES LAGOS BOULEVARD. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.

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

20. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES:

WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS. AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR AQUALINA AT TRES LAGOS PHASE III SUBDIVISION, RECORDED AS DOCUMENT NUMBER _ MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.

21. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

22. A BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT SURROUNDS THIS PLAT, INCLUDING THE ADJOINING DRAINAGE AND STREET RIGHT OF WAYS, WHERE IT HAS NOT BEEN PREVIOUSLY RELEASED.

DRAWN BY: _____ R.N./J.L.G. ___ DATE _ 03-31-2022 SURVEYED, CHECKED __ FINAL CHECK



SUBDIVISION MAP OF

AQUALINA AT TRES LAGOS PHASE III SUBDIVISION

SUBDIVISION OF 21.496 ACRES OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R., CITY OF McALLEN, HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

THIS PLAT IS HE	REBY APPROV	ED BY 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 RIGHTS OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST:	
PRESIDENT	SECRETARY

ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

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

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

SHERILYN DAHLBERG	DATE
GENERAL MANAGER	
SHARYLAND WATER SUPPLY CORPORATION	

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
ATTESTED BY:	
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

STATE OF TEXAS

COUNTY OF HIDALGO

STATE OF TEXAS

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

RHODES DEVELOPMENT, INC.	DATE:	
NICK RHODES, PRESIDENT		
200 S. 10TH ST., STE. 1700		
McALLEN, TEXAS 78501		
HIDALGO COUNTY, TEXAS		

HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

MIKE RHODES CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT 200 S. 10TH ST., STE. 1700 McALLEN, TEXAS 78501 HIDALGO COUNTY, TEXAS

STATE OF TEXAS **COUNTY OF HIDALGO**

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF HIDALGO

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

MELDEN & HUNT, INC. **TEXAS REGISTRATION F-1435**

MARIO A. REYNA, P.E. # 117368	DATE	TE OF TEL
DATE PREPARED: 01/07/2021		- 51
ENGINEERING JOB No. 22068.00		
		MARIO A. REYNA
		117368 CENSE
		OS/ONAL ENG

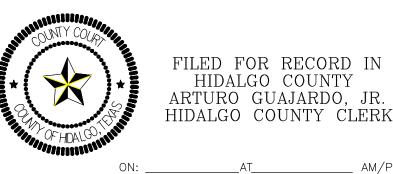
COUNTY OF HIDALGO:

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 AQUALINA PHASE II, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07-29-19, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N	. TAMEZ, R.P.L.S. # 623	38
DATE SURVI	EYED: 07-29-19	
T- , PAGE		
SURVEY JOI	3 No. 22068.08	



SHEET 1 OF 2



INSTRUMENT NUMBER_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

CHAIRMAN, PLANNING COMMISSION

04/29/2022 Page 1 of 4 SUB2022-0039



Reviewed On: 4/29/2022

SUBDIVISION NAME: AQUALINA AT TRES LAGOS PHASE III SUBDIVISION				
REQUIREMENTS				
STREETS AND RIGHT-OF-WAYS				
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 & gutterBoth 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 ***********************************	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	Applied			
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	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: common areas and access walks/drives provided. **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: The proposed subdivision applies the "coving method" with emergency access walks/drives provided per established agreement. **Subdivision Ordinance: Section 134-105	Compliance			
ALLEYS				
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA			

04/29/2022 Page 2 of 4 SUB2022-0039

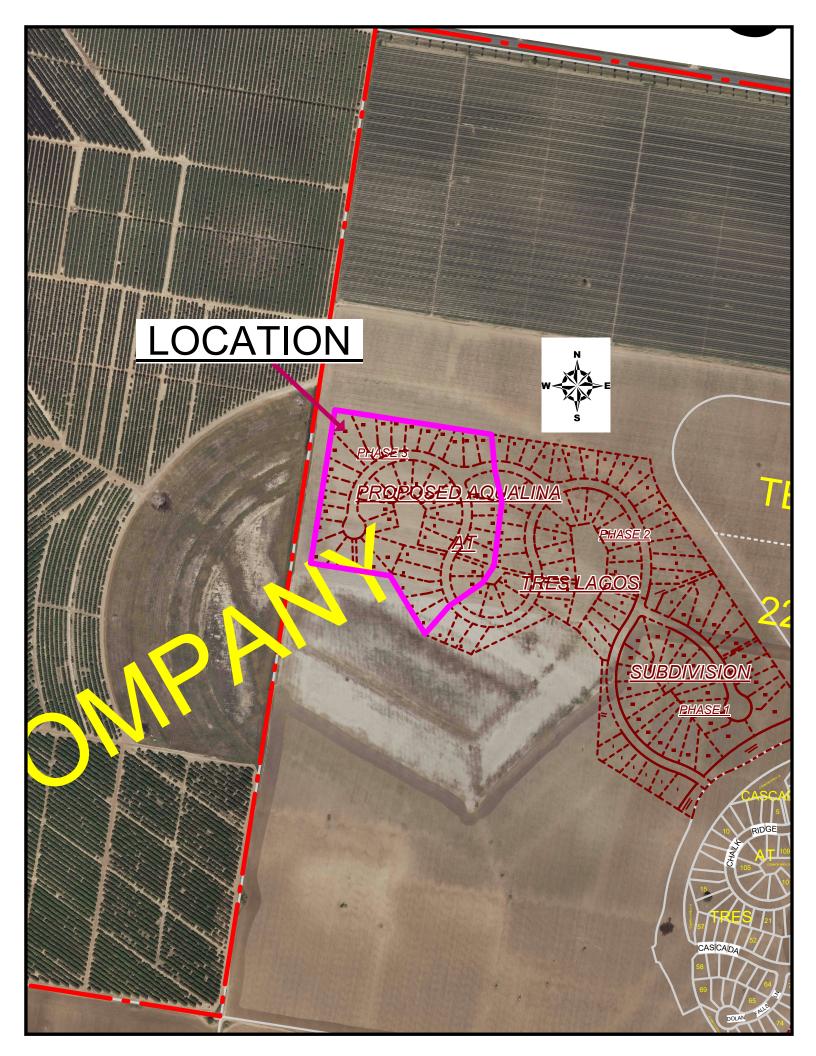
	I
SETBACKS	
* Front: 20 ft. minimum or greater for setbacks. **Please revise plat note #3 as front setback note references sheet 3, however sheet 3 is not part of plat submittal. ***The proposed subdivision complies with minimum setback requirements, as per agreement. ****Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 11 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: 5 ft. or greater for easements. **The proposed subdivision complies with minimum setback requirements, as per agreement. **Zoning Ordinance: Section 138-356	Applied
* Side 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
SIDEWALKS	
* 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	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Completed
BUFFERS	
* 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	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
NOTES	
* No curb cut, access, or lot frontage permitted along North Stewart Road. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc., must be maintained by the lot owners/PID and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

04/29/2022 Page 3 of 4 SUB2022-0039

COMMENTS	
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
* As per Traffic Department, Trip Generation required, prior to final plat.	Required
RAFFIC	
* Pending review by City Manager's Office. As per Parks Department, In this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* 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 Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement.	Applied
ARKS	
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
* Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District ***Zoning Ordinance: Article V	Applied
ONING/CUP	
* 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	Applied
* 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	Applied
OT REQUIREMENTS	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
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	
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the	Required

04/29/2022 Page 4 of 4 SUB2022-0039

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



Suba000-0043

City of McAllen Planning Department

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

	Texas -Mexican Railway Subdivision Name Proposed Cascada At T							
	Location South of Cascada Phase II							
	City Address or Block Number 7001 TRES LAGOS BLVD							
uc	Number of Lots 98 Gross Acres 2	9.748 Net	Acres ETJ □Yes □No					
Project Information	Existing Zoning R-1 Proposed Zoning	<u>R-1</u> Re	zoning Applied for □Yes ⊡No Date					
nfor	Existing Land Use vacant Propose	ed Land Us	se residential Irrigation District #United					
ect I	Replat □Yes ⊡No Commercial Re	esidential _						
Proj	Agricultural Exemption A es	Estimated	Rollback Tax Due					
	Parcel # 1314686 Tax Dept. Review	w EV						
	Water CCN □MPU ⊡Sharyland Water	SC Othe	er					
	Legal Description 29.748 Acres out of Sec	ctions 227 & 2	230, Texas-Mexican Railway Company Survey,					
	Volume 4, pages 142-143, H.C.D.R., City of M	/IcAllen, Hida	lgo County, Texas					
<u>ا</u>	Name Rhodes Development Inc		Phone (956) 287-2800					
Owner	Address 200 S 10th Street, Suite 1700		E-mail_nick@rhodesenterprises.com					
)	City McAllen	State <u>TX</u>	Zip <u>78501</u>					
ır	Name Rhodes Development Inc		Phone (956) 287-2800					
lope	Address 200 S 10th Street, Suite 1700		E-mail <u>nick@rhodesenterprises.com</u>					
Developer	City McAllen State	TX	Zip <u>78501</u>					
	Contact Person Nick Rhodes, President							
	Name Melden & Hunt, Inc.		Phone (956) 381-0981					
Engineer	Address 115 W. McIntyre Street		E-mail mario@meldenandhunt.com					
Engi	City Edinburg	State TX	Zip <u>78541</u>					
	Contact Person Mario A. Reyna, P.E.							
or	Name Melden & Hunt, Inc.		Phone (956) 381-0981					
Surveyor	Address 115 W. McIntyre Street		E-mail_robert@meldenandhunt.com					
Sur	City Edinburg	State TX	Zip <u>78541</u>					

Owners Signature

Proposed Plat Submittal

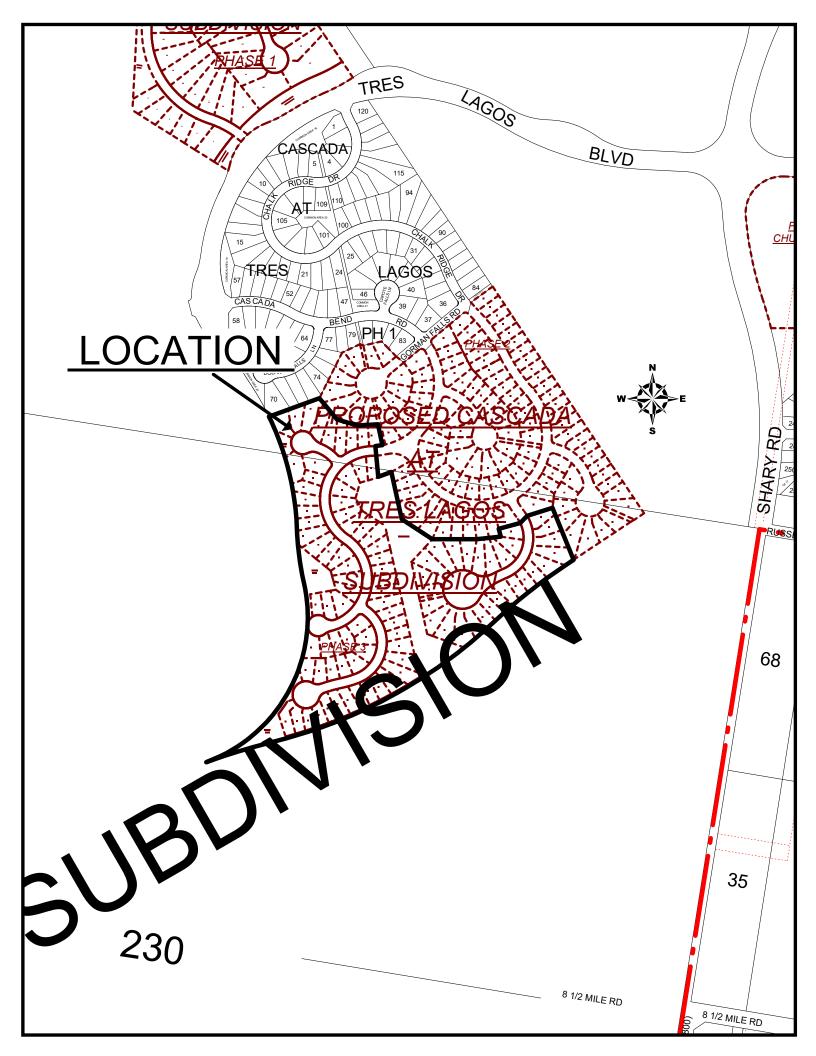
- * \$225 Preliminary Review Fee and \$75 Final Approval Fee
- Title Report
- ✓ 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- ~ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 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

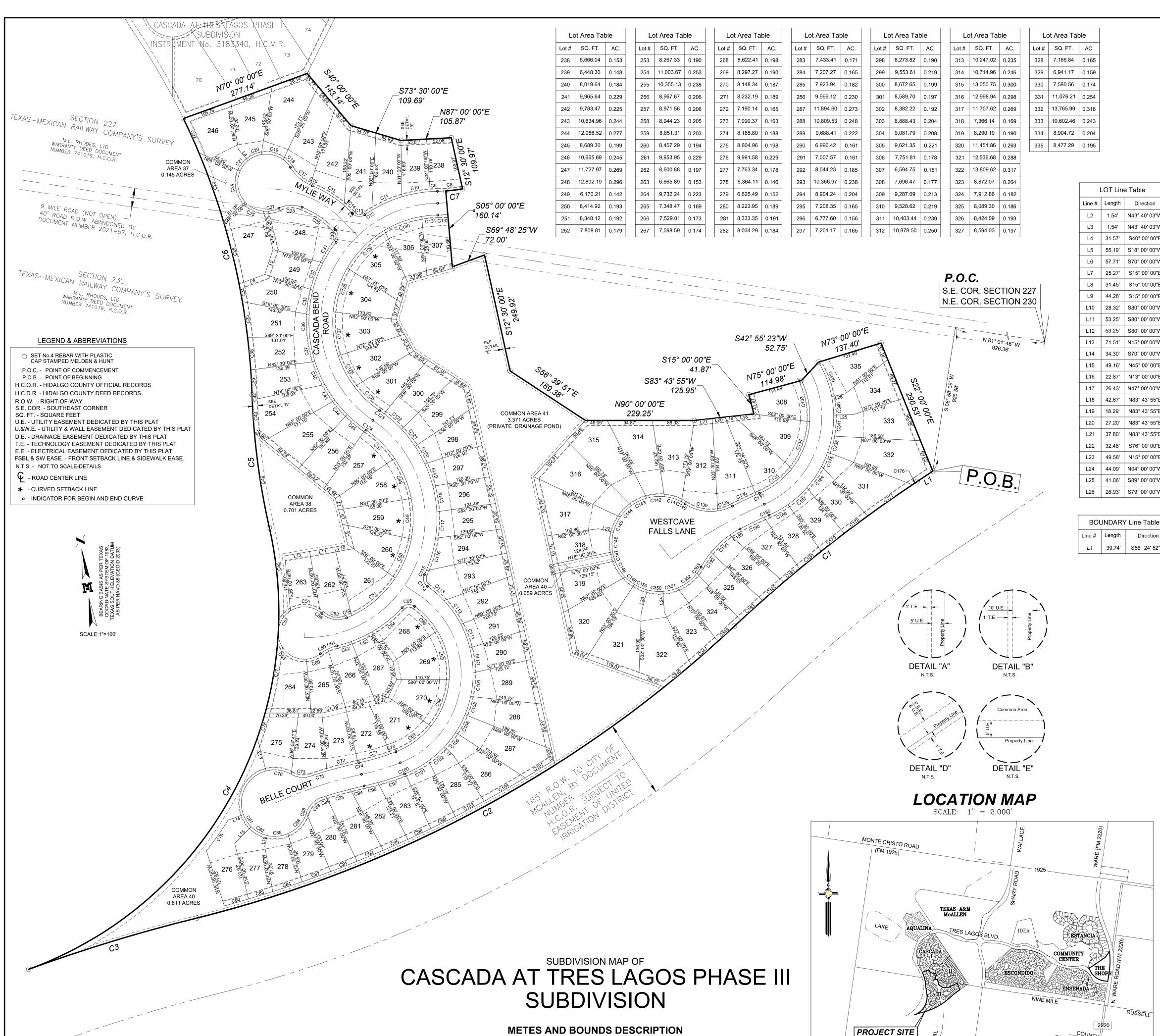
PLAT TO SHOW:

- 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.

I certify that I am the actual owner of the property described above and (include corporate





29.748 ACRES OUT OF SECTIONS 227 & 230,

TEXAS-MEXICAN RAILWAY COMPANY SURVEY VOLUME 4, PAGES 142-143, H.C.D.R.,

CITY OF McALLEN,

HIDALGO COUNTY, TEXAS

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839

ESTABLISHED 1947 - www.meldenandhunt.com

R.N. DATE 04-08-2022

SURVEYED, CHECKED _

FINAL CHECK _

_						
6				C13	28.35'	20.0
3				C14	23.46'	245.
4				C15	78.71'	245.
-				C16	4.76'	100.0
5				C17	56.47'	100.0
				C18	22.01'	60.0
				C19	48.73'	60.0
				C20	31.39'	60.0
	LOT Line	e Table		C21	27.23'	60.0
#	Length	Direction		C22	78.79'	1,450
		N43° 40' 03"W		C23	153.28'	1,450
-	1.54'			C24	69.12'	60.0
-	1.54'	N43° 40' 03"W		C25	44.21'	60.0
	31.57'	S40° 00' 00"E		C26	135.88'	1,450
,	55.19'	S18° 00' 00"W		C27	33.64'	60.0
;	57.71'	S70° 00' 00"W		C28	50.32'	60.0
,	25.27'	S15° 00' 00"E		C29	83.79'	195.0
3	31.45'	S15° 00' 00"E		C30	28.35'	20.0
,	44.28'	S15° 00' 00"E		C31	51.39'	275.
				C32	61.08'	275.
) —	28.32'	S80° 00' 00"W		C33	52.18'	275.
1	53.25'	S80° 00' 00"W		C34	37.95'	1,450
2	53.25'	S80° 00' 00"W		C35	76.54'	1,450
3	71.51'	N15° 00' 00"W		C36	49.66'	275.
4	34.30'	S70° 00' 00"W		C37	50.31'	275.
5	49.16'	N45° 00' 00"E		C38	68.34'	1,450
 6	22.87'	N13° 00' 00"E		C39	52.48'	1,450
7	26.43'	N47° 00' 00"W		C40	52.72'	275.
_				C41	39.11'	275.
B 	42.67'	N83° 43' 55"E		C42	10.68'	1,500
9	18.29'	N83° 43' 55"E		C43	69.19'	1,500
)	27.20'	N83° 43' 55"E		C44	39.62'	275.
1	37.80'	N83° 43' 55"E		C45	49.85'	275.
2	32.48'	S76° 00' 00"E		C46	202.02'	1,500
3	49.58'	N15° 00' 00"E		C47	84.40'	225.
4	44.09'	N04° 00' 00"W		C48	91.81'	225.
 5	41.06'	S89° 00' 00"W		C49	85.97'	225.
				C50	89.15'	225.
3 	28.93'	S79° 00' 00"W		C51	122.84'	225.
				C52	11.50'	225.
-	INDAD	/ Lina Tabla	\neg	C53	55.77'	50.0
	JINDAK	Y Line Table	_	C54	66.96'	55.0
#	Length	Direction		C55	220.49'	800.
	39.74'	S56° 24' 52"W		C56	4.08'	55.0
	•			C57	52.55'	55.0
				C58	93.51'	55.0
				C59	18.35'	90.0
				C60	32.06'	55.0
				C61	19.89'	90.0
				C62	31.98'	275.
				C63	48.13'	275.
				C64	81.50'	275.
				C65	28.91'	20.0
				C66	70.41'	175.0
				C67	107.77'	175.0
				C68	106.28'	175.0
				C69	92.00'	175.0
				C70	12.72'	525.
				C71	68.64'	525.
				C72	67.19'	925.
				C73	12 331	E0.0

LOT Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C8	52.99'	325.00'	009° 20' 29"	N84° 22' 29"E'	52.93'	26.55	C95	56.64'	2,540.00'	001° 16' 40"	N66° 04' 33"E'	56.64'	28.32
C9	15.41'	275.00'	003° 12' 39"	S87° 26' 24"W'	15.41'	7.71	C96	29.67'	575.00'	002° 57' 23"	N76° 18' 39"E'	29.67'	14.84
C10	60.52'	275.00'	012° 36' 31"	S79° 31' 49"W'	60.40'	30.38	C97	59.44'	575.00'	005° 55' 22"	N71° 52' 17"E'	59.41'	29.75
C11	69.38'	275.00'	014° 27' 21"	S65° 59' 53"W'	69.20'	34.88	C98	53.36'	2,540.00'	001° 12' 13"	N64° 50' 06"E'	53.36'	26.68
C12	17.58'	275.00'	003° 39' 48"	S56° 56' 18"W'	17.58'	8.79	C99	57.02'	2,540.00'	001° 17' 11"	N63° 35' 24"E'	57.02'	28.51
C13	28.35'	20.00'	081° 13' 33"	S84° 16' 49"E'	26.04'	17.15							
C14	23.46'	245.00'	005° 29' 14"	N46° 24' 40"W'	23.45'	11.74	C100	1.46'	225.00'	000° 22' 15"	N68° 43' 28"E'	1.46'	0.73
C15	78.71'	245.00'	018° 24' 27"	N58° 21' 31"W'	78.37'	39.70	C101	56.13'	225.00'	014° 17' 33"	N61° 23' 34"E'	55.98'	28.21
	4.76'	100.00'					C102	44.16'	225.00'	011° 14' 47"	N48° 37' 24"E'	44.09'	22.15
C16			002° 43' 32"	S66° 11' 58"E'	4.76'	2.38	C103	69.26'	2,540.00'	001° 33' 44"	N62° 09' 57"E'	69.26'	34.63
C17	56.47'	100.00'	032° 21' 27"	S48° 39' 29"E'	55.73'	29.01	C104	99.25'	2,540.00'	002° 14' 20"	N60° 15' 54"E'	99.25'	49.63
C18	22.01'	60.00'	021° 00' 52"	N42° 59' 11"W'	21.88'	11.13	C105	38.62'	225.00'	009° 50' 00"	N38° 05' 00"E'	38.57'	19.36
C19	48.73'	60.00'	046° 31' 58"	N76° 45' 36"W'	47.40'	25.80	C106	42.76'	225.00'	010° 53' 19"	N27° 43' 21"E'	42.69'	21.44
C20	31.39'	60.00'	029° 58' 25"	S64° 59' 12"W'	31.03'	16.06	C107	71.06'	2,540.00'	001° 36' 10"	N58° 20' 39"E'	71.05'	35.53
C21	27.23'	60.00'	026° 00' 00"	S37° 00' 00"W'	26.99'	13.85	C108	39.82'	225.00'	010° 08' 26"	N17° 12' 29"E'	39.77'	19.96
C22	78.79'	1,450.00'	003° 06' 48"	N24° 19' 10"W'	78.78'	39.41	C109	50.16'	225.00'	012° 46' 26"	N5° 45' 03"E'	50.06'	25.19
C23	153.28'	1,450.00'	006° 03' 24"	N19° 44' 03"W'	153.21'	76.71	C110	52.75'	225.00'	013° 25' 58"	N7° 21' 08"W'	52.63'	26.50
C24	69.12'	60.00'	066° 00' 00"	S9° 00' 00"E'	65.36'	38.96	C111	53.57'	225.00'	013° 38' 29"	N20° 53' 22"W'	53.44'	26.91
C25	44.21'	60.00'	042° 13' 04"	S63° 06' 32"E'	43.22'	23.16	C112	61.37'	225.00'	015° 37' 40"	N35° 31' 26"W'	61.18'	30.88
C26	135.88'	1,450.00'	005° 22' 08"	N14° 01' 17"W'	135.83'	67.99	C113	45.52'	225.00'	011° 35' 26"	N49° 07' 59"W'	45.44'	22.84
C27	33.64'	60.00'	032° 07' 15"	N79° 43' 18"E'	33.20'	17.27	C114	14.39'	20.00'	041° 13' 00"	N34° 19' 12"W'	14.08'	7.52
C28	50.32'	60.00'	048° 03' 10"	S87° 41' 15"W'	48.86'	26.75		8.72'	275.00'	001° 49' 02"	N24° 23' 05"E'		
C29	83.79'	195.00'	024° 37' 06"	N55° 58' 36"W'	83.14'	42.55	C115					8.72'	4.36
C30	28.35'	20.00'	081° 13' 33"	N3° 03' 17"W'	26.04'	17.15	C116	71.39'	275.00'	014° 52' 28"	N16° 02' 20"E'	71.19'	35.90
C31	51.39'	275.00'	010° 42' 26"	S32° 12' 17"W'	51.32'	25.77	C117	56.08'	275.00'	011° 41' 04"	N2° 45' 34"E'	55.98'	28.14
C32	61.08'	275.00'	012° 43' 31"	S20° 29' 18"W'	60.95'	30.66	C118	54.27'	275.00'	011° 18' 23"	N8° 44' 09"W'	54.18'	27.22
C33	52.18'	275.00'	010° 52' 19"	S8° 41' 23"W'	52.10'	26.17	C119	50.02'	275.00'	010° 25' 16"	N19° 35' 59"W'	49.95'	25.08
							C120	42.23'	275.00'	008° 47' 56"	N29° 12' 35"W'	42.19'	21.16
C34	37.95'	1,450.00'	001° 29' 58"	N10° 35' 14"W'	37.95'	18.98	C121	45.96'	275.00'	009° 34' 31"	N38° 23' 48"W'	45.91'	23.03
C35	76.54'	1,450.00'	003° 01' 27"	N8° 19' 31"W'	76.53'	38.28	C122	49.47'	275.00'	010° 18' 25"	N48° 20' 16"W'	49.40'	24.80
C36	49.66'	275.00'	010° 20' 51"	S1° 55' 12"E'	49.60'	24.90	C123	11.34'	275.00'	002° 21' 47"	N54° 40' 22"W'	11.34'	5.67
C37	50.31'	275.00'	010° 28' 53"	S12° 20' 04"E'	50.24'	25.22	C124	2.41'	275.00'	000° 30' 09"	S55° 36' 12"E'	2.41'	1.21
C38	68.34'	1,450.00'	002° 42' 02"	N5° 27' 46"W'	68.33'	34.18	C125	73.43'	225.00'	018° 41' 55"	S46° 30' 18"E'	73.10'	37.04
C39	52.48'	1,450.00'	002° 04' 26"	N3° 04' 33"W'	52.48'	26.24	C126	73.72'	225.00'	018° 46' 19"	S27° 46' 12"E'	73.39'	37.19
C40	52.72'	275.00'	010° 59' 07"	S23° 04' 04"E'	52.64'	26.44	C127	93.68'	225.00'	023° 51' 21"	S6° 27' 22"E'	93.01'	47.53
C41	39.11'	275.00'	008° 08' 58"	S32° 38' 06"E'	39.08'	19.59	C128	97.32'	225.00'	024° 46' 57"	S17° 51' 47"W'	96.56'	49.43
C42	10.68'	1,500.00'	000° 24' 28"	S2° 14' 34"E'	10.68'	5.34	C129	112.78'	225.00'	028° 43' 07"	S44° 36' 49"W'	111.60'	57.60
C43	69.19'	1,500.00'	002° 38' 35"	S3° 46' 05"E'	69.19'	34.60	C130	83.93'	225.00'	021° 22' 22"	S69° 39' 34"W'	83.45'	42.46
C44	39.62'	275.00'	008° 15' 18"	S40° 50' 14"E'	39.59'	19.85	C131	34.16'	225.00'	008° 41' 59"	S84° 41' 44"W'	34.13'	17.11
C45	49.85'	275.00'	010° 23' 13"	S50° 09' 30"E'	49.79'	25.00	C132	20.89'	375.00'	003° 11' 31"	N87° 26' 58"E'	20.89'	10.45
C46	202.02'	1,500.00'	007° 43' 00"	S8° 56' 53"E'	201.87'	101.16	C133	89.40'	175.00'	029° 16' 15"	N11° 17' 13"W'	88.43'	45.70
C47	84.40'	225.00'	021° 29' 34"	N45° 06' 29"W'	83.91'	42.70	C134	106.95'	175.00'	035° 01' 02"	N20° 51' 26"E'	105.30'	55.21
C48	91.81'	225.00'	023° 22' 47"	N22° 40' 18"W'	91.18'	46.55	C135	86.47'	175.00'	028° 18' 42"	N52° 31' 18"E'	85.60'	44.14
C49	85.97'	225.00'	021° 53' 27"	N0° 02' 11"W'	85.44'	43.51	C136	54.45'	925.00'	003° 22' 22"	S64° 27' 19"W'	54.44'	27.23
C50	89.15'	225.00'	022° 42' 04"	N22° 15' 35"E'	88.57'	45.17	C137	8.65'	925.00'	000° 32' 09"	S66° 24' 34"W'	8.65'	4.32
C51	122.84'	225.00'	031° 16' 51"	N49° 15' 03"E'	121.32'	62.99	C138	32.52'	100.00'	018° 37' 48"	N72° 05' 02"E'	32.37'	16.40
C52	11.50'	225.00'	002° 55' 40"	N66° 21' 18"E'	11.50'	5.75	C139	71.87'	100.00'	041° 10' 37"	S78° 00' 46"E'	70.33'	37.56
C53	55.77'	50.00'	063° 54' 45"	S80° 13' 29"E'	52.93'	31.19	C140	8.96'	100.00'	005° 07' 55"	N59° 59' 24"W'	8.95'	4.48
C54	66.96'	55.00'	069° 45' 06"	N87° 23' 43"W'	62.90'	38.33	C141	37.63'	100.00'	021° 33' 40"	N73° 20' 11"W'	37.41'	19.04
C55	220.49'	800.00'	015° 47' 30"	N4° 54' 37"W'	219.80'	110.95	C142	37.34'	100.00'	021° 23' 31"	S85° 11' 13"W'	37.12'	18.89
C56	4.08'	55.00'	004° 15' 03"	N50° 23' 38"W'	4.08'	2.04	C143	36.50'	100.00'	020° 54' 52"	S64° 02' 02"W'	36.30'	18.46
C57	52.55'	55.00'	054° 44' 36"	S30° 21' 26"W'	50.57'	28.47	C144	33.53'	100.00'	019° 12' 50"	S43° 58' 11"W'	33.38'	16.93
C58	93.51'	55.00'	097° 24' 56"	S45° 43' 20"E'	82.65'	62.62	C145	35.54'	100.00'	020° 21' 46"	S24° 10' 53"W'	35.35'	17.96
C59	18.35'	90.00'	011° 40' 51"	S58° 00' 55"W'	18.32'	9.21	C146	40.79'	100.00'	023° 22' 12"	S2° 18' 54"W'	40.51'	20.68
C60	32.06'	55.00'	033° 23' 43"	N68° 52' 21"E'	31.61'	16.50	C147	20.06'	100.00'	011° 29' 43"	S15° 07' 04"E'	20.03'	10.07
C61	19.89'	90.00'	012° 39' 44"	S70° 11' 12"W'	19.85'	9.99	C148	39.89'	100.00'	022° 51' 23"	S32° 17' 38"E'	39.63'	20.21
C62	31.98'	275.00'	006° 39' 45"	N73° 11' 11"E'	31.96'	16.01	C149	24.87'	100.00'	014° 14' 48"	S50° 50' 43"E'	24.80'	12.50
C63	48.13'	275.00'	010° 01' 43"	N64° 50' 27"E'	48.07'	24.13	C150	29.73'	100.00'	017° 01' 52"	S66° 29' 04"E'	29.62'	14.97
C64	81.50'	275.00'	016° 58' 50"	N51° 20' 11"E'	81.20'	41.05	C175	32.18'	225.00'	008° 11' 41"	N23° 21' 51"E'	32.15'	16.12
C65	28.91'	20.00'	082° 48' 27"	S84° 14' 59"W'	26.45'	17.63	C176	11.86'	2,950.00'	000° 13' 49"	S56° 17' 57"W'	11.86'	5.93
C66	70.41'	175.00'	023° 03' 12"	N42° 49' 11"W'	69.94'	35.69	C177	114.26'	2,950.00'	002° 13' 09"	S55° 04' 28"W'	114.25'	57.14
C67	107.77'	175.00'	035° 17' 07"	N13° 39' 02"W'	106.08'	55.66	C178	62.20'	2,950.00'	001° 12' 29"	S53° 21' 39"W'	62.20'	31.10
C68	106.28'	175.00'	034° 47' 47"	N21° 23' 25"E'	104.65'	54.84	C179	61.03'	2,950.00'	001° 11' 07"	S52° 09' 51"W'	61.03'	30.52
C69	92.00'	175.00'	030° 07' 17"	N53° 50' 57"E'	90.94'	47.09	C180	58.64'	2,950.00'	001° 08' 20"	S51° 00' 07"W'	58.64'	29.32
C70	12.72'	525.00'	001° 23' 16"	N69° 36' 14"E'	12.72'	6.36	C181	43.22'	2,950.00'	000° 50' 22"	S50° 00' 46"W'	43.22'	21.61
C71	68.64'	525.00'	007° 29' 29"	N74° 02' 37"E'	68.59'	34.37	C182	59.15'	2,950.00'	001° 08' 56"	S49° 01' 07"W'	59.15'	29.58
C72	67.19'	925.00'	004° 09' 44"	S75° 33' 21"W'	67.18'	33.61	C183	62.12'	2,950.06'	001° 12' 23"	S47° 50' 27"W'	62.12'	31.06
C73	42.33'	50.00'	048° 30' 33"	S84° 30' 19"E'	41.08'	22.53	C184	54.60'	225.00'	013° 54' 14"	N34° 24' 49"E'	54.47'	27.44
C74	2.46'	925.00'	000° 09' 08"	S77° 42' 47"W'	2.46'	1.23	C185	11.29'	875.00'	000° 44' 20"	S66° 18' 29"W'	11.29'	5.64
C75	36.08'	925.00'	002° 14' 05"	S72° 21' 27"W'	36.08'	18.04	C186	45.55'	225.00'	011° 35' 55"	N60° 52' 41"E'	45.47'	22.85
C76	54.67'	70.00'	044° 44' 57"	N82° 37' 31"W'	53.29'	28.82	C187	53.85'	225.00'	013° 42' 48"	N48° 13' 20"E'	53.72'	27.06
C77	173.63'	800.00'	012° 26' 08"	N9° 12' 12"E'	173.29'	87.16	C189	24.88'	200.00'	007° 07' 40"	S58° 40' 42"W'	24.86'	12.46
C78	55.43'	800.00'	003° 58' 12"	N17° 24' 22"E'	55.42'	27.73	C190	56.45'	875.00'	003° 41' 47"	S64° 05' 25"W'	56.44'	28.23
C80	52.92'	2,540.00'	001° 11' 37"	N74° 07' 01"E'	52.91'	26.46	C192	37.17'	200.00'	010° 38' 52"	S34° 20' 52"W'	37.11'	18.64
C81	30.54'	70.00'	025° 00' 00"	S32° 30' 00"E'	30.30'	15.52	C193	53.90'	200.00'	015° 26' 33"	S47° 23' 35"W'	53.74'	27.12
C82	39.10'	70.00'	032° 00' 00"	S61° 00' 00"E'	38.59'	20.07	C338	35.14'	225.00'	008° 56' 55"	N14° 47' 32"E'	35.11'	17.61
C83	53.29'	2,540.00'	001° 12' 07"	N72° 55' 08"E'	53.28'	26.64	C339	77.66'	225.00'	019° 46' 32"	N20° 53' 16"W'	77.27'	39.22
C84	65.14'	2,540.00'	001° 28' 10"	N71° 35' 00"E'	65.14'	32.57	C340	39.27'	225.00'	010° 00' 00"	N6° 00' 00"W'	39.22'	19.68
C85	44.45'	70.00'	036° 23' 05"	N84° 48' 27"E'	43.71'	23.00	C341	44.45'	225.00'	011° 19' 05"	N4° 39' 32"E'	44.37'	22.30
C86	60.25'	70.00'	049° 18' 43"	N41° 57' 33"E'	58.40'	32.13	C346	195.42'	2,550.00'	004° 23' 27"	N49° 05' 02"E'	195.37'	97.76
C87	63.80'	2,540.00'	001° 26' 21"	N70° 07' 44"E'	63.80'	31.90	C347	195.42'	2,550.00'	004° 23' 27"	N49° 05' 02"E'	195.37'	97.76
C88	0.08'	70.00'	000° 03' 54"	N17° 16' 17"E'	0.08'	0.04	C348	195.42'	2,550.00'	004° 23' 27"	N49° 05' 02"E'	195.37'	97.76
C89	47.56'	50.00'	054° 30' 05"	S44° 29' 21"W'	45.79'	25.75	C350	33.16'	100.00'	019° 00' 00"	S84° 30' 00"E'	33.01'	16.73
C90	9.45'	875.00'	000° 37' 09"	S72° 02' 58"W'	9.45'	4.73	C351	31.72'	100.00'	018° 10' 20"	N76° 54' 50"E'	31.58'	15.99
C91	59.58'	2,540.00'	001° 20' 38"	N68° 44' 15"E'	59.58'	29.79	C352	51.72'	100.00'	029° 38' 00"	N53° 00' 40"E'	51.15'	26.45
C92	59.88'	2,540.00'	001° 21' 03"	N67° 23' 24"E'	59.88'	29.94	C353	16.01'	100.00'	009° 10' 26"	N33° 36' 27"E'	15.99'	8.02
C93	52.90'	875.00'	003° 27' 50"	S74° 05' 27"W'	52.89'	26.46							
C94	30.03'	875.00'	001° 57' 59"	S76° 48' 22"W'	30.03'	15.02							

LOT Curve Table

Curve # Length Radius Delta Chord Direction Chord Length Tangent

BOUNDARY Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangen
C1	490.46'	2,950.00'	009° 31' 33"	S51° 39' 05"W'	489.89'	245.80
C2	1300.90'	2,550.00'	029° 13' 48"	N61° 30' 13"E'	1,286.84'	664.94
СЗ	369.82'	3,450.00'	006° 08' 30"	S73° 02' 51"W'	369.64'	185.09
C4	1155.87'	800.00'	082° 46' 58"	N28° 35' 07"E'	1,057.92'	705.08
C5	281.89'	1,500.00'	010° 46' 02"	S7° 25' 21"E'	281.47'	141.36
C6	603.26'	1,450.00'	023° 50' 14"	N13° 57' 27"W'	598.91'	306.05
C7	35.63'	325.00'	006° 16' 50"	S82° 50' 40"W'	35.61'	17.83

SHEET 2 OF 3

04/29/2022 Page 1 of 4 SUB2022-0043



Reviewed On: 4/29/2022

SUBDIVISION NAME: CASCADA AT TRES LAGO PHASE III	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Interior streets: 50 ft. ROW 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	Non-compliance
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	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
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: Common areas and access walks/drives provided per agreement. **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac: 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	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA

04/29/2022 Page 2 of 4 SUB2022-0043

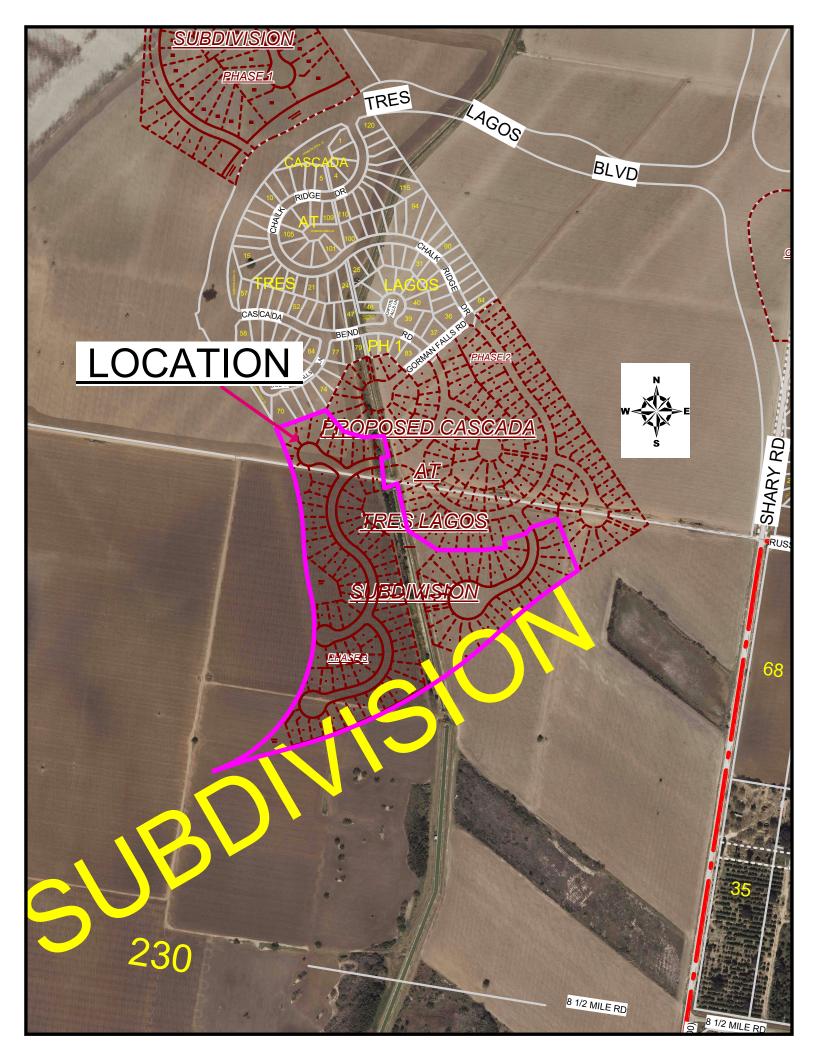
SETBACKS	
* Proposing: Front: 20 ft. minimum or as shown in "Front Setback Table" sheet 3 of 3 (greater applies) **Please clarify sheet 3 referencing "Front Setback Table," and values on plat **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 11 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides:5 ft. or greater for easements **The proposed subdivision complies with minimum setback requirements, as per agreement. **Zoning Ordinance: Section 138-356	Applied
* Side 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
SIDEWALKS	
* 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	Applied
***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.	Applied
BUFFERS	
* 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	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. if dedicated by this plat.	Applied
**Must comply with City Access Management Policy	
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners/PID and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

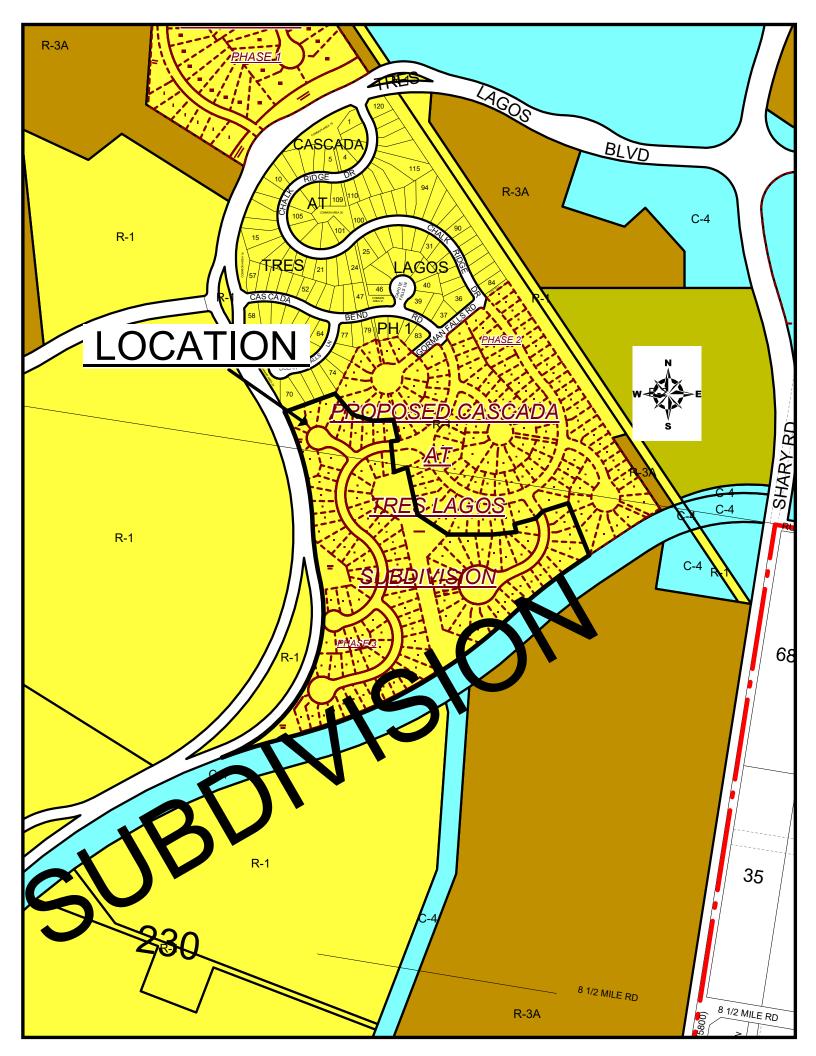
04/29/2022 Page 3 of 4 SUB2022-0043

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets: **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area: 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	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* 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 Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *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.	Applied

04/29/2022 Page 4 of 4 SUB2022-0043

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





Suba022-0040

City of McAllen Planning Department

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

100	Subdivision Name Casa Paraiso Subdivision				
9	Location Mile 6 Road, North McAllen			9 1	
	City Address or Block Number _552	MILE	6R	۵	
Project Information	Number of Lots 1 Gross Acres _	2.03 Net	Acres _	1.82 ETJ ⊭Yes □No	
	Existing Zoning Proposed Zoning	R1 Re	zoning /	Applied for □Yes ⊠No Date	
				99	
t In	Existing Land Use Agricultural Proposed Land Use R1 Irrigation District # 2				
ojec	Replat □Yes □No Commercial Residential Agricultural Exemption □Yes vNo Estimated Rollback Tax Due Parcel #282577 Tax Dept. Review				
<u>P</u>	Parcel #282577 Tax Dept. Review	M	rtolibaci	W Tax Buc W	
	Water CCN □MPU ชSharyland Water				
	Legal Description JOHN H SHARY E125'-V	W585'-S706.6'	LOT 456	2.03AC GR 1.97AC NET	
	N. C. I. S. I.				
Owner				(956) 483-1993	
OWI				lopeznancy56@yahoo.com	
		StateTx			
-e	Name Sames Inc.				
Developer					
eve	City McAllen State		Zip _	78501	
	Contact PersonLuis@samengineering-sur	veying.com			
	W. Alley Co.			(056)702 9990	
Engineer	Name Mario Alberto Garcia			(956)702 8880 Mario@samengineering-surveying.com	
	Address 200 S. 10th St.	Tv.			
		State		Zip	
10	Contact Person Mario Garcia		-	(056)702 8880	
lo.	Name Oscar Hernandez			(956)702 8880	
Surveyor	Address 200 S. 10th St.		E-mail_	Ohernandez@samengineering-surveying.com	
3	O'1 M-All-	Ot to Tv		70501 DEPENVE	
S	City McAllen	State		Zip 78501 DE GE VE	

Proposed Plat Submittal

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

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

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.

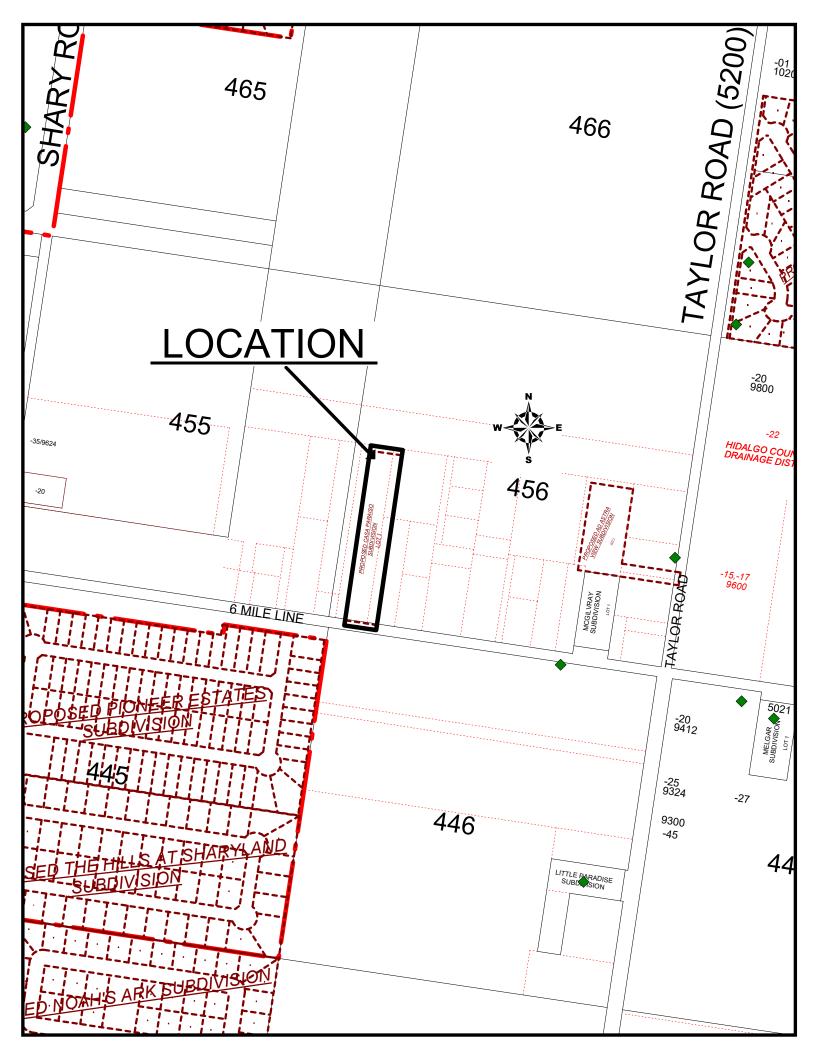
Print Name Luis A. Mendez

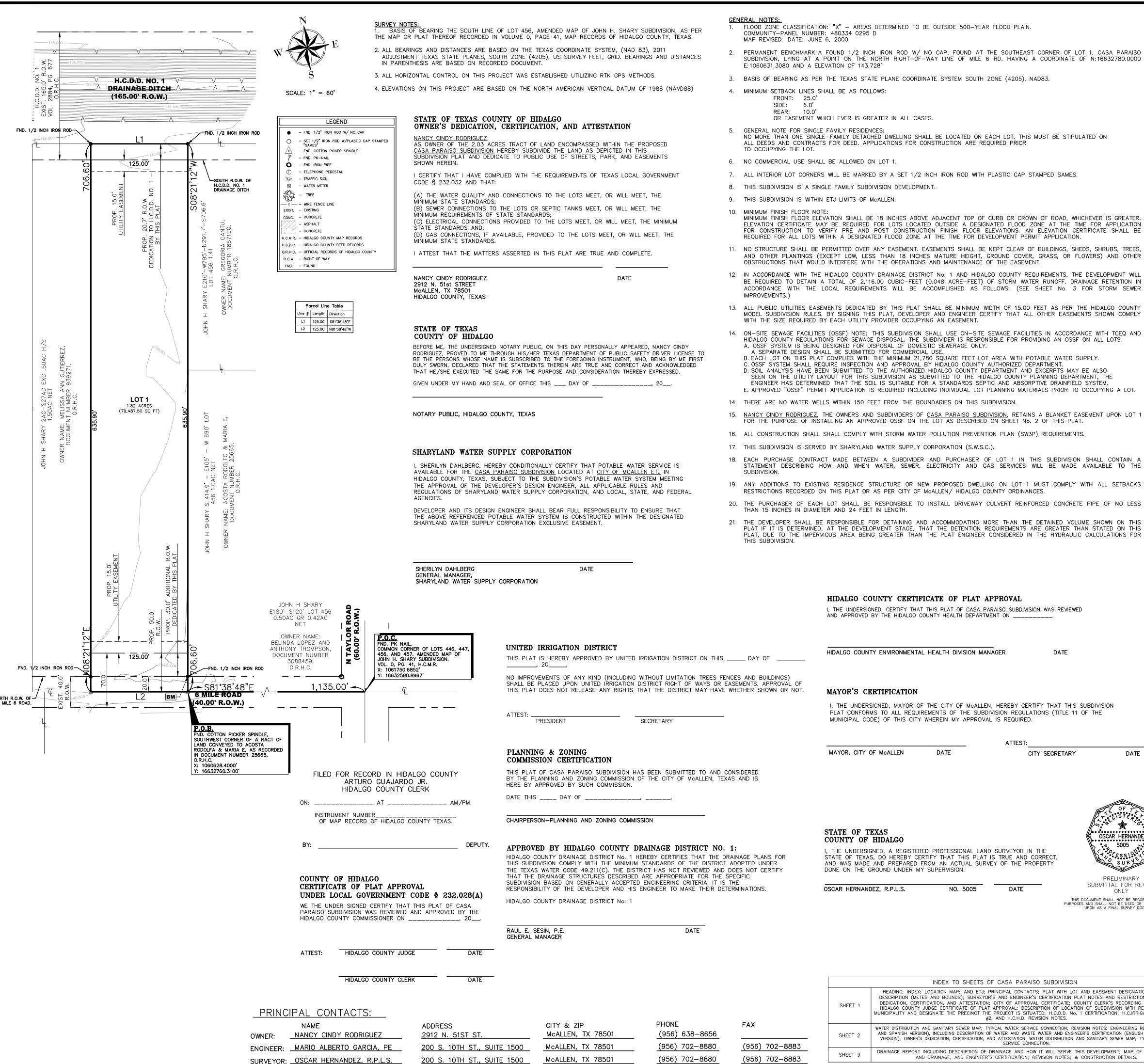
Signature /

Owner

Authorized Agent

The Planning Department is now accepting DocuSign signatures on application





FLOOD ZONE CLASSIFICATION: "X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER: 480334 0295 D

PERMANENT BENCHMARK: A FOUND 1/2 INCH IRON ROD W/ NO CAP, FOUND AT THE SOUTHEAST CORNER OF LOT 1, CASA PARAISO SUBDIVISION, LYING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MILE 6 RD. HAVING A COORDINATE OF N:16632780.0000 E:1060631.3080 AND A ELEVATION OF 143.728'

3. BASIS OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE (4205), NAD83.

4. MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:

10.0

GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR

6. NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 1.

7. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.

8. THIS SUBDIVISION IS A SINGLE FAMILY SUBDIVISION DEVELOPMENT.

9. THIS SUBDIVISION IS WITHIN ETJ LIMITS OF McALLEN.

10. MINIMUM FINISH FLOOR NOTE:

MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2.116.00 CUBIC-FEET (0.048 ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

14. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATION'S FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. COSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT, THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARDS SEPTIC AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

14. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

15. NANCY CINDY RODRIGUEZ, THE OWNERS AND SUBDIVIDERS OF CASA PARAISO SUBDIVISION, RETAINS A BLANKET EASEMENT UPON LOT 1 THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

16. ALL CONSTRUCTION SHALL SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

17. THIS SUBDIVISION IS SERVED BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.).

18. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF LOT 1 IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE

19. ANY ADDITIONS TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 1 MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT OR AS PER CITY OF McALLEN/ HIDALGO COUNTY ORDINANCES.

20. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

21. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I. THE UNDERSIGNED. CERTIFY THAT THIS PLAT OF CASA PARAISO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ______

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER

MAYOR'S CERTIFICATION

I. THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST: MAYOR, CITY OF McALLEN DATE CITY SECRETARY DATE

DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

OSCAR HERNANDEZ, R.P.L.S. NO. 5005 DATE



SUBMITTAL FOR REVIEW ONLY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

INDEX TO SHEETS OF CASA PARAISO SUBDIVISION HEADING INDEX LOCATION MAP AND FILE PRINCIPAL CONTACTS: PLAT WITH LOT AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; SHEET 1 HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES. WATER DISTRIBUTION AND SANITARY SEWER MAP: TYPICAL WATER SERVICE CONNECTION: REVISION NOTES: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION. WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION: REVISION NOTES: & CONSTRUCTION DETAILS



LOCATION MAP SCALE: 1"=1000

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY

CASA PARAISO SUBDIVISION IS LOCATED APPROXIMATELY 1,500 FEET EAST OF N. SHARY RD. (FM. 494) ON ALONG MILE 6 RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF McALLEN (POP. 142,210) AND HIDALGO COUNTY PLANNING AND DEPARTMENT. THIS SUBDIVISION LIES WITHIN 1 MILE EXTERRITORIAL JURISDICTION (ETJ) OF THE CITY OF McALLEN. LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 1.

CASA PARAISO SUBDIVISION

BEING 2.03 (88,325.00 SQ. FT.) ACRE GROSS., 1.91 (83,237.50 SQ. FT.) ACRE NET., TRACT OF LAND OUT OF LOT 456, AMENDED JOHN H. SHARY SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME O, PAGE 41, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 2.03 (88,325.00 SQ. FT.) ACRE GROSS., 1.91 (83,237.50 SQ. FT.) ACRE NET., TRACT OF LAND OUT OF LOT 456, AMENDED JOHN H. SHARY SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME O, PAGE 41, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS. AS FOLLOWS:

COMMENCING; AT A FOUND PK NAIL, FOR THE COMMON CORNER OF LOTS 446, 447, 456, AND 457, OF SAID AMENDED MAP OF JOHN H. SHARY SUBDIVISION, ALSO BEING THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO ALVARO GONZALEZ, AS RECORDED IN DOCUMENT NUMBER 2237058, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TRACT OF LAND CONVEYED TO JUAN ANTONIO VELA AND BENITA VELA. AS RECORDED IN VOLUME 1503, PAGE 45, DEED RECORDS, HIDALGO COUNTY TEXAS. A TRACT OF LAND CONVEYED TO BELINDA LOPEZ AND ANTHONY THOMPSON, AS RECORDED IN DOCUMENT NUMBER 3088459, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND OF A TRACT OF LAND CONVEYED TO CHANDLER GROVES, INC., AS RECORDED IN VOLUME 2026, PAGE 448, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE CENTERLINE INTERSECTION OF N TAYLOR ROAD (HAVING A 60.00' R.O.W.) AND MILE 6 ROAD (HAVING A 40.00' R.O.W.) THENCE; NORTH 81°38'48" WEST, ALONG THE COMMON LINE OF LOT 456 AND 446, OF SAID AMENDED JOHN H. SHARY SUBDIVISION, AT A DISTANCE OF 1,135.00 FEET, TO A FOUND COTTON PICKER SPINDLE, FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ACOSTA RODOLFO AND MARIA E., AS RECORDED IN DOCUMENT NUMBER 25665, OFFICIAL RECORDS. HIDALGO COUNTY, TEXAS. ALSO BEING ON THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO CHANDLER GROVES INC., FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16632760.3100', E=1060628.4000',

THENCE; NORTH 81°38'48" WEST, CONTINUING ALONG THE COMMON LINE OF LOT 446 AND 456, OF SAID AMENDED MAP OF JOHN H. SHARY SUBDIVISION, AT A DISTANCE OF 125.00 FEET, TO A FOUND COTTON PICKER SPINDLE, FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MELISSA ANN GUTIERREZ. AS RECORDED IN DOCUMENT NUMBER 939271. OFFICIAL RECORDS. HIDALGO COUNTY. TEXAS. ALSO BEING ON THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO CHANDLER GROVES, INC., FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

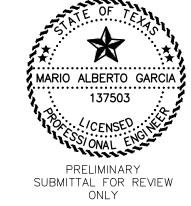
THENCE; NORTH 08°21'12" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO MELISSA ANN GUTIERREZ, AT A DISTANCE OF 20.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD, FOR THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 ROAD, CONTINUING AT A DISTANCE OF 685.90 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTH RIGHT OF WAY LINE OF A DRAINAGE DITCH (HAVING A 165.00' R.O.W.), CONTINUING AT A TOTAL DISTANCE OF 706.60 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO MELISSA ANN GUTIERREZ, ALSO BEING ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AS RECORDED IN VOLUME 2884, PAGE 677, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°38'48"EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AT A DISTANCE OF 125.00 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GREGORIA CANTU, AS RECORDED IN DOCUMENT NUMBER 1857190, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

STATE OF TEXAS COUNTY OF HIDALGO

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

MARIO ALBERTO GARCIA, PE



THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SHEET 1 OF 3

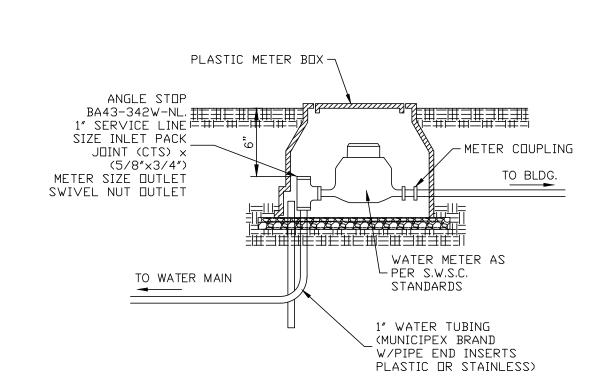
DATE OF PREPARATION: April 2022

REGISTRATION # F-10602

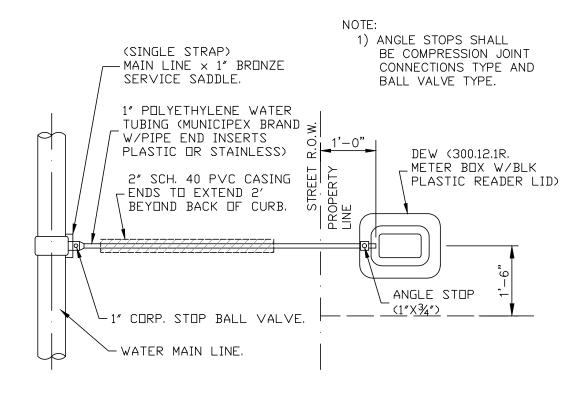


TEL. (956) 702-8880 FAX: (956) 702-8883

200 S. 10TH ST. SUITE 1500. McALLEN, TEXAS 78501



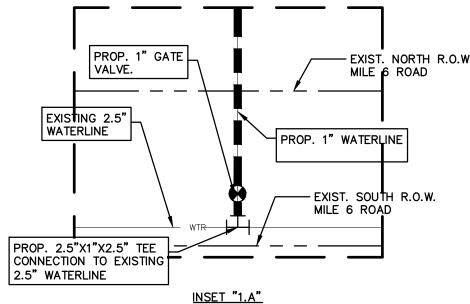
TYPICAL WATER METER INSTALLATION



RESIDENTIAL SINGLE WATER SERVICE CONNECTION

NO. SHEET

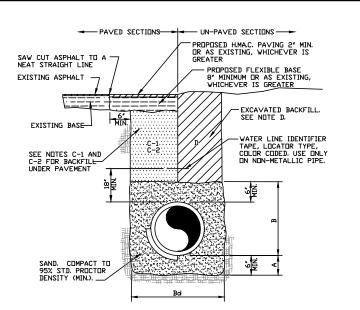
- 1. EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
- 2. CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT-OF-WAY.
- 3. METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
- 4. WATER METER TO BE PROVIDED BY THE SHARYLAND WATER SUPPLY
- 5. SHARYLAND WATER SUPPLY CORPORATION WILL DETERMINE THE SIZE OF WATER METER.
- 6. ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.



REVISION

- EXIST. NORTH R.O.W.

DATE APPROVED



B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS. Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D. X 1.25 + 12" (FOR C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS. C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY. D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH < 50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX < 7. WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION. FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

TRENCH BEDDING (WATER) DETAIL

FINAL ENGINEERING REPORT:

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE: CASA PARAISO SUBDIVISION HAS BEEN 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 MPU HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS

THE DEVELOPMENT WILL REQUIRE AT FULL BUILD OUT, THE DEVELOPER HAS TO PROVIDE S.W.S.C. WITH THE MUNICIPAL WATER RIGHTS NECESSARY TO PROVIDE WATER SERVICE TO THE SUBDIVISION. S.W.S.C. HAS AN EXISTING WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF MILE 6 ROAD. THE DEVELOPER WILL CONNECT TO THE EXISTING WATERLINE LOCATED ON THE SOUTH R.O.W. OF MILE 6 RD. AND EXTEND A NEW 1" WATERLINE CROSSING APPROXIMATELY 30 LF. TO THE NORTH R.O.W. LINE OF 6 MILE RD. THE MAIN SERVICE WATER LINE FOR CASA PARIASO SUBDIVISION, WILL CONSIST OF CONNECTING ONE SINGLE "WATER SERVICE 1" DIAMETER POLYETHYLENE WATER TUBING INCLUDING 1 SHORT SINGLE SERVICE LINES FROM THE PROPOSED 1 WATERLINE GOING INTO THE METER BOX. THE SUBDIVIDER HAS PAID A TOTAL OF \$850.00 FOR THE AFOREMENTIONED WATER IMPROVEMENTS IN ADDITION, THE SUBDIVIDER HAS PAID MPU THE SUM OF \$850.00 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE LOT OWNER, MPU WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL NO FIRE HYDRANT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY MPU AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

<u>SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES</u> SEWAGE FROM CASA PARAISO SUBDIVISION WILL BE TREATED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

LOT 1 IN THE PROPOSED SUBDIVISION IS 1.82 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED THAT 100.0% OF THE SITE IS COMPOSED OF BRENNAN FINE SANDY LOAM, (3) WITH 0 TO 1 PERCENT SLOPES, WELL DRAINED AND HIGH PERMEABILITY. BRENNAN FINE SANDY LOAM EXTEND UP TO 12 INCHES BELOW NATURAL GROUND WITH SANDY CLAY LOAM EXTENDING BETWEEN DEPTHS OF 12 - 80 INCHES. THE NATURAL DRAINAGE CLASS SPECIFIED FOR THIS PROPERTY IS "WELL DRAINED" WITH A NOTED RESTRICTIVE DEPTH TO BE MORE THAN 80 INCHES BELOW NATURAL GROUND. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM, ON AN INDIVIDUAL LOT EA \$2,500.00. INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$2,500.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED. WITH THE INSTALLATION OF WATER METERS. WILL COST A GRAND TOTAL OF \$850.00 WHICH EQUALS TO \$850.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$2,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,500.00 FOR THE ENTIRE SUBDIVISION.

DATE

MARIO ALBERTO GARCIA PE

COST ESTIMATE

DRAINAGE IMPROVEMENTS: WATER DISTRIBUTION: OSSF:



SUBMITTAL FOR REVIEW ONLY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER 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) <u>NANCY CINDY RODRIGUEZ</u> SUBDIVIDER OF <u>CASA PARAISO SUBDIVISION</u>, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: NANCY CINDY RODRIGUEZ

FINAL ENGINEERING REPORT:

<u>SUMINISTRO DE AGUA: DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD:</u>

CASA PARAISO SUBDIVISION, FINCAS SE PRESTARÁ CON AGUA POTABLE POR SUMINISTRO DE AGUA SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVIDER Y EL SUMINISTRO DE AGUA DE S.W.S.C. HAN ENTRADO EN UN CONTRATO DE ABASTECIMIENTO DE AGUA. S.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISIÓN DE AL MENOS 30 AÑOS. ABASTECIMIENTO DE AGUA DE S.W.S.C. HA PROPORCIONADO SUFICIENTE DOCUMENTACIÓN PARA ESTABLECER LA CANTIDAD LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLE PARA SERVIR EL PLENO DESARROLLO DE ESTA SUBIDIVISION. ABASTECIMIENTO DE AGUA DE S.W.S.C. TIENE UNA LINEA DE AGUA CORRIENDO A LO LARGO DE LA VÍA DEL SUR DE MILE 6 RD. AL SUR DE ESTE DESAROLLO. EL DESAROLLADOR SE CONECTARA A ESTA LINEA Y INSTALARA 30 PIES LINEALES DE 1" DE LINEA DE AGUA HASTA EL PUNTO ORIENTE DE ESTE DESAROLLO. EL SERVICIO DE LA PRINCIPAL LÍNEA DE AGUA DE FINCAS DE CASA PARAISO SUBDIVISION CONSISTIRÁ DE 1 CONEXIÓNES DE AGUA DE LA LINEA DE 1" PULGADAS DE DIAMETO PROPUESTA PARA SERVICIO 1" DE DIÁMETRO TIPO POLIETILENO INCLUYENDO 1 SENCILLO CORTA, LÍNEAS DE SERVICIO EN LA CAJA DEL MEDIDOR. EL SUBDIVIDOR HA PAGADO UN TOTAL DE \$850.00 DÓLARES PARA LAS MEJORAS DE AGUA MENCIONADO ADEMÁS, LA SUBDIVIDER HA PAGADO HA N.A.W.S.C. LA SUMA DE \$850.00 POR MUCHO COMO DECLARÓ EN EL AÑO 30 ACUERDO DE SERVICIO DE AGUA QUE CUBRE EL CONTADOR DE AGUAMETROS CUADROS, PAGO DE ABASTECIMIENTO DE AGUA Y TODOS LOS OTROS GASTOS RELACIONADOS CON EL ABASTECIMIENTO DE AGUA. A PETICIÓN DEL PROPIETARIO MUCHO DE UN LOTE, MPU INSTALARÁ RÁPIDAMENTE SIN COSTO ALGUNO EL CONTADOR DE AGUA PARA LOTE. EL NUEVO SISTEMA DE DISTRIBUCION DE AGUA PARA LA SUBDIVISION NAME NO INCLUYE SISTEMA DE DISTRIBUCION DE AGUA ADICIONAL. EL DUEÑO NO INSTALARA NINGUN HIDRANTE.

CASA PARAISO

SUBDIVISION

UTILITY LAYOUT

DRENAJE: DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD

EL DRENAJE SANITARIO DE CASA PARAISO SUBDIVISION, SERA TRATADO CON SERVICIOS LOCALES ("OSSF") CONSISTIENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DE COMPARTIMIENTO DOBLE Y AREA DE DRENADO INDIVIDUAL EN EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTE TIPO DE FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE TIENE EL AREA ADECUADA PARA REMPLAZAR EL CAMPO DE DRENADO

EL LOTE 1 DE LA SUBDIVISION PROPUESTA ES POR LO MENOS DE 1.82 ACRE. EL LIBRO DE LA CONSERVACION DE LOS RECURSOS NATURALES INDICA QUE 100% DEL SITEO CONMPUESTO DE BRENNAN ARENA FINA ARCILLOSA (3) CON O A 1 PORCIENTO DE PENDIENTES. CON BUEN DRENADO Y UNA ALTA PERMABILIDAD. BRENNAN ARENA FINA ARCILLOSA SE EXTIENDE HASTA 12 PULGADA DEBAJO DEL TERRENO NATURAL CON MARGA ARCILLOSA EXTENDIENDOSE ENTRE LA PROFUNDIDAD DE 12 - 80 PULGADAS. LA CLASE NATURAL DEL DRENAGE ESPICIFICADA PARA ESTA PROPIEDAD SERA "BIEN DRENADA" CON UNA NOTA RESTRICTIVA DE PROFUNDIDAD QUE SEA MAS DE 80 PULGADAS POR DEBAJO DEL SUELO NATURAL. NO HAY NINGUNA INDICACION DE AGUA SUBTERRANEA O UN CAPA RESTRICTIVA DENTRO DE 24" POR DEBAJO DELA PROPUESTA EXCAVACIONES. EL COSTO ESTIMADO PARA INSTALAR UNA SISTEMA DE FOSA SEPTICA EN UN TERRENO INDIVIDUAL ES DE \$2,500.00, INCLUYENDO EL COSTO PARA EL PERMISO Y LA LICENCIA REQUERIDOS. OSSF FUE INSTALADO AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE LA SUBDIVISION CON UN COSTO TOTAL DE SISTEMA DE FOSA SEPTICA DE \$2,500.00 EL CONDADO DE DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO HEALTH DEPARTMENT) AH INSPECCIONADO Y APROVADO LA INSTALACION DE TODOS LOS SISTEMAS SEPTICOS.

ENGINEER CERTIFICATION:

BAJO MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS NORMAS DEL PROCESO DE SUBDIVISIÓN, ADOPTADAS EN LA SECCIÓN 16.343 DEL "TEXAS WATER CODE" (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

SERVICIOS DE AGUA- LOS SERVICIOS DE AGUA SERAN COMPLETAMENTE CONSTRUIDOS, Y INSTALADOS CON MEDIDORES DE AGUA, CON UN COSTO TOTAL DE \$850.00, CUAL ES IGUAL A \$850.00 POR LOTE. SERVICIOS DE DRENAJE- SISTEMA SEPTICO A SIDO INSTALADO CON UN COSTO TOTAL DE \$2,500.00 POR LOTE (TODOS INCLUSIVOS). CON UN TOTAL DE \$2,500.00 PARA TODA LA SUBDIVISION.

MARIO ALBERTO GARCIA PE



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STATE OF TEXAS COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NANCY CINDY RODRIGUEZ, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

DATE

______ DAY OF _____ 20_____

MY COMMISSION EXPIRES_____

NOTARY PUBLIC

DATE OF PREPARATION: April 2022

SHEET 2 OF 3

PRINCIPAL CONTACTS:

NANCY CINDY RODRIGUEZ ENGINEER: MARIO ALBERTO GARCIA, PE SURVEYOR: OSCAR HERNANDEZ, R.P.L.S.

ADDRESS 2912 N. 51ST ST. 200 S. 10TH ST., SUITE 1500 200 S. 10TH ST., SUITE 1500

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REGISTRATION # F-10602

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INDEX TO SHEETS OF SUBDIVISION NAME HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL

RECORDED IN DOCUMENT NUMBER

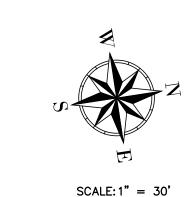
(1)-2.5"X1" SERVICE SADDLE

(REFER TO INSET 1A FOR DETAILS.)

(1)-1" CORP. STOP

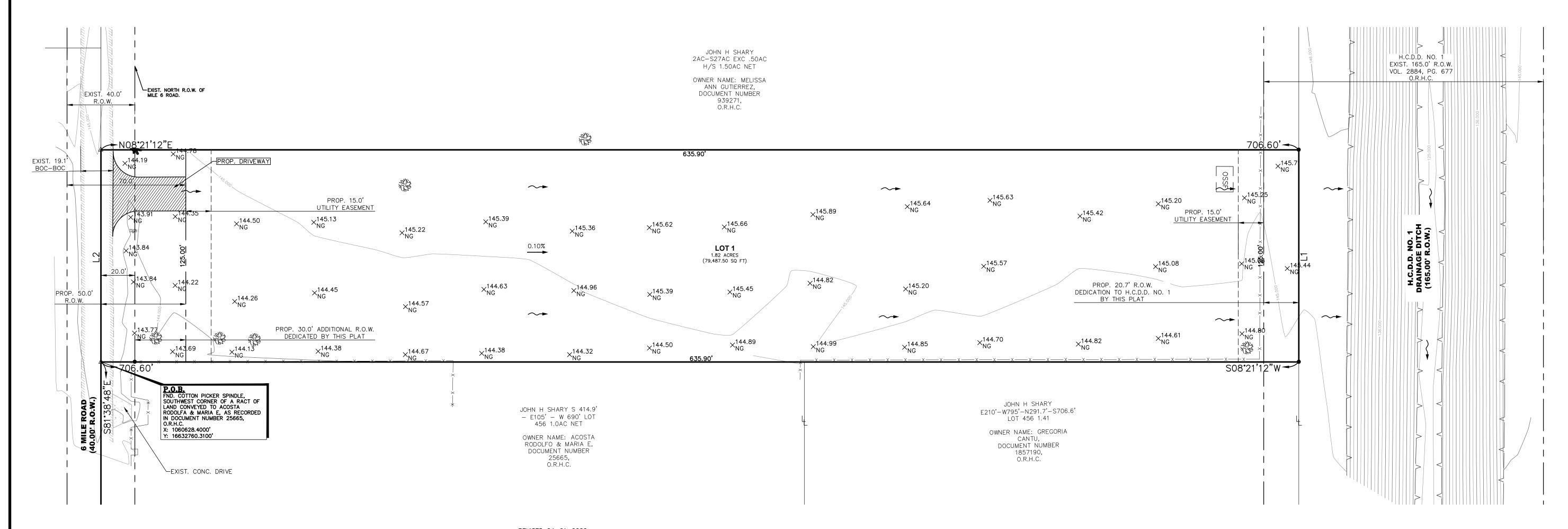
SHEET 1	DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION. WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY

AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.



CASA PARAISO SUBDIVISION

DRAINAGE LAYOUT



EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.

2. NOTE TO CONTRACTOR, POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM FRONT OF LOTS TO BACK OF LOTS AT A 0.10% SLOPE.

DRAINAGE REQUIREMENTS FOR CASA PARAISO SUBDIVISION:

PROPOSED USE: CALCULATION METHOD: DESIGN STORM: PRE-DEVELOPMENT PEAK RUNOFF: POST-DEVELOPMENT PEAK RUNOFF: DETENTION REQUIREMENT:

OUTFALL LOCATION:

= FLOW ARROW

→ = SLOPE ARROW

2.03-AC (GROSS), 1.82-AC (NET), RESIDENTIAL. RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD 10-YR PRE/ 50-YR POST 1.45 CFS 0.048 AC-FT (2,116.00 CF.)

EXISTING HCDD NO. 1 DRAINAGE DITCH

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE CLASSIFICATION: "X"-AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.

COMMUNITY-PANEL NUMBER: 480334 0295 D MAP REVISED: JUNE 06, 2000

PREPARED BY: MARIO ALBERTO GARCIA, PE NO. 137503

MARIO ALBERTO GARCI 137503 CENSED. PRELIMINARY

SUBMITTAL FOR REVIEW THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.

REVISED 04-01-2022 DRAINAGE REPORT FOR: LOT 1, CASA PARAISO SUBDIVISION

PROJECT DESCRIPTION

A. SITE SUMMARY LOT 1 OF CASA PARAISO IS A SINGLE-FAMILY SUBDIVISION SITUATED IN CITY OF MCALLEN ETJ, HIDALGO COUNTY, TEXAS. THIS DRAINAGE REPORT IS BEING PREPARED FOR LOT 1 OF CASA PARAISO SUBDIVISION (PROPERTY ID 282577) CONSISTING OF A 2.03-ACRE (GROSS) TRACT OF LAND. THE PROPERTY IS LOCATED APPROXIMATELY 1500-FEET EAST FROM N. SHARY RD. (FM. 494) ALONG MILE 6 RD. THE PROJECT IS BEING EVALUATED TO MEET THE REQUIREMENTS COUNTY OF HIDALGO AS PER HIDALGO COUNTY DRAINAGE DISTRICT (HCDD) NO. 1 AND CITY OF MCALLEN DRAINAGE GUIDELINES. SEE ATTACHED PROJECT LOCATION MAP AND USGS TOPOGRAPHIC MAP.

B. FLOOD PLAIN THE PROPERTY, IN ITS ENTIRETY, LIES WITHIN ZONE "X", ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 480334 0295 D, MAP REVISED JUNE

ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. SEE ATTACHED FEMA FIRM MAP WITH PROJECT LOCATION AND COMMUNITY PANEL FOR REFERENCE.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICES, THE SITE, IN ITS ENTIRETY, CONSISTS OF BRENNAN FINE SANDY LOAM (3), 0 TO 1 PERCENT SLOPES. BRENNAN FINE SANDY LOAM IS CLASSIFIED AS A WELL-DRAINED SOIL WITH MEDIUM RUNOFF POTENTIAL AND IS IN HYDROLOGIC GROUP "B". SEE ATTACHED USDA SOIL MAP, LEGEND, SYMBOL, CLASSIFICATION DESCRIPTIONS AND PROPERTIES.

2. <u>SITE DRAINAGE ANALYSIS</u>

C. SOIL CONDITIONS

A. EXISTING CONDITIONS THE SUBJECT SITE IS CURRENTLY UNDEVELOPED WITH NO EXISTING STRUCTURES WITHIN THE PROPERTY. BASED ON A FIELD OBTAINED OF TOPOGRAPHIC SURVEY, EXISTING ON-SITE RUNOFF TRAVELS FROM THE NORTHWEST PORTION OF THE PROPERTY IN A SOUTHEAST DIRECTION TOWARDS THE MILE 6 RD. RIGHT-OF-WAY (ROW). THE RUNOFF COEFFICIENT UTILIZED FOR UNIMPROVED LAND IS 0.20 FOR DRAINAGE CALCULATIONS. HYDROLOGIC CALCULATIONS FOR EXISTING CONDITIONS ARE PROVIDED IN THE "DRAINAGE CALCULATIONS" SECTION OF THIS REPORT AND UTILIZE THE RATIONAL METHOD TO DETERMINE THE PRE-DEVELOPMENT STORM RUNOFF GENERATED. RATIONAL METHOD CALCULATIONS HAVE DETERMINED THAT THE PRE-DEVELOPMENT RUNOFF IS 1.45 CFS.

B. PROPOSED CONDITIONS HYDROLOGIC CALCULATIONS FOR THE PROPOSED CONDITIONS ARE ALSO INCLUDED IN THE "DRAINAGE CALCULATIONS" SECTION OF THIS REPORT AND UTILIZE THE RATIONAL METHOD TO DETERMINE THE RUNOFF GENERATED FOR A 50-YEAR STORM. THE PROPOSED DEVELOPMENT ANTICIPATES THAT THIS PROPERTY WILL CONSIST OF A SINGLE-FAMILY RESIDENTIAL HOME WITH ASSOCIATED ENTRANCE DRIVE FROM MILE 6 RD. AVE. FOR THIS ANALYSIS, THE ASSUMPTION WAS MADE THAT THE SINGLE-FAMILY RESIDENTIAL WILL BE COMPOSED OF 3,200 SF (0.07 AC) THE RUNOFF COEFFICIENT USED FOR THIS ANALYSIS FOR THE EXISTING TRACT OF LAND HAS INCREASED FROM 0.20 TO 0.23 TO ACCOUNT FOR POST-DEVELOPMENT CONDITIONS. RUNOFF GENERATED BY THE DEVELOPED LOT WILL BE CONVEYED BY SHEET FLOW AND SHALLOW CONCENTRATED FLOW TO OUTFALL INTO THE EXISTING HCDD NO.1'S DRAINAGE DITCH, LOCATED NORTH OF THE PROPERTY. THE ANTICIPATED POST DEVELOPMENT PEAK RUNOFF CALCULATED FOR A 50-YEAR STORM EVENT IS 2.19 CFS, AN INCREASE IN POST-DEVELOPMENT RUNOFF IS CALCULATED TO BE 0.74 CFS FROM THE EXISTING 10-YEAR STORM RUNOFF CONDITIONS.

AS PER THE CITY OF MCALLEN AND HIDALGO COUNTY DRAINAGE POLICIES, CASA PARAISO SUBDIVISION, IS SUBJECT TO DETAINING THE INCREASED STORMWATER RUNOFF GENERATED BY A 50-YEAR STORM WHICH PRODUCES A TOTAL VOLUME OF ±2,116 CF (0.048 AC-FT). DETENTION IS EXPECTED TO BE MITIGATED BY PROPOSED ON-SITE AND EXISTING OFF-SITE CONDITIONS. THE SITE WILL BE GRADED TO INCREASE THE TIME OF CONCENTRATION BEFORE STORMWATER DRAINS VIA OVERLAND FLOW INTO THE EXISTING HCDD NO.1'S DRAINAGE DITCH. BASED ON THE RELATIVELY LOW DETENTION VOLUME REQUIRED, IT IS ANTICIPATED THAT THE DRAINAGE DITCH HAS ENOUGH CAPACITY TO

TTHE POST-DEVELOPMENT REQUIRED RUNOFF STORAGE VOLUME WILL BE HELD WITHIN THE EXISTING HCDD NO.1 DRAINAGE DITCH. THE EXISTING DRAINAGE DITCH HAS A TOP OF BANK ELEVATION OF ±145.23 FT AND A FLOWLINE OF ±124.57 FT. THE ADDITIONAL STORMWATER RUNOFF DETAINED WITHIN THE DITCH IS NOT EXPECTED TO ADVERSELY IMPACT THE DOWNSTREAM OR UPSTREAM CONDITIONS OF THE STORM DRAINAGE SYSTEM BASED ON THE RELATIVELY SMALL INCREASE OF POST-DEVELOPMENT RUNOFF GENERATED.

ACCOMMODATE POST-DEVELOPMENT GENERATED FLOWS WITHOUT ADVERSELY IMPACTING DOWNSTREAM OR UPSTREAM CONDITIONS.

TOTAL DETENTION REQ'D CALCULATIONS 2,116.00 CU. FT.

INDEX TO SHEETS OF CASA PARAISO SUBDIVISION HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.

WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION. WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS. SHEET 3

DATE | APPROVED SHEET REVISION

PRINCIPAL CONTACTS:

NANCY CINDY RODRIGUEZ SURVEYOR: OSCAR HERNANDEZ, RPLS 200 S. 10TH ST., SUITE 1500

ADDRESS 2912 N. 51ST ST. MARIO ALBERTO GARCIA, PE 200 S. 10TH ST., SUITE 1500

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SHEET 3 OF 3 REGISTRATION # F-10602

DATE OF PREPARATION: April 2022

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Reviewed On: 4/29/2022

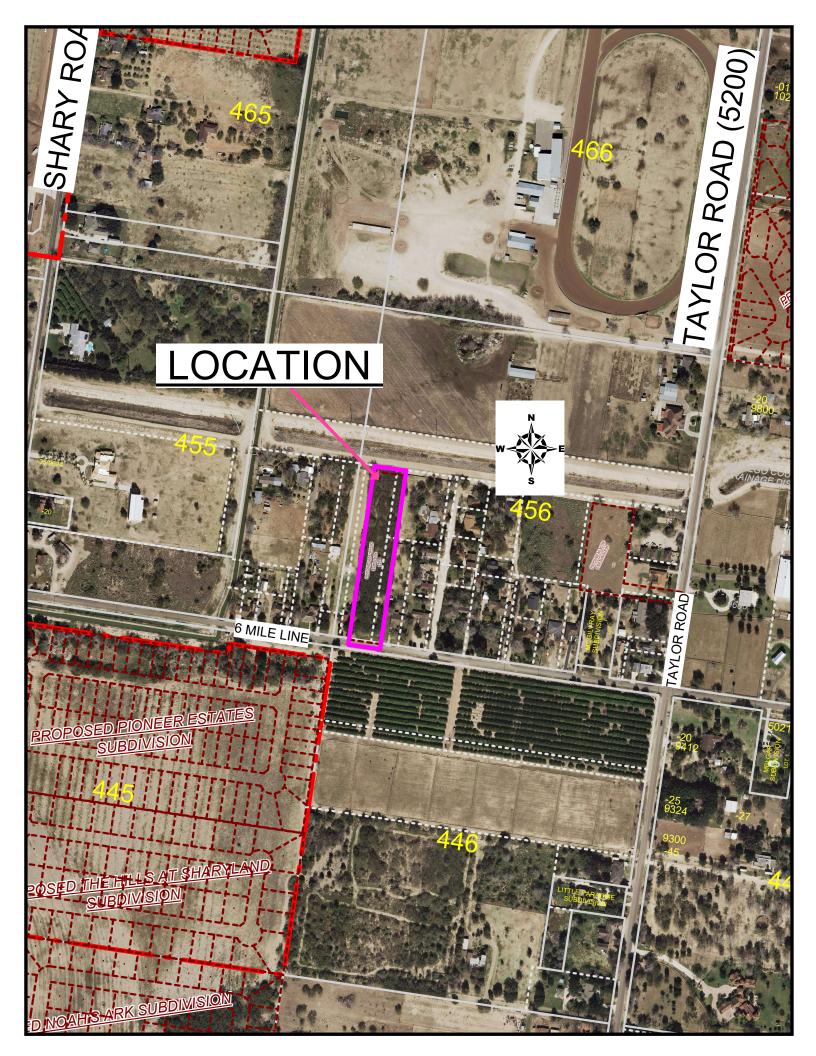
CURRINGON NAME: CACA DARAGO CURRINGON	<u>_</u>
SUBDIVISION NAME: CASA PARAISO SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Mile 6 Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
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	Non-compliance
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	Non-compliance
* 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 ***Submit ownership map to determine street requirement prior to final **Subdivision Ordinance: Section 134-105	TBD
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Minimum 20 ft. wide paved service drive required for City services on lots fronting a major collector road as per Section 134-106 ***Proposed on application is residential. **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* 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	Non-compliance
* Rear: 10 ft. or greater for easements **Please revise plat note #4 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance

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* Sides: 6 ft. or greater for easements **Please revise plat #4 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Corner ***Submit ownership map to determine street requirement/and or 1/4 mile street prior to final **Zoning Ordinance: Section 138-356	TBD
* 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	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 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	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Please add plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Please add plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	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

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OT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ONING/CUP	
* Existing: ETJ Proposed: Residential **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V	Applied
ARKS	
* Land dedication in lieu of fee. As per Parks Department properties in ETJ are not subject to Parks Department requirements.	TBD
* 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.	TBD
* 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.	TBD
RAFFIC	
* As per Traffic Department, Trip Generation waived for one single-family residence. No TIA is required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
OMMENTS	
Comments: *Must comply with City's Access Management Policy. ***Submit ownership map to determine street requirement prior to final	Applied
ECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVALS.	Applied



Northwest Creek Subdivision

APPLICATION HAS BEEN WITHDRAWN

Sub2000-0007

City of McAllen Planning Department

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

	Subdivision Name PROPOSED BRIER VILLA	GE SUBDIVISION			
		st corner of West Nolana Avenue and North Bentsen Road			
	City Address or Block Number 3901 /	V. BENTSEN RD			
5	Number of Lots 32 Gross Acres 6.42				
Project Information	Existing Zoning R-1 Proposed Zoning R	-3A Rezoning Applied for			
nfor	Existing Land Use Vacant Proposed	Land Use <u>Duplex</u> Irrigation District #2			
ect I	Replat ⊮Yes □No Commercial Resid	dential X			
Proje	Agricultural Exemption Yes No Estimated Rollback Tax Due 1.281653 1A/ES DUE 13.00 2.281653 1A/ES DUE 13.00 3.281653				
	Parcel # 2.281656 Tax Dept. Review				
	Water CCN				
	Legal Description 6.427 acres out of Lot 308, John H. Shai	y Subdivision, City of McAllen, Hidalgo			
_	1. Eula Wall (WD 11276, Deed Record 1264, Page 209) 2. Lorenta Williams & Deniel E Pukoy (WD 1489503) 3. Lorenta Williams & Daniel E Pukoy (WD 1489503)	Phone <u>c/o (956) 381-0981</u>			
Owner	1, 2934 Melcalf Streat Address 2, P.O. 80x 10 & 844 CR 439 3, P.O. Box 10 & 844 CR 439	E-mail c/o ruben@meldenandhunt.com			
	City 2. Sundown Sta	2 Tayer			
_	Name Garman Investments, LP	Phone (956) 655-2393 ireneuribe00@yahoo.com			
obe	Address 1804 N. 23rd Street	E-mail robertog20@yahoo.com			
Developer		as Zip <u>78501</u>			
ă	Contact Person Irene Uribe & Roberto Garza				
	Name Melden & Hunt, Inc.	Phone (956) 381-0981			
gineer	Address 115 West McIntyre Street				
Engi	City Edinburg Sta	ite <u>Texas</u> Zip <u>78541</u>			
	Contact Person Ruben James De Jesus, P.E., R.P.L.S.				
_	Name Melden & Hunt, Inc.	Phone (956) 381-0981			
Surveyor	Address 115 West McIntyre Street	E-mail fkurth@meldenandhunt.com			
Sur	City Edinburg Sta	te <u>Texas</u> Zip <u>78541</u>			
		ENTERED			

JAN 1 4 2022
Initial:

Minimum Developer's Requirements Submitted with Application

Proposed Plat Submittal

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
- 28 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

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

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 01.14.2022

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

Owner

Authorized Agent

The Planning Department is now accepting DocuSign signatures on application

VAR 2022-0016



City of McAllen

Planning Department **VARIANCE TO SUBDIVISION** PROCESS APPLICATION

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

- =	Legal Description Being a 6.427 acres out of Lot 308, John H. Shary Subdivision, according to the plat thereof recorded in						
*	Volume 1, Pages 17, H.C.M.R., Ctiy of McAllen, Hidalgo County, Texas.						
ec	Street Address 4501 and 4701 Nolana Avenue						
Project	Number of lots 19 Gross acres 6.427						
Δ.	Existing Zoning R3A Existing Land Use Vacant						
	 Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required 						
nt	Name Garman Investments LP Phone (956) 492-5638						
Applicant	Address 1804 N. 23rd Street E-mail ireneuribe00@yahoo.com						
Арр	City McAllen, Texas 78501 State Texas Zip 78501						
_	Name Elsie Wall, Loretta Williams & Daniel E. Purkop Phone						
Owner	Street Address 4501 and 4701 Nolana Avenue Number of lots 19 Gross acres 6.427 Existing Zoning R3A Existing Land Use Vacant ✓ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required Name Garman Investments LP Phone (956) 492-5638 Address 1804 N. 23rd Street E-mail ireneuribe00@yahoo.com						
ò	City Houston, Sundown & Alice State Texas Zip 77017, 79372 & 78332						
	To the best of your knowledge are there any deed restrictions, restrictive covenants,						
n	etc. which would prevent the utilization of the property in the manner indicated?						
atic							
uthorization	application is being submitted with my consent (include corporate name if applicable)						
ho							
\ut	Signature Date April 27, 2022						
1	Print Name Ruben James De Jesus, PE, RPL: Owner Authorized Agent						
ice							
Office	Accepted by A.C., Payment received by Date						
	Accepted by Payment received by Date						
	Rev 10/18						

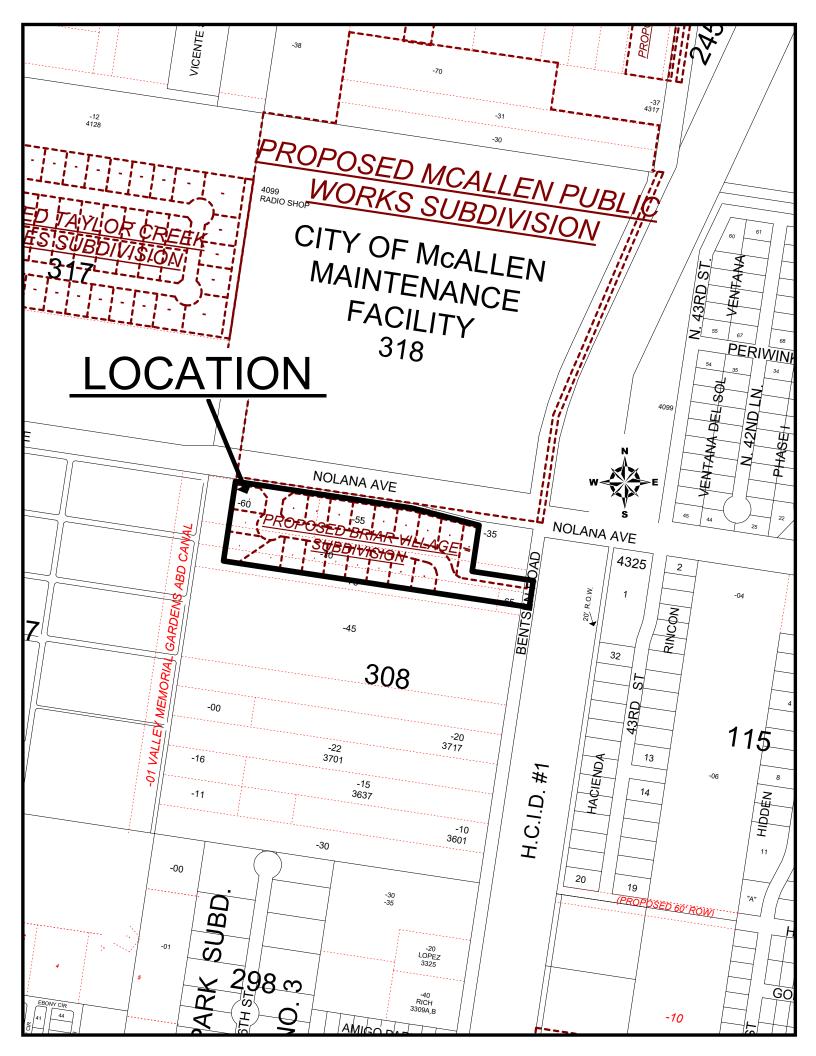


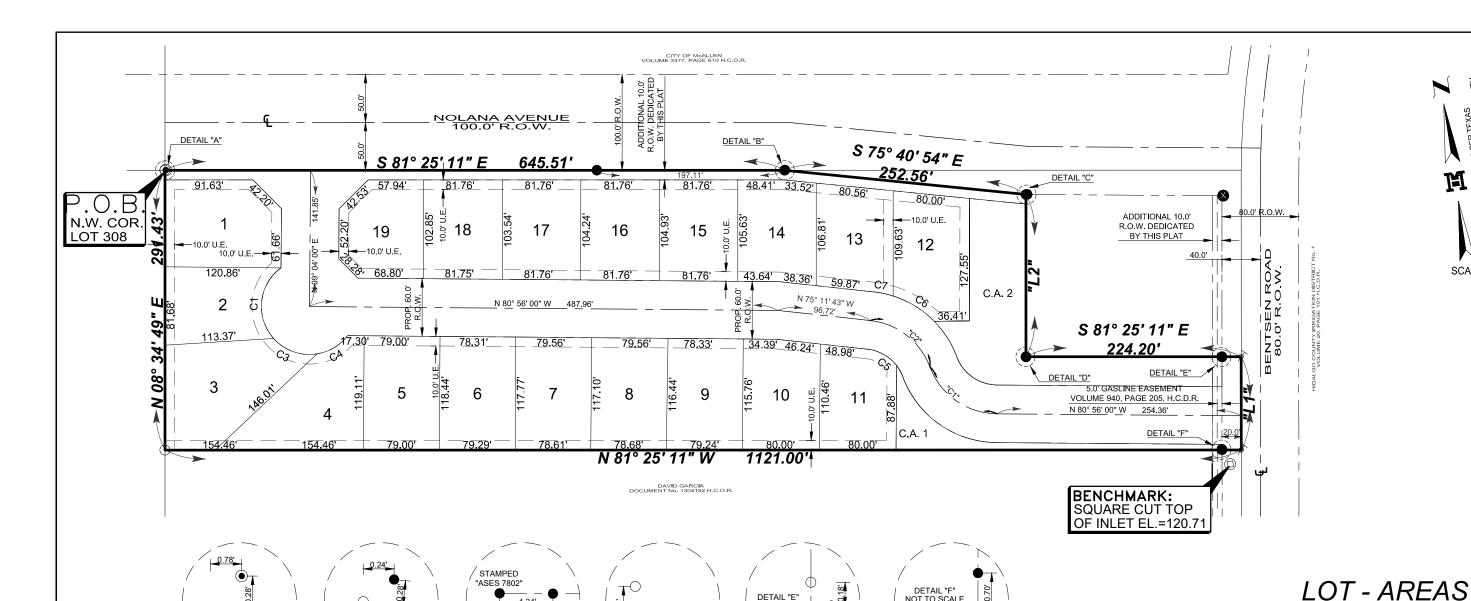
Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are not an eligible standing for a variance. Please submit for consideration and review any combination of the following: (If necessary, please use an additional page to complete responses)

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

listed belo

int should include all information they determine is relevant, but it is not required to provide responses to all sections.	วทร
 Describe the special circumstances or conditions affecting the land involved such that the st application of the provisions of this chapter would deprive the applicant of the reasonable use of land. 	
We are respectfully requesting a variance to the quarter mile collector that is required to go through the private	Э
subdivision. This subdivision is a proposed 19-lot multi-family private residential subdivision and the street will	
not allow the developer to make the subdivision private as there will be public access though the development	t.
Described how the variance is necessary for the preservation and enjoyment of the legal proper rights of its owner.	rty
The variance is necessary because a public street running north and south through the proposed 19-lot multi-	14
family private residential subdivision will allow the public access to the properties that the developer is wanting	3
be private. This developer is wanting to construct four-plex on each of the 19 lots within the subdivision.	
	- 1
 Describe how the variance will not be detrimental to the public health, safety or welfare or injurious the legal rights other property owners enjoy in the area. 	; to
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.	
*	
 Describe how the variance will not have the effect of preventing the orderly subdivision of other la in the area in accordance with the provisions of this chapter. 	nd
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.	





DETAIL "D" NOT TO SCALE

LOT - CURVE TABLES

DETAIL "A" NOT TO SCALE /

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	095° 15' 31"	50.00'	83.13'	54.81'	73.88'	N 14° 34' 03" E
СЗ	057° 18' 02"	50.00'	50.00'	27.32'	47.95'	N 61° 42' 43" W
C4	043° 42' 04"	50.00'	38.14'	20.05'	37.22'	S 67° 47' 14" W
C5	046° 09' 35"	45.00'	36.25'	19.18'	35.28'	N 52° 06' 56" W
C6	027° 41' 15"	105.00'	50.74'	25.88'	50.25'	S 49° 49' 05" E
C7	011° 32' 01"	105.00'	21.14'	10.60'	21.10'	S 69° 25' 43" E

LEGEND

FOUND No.4 REBAR

SET NAIL

R.O.W. - RIGHT OF WAY

P.O.B. - POINT OF BEGINNING

FOUND PIPE (SIZE AS NOTED)

■ FOUND "X" MARK ON CONCRETE

SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

H.C.D.R. - HIDALGO COUNTY DEED RECORDS

H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS

ROAD CENTER LINE - CURVE TABLES

Curve Table									
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction			
"C1"	069° 04' 23"	75.00'	90.42'	51.62'	85.04'	N 46° 23' 48" W			
"C2"	063° 20' 06"	75.00'	82.91'	46.26'	78.75'	N 43° 31' 40" W			

BOUNDARY LINE TABLES

Line Table					
Line #	Length				
"L1"	S 08° 34' 49" W	97.14'			
"1 2"	C 08° 34' 40" W	160 0/1			

DETAIL "F" NOT TO SCALE

ᆫ	ot Area Ta	abie	LC	ot Area I	able
Lot#	SQ. FT.	ACRES	Lot#	SQ. FT.	ACRES
1	10588.63	0.24	13	8602.94	0.20
1	4762.95	0.11	14	8681.91	0.20
2	8231.80	0.19	15	8607.34	0.20
3	12137.00	0.28	16	8550.59	0.20
4	10740.92	0.25	17	8493.84	0.19
5	9383.45	0.22	18	8436.28	0.19
6	9306.66	0.21	19	8407.11	0.19
7	9287.81	0.21			
8	9238.49	0.21			
0	0146.00	0.21			

SCALE:1"=60

COMMON / DETENTION - AREAS

L	ot Area Ta	able
Lot#	SQ. FT.	ACRES
1	4762.95	0.11
2	18394.54	0.42

SUBDIVISION MAP OF BRIER VILLAGE PRIVATE SUBDIVISION

BEING A SUBDIVISION OF A 6.427 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 308, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1. PAGES 17. HIDALGO COUNTY MAP RECORDS.

GENERAL NOTES

- 1. THE SITE LIES IN ZONE "C". ZONE "C" IS DEFINED AS " AREAS OF MINIMAL FLOODING. ZONE "C" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED:NOVEMBER 16, 1982.
- 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:
- 20 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN 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 NTERIOR SIDES: 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 33,775 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION PONDS WITH A CAPACITY OF 36,633 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 36" LINE INTO AN EXISTING CITY OF McALLEN STORM SEWER NETWORK LOCATED ON THE NORTH SIDE OF THE PROPERTY
- CITY OF McALLEN BENCHMARK: (BENTSEN) FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 08, 1999. BEING LOCATED INSIDE THE MCALLEN PUBLIC WORKS WHICH IS IN BENTSEN RD AND SOUTH OF 3 MILE LINE. STAINLESS STEEL, 3/8" BOLT, COVERED WITH CAP ON TOP AT ELEVATION = 123.99, NORTHING: 16614919.50858, EASTING: 1061694.29109 (NAVD88).
- 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.
- 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. C.A. 1 AND C.A. 2 ARE COMMON OR 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.
- 13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WEST NOLANA AVENUE.

- 14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE BRIER VILLAGE 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 20, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THE BRIER VILLAGE 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 LOT 20, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 20 TRANSFER OF TITLES TO THE BRIER VILLAGE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE BRIER VILLAGE 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. LOT 20 FOR LANDSCAPING DETENTION PURPOSES ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./ PROPERTY OWNERS AND NOT THE CITY OF McALLEN.
- 17. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 6.427 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY TEXAS, BEING A PART OR PORTION OUT OF LOT 308, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, SAID 6.427 ACRES CONSIST OF; A 2.000- ACRE TRACT AND A 2.500-ACRE TRACT CONVEYED TO LORETTA WILLIAMS & DANIEL E. PRUKOP, BY VIRTUE OF A CORRECTION GIFT DEED RECORDED UNDER DOCUMENT NUMBER 1489503, HIDALGO COUNTY OFFICIAL RECORDS, AND OF 1.927 ACRES CONVEYED TO ELSIE WALL BY VIRTUE OF A DEED RECORDED IN VOLUME 1264, PAGE 209, HIDALGO COUNTY DEED RECORDS, SAID 6.427 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NO. 4 REBAR SET (FROM WHICH AN IRON PIPE FOUND BEARS N 78° 37' 06" E A DISTANCE OF 0.83 FEET) AT THE NORTHWEST CORNER OF SAID LOT 308 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, S 81° 25' 11" E ALONG THE NORTH LINE OF SAID LOT 308 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, AT A DISTANCE OF 448.44 FEET PASS THE EAST PROPERTY LINE OF SAID 2,000-ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 645.51 FEET TO A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR FOUND BEARS N 52° 00' 46" E A DISTANCE OF 0.35 FEET) FOR AN OUTSIDE CORNER OF THIS TRACT;
- 2. THENCE, S 75° 40' 54" E CONTINUING ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, A DISTANCE OF 252.56 FEET TO A NO. 4 REBAR WITH A CAP LABELED "ASES 7802" FOUND (FROM WHICH A NO. 4 REBAR FOUND BEARS S 81° 01' 57" E A DISTANCE OF 1.34 FEET) FOR THE
- 3. THENCE, S 08° 34' 49" W A DISTANCE OF 169.04 FEET TO A NO. 4 REBAR SET (FROM WHICH A NO.4 REBAR FOUND BEARS S 08° 34' 49" W A DISTANCE OF 0.24 FEET) FOR AN INSIDE CORNER OF THIS

NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;

- 4. THENCE, S 81° 25' 11" E AT A DISTANCE OF 204.20 PASS A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR FOUND BEARS S 26° 44' 16" E A DISTANCE OF 0.23 FEET) ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD, CONTINUING A TOTAL DISTANCE OF 224.20 FEET TO A NAIL SET FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
- 5. THENCE, S 08° 34' 49" W ALONG THE EAST LINE OF SAID LOT 308 AND WITHIN THE EXISTING RIGHT-OF-WAY OF BENTSEN ROAD, A DISTANCE OF 97.14 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- 6. THENCE, N 81° 25' 11" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR FOUND BEARS N 08° 34' 49" W A DISTANCE OF 0.70 FEET) CONTINUING A TOTAL DISTANCE OF 1.121.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT:
- 7. THENCE. N 08° 34' 49" E ALONG THE WEST LINE OF SAID LOT 308. AT A DISTANCE OF 97.14 FEET PASS THE SOUTH LINE OF SAID 2.000-ACRE TRACT AND THE NORTH LINE OF SAID 2.500-ACRE TRACT. CONTINUING A TOTAL DISTANCE OF 291.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.427 ACRES, OF WHICH 0.045 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BENTSEN ROAD, LEAVING A NET OF 6.382 ACRES OF LAND, MORE OR LESS.

MAYOR, CITY OF McALLEN	DATE
CITY SECRETARY	DATE
THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF	
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF APPROVAL IS REQUIRED.	

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 MY HAVE WHETHER SHOWN OR NOT.

ATTES	SECRETARY	
	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	

STATE OF TEXAS COUNTY OF HIDALGO:

GENERAL MANAGER

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

PRESIDENT

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 BRIER VILLAGE 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.

DRAWN BY: <u>E.V.Z..</u> DATE <u>01-13-22</u>

DATE

115 W. McINTYRE EDINBURG, TX 78541

ESTABLISHED 1947

CONSULTANTS • ENGINEERS • SURVEYORS

FAX: (956) 381-1839

www.meldenandhunt.com

SURVEYED, CHECKED

FINAL CHECK

TBPE FIRM # F-1435

RUBEN JAMES DE JESUS, R.P.L.S. # 6813 DATE SURVEYED: 11-08-2021 SURVEY JOB No. 21210.02-08



THE STATE OF TEXAS COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BRIER VILLAGE 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.

ELSIE WALL	DATE	_
1934 MTCALF STREET		
HOUSTON, TEXAS 77017-1621		

THE STATE OF TEXAS COUNTY OF BEXAR

> WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE <u>BRIER VILLAGE</u> SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATEALL 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.

LORETTA WILLIAMS P.O. BOX 10	DATE
SUNDOWN, TX 79372	

THE STATE OF TEXAS COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BRIER VILLAGE SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE JSE 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.

DANIEL E. PRUKOP 644 COUNTY ROAD 439 ALICE, TEXAS 78332	DATE	

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELSIE WALL 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

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

SEAL OF OFFICE, THIS THE _____ DAY OF _____

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LORETTA WILLIAMS 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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL E. PRUKOP 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 PREPARED: 01-13-2022 ENGINEERING JOB No. 21210.00

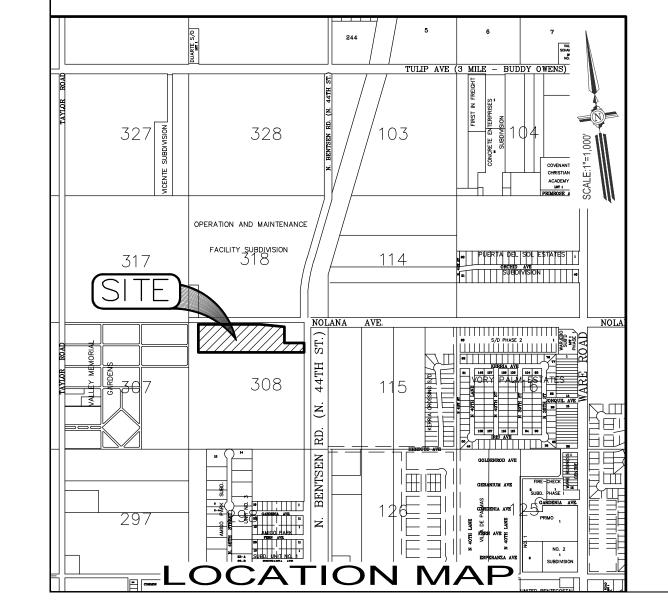




FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR HIDALGO COUNTY CLERK

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

_ DEPUTY



GENERAL NOTES CONTINUED:

04/29/2022 Page 1 of 4 SUB2022-0007



Reviewed On: 4/29/2022

SUBDIVISION NAME: BRIER VILLAGE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Nolana Avenue: 60 ft. from centerline for 120 ft. of total ROW Paving: 65 ft. Curb & gutter: 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 **COM Thoroughfare Plan	Non-compliance
North Bentsen Road: 50 ft. from centerline for 100 ft of total ROW Paving: 65 ft. Curb & gutter: 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 **COM Thoroughfare Plan	Non-compliance
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 **COM Thoroughfare Plan	Required
1/4 Mile Collector (North 48th Street): 60-70 ft. ROW Paving: 40-44 ft. Curb & gutter: Both sides **Engineer submitted variance application on April 27, 2022, to not dedicate the 1/4 mile collector **Required based on collector location and landlock parcels to the south **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA Non compliance
* 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	Non-compliance
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA

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

04/29/2022 Page 2 of 4 SUB2022-0007

LLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
ETBACKS	
* 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	Required
* Rear: In Accordance with Zoning ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In Accordance with Zoning ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements or approved site plan. **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
DEWALKS	
* 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. **5 ft. sidewalk might be required by Engineering Dept. prior to final. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
JFFERS	
* 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	Applied
* 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	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
DTES	
* No curb cut, access, or lot frontage permitted along Nolana Avenue. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **This requirements might be triggered depending on the amount of units proposed per lot.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

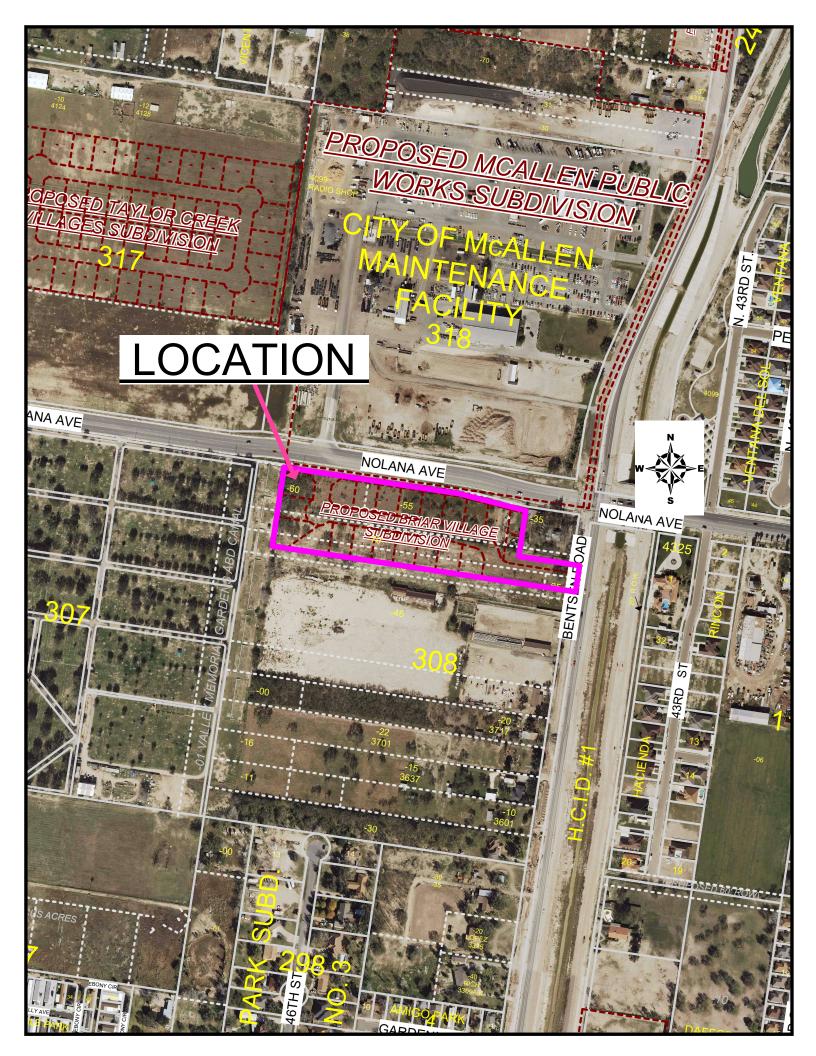
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

04/29/2022 Page 3 of 4 SUB2022-0007

* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* 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	Non-compliance
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
ZONING/CUP	
* 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	Non-compliance
* 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	TBD
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, number of unit to be clarified prior to final to determine total amount of park fees.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

04/29/2022 Page 4 of 4 SUB2022-0007

COMMENTS	
Comments: *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.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, COMPLIANCE WITH 1/4 MILE STREET AND DISAPPROVAL OF THE VARIANCE REQUEST.	Applied



Planning Department

Memo

TO: Planning & Zoning Commission

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

DATE: April 1, 2022

SUBJECT: City Commission Actions on April 11, 2022

CONDITIONAL USE PERMITS

1. Request of Kickin Axes, for one year, for a bar (social club) at Lot A & west 75 ft of Lots A, B, & C, Block 14, Primrose Terrace Unit No. 7; 1017 Shasta Ave

- Planning and Zoning Commission disapproved with favorable recommendation
- City Commission approved as recommended
- 2. Request of J. Muniz Construction, for life of the use, for a guest house, Lot 4, The Estates at Orangewood North Subdivision; 308 Frontera Rd
 - Planning and Zoning Commission recommended approval for life of the use
 - City Commission approved as recommended
- 3. Request of Oak Texas Bar & Grill, for one year, for a bar at Lot 1 Valeria Subdivision; 7001 N 10th St
 - Planning and Zoning Commission disapproved with favorable recommendation
 - City Commission approved as recommended
- 4. Request of Jacqueline Diaz Gonzalez, for five years, for an Institutional Use, South 119 ft of the north 235 feet of the west 150 feet of Lot 11, A resubdivision of Lot 6, Block 12, Rancho De La Fruta Subdivision No.2; 112 N McColl Road, Suite A
 - Planning and Zoning Commission recommended approval for five years subject to compliance with parking requirements
 - City Commission approved as recommended

Planning Department

Memo

TO: Planning & Zoning Commission

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

DATE: April 29, 2022

SUBJECT: City Commission Actions on April 25, 2022

CONDITIONAL USE PERMITS

1. Request of 70s Smoke Shop, for one year, for a vaporizer (smoke shop) at Lot 18, Lazy-A-Ranch Addition; 1301 North 23rd St, Suite 1

- Planning and Zoning Commission disapproved with favorable recommendation
- City Commission approved as recommended

REZONINGS

- 2. Rezone from R-3T to C-3, .093 acres out of Whitewing Addition Subdivision; 2624 N 24th St
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 3. Rezone from A-O to C-3, .033 acres out of Lot 1, T-Rey Subdivision; 3612 State Highway 107
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 4. Rezone from C-3 to R-3A, Lot 2, Bann Subdivision; 2401 Quince Ave
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 5. 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 approval
 - City Commission tabled pending more information



PLANNING DEPARTMENT



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

2022 CALENDAR

A Pu	city Commisublic Utility Estoric Preservati	ssion Board on Council	Zonii	ng Board o	oning Boar f Adjustmer		Deadlines: D- Zoning/CUP Application N - Public Notification * Holiday - Office is closed FEBRUARY 2022											
		JAN	UARY 2	022					FEBI	RUARY	2022							
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat					
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2	3 A-1/18 & 1/19	4	5 N-1/18 & 1/19 D-2/1 & 2/2	6	7	8	6	7	8	9	10	11	12					
9	10	11	12	13	14	15	13	14 A-3/2 & 3/3	15	16 N-3/2 & 3/3 D-3/16 & 3/17	17	18	19					
16	17 A-2/1 & 2/2	18	19 N-2/1 & 2/2 D-2/16 & 2/17	20	21	22	20	21	22	23	24 HPC	25	26					
30	24 31 A-2/16 & 2/17	25	26 HPC	27	28	29	27	A-3/16 & 3/17										
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13	14	15	D-4/19 & 4/20	17	18	19	10	11	12	13	14	HOLIDAY	16					
20	21 A-4/5 & 4/6	22	N-4/5 & 4/6	24	25	26	17	18 A- 5/3 & 5/4	19	N- 5/3 & 5/4 D-5/17 & 5/18	21	22	23					
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8	9	10	11	12	13	14	12	13	14	15 D-7/19 & 7/20	16	17	18					
15	16 A-6/1 ZBA	17	18 N-6/1 ZBA D-6/15 & 6/21	19	20	21		20 A-7/6 & 7/7	21	22 N-7/6 & 7/7	23	24	25					
22		24		26	27 A-6/15 ZBA	28	26	27	28	29 HPC	30							
			I subject to cha	nge at any ti	me. Please o	contact the	e Planning	g Department	at (956) 681	-1250 if you h	ave any que	stions.						



PLANNING DEPARTMENT



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

2022 CALENDAR

			Meetings:							Deadlines:			
_	ity Commis			Planning	& Zoning	Board	D- Zor	ning/CUP A	pplication		N - Public	Notificati	on
	blic Utility E			Zoning B	oard of Adju	stment							
HPC -	Historic Pre			20			* Holid	lay - Office			222		
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31													
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	A-10/4 & 10/5		D-10/18 & 10/19 N-10/4 & 10/5					A- 11/1 & 11/2		N- 11/1 & 11/2 D-11/16 & 11/17			
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6	7	8	9	10	11	12	4	5	6	7 HPC	8	9	10
								A-12/20 & 12/21		D-1/3 & 1/4 N- 12/20& 12/21			
13	14	15	16	17	18	19	11	12	13	14	15	16	17
			D-12/20 & 12/21										
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	A-12/6&12/7		N-12/6 & 12/7	HOLIDAY				A- 1/3 & 1/4		D-1/17 & 1/18 N- 1/3 & 1/4		HOLIDAY	
		29	30				25	00	27	28	29	30	31
								HOLIDAY					
Deadline	s and Meeting	g Dates are	subject to cha	nge at any ti	me. Please o	ontact the	e Plannino	g Department	at (956) 681	-1250 if you h	ave any que	stions.	

	01/04/22	01/18/22	02/01/22	02/16/22	03/02/22	03/22/22	04/05/22	04/19/22	05/03/22	05/17/22	06/07/22	06/21/22	07/06/22	07/19/22	08/02/22	08/16/22	09/07/22	22/02/60	10/04/22	10/18/22	11/01/22	11/16/22	12/06/22	12/20/22
Daniel Santos	Α																							
Michael Fallek	Р	Р	Р	Α	Р	Р	Р	Р																
Gabriel Kamel	Р	Α	Р	Р	Р	Р	Р	Р																
Michael Hovar	Р	Р	Р																					
Jose B. Saldana	Α	Α	Р	Р	Α	Α	Р	Α																
Marco Suarez	Р	Р	Α	Р	Α	Р	Р	Р																
Emilio Santos Jr.	Р	Р	Р	Α	Р	Р	Р	Р																
Rudy Elizondo				Р	Р	Р	Α	Р																
Erica de la Garza-Lopez				Р	Α	Р	Р	Р																

2022 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

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