

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 7, 2024 - 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 March 19, 2024 , April 2, 2024 and April 16, 2024 will be available at the meeting of May 21, 2024

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Bruno Reyes on behalf of Julia Guajardo Reyes, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar at Lot 16, Block 33, Hammond Addition Subdivision, Hidalgo County, Texas; 114 South 20th Street. **(CUP2024-0033)**
2. Request of John A. Simon for a Conditional Use Permit, for two years, and adoption of an ordinance for a Bar at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas; 2007 Orchid Avenue. **(CUP2024-0035)**
3. Request of Frank Ortega on behalf of Iglesia Biblica Cristiana Maratha, for an amendment to a Conditional Use Permit, for life of use, for Institutional Use (church) at Lot 2, Block 4, El Rancho Santa Cruz Phase 4 Subdivision, Hidalgo County, Texas; 708 East Ridgeland Avenue. **(CUP2024-0036)**
4. Request of Diego F. Ramos, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand at a Lot 7, Block 4, Orange Terrace No. 3 Subdivision, Hidalgo County, Texas; 1109 Pecan Boulevard. **(CUP2024-0030)**
5. Request of Naeem Muhammad on behalf of LIDHAR Management Group LLC., for a Conditional Use Permit, for life of use, for a Gasoline Station at Lot 1, Ridge Crossing Subdivision, Hidalgo County, Texas; 620 East Ridge Road. **(CUP2024-0031)**
6. Request of Silas Prado on behalf of Ebanos Rd Iglesia de Cristo, for a Conditional Use Permit, for life of use, and adoption of an ordinance for a Church at 0.94 acre tract of land, out of lot 211, Pride O' Texas Subdivision, Hidalgo County, Texas; 7824 North Bentsen Road. **(CUP2024-0032)**

b) REZONING:

1. Rezone from I-1 (light industrial) District to R-3A (multifamily residential apartments) District: 2.00 acres of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road. (rear) **(REZ2024-0020)**
2. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lot 1, Gonzalez Corner Subdivision, Hidalgo County, Texas; 6317 North Ware Road. **(REZ2024-0021)**
3. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lots 10, 11, & 12, Block 3, Club Addition Amended Subdivision, Hidalgo County, Texas; 113, 119, & 125 E. Pecan Boulevard. **(REZ2024-0022)**
4. Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartments) District: 4.37 acre gross; 4.22 acre net; tract of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road. **(REZ2024-0014) (TABLED: 3/19/2024, 4/2/2024 & 4/16/2023)**

c) SUBDIVISION:

- a) McAllen Convention Center Lots 1B-1E Subdivision, 3400 Expressway 83, Palms Crossing II, LLC **(SUB2024-0044) (FINAL) KH**

4) CONSENT:

- a) 1. Wellness on Wheelz Subdivision, 9010 North Ware Road, Justin Valinski **(SUB2024-0011) (FINAL) M2E**

5) SUBDIVISIONS:

- a) 1. Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2023-0082) (REVISED PRELIMINARY) TUE**
- b) 2. Vacate Plat of Vida Lots 1-14 Subdivision and Replat to Vida Lots 1A-14A Subdivision, 5901 Mile 5 Road, Limas Ventures, Ltd. **(SUB2024-0024) (REVISED PRELIMINARY)**
- c) 3. The District Phase III Subdivision, 1301 Auburn Avenue, Domain Development Corp. **(SUB2023-0061) (REVISED PRELIMINARY) M&H**
- d) 4. McAllen Near-Shoring Industrial Park Subdivision, 4101 Idela Avenue, 140 Ware Rd, LLC **(SUB2024-0036) (FINAL) STIG**
- e) 5. Villas at Ware Subdivision, 4900 North Ware Road, Rhodes Enterprises, Inc. **(SUB2024-0039) (FINAL) M&H**
- f) 6. Taylor Creek Villages Subdivision, 4016 North Taylor Road, Urban City Developers, LLC **(SUB2022-0032) (REVISED FINAL) TRE**

- g) 7. Salinas Brothers Subdivision, 13401 North Los Ebanos Road, Juan Luis Salinas
(SUB2024-0023) (REVISED PRELIMINARY) TRE
- h) 8. Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC
(SUB2023-0053) (REVISED FINAL) RDE
- i) 9. LB Monte Cristo Subdivision, 11201 Monte Cristo Road, Joaquin Andres Garcia
(SUB2024-0042) (PRELIMINARY) MAS
- j) 10. Twelfth Street Commerce Subdivision, 1324 Expressway 83, McAllen City Center
Ltd. **(SUB2024-0043) (PRELIMINARY) SEC**
- k) 14. AAA Apartments Subdivision, 5900 5 Mile Line Road, Anissa Izel
Sanchez **(SUB2024-0045) (PRELIMINARY) RGA**
- l) 11. Anaqua at Tres Lagos Phase I Subdivision, 6600 Tres Lagos Boulevard, Rhodes
Enterprises Inc., Ltd. **(SUB2024-0047) (FINAL) M&H**
- m) 12. Las Brisas Phase I Subdivision, 3101 Monte Cristo Road, Rhodes Development Inc.
(SUB2024-0022) (FINAL) M&H
- n) 13. The Family Church at Tres Lagos Subdivision, 14500 North Shary Road, The Family
Church of McAllen **(SUB2024-0041) (PRELIMINARY) M&H**

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.

MARCH 19, 2024

APRIL 2, 2024

APRIL 16, 2024

MINUTES

WILL BE AVAILABLE AT
THE MAY 21, 2024
MEETING

Memo

TO: Planning and Zoning Commission

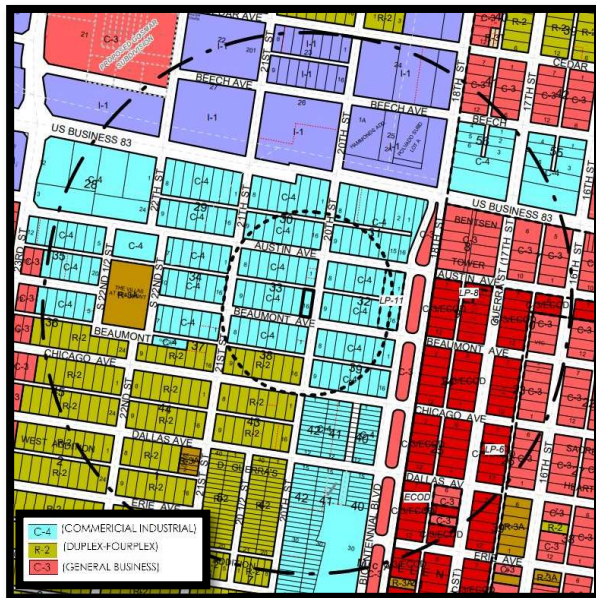
FROM: Planning Staff

DATE: April 29, 2024

SUBJECT: REQUEST OF BRUNO REYES ON BEHALF OF JULIA GUAJARDO REYES, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR AT LOT 16, BLOCK 33, HAMMOND ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 114 SOUTH 20TH STREET. (CUP2024-0033)

BRIEF DESCRIPTION:

The subject property is located on the northwest corner of Beaumont Avenue and South 20th Street. The subject property is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 District in all directions. A bar is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

The applicant is proposing to operate a bar by the name of Vache's Lounge. The proposed hours of operation are 5:00 p.m. – 2:00 a.m. Monday through Sunday.

The Fire Department is still pending the inspection for the proposed business. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of distance from a residential zone.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along South 20th Street and Beaumont Avenue and does not generate traffic into residential areas;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Previous bar uses have been operating at this location with the parking condition under grandfather status.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

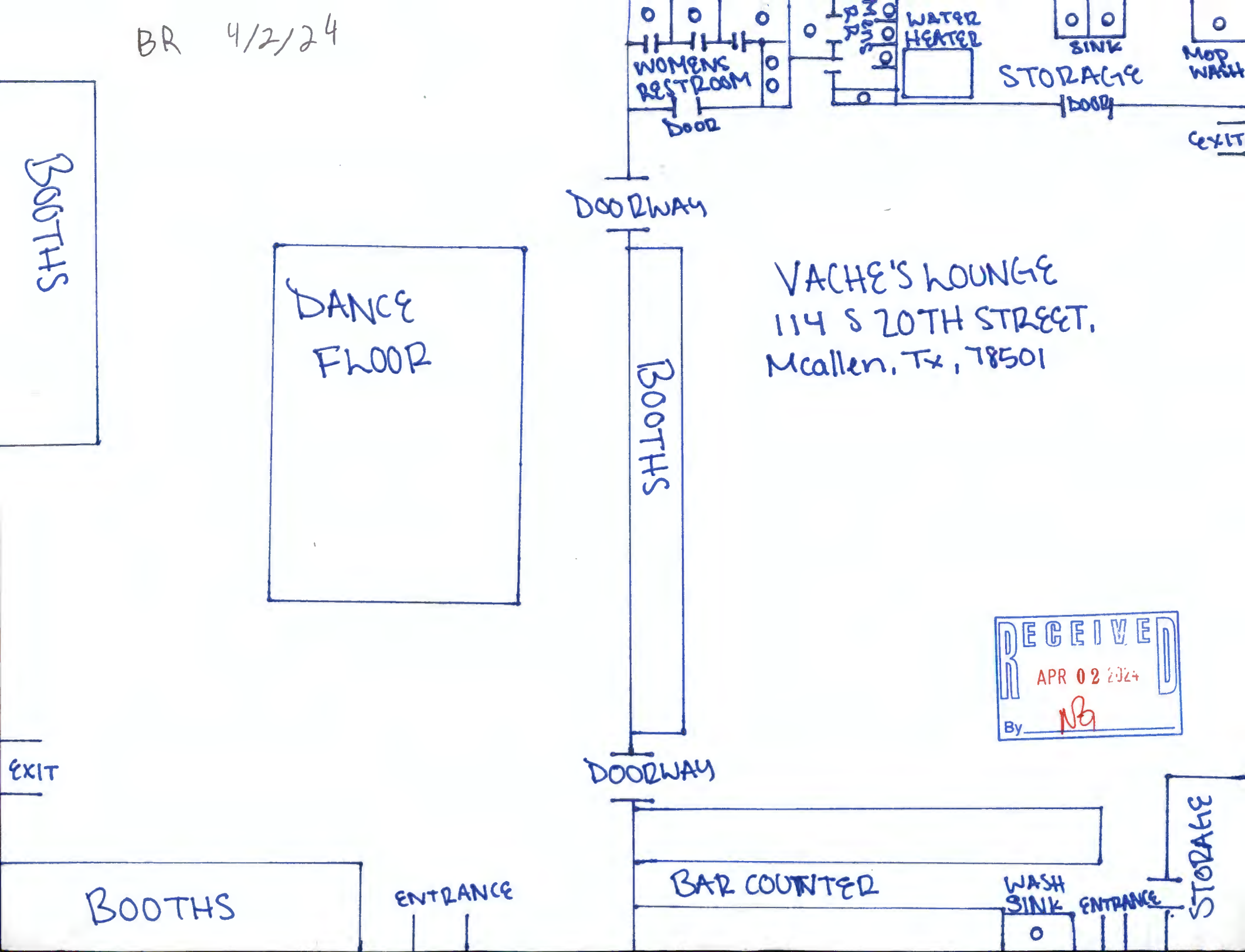
If approval is granted, the establishment must comply with all other Zoning ordinances, Building Code, and Fire Department requirements.

The Planning Department has received no calls or concerns regarding the proposed use.

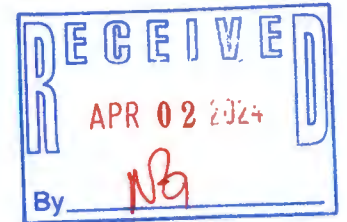
RECOMMENDATION:

Staff recommends disapproval of the request based on non-compliance with requirement listed above as #1 (distance to a residence or a residentially zoned property) of Section 138-118(a)(4) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.

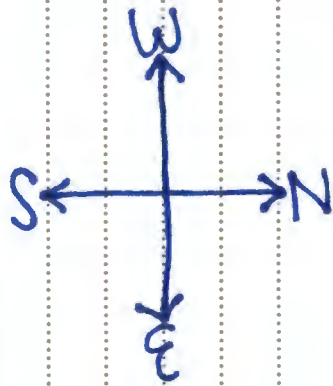
BR 4/2/24



VACHE'S LOUNGE
114 S 20TH STREET,
McAllen, Tx, 78501

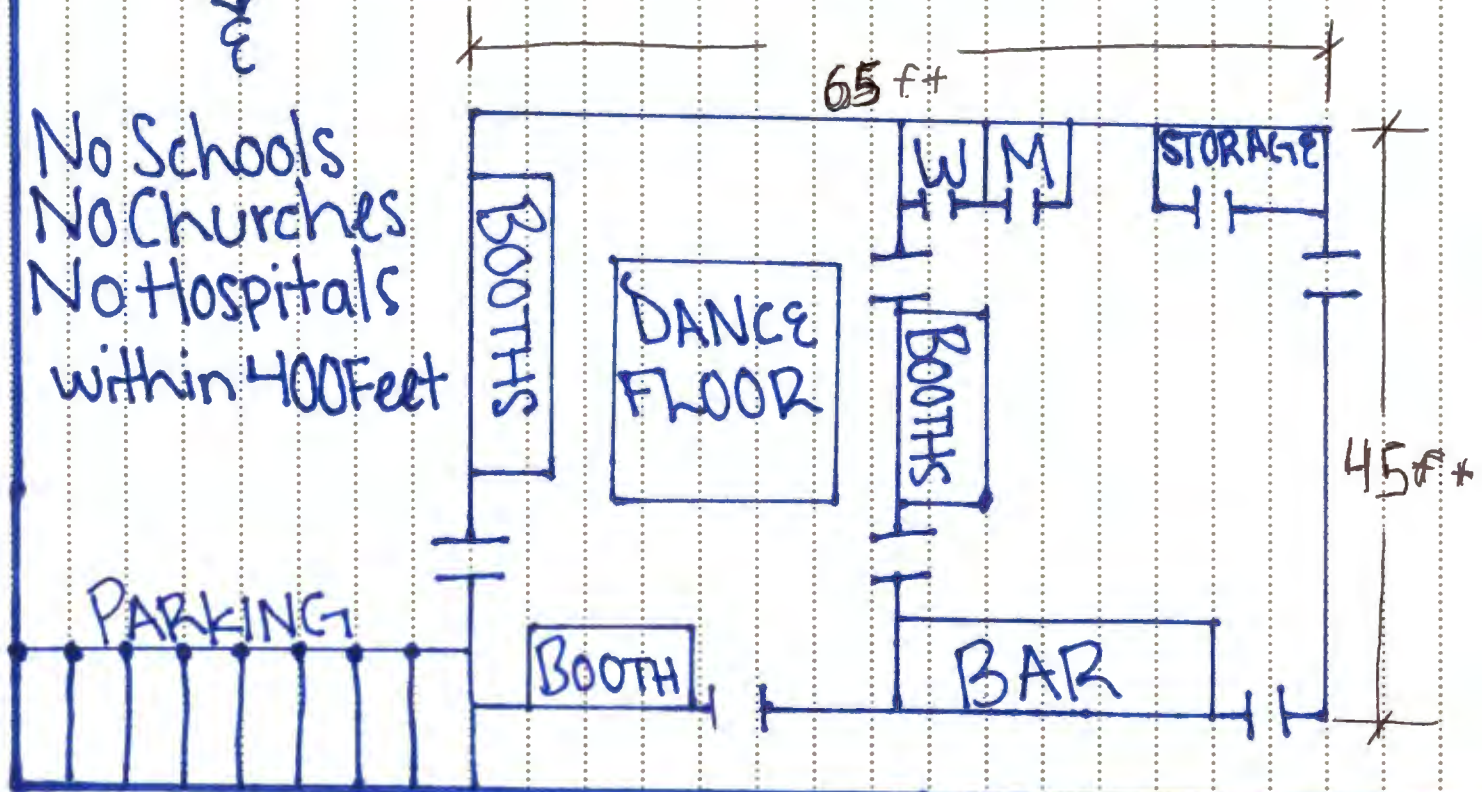


BEACMONTH AVE

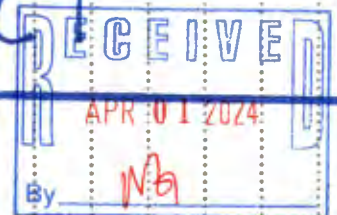


VACHE'S LOUNGE
114 S 20TH STREET,
McAllen, TX, 78501

No Schools
No Churches
No Hospitals
within 400 Feet



20TH S STREET







Vache's

NOTICE
TO THE
PROPERTY
OWNER

Memo

TO: Planning and Zoning Commission

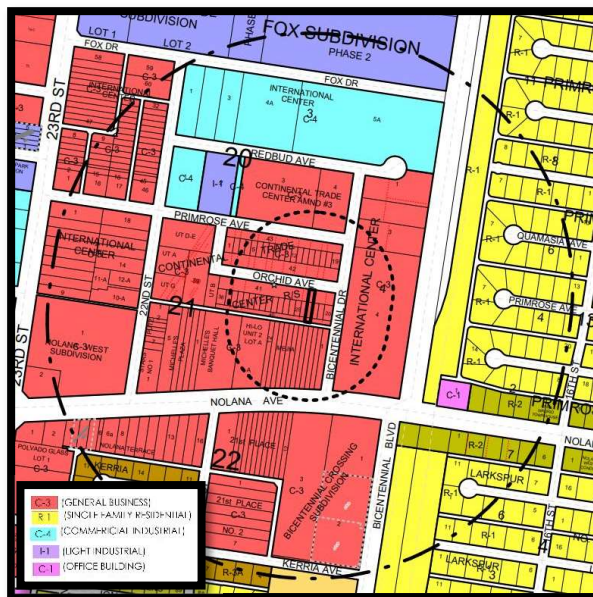
FROM: Planning Staff

DATE: April 23, 2024

SUBJECT: REQUEST OF JOHN A. SIMON FOR A CONDITIONAL USE PERMIT, FOR TWO YEARS, AND ADOPTION OF AN ORDINANCE, FOR A BAR AT LOT 23, CONTINENTAL TRADE CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 2007 ORCHID AVENUE. (CUP2024-0035)

BRIEF DESCRIPTION:

The subject property is located at the south side of Orchid Avenue. The proposed use is located within a commercial plaza by the name of Sun Plaza. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

The applicant is proposing to operate a bar, in a multi-tenant commercial building. The proposed hours of operation are 4:00 p.m. – 2:00 a.m. Monday through Friday and 6:00pm – 2:00 a.m. on Saturday.

The Fire Department has completed the inspection for the proposed business. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

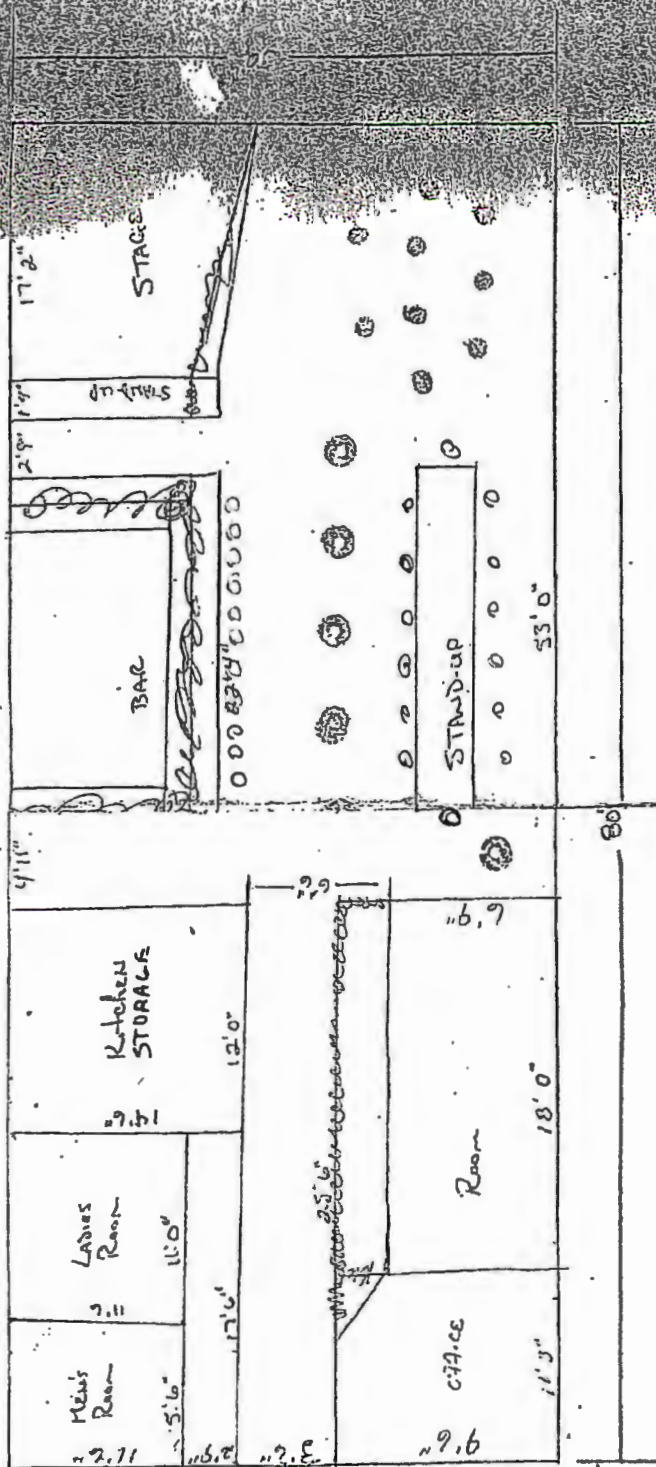
- 1) The property line of the lot of any of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of distance from a publicly owned property to the east, The International Museum of Art & Science;
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Orchid Avenue and does not generate traffic into residential areas;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 2,400 sq. ft. bar requires 24 parking spaces. A parking agreement has been submitted with the application.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

If approval is granted, the establishment must comply with all other Zoning ordinances, Building Code, and Fire Department requirements.

The Planning Department has received no calls or concerns regarding the proposed use.

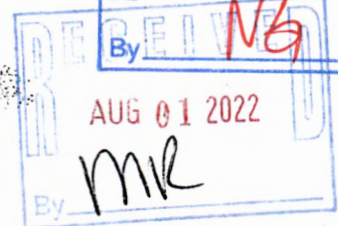
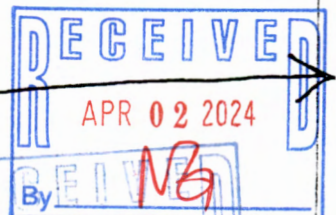
RECOMMENDATION:

Staff recommends disapproval of the Conditional Use Permit request based on non-compliance with requirement #1 (distance to a publicly owned property) of section 138-118(a)4 of the Zoning Ordinance.



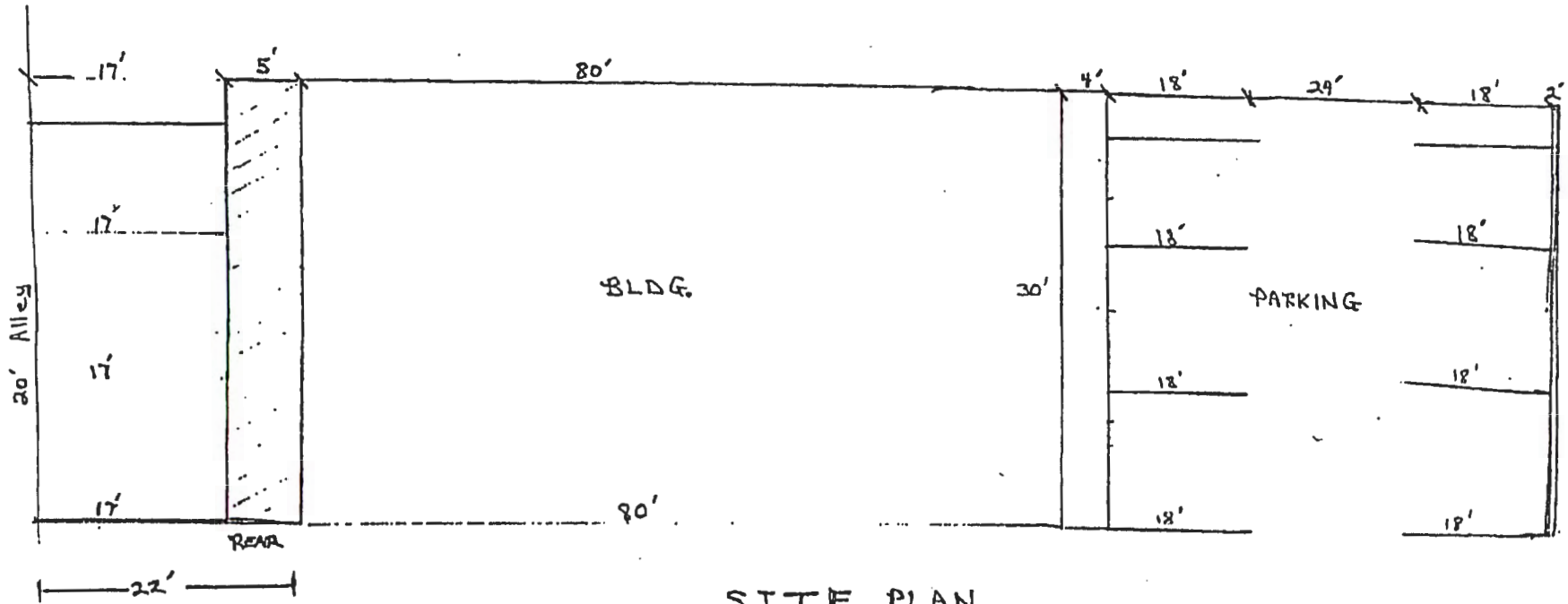
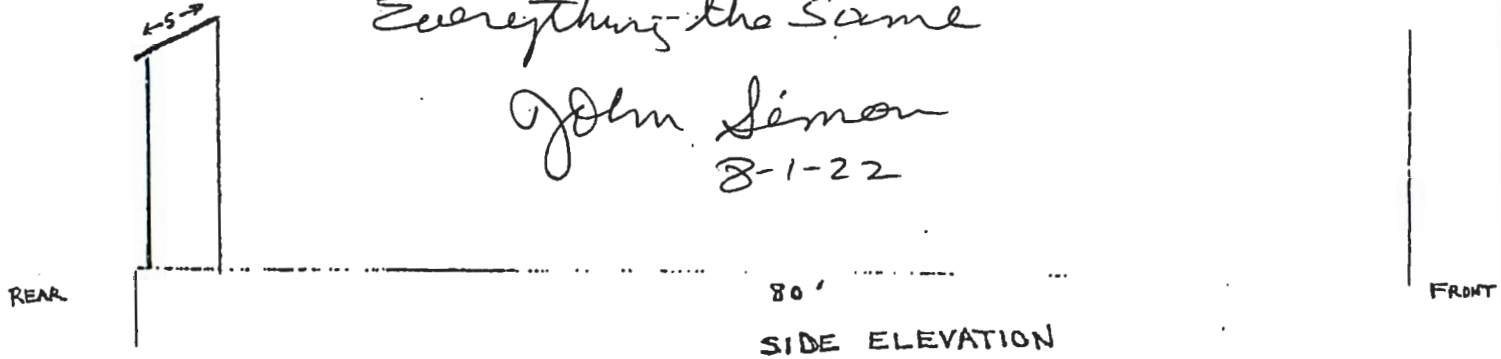
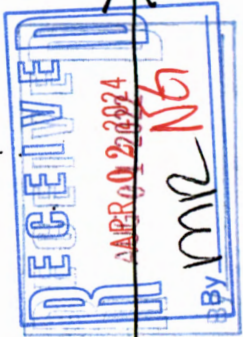
Everything the same
John Simon
8-1-22

SIMON SE2
2007 ORCHID
MCALLEN, TX 78504



Everything the Same

John Simon
8-1-22



2007 ORCHID AVE

[The following are provisions the City Attorney generally requires to be incorporated into any parking agreement.]

USE AGREEMENT FOR PARKING SPACES

Number of Leased Parking Spaces: 6

This Use Agreement for Parking Spaces ("Agreement") is entered into this 1st day of AUGUST, 2021 between SIMON SEZ, the owner of property located at 2007 ORCHID McALLEN ("Lessor") and COBASYS, the [NOTE: State "owner" OR "operator"] of the business operating under the name of OPERATOR ("Lessee"), which is leasing the parking spaces, and which business is located at 2038 ORCHID.

6 In consideration of the covenants herein contained, Lessor agrees to allow Lessee to use parking spaces in the City of McAllen, Texas (hereinafter, "Facilities") described as:

6 parking spaces located at 2038 ORCHID (see as Attachment 1, a diagram depicting the leased parking spaces)

The Facilities are located within 500 feet from Lessee's business and are leased for a term commencing on the 1st day of AUGUST, 2021 and ending at 11:59 PM on the 31st day of AUGUST, 2026 [NOTE: AT LEAST A 5 YEAR TERM].

Lessor hereby represents that it holds legal title to the Facilities.

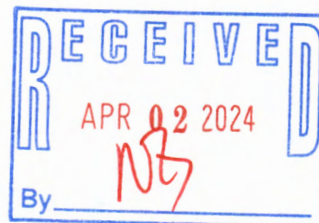
The parties hereto agree:

Signage

Lessee shall provide and Lessor shall allow clearly visible signage, compliant with City of McAllen Ordinance requirements, both on Lessee's premises and the Facilities, which notify customers of the availability and location of off-premises parking spaces.

Termination or Modification

IN THE EVENT THIS AGREEMENT IS TERMINATED, AMENDED OR MODIFIED BEFORE THE END OF ITS 5-YEAR TERM, LESSEE SHALL NOTIFY THE CITY OF McALLEN'S PLANNING DIRECTOR IN WRITING.



[The following are provisions the City Attorney generally
requires to be incorporated into any parking agreement.]

USE AGREEMENT FOR PARKING SPACES CONTINUATION

LESSOR

[Name] John Simon

By: JOHN SIMON
[PRINT NAME OF SIGNATOR]

OWNER
[TITLE]

Date: 7-29-21

LESSEE

[Name] Beverly Bridgewater

By: Beverly Bridgewater
[PRINT NAME OF SIGNATOR]

Owner
[TITLE]

Date: 7-29-21

[NOTE: Notarization and/or acknowledgement as appropriate for a document being recorded, if the parties agree to same.]

[NOTE: This is only a sample agreement which is offered to provide general guidance as some of the agreement provisions that are required and/or may be useful. This form may be modified to suit individual circumstances and needs.]

FOR OFFICE USE ONLY

Parking spaces required for Lessor _____
Parking spaces provided by Lessor _____
Parking spaces currently leased out. _____
Parking spaces being leased to Lessee _____

[The following are provisions the City Attorney generally requires to be incorporated into any parking agreement.]

USE AGREEMENT FOR PARKING SPACES

Number of Leased Parking Spaces: 24

This Use Agreement for Parking Spaces ("Agreement") is entered into this 1st day of AUGUST, 2021 between SIMON SEZ, the owner of property located at 2007 ORCHID, McALLEN ("Lessor") and MAJESTIC PRODUCE, the [NOTE: State "owner" OR "operator"] of the business operating under the name of OWNER ("Lessee"), which is leasing the parking spaces, and which business is located at 2031 ORCHID McALLEN

In consideration of the covenants herein contained, Lessor agrees to allow Lessee to use 24 parking spaces in the City of McAllen, Texas (hereinafter, "Facilities") described as:

24 parking spaces located at 2031 ORCHID (see as Attachment 1, a diagram depicting the leased parking spaces)

The Facilities are located within 500 feet from Lessee's business and are leased for a term commencing on the 1st day of AUGUST, 2021 and ending at 11:59 PM on the 31st day of AUGUST, 2026 [NOTE: AT LEAST A 5 YEAR TERM].

Lessor hereby represents that it holds legal title to the Facilities.

The parties hereto agree:

Signage

Lessee shall provide and Lessor shall allow clearly visible signage, compliant with City of McAllen Ordinance requirements, both on Lessee's premises and the Facilities, which notify customers of the availability and location of off-premises parking spaces.

Termination or Modification

IN THE EVENT THIS AGREEMENT IS TERMINATED, AMENDED OR MODIFIED BEFORE THE END OF ITS 5-YEAR TERM, LESSEE SHALL NOTIFY THE CITY OF McALLEN'S PLANNING DIRECTOR IN WRITING.

[The following are provisions the City Attorney generally
requires to be incorporated into any parking agreement.]

USE AGREEMENT FOR PARKING SPACES CONTINUATION

LESSOR

[Name] John Simon

By: JOHN SIMON
[PRINT NAME OF SIGNATOR]

OWNER
[TITLE]

Date: 7-29-21

LESSEE

[Name] Ward Thomas

By: WARD THOMAS
[PRINT NAME OF SIGNATOR]

OWNER
[TITLE]

Date: 7-29-2021

[NOTE: Notarization and/or acknowledgement as appropriate for a document being recorded, if the parties agree to same.]

[NOTE: This is only a sample agreement which is offered to provide general guidance as some of the agreement provisions that are required and/or may be useful. This form may be modified to suit individual circumstances and needs.]

FOR OFFICE USE ONLY

Parking spaces required for Lessor _____
Parking spaces provided by Lessor _____
Parking spaces currently leased out. _____
Parking spaces being leased to Lessee _____

[The following are provisions the City Attorney generally requires to be incorporated into any parking agreement.]

USE AGREEMENT FOR PARKING SPACES

Number of Leased Parking Spaces: 6

This Use Agreement for Parking Spaces ("Agreement") is entered into this 1st day of AUGUST, 2021 between SIMON SEZ, the owner of property located at 2007 ORCHID McALLEN ("Lessor") and RUBEN GUEVARA PC, the [NOTE: State "owner" OR "operator"] of the business operating under the name of RUBEN GUEVARA PC ("Lessee"), which is leasing the parking spaces, and which business is located at 2004 ORCHID McALLEN

6 In consideration of the covenants herein contained, Lessor agrees to allow Lessee to use parking spaces in the City of McAllen, Texas (hereinafter, "Facilities") described as:

6 parking spaces located at 2004 ORCHID (see as Attachment 1, a diagram depicting the leased parking spaces)

The Facilities are located within 500 feet from Lessee's business and are leased for a term commencing on the 1st day of AUGUST, 2021 and ending at 11:59 PM on the 31st day of AUGUST, 2021 [NOTE: AT LEAST A 5 YEAR TERM].

Lessor hereby represents that it holds legal title to the Facilities.

The parties hereto agree:

Signage

Lessee shall provide and Lessor shall allow clearly visible signage, compliant with City of McAllen Ordinance requirements, both on Lessee's premises and the Facilities, which notify customers of the availability and location of off-premises parking spaces.

Termination or Modification

IN THE EVENT THIS AGREEMENT IS TERMINATED, AMENDED OR MODIFIED BEFORE THE END OF ITS 5-YEAR TERM, LESSEE SHALL NOTIFY THE CITY OF MCALLEN'S PLANNING DIRECTOR IN WRITING.

[The following are provisions the City Attorney generally requires to be incorporated into any parking agreement.]

USE AGREEMENT FOR PARKING SPACES CONTINUATION

LESSOR

[Name] John Simon

By: JOHN SIMON
[PRINT NAME OF SIGNATOR]

OWNER
[TITLE]

Date: 7-29-21

LESSEE

[Name] Ruben Guevara

By: Ruben Guevara
[PRINT NAME OF SIGNATOR]

Owner
[TITLE]

Date: 7-29-21

[NOTE: Notarization and/or acknowledgement as appropriate for a document being recorded, if the parties agree to same.]

[NOTE: This is only a sample agreement which is offered to provide general guidance as some of the agreement provisions that are required and/or may be useful. This form may be modified to suit individual circumstances and needs.]

FOR OFFICE USE ONLY

Parking spaces required for Lessor _____
Parking spaces provided by Lessor _____
Parking spaces currently leased out _____
Parking spaces being leased to Lessee _____



SIMON SEZ



2007



BELLAS ARTES SALON
618 - 5050

2007
Overbid





BELLAS ARTES SALON
618 - 5050

2009
Orchid

NOTICE
BAR
FOR
THIS PROPERTY
CUP 2024 - 0035

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

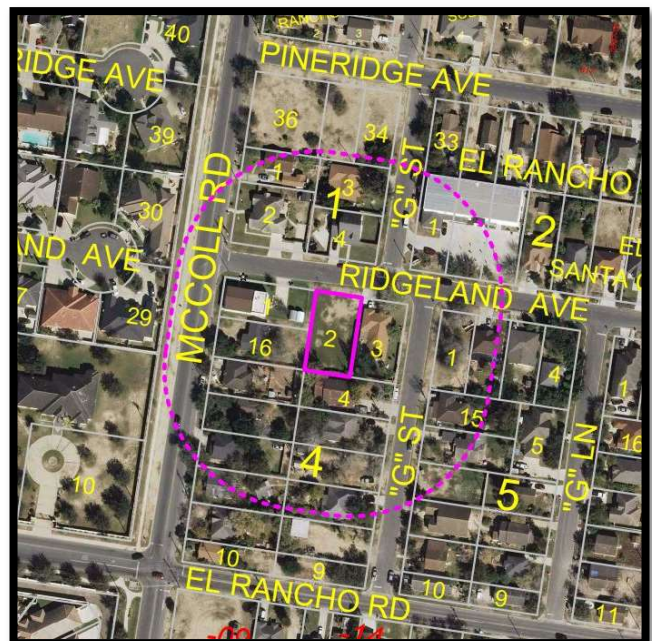
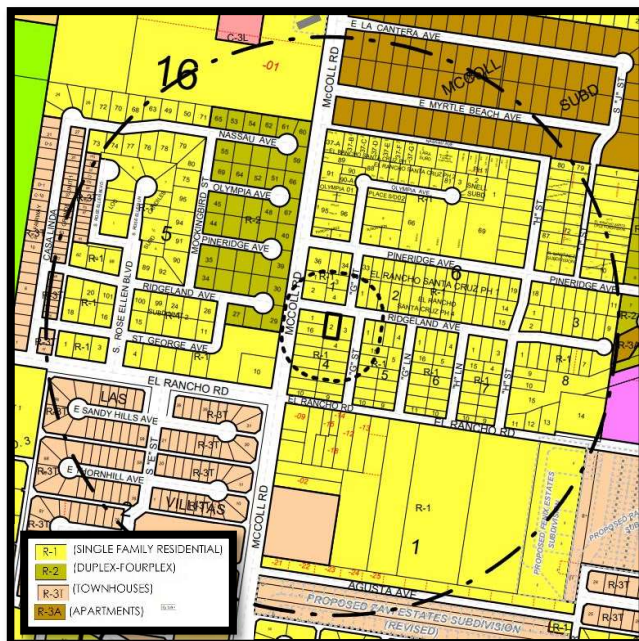
DATE: April 23, 2024

SUBJECT: REQUEST OF FRANK ORTEGA ON BEHALF OF IGLESIA BIBLICA CRISTIANA MARATHA, FOR AN AMENDMENT TO A CONDITIONAL USE PERMIT, FOR LIFE OF USE, FOR INSTITUTIONAL USE (CHURCH) AT LOT 2, BLOCK 4, EL RANCHO SANTA CRUZ PHASE 4 SUBDIVISION, HIDALGO COUNTY, TEXAS; 708 EAST RIDGELAND AVENUE. (CUP2024-0036)

BRIEF DESCRIPTION:

The subject property is located on the south side of East Ridgeland Avenue in between South McColl Road and South G Street. The tract has 66 ft. of frontage along East Ridgeland Avenue and a depth of 115 ft. for a lot size of 7,590 sq. ft.

The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District in all directions. Surrounding land uses include single-family residences and a church by the name of Iglesia Biblica Maranatha. A parking facility for institutional uses is allowed in an R-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

A Conditional Use Permit was approved in April 1990 to construct a 2,400 sq. ft. building for the life of use of a

church and related activities for the primary property located on 805 East Ridgeland Avenue. The building would have the capacity of 160 people thereby requiring 40 parking spaces.

REQUEST/ANALYSIS:

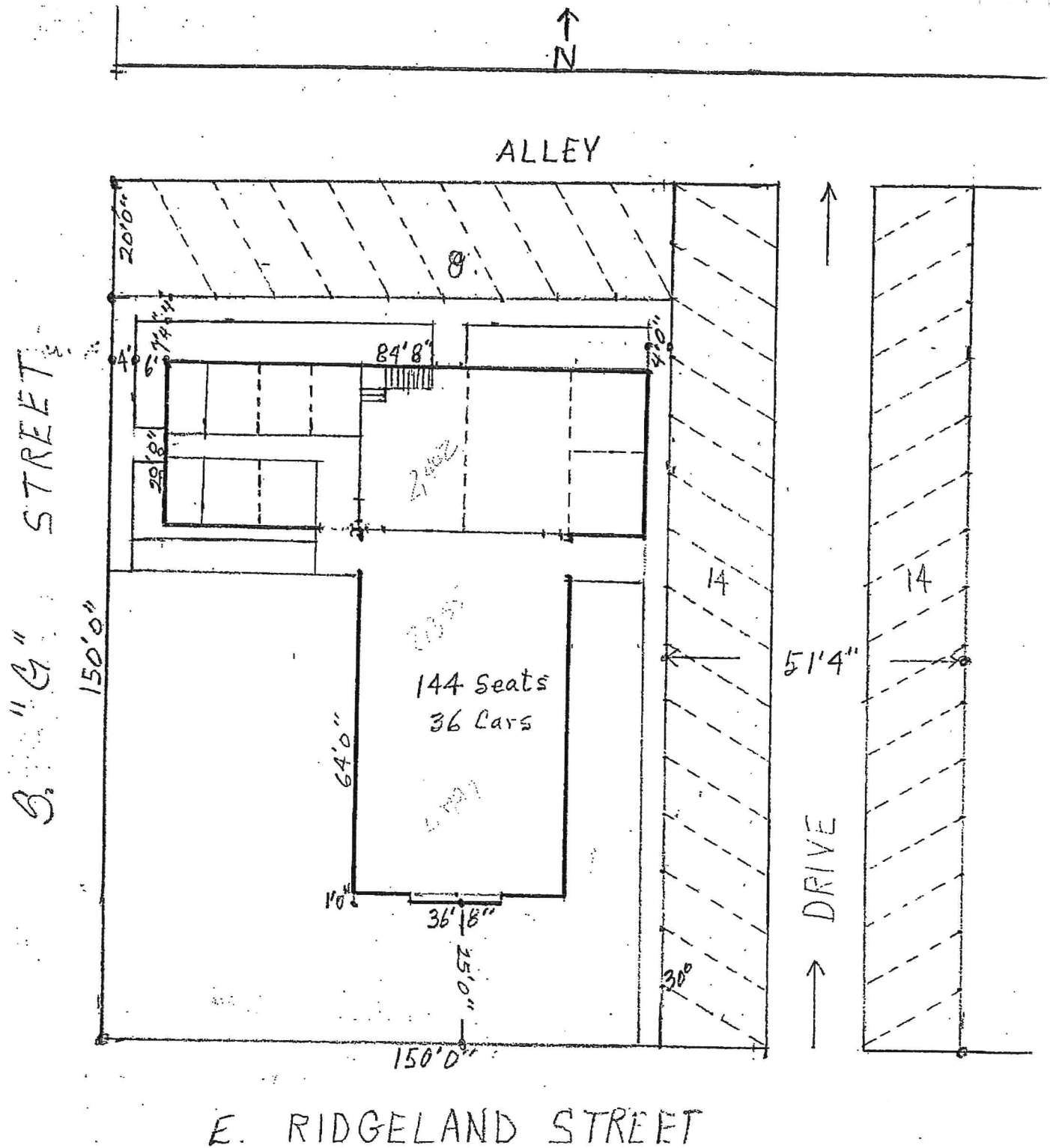
An institutional use is allowed in a R-1 zone with a Conditional Use permit. The applicant is proposing to utilize the proposed parking lot to provide additional parking for an existing church by the name of Iglesia Biblica Maranatha located at 805 East Ridgeland Avenue. The submitted site plan depicts that 15 parking spaces will be provided. During the site visit, staff noticed that the property is currently vacant. The parking lot has to be striped and the landscape areas need to be cut and maintained.

Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The parking facility must comply with landscaping, buffer, parking, and right of way requirements. It must also meet the requirements set forth in Section 138-118(6) of the Zoning Ordinance and specific requirements as follows:

- 1) The sides adjacent to residentially zoned property are to be screened by a six-foot opaque fence. A 6 ft. opaque fence exists on the east, south and west side of the subject property;
- 2) The parking area shall be landscaped in compliance with the Landscape Ordinance. The required landscaping for this parking lot is 759 sq. ft. with trees required as follows: 4 – 2 1/2" caliper, or 2 – 4" caliper, 1 – 6" caliper. Each parking space must also be within 100 ft. of a landscape area with a tree. A landscape strip area with a minimum width of ten feet shall be provided along and within the property lines along East Ridgeland Avenue, excluding driveway entrances and exits. Since the subject property has a lot depth of less than 200 feet, the landscaped strip may be reduced to a minimum width of five feet with a landscape hedge not exceeding three feet in height;
- 3) Residential areas shall be protected as far as possible against heavy traffic and against through traffic of all kinds, including traffic generated by commercial, industrial or other incompatible land uses.
- 4) Parking should not encroach into side yard setbacks when residential uses are adjacent. A 6 ft. landscape buffer is provided on the east and west side yard setback;
- 5) The parking area shall be adjacent to the primary use. The proposed parking area is adjacent to the primary use property on the northeast;
- 6) The parking area shall provide sufficient lighting to eliminate dark areas to provide maximum visibility from a public street in order to discourage vandalism and criminal activities. Lighting shall be shielded from residential areas;
- 7) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 8) The Planning and Zoning Commission may impose additional reasonable restrictions or conditions to carry out the spirit and intent of this section and to mitigate adverse effects of the proposed use. These requirements may include, but are not limited to, increased open space, loading and parking requirements, suitable landscaping, and additional improvements such as curbing and sidewalks.

RECOMMENDATION:

Staff recommended approval of the request, for life of the use, subject to compliance with requirements in Section 138-118(6) of the Zoning Ordinance, Engineering Department ROW requirements and Landscape requirements.



Iglesia Biblica, Latina-Americana

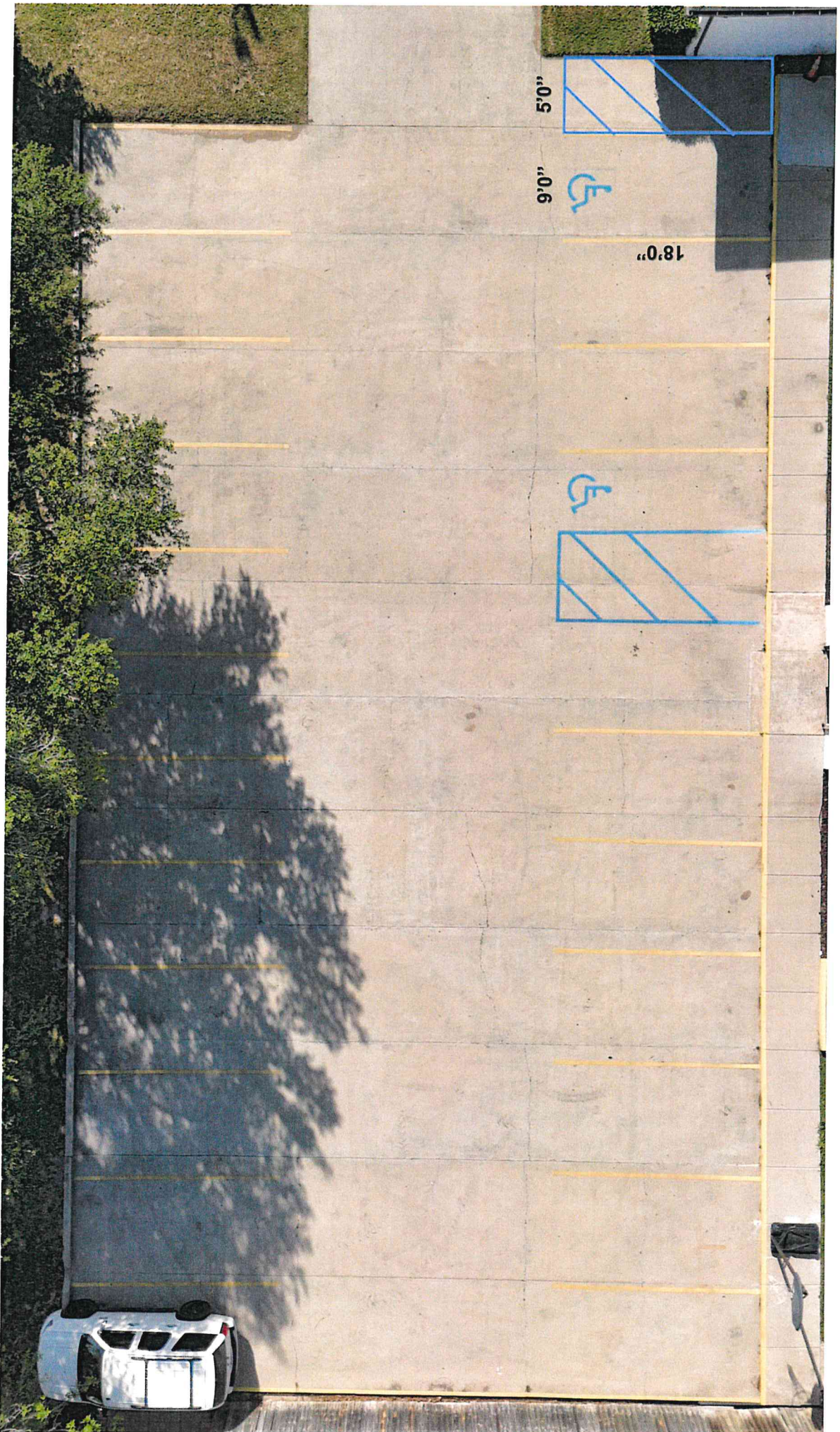
Rancho Santa Cruz Subdivision

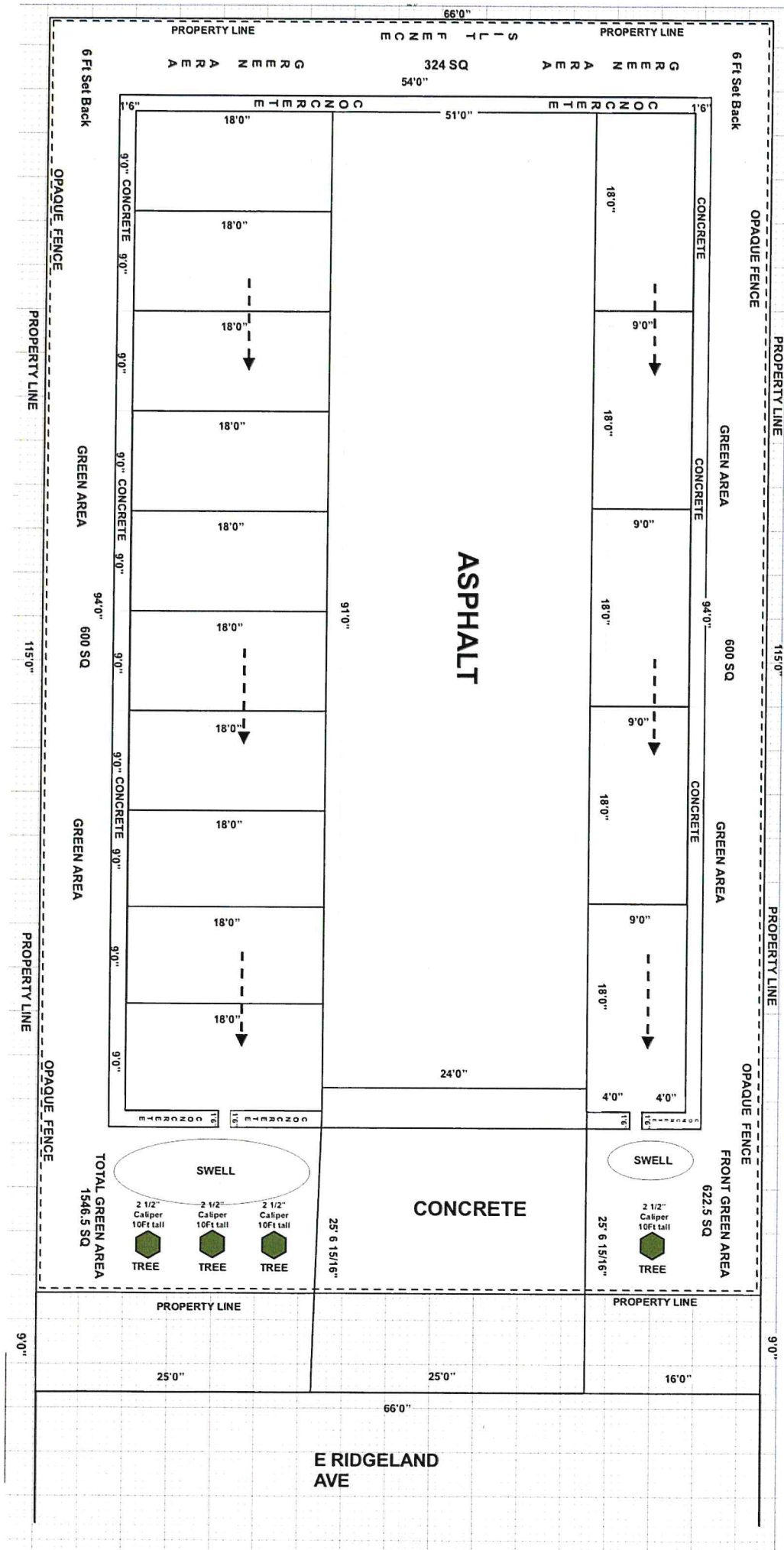
Phase IV Lots 1, 2, & 3

801
805
809

E. Ridge Road SCALE 1" = 24' 0"

Drawn By: Alvin Neufeld
2/20/92
512-383-8319









NOTICE
INSTITUTIONAL
USE
THIS PROPERTY
CUP 2024-0036

Memo

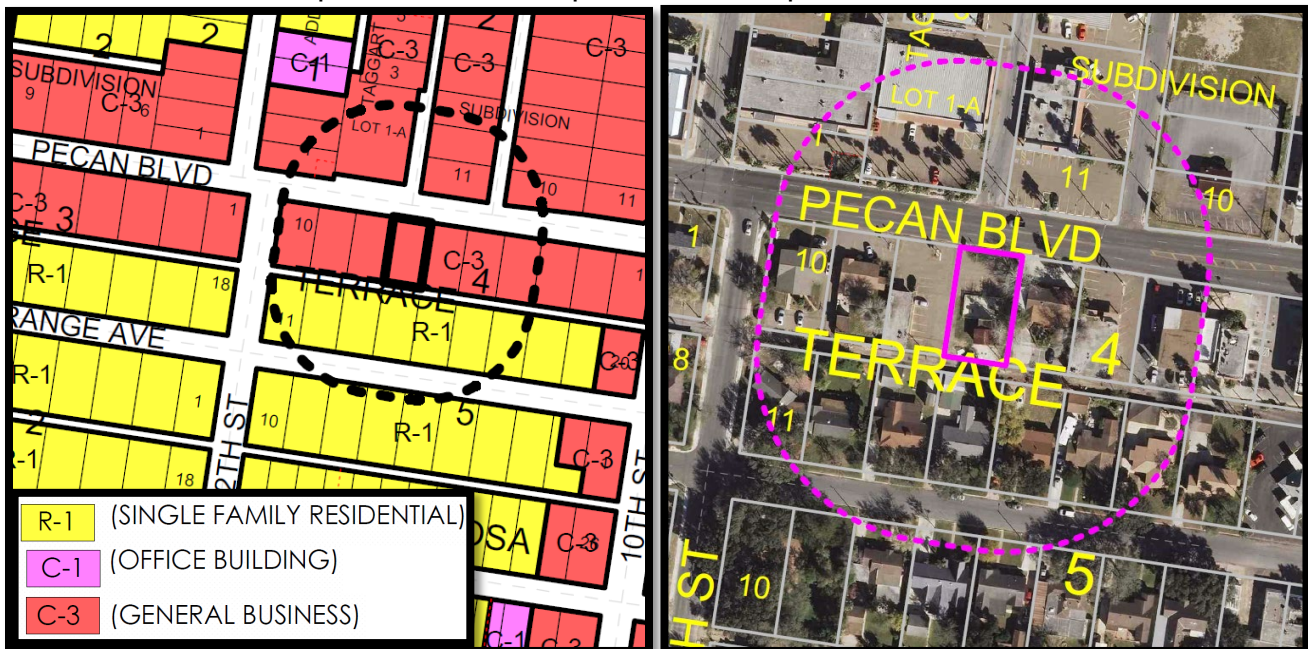
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 19, 2024

SUBJECT: REQUEST OF DIEGO F. RAMOS, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND AT A LOT 7, BLOCK 4, ORANGE TERRACE NO. 3 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1109 PECAN BOULEVARD. (CUP2024-0030)

BRIEF DESCRIPTION: The subject property is located along the south side of Pecan Blvd. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west and east of the subject property with R-1 (single family) District to the south across the alley. Surrounding land uses include Kuressence Hair Salon, Michael Harms Construction, The Office Bar and Grill, and residential homes. A portable food concession stand is allowed in a C-3 District with a conditional use permit and in compliance with requirements.



HISTORY: The most recent approval for the conditional use permit was on February 27, 2022 under the same ownership and has lapsed.

REQUEST/ANALYSIS: The applicant is requesting a conditional use permit for a portable building to be located on the property near an existing commercial (snack shop) establishment. The portable building dimensions are 9 feet by 24 feet as per the submitted site plan. The portable building will be used for selling of food (Diego's Farm to Table Food Truck). The

proposed hours of operation are from Wednesday to Sunday from 12 PM to 12 AM. As per the submitted site plan, the portable building will not be placed on any existing parking spaces. Any addition or canopy on site would require the necessary permits and must comply with our city ordinances.

The portable building must also meet the requirements set forth in Section 138-118(a)(9) of the Zoning Ordinance and specific requirements as follows:

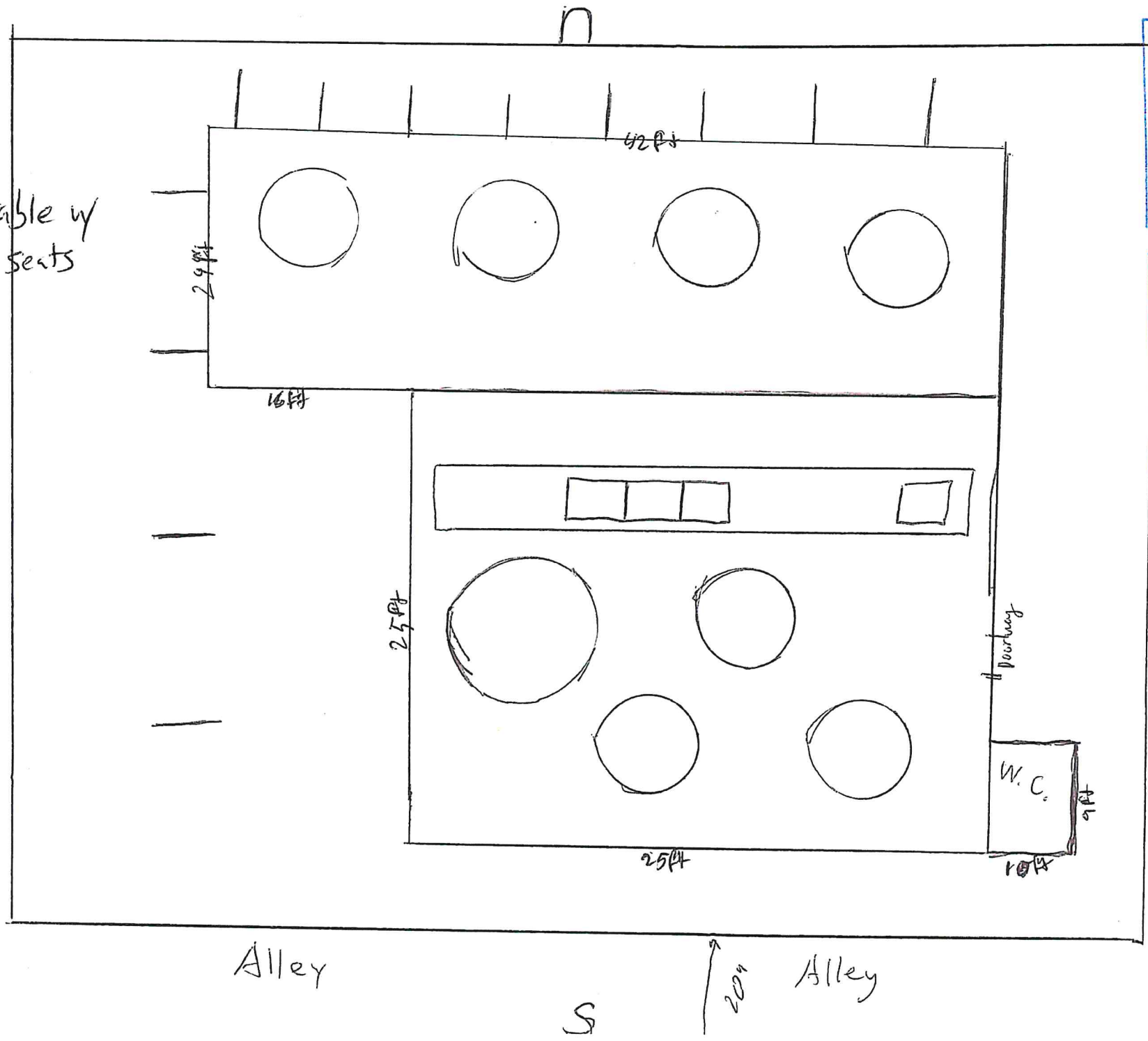
- 1) Cannot be located in residentially zoned area;
- 2) Stand must be inspected by Building Inspection Department staff and meet applicable building codes;
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
- 4) If it is a portable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

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

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit request for one year.

○ table w
4 seats

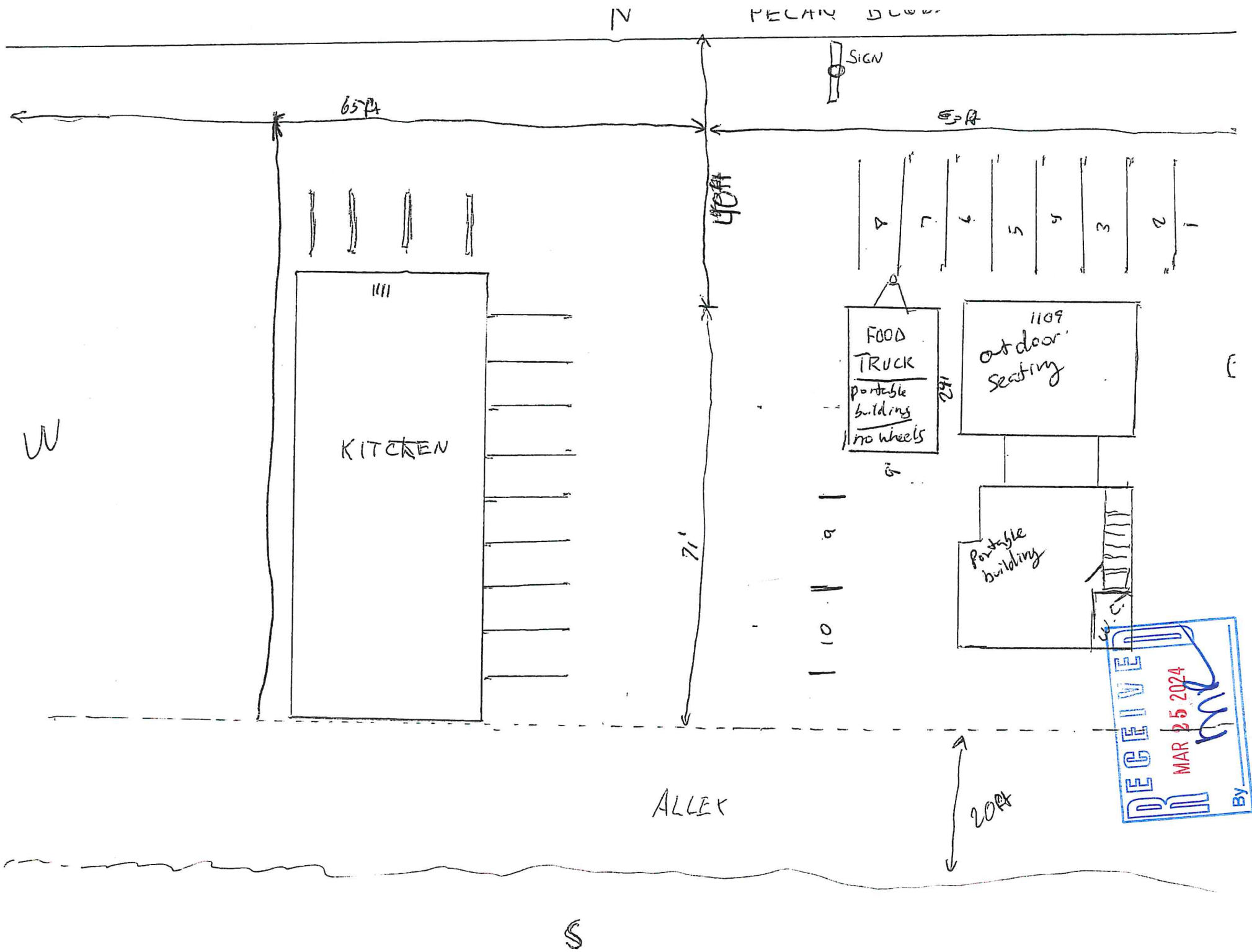
W



RECEIVED
DEC 21 2022
By

RECEIVED
MAR 25 2024
By *mr*

Neighboring Line





Planning Department

Memo

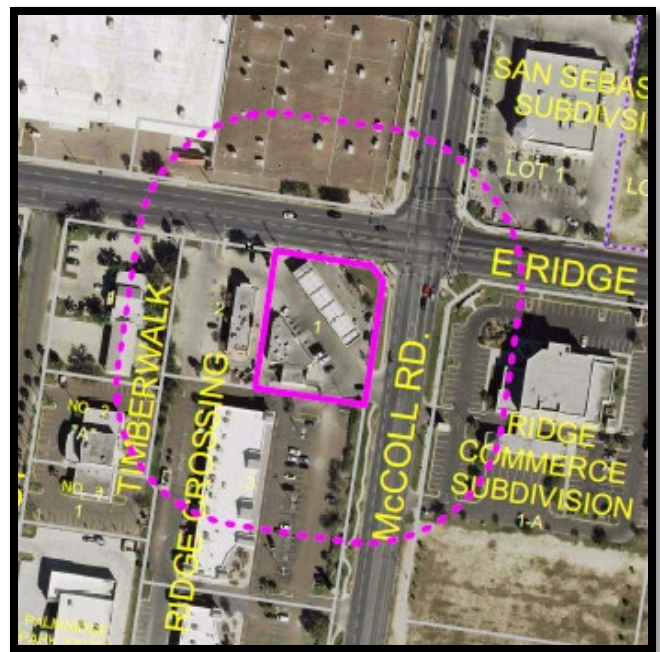
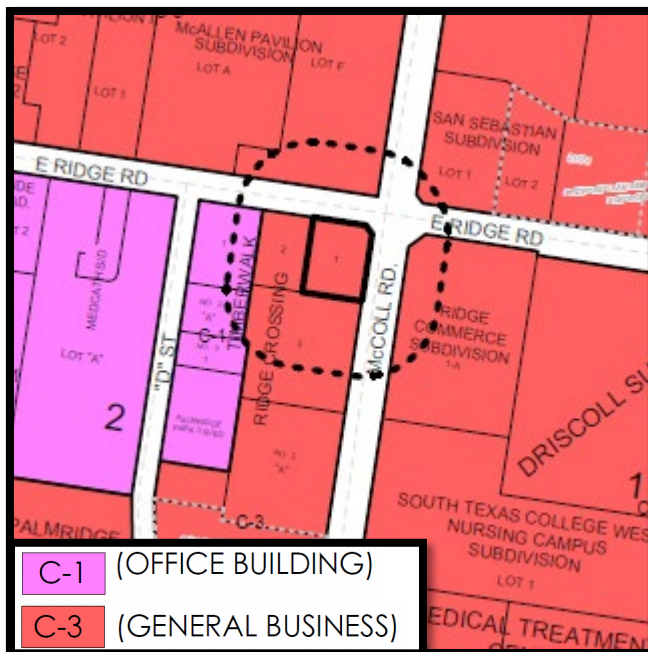
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 19, 2024

SUBJECT: Request Of Naeem Muhammad On Behalf Of LIDHAR Management Group LLC., For A Conditional Use Permit, For Life Of Use, For A Gasoline Station At Lot 1, Ridge Crossing Subdivision, Hidalgo County, Texas; 620 East Ridge Road. (CUP2024-0031)

BRIEF DESCRIPTION: The property is located on the southwest corner of East Ridge Road and South McColl Road. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses are commercial plazas, a Walgreens and Texas Regional Bank. A gasoline station is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS: The applicant is proposing to operate a convenience store and gas station from the subject property. The location will offer a 2,800 square-foot convenience store and an existing canopy for gasoline fuel pumps. Based on the square footage of the convenience store, 10 parking spaces are required for the location. The site location has an existing 16 regular parking spaces. This is the third Conditional Use Permit request for the proposed use. Changes in ownership may require a new CUP.

Any future changes may require an amendment to the CUP, subject to site plan review and/or subdivision.

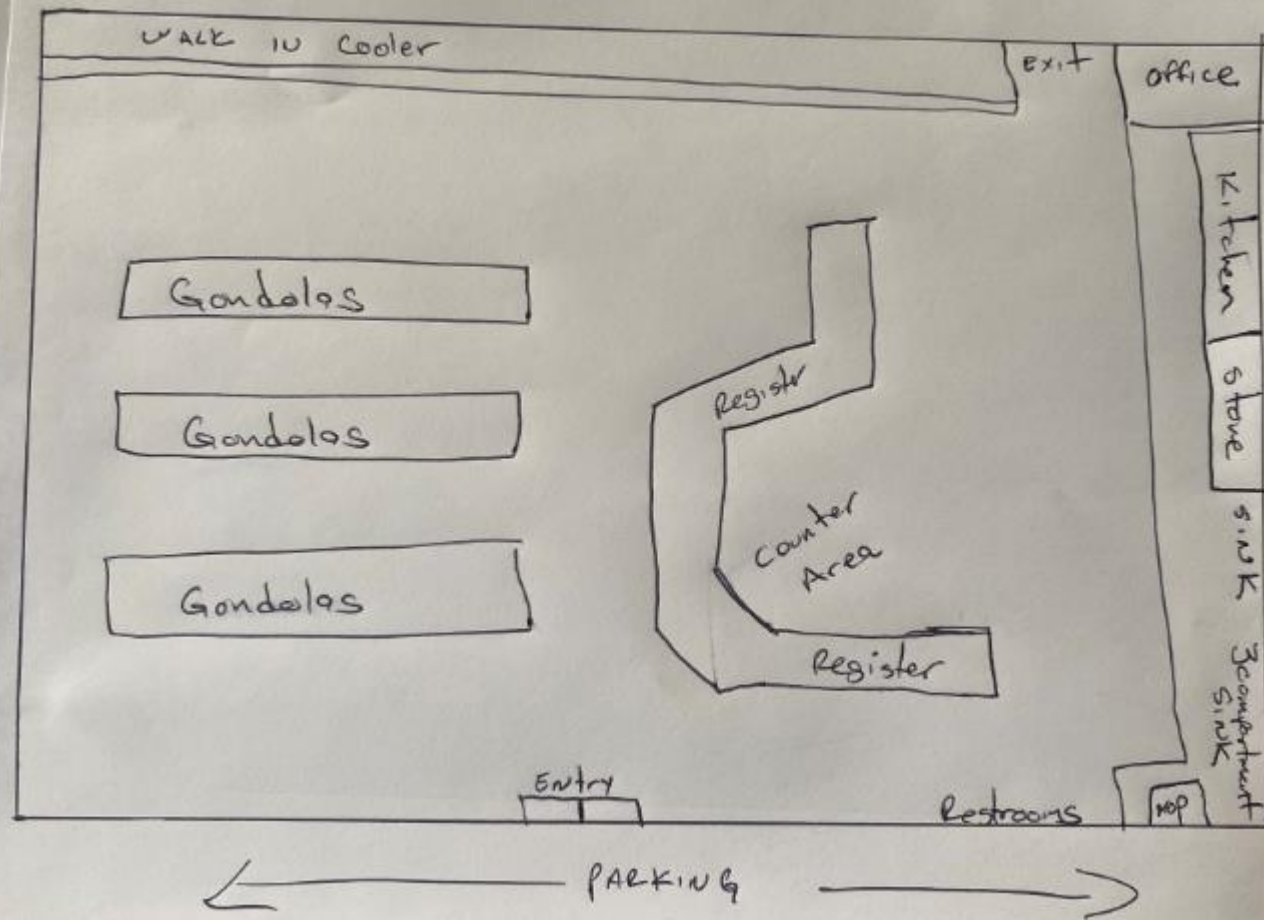
The Fire and Health Departments have conducted their inspections and approved the CUP process to continue. The proposed use must comply with Sections 138-257 through 138-261, and Section 138-280 of the Zoning Ordinance and the following specific requirements:

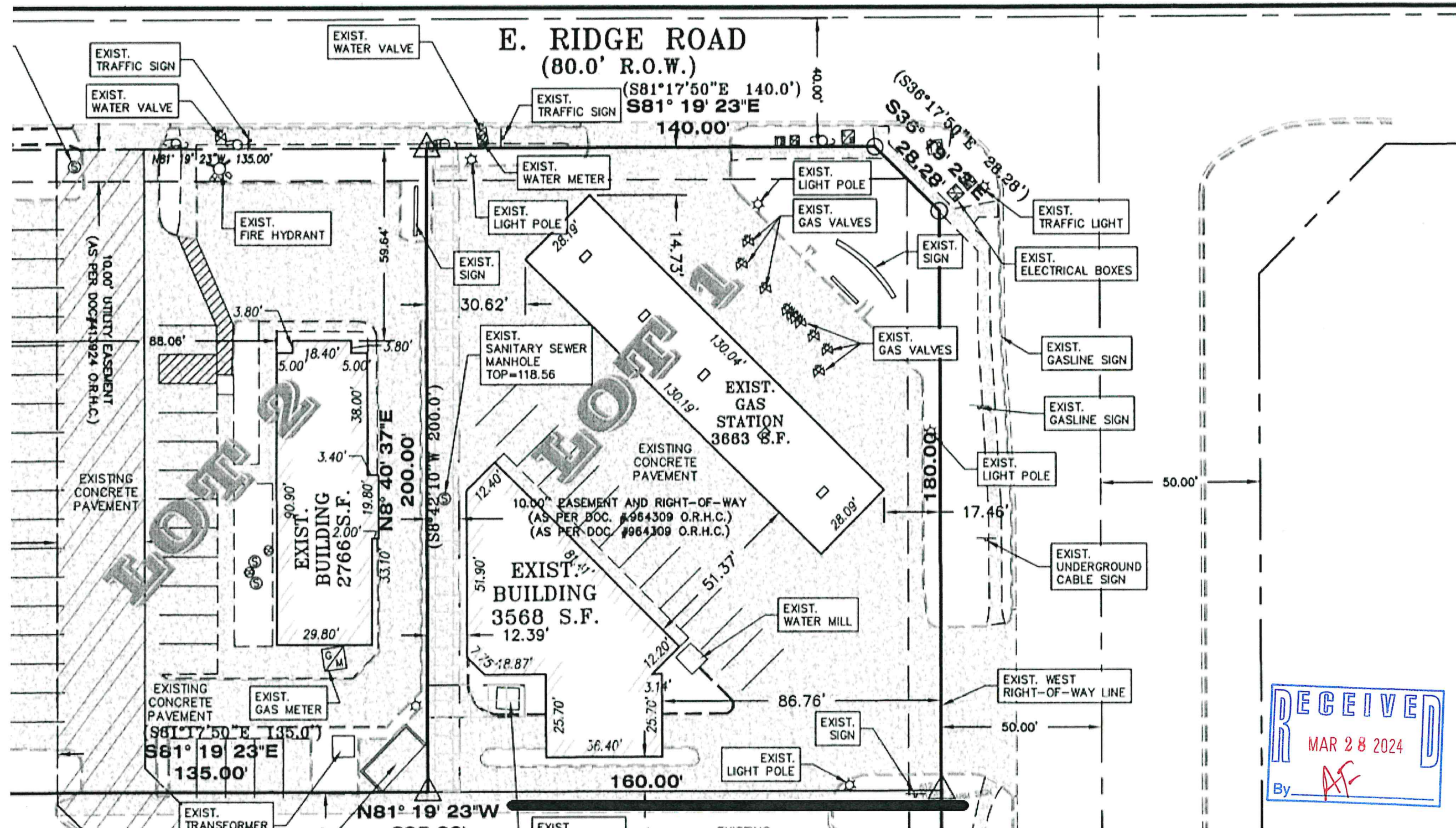
- 1) Activities are limited to sale of gasoline, oil, and minor accessories and incidental services;
- 2) Ingress or egress shall not be permitted at locations where it will tend to create traffic hazards. Curb cuts are proposed from East Ridge Road and South McColl Road;
- 3) Front yard building setbacks, not including gas pumps or driveway covers (canopy), shall be 60 feet. Convenience store building is proposed to comply with required setbacks.
- 4) All lighting shall be shielded from adjacent residential districts;
- 5) A 6 ft. opaque buffer shall be provided where abutting or adjacent to residential districts;
- 6) Gasoline service stations that have facilities for the repair or servicing of automobiles shall be a minimum of 13,000 square feet. Retail outlets for gasoline, oil, and minor accessories, without repair facilities, may be permitted on lots less than 13,000 square feet. There will be no automobile servicing;
- 7) Gas pumps/islands shall be set back at least 13 ft. from the property line or 18 ft. from the curb, whichever is greater;
- 8) Gas pump canopy shall be set back at least 9 ft. from the property line or 10 ft. from the curb, whichever is greater; and
- 9) Gas pumps shall not be located within 100 ft. of a residential district. The gas pumps are not located within 100 ft. of a residential district.

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

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit request for life of use, subject to compliance with Sections 138-257 through 138-261, and Section 138-280 and the specific conditions noted, Building Code requirements, Fire Department requirements, and all other relevant Zoning and Subdivision ordinances.

Speedy MAET Floor Plan







Memo

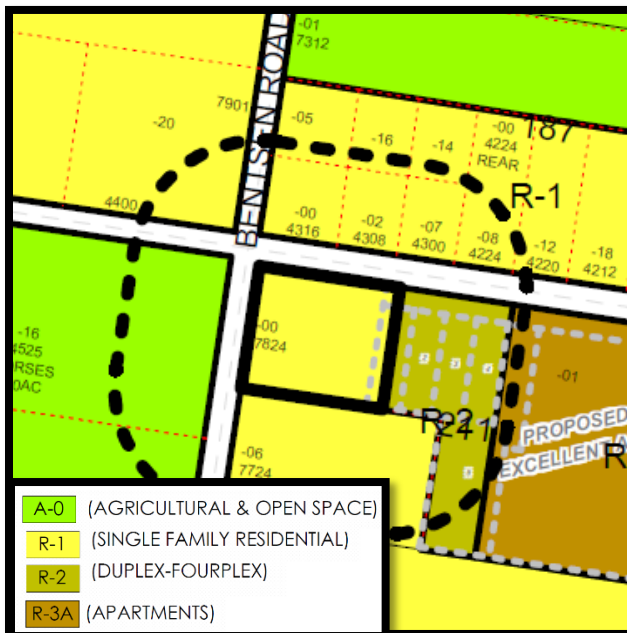
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 19, 2024

SUBJECT: REQUEST OF SILAS PRADO ON BEHALF OF EBANOS RD IGLESIA DE CRISTO, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE FOR A CHURCH AT 0.94 ACRE TRACT OF LAND, OUT OF LOT 211, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 7824 NORTH BENTSEN ROAD. (CUP2024-0032)

BRIEF DESCRIPTION: The subject property is located along on the southeast corner of Auburn Avenue and North Bentsen Road. The property is zoned R-1 (single family residential) District. The adjacent zoning is R-2 (duplex fourplex) District to the east and R-1 District to the south. Surrounding land uses include residential home and vacant land. An Institutional Use is permitted in an R-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: This is the first Conditional Use Permit request for this property. The Conditional Use Permit request application was submitted on April 1, 2024.

SUMMARY/ANALYSIS: There is an existing 1,964 sq. ft. structure which was previously used as a single family home. The applicant is proposing to operate a small church with a main sanctuary area, a classroom for children, a meeting room, an office, a kitchen with dining area and baptism room. The days and hours of the services of the church will be on

Sunday at 10:00 A.M. and Wednesday at 8:00 PM. Based on the 96 seats proposed in the sanctuary area, 4 parking spaces are required; 4 parking spaces are being proposed.

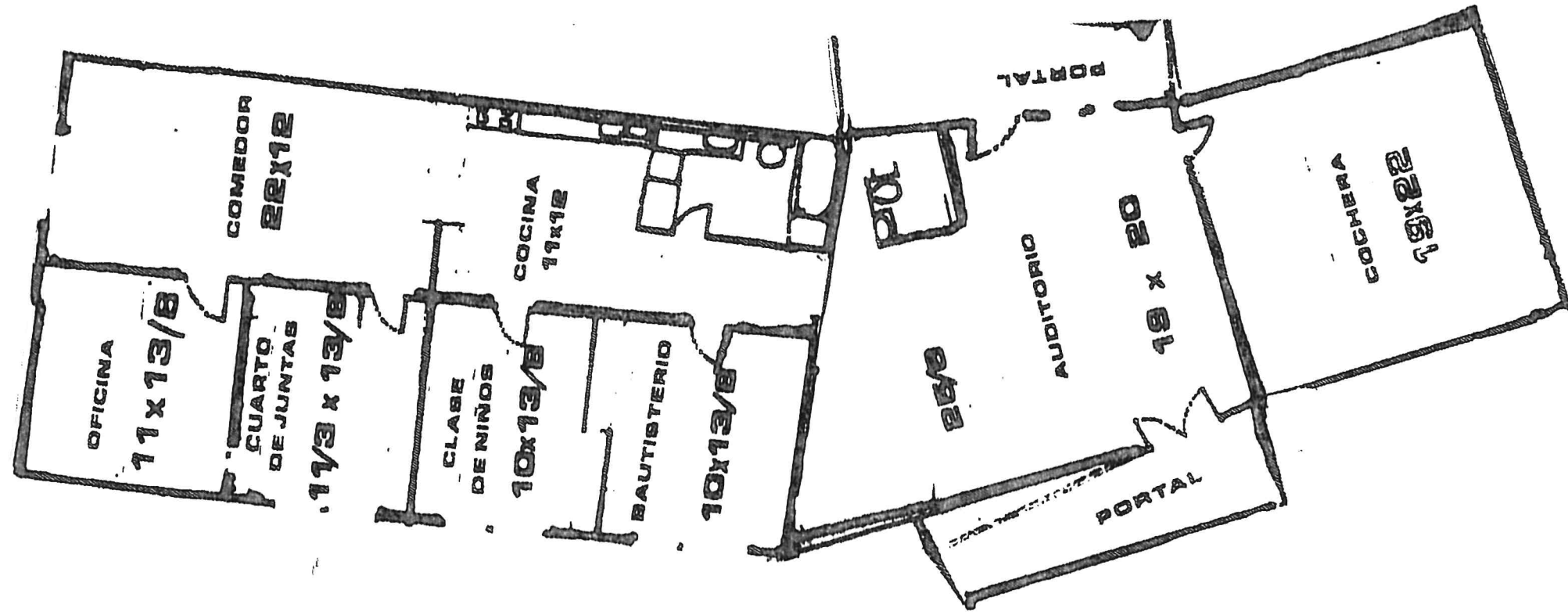
The Fire Department has been in contact with the applicant; however, a Fire Inspection is still pending. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The church must comply with the Zoning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

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The church has access on Auburn Ave.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 2 seats in the sanctuary, 4 parking spaces are required; 4 parking spaces are being proposed.
- 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 numbers of persons within the building shall be restricted to the existing seating capacity for the building.
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

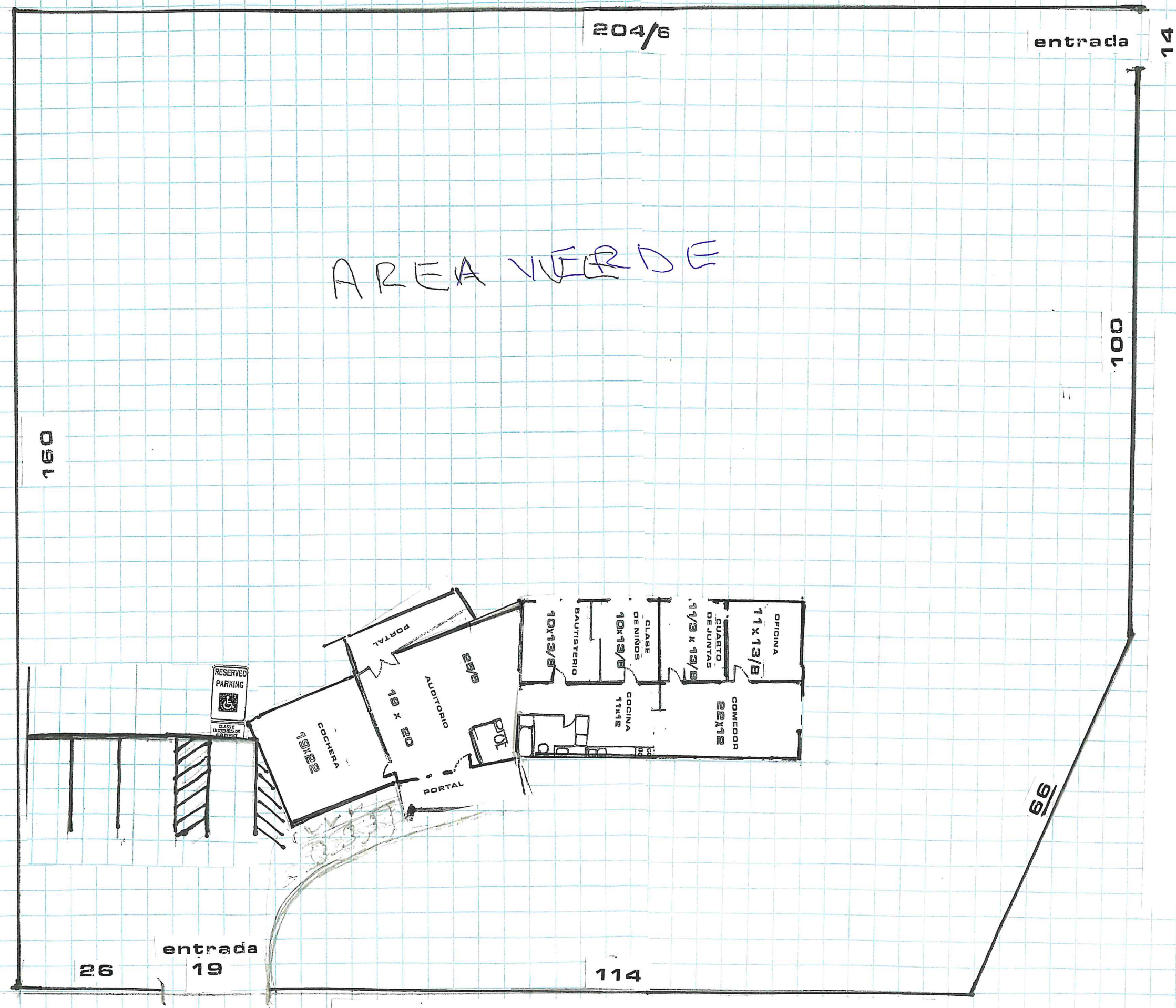
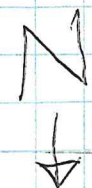
If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permit process.

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

RECOMMENDATION: Staff recommends approval of the request, for life of the use, subject to compliance with requirements of the Zoning Ordinance, Building Department, and Fire Department requirements.



4 N



AREA VERDE

AUBURN AV (5 MILE
LINE)

Escala de 6/6 a 1 cm

BENTSEN ROAD



Memo

TO: Planning and Zoning Commission

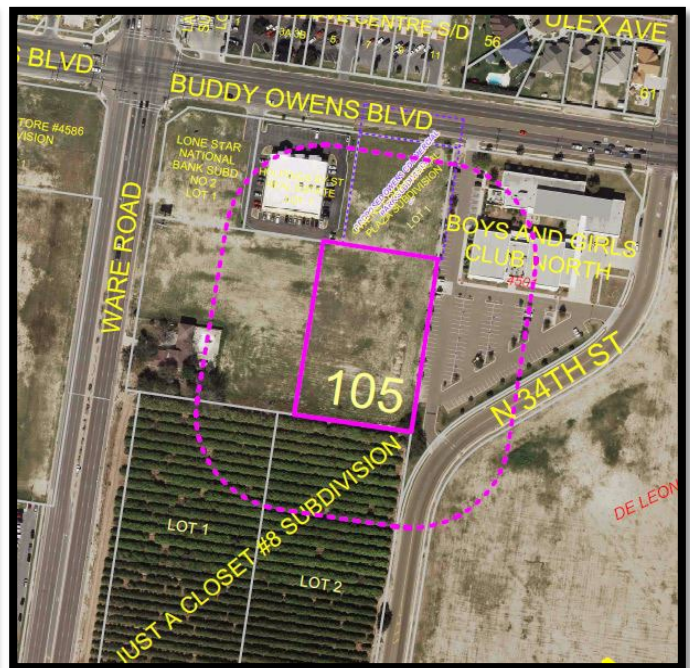
FROM: Planning Staff

DATE: April 22, 2024

SUBJECT: REZONE FROM I-1 (LIGHT INDUSTRIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 2.00 ACRES OF LAND OUT OF LOT 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 4420 NORTH WARE ROAD. (REZ2024-0020)

LOCATION: The subject property is located along the east side of North Ware road, just south of Buddy Owens Boulevard and is currently zoned I-1 (light industrial) District.

PROPOSAL: The applicant is proposing to rezone the property to R-3A in order to develop the land for apartment use. No site plan or subdivision review has been submitted to the Planning Department at this time.



ADJACENT ZONING: Adjacent properties are zoned C-1 (office building) District, C-2 (neighborhood commercial) District, and C-3 (general business) Districts to the north, south and west, A-O District to the east and R-3A District to the south (City owned property)

LAND USE: The property is currently vacant. The surrounding land use includes Commercial, Open Space and Multifamily uses.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Corridors. Multifamily projects with medium to high density are considered appropriate when there are other mixed-use buildings or shopping centers in the area. The intersection of Buddy Owens and North Ware Road has these uses making a multifamily (small to large) project appropriate for this area.

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is a mix of commercial, open space, and residential uses.

HISTORY: The original rezoning application for this property was submitted April 13, 2023 to be rezoned from C-3L to I-1 and was approved June 27, 2023. The new application was submitted April 3, 2024.

ANALYSIS: The requested zoning and proposed use does conform to the future land use plan designation. Apartments are considered appropriate for this area.

The subdivision review and site plan review processes will be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

There is a single-family use adjacent to the southwest portion of the property. As per Section 110-49, *"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. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks."* This requirement will apply if the property proposes a multifamily use adjacent to any single-family use or zone.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District.



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0020

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 22, 2024

SUBJECT: REZONE FROM C-3L (LIGHT COMMERCIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOT 1, GONZALEZ CORNER SUBDIVISION, HIDALGO COUNTY, TEXAS; 6317 NORTH WARE ROAD. (REZ2024-0021)

LOCATION: The subject property is located on the southwest corner of North Ware Road and Lark Avenue, and is currently zoned C-3L (light commercial) District.

PROPOSAL: The applicant is proposing to rezone the property to C-3 (general business) District in order to establish a larger variety of commercial uses. A commercial plaza currently exists on the property. A commercial plaza currently exists on the property.

ADJACENT ZONING: The adjacent properties are zoned C-3 (general business) District to the north and northeast, C-2 (neighborhood commercial) District to the East, and R-1 (single family residential) District to the west and south.



LAND USE: The property currently has a commercial plaza on it. Surrounding land use includes single family residences, commercial, and multifamily uses.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Corridors. Shopping/ retail plaza projects with medium

to high density are considered appropriate when there are other mixed-use buildings or shopping centers in the area. Non residential uses in this area primarily include neighborhood serving retail, services and offices. The current shopping center contains uses such as a snack shop and a hair salon. The intersection of Lark Avenue and North Ware Road has these uses making a retail plaza/shopping center appropriate for this area.

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is a mix of commercial, open space, and residential uses.

HISTORY: The application was submitted April 4, 2024.

ANALYSIS: The requested zoning and proposed use does conform to the future land use plan designation. Commercial plazas are considered appropriate for this area.

A Conditional Use Permit (CUP) will be required of any uses that need such a permit to operate under a C-3 District. (As per Sections 138-278 and 138-280 to 138-281). Due to the R-1 District zone or use to the west and south, staff may have to recommend disapproval because of the distance requirement.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3 (general business) District as it does align with the development trend.

GONZALEZ CORNER SUBDIVISION

McALLEN, TEXAS
A TRACT OF LAND BEING THE NORTHEAST 1.0 ACRE OF LOT 80, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GONZALEZ CORNER SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Carmen M. Gonzalez
OWNER: CARMEN M. GONZALEZ, IN AND WITH, ON BEHALF OF DONATEL'S MANAGEMENT SERVICES, L.L.C.
GENERAL PARTNER
288 PELICAN STREET
McALLEN, TEXAS 78504

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 23RD DAY OF May, 2009
Notary Public in and for the State of Texas
My Comm. Exp. 08-10-2014
Marie G. Jantz
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
EXPIRATION DATE: 5-10-13

STATE OF TEXAS
CITY OF McALLEN

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION OF THIS CITY WHEN IN APPROVAL IS REQUIRED.

Chairman
11-9-04
DATE

STATE OF TEXAS
CITY OF McALLEN

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

Mayor
CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, LICENSE NUMBER TX 86866, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS GONZALEZ CORNER SUBDIVISION DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION) ARE LOCATED IN A FLOOD PRONE AREA DESIGNATED ZONES "A" OR "B" AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

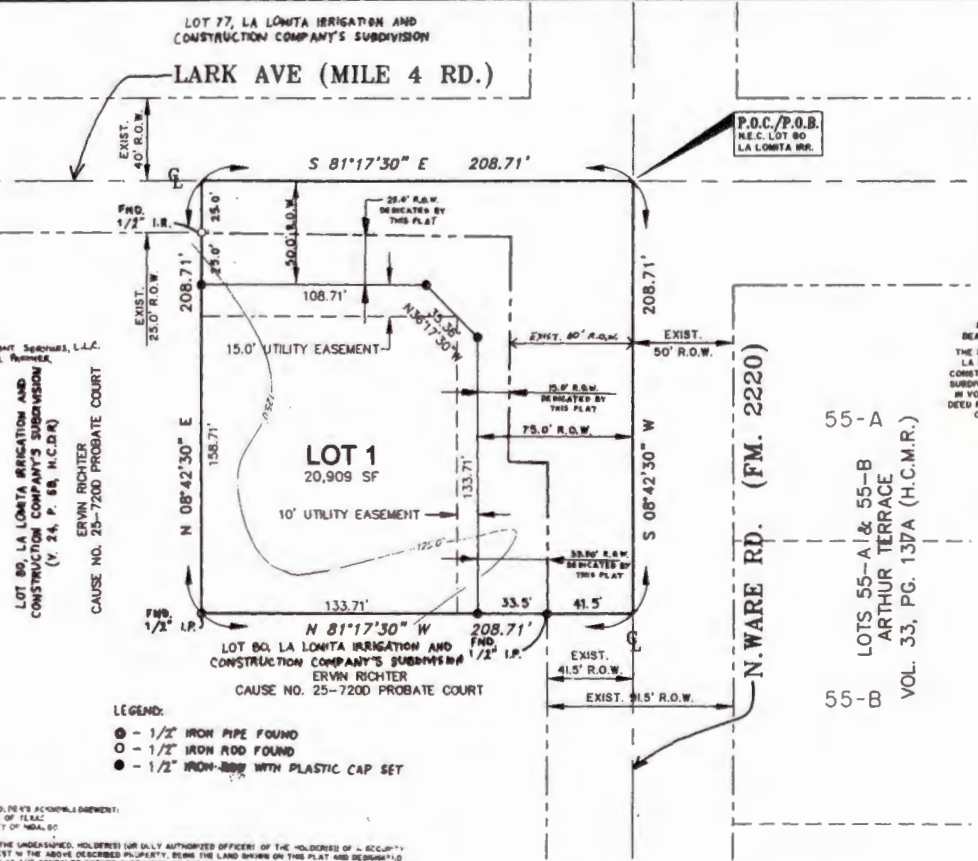
René Barrera 8/14/09
RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86866

STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, R.P.L.S., 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.

Oscar Hernandez 8-12-09
OSCAR HERNANDEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #8006
3007 TUCKER ROAD
McALLEN, TEXAS 78504

LEGAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
DR: CARMEN M. GONZALEZ 288 PELICAN STREET McALLEN, TX 78504
NEED: RENE BARRERA, P.E. 1000 N. 10TH ST. STE 300 McALLEN, TX 78504 956-687-3365
TYOR: OSCAR HERNANDEZ, R.P.L.S. 3007 TUCKER ROAD McALLEN, TX 78504 956-687-3365



LEGEND:
● - 1/2" IRON PIPE FOUND
○ - 1/2" IRON ROD FOUND
● - 1/2" IRON ROD WITH PLASTIC CAP SET

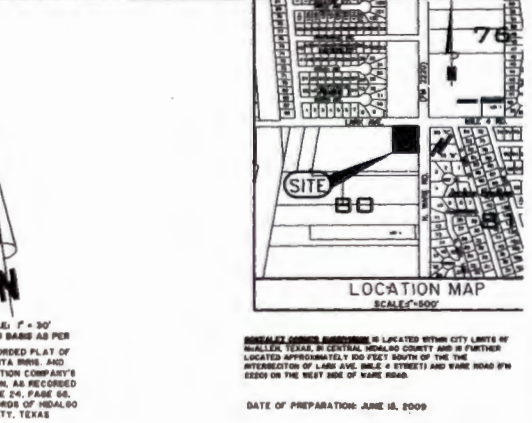
GENERAL PLAT NOTES:
1. MINIMUM SETBACK LINES:
FRONT ROAD = 75.0'
LARK AVE = 50.0'
REAR & SIDE = AS PER ZONING ORDINANCE OR GREATER FOR UTILITY EASEMENT.
2. FLOOD ZONED DESIGNATION: ZONE "C" - AREAS OF MINIMAL FLOODING
COMBINED PARCEL NO. 480343 0006 C
MAP REVISED: NOVEMBER 2, 1992
3. UNIFORM FINISHED FLOOR ELEVATION SHALL BE 16" ABOVE TOP OF ASPHALT AS MEASURED AT FRONT AND CENTER OF LOT.
4. IN ACCORDANCE WITH THE COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.07 AC-FT OF STORM RUNOFF.
5. SUBDIVISION TO BE USED FOR COMMERCIAL DEVELOPMENT.
6. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH IRON RODS BY 16" LONG IRON RODS.
7. CITY OF McALLEN BENCHMARK: MC-85, ELEV. = 85.83
8. AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT IS REQUIRED.
9. A 4-FOOT SIDEWALK IS REQUIRED ALONG N. WARE RD. AND LARK AVE.
10. A 6-FOOT BUFFER REQUIRED BETWEEN MULTIFAMILY RESIDENTIAL, COMMERCIAL AND INDUSTRIAL ZONE/USES.
11. AN 8-FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES.

STATE OF TEXAS
COUNTY OF HIDALGO
I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, LICENSE NUMBER TX 86866, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS GONZALEZ CORNER SUBDIVISION DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION) ARE LOCATED IN A FLOOD PRONE AREA DESIGNATED ZONES "A" OR "B" AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

René Barrera 8/14/09
RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86866

STATE OF TEXAS
COUNTY OF HIDALGO
I, OSCAR HERNANDEZ, R.P.L.S., 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.

Oscar Hernandez 8-12-09
OSCAR HERNANDEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #8006
3007 TUCKER ROAD
McALLEN, TEXAS 78504



SCALE: 1" = 30'
BEARING BASED AS PER THE RECORDED PLAT OF LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

METES & BOUNDS
A TRACT OF LAND BEING THE NORTHEAST 1.0 ACRE OF LOT 80, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCEMENT AT A POINT IN THE INTERSECTION OF WARE ROAD (FM 2220) AND LARK AVENUE (MILE 4) SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 80, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:
THENCE, S 08°42'30" W, ALONG THE EAST LINE OF SAID LOT 80, AND THE CENTER LINE OF WARE ROAD, A DISTANCE OF 208.71 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE, N 81°17'30" W, LEAVING THE EAST LINE OF LOT 80 AND THE CENTER LINE OF WARE ROAD AND PARALLEL TO THE NORTH LINE OF SAID LOT 80, A DISTANCE OF 45.0 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EXISTING WEST LINE OF WARE ROAD, AND CONTINUING TO A TOTAL DISTANCE OF 208.71 FEET TO A POINT AT THE NORTH LINE OF SAID LOT 80, AND THE CENTER LINE OF LARK AVENUE (MILE 4) FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE, N 08°42'30" W, PARALLEL TO THE EAST LINE OF SAID LOT 80, A DISTANCE OF 183.71 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF LARK AVENUE (MILE 4) AND CONTINUING TO A TOTAL DISTANCE OF 208.71 FEET TO A POINT AT THE NORTH LINE OF SAID LOT 80, AND THE CENTER LINE OF LARK AVENUE (MILE 4) FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE, S 81°17'30" E, ALONG THE NORTH LINE OF SAID LOT 80, AND THE CENTER LINE OF LARK AVENUE (MILE 4) A TOTAL DISTANCE OF 208.71 FEET TO POINT OF BEGINNING;
CONTAINING 1.0 ACRE TRACT OF LAND, MORE OR LESS

RECEIVED
APR 03 2024
By *NG*
BIG
ENGINEERS & ARCHITECTS
7001 N. 10TH ST., SUITE 300
McALLEN, TX 78504
956-687-3365, FAX: 956-682-8601

Queen's
Snacks

Fantastic Cut

FUN COLORS
FOR THIS
WEEK

TUESDAY
\$14.99
HAIRCUTS

THURSDAY
\$45.00
COLORS

AVAILABLE!
P
ntations
nzalet CCIM
89-5740



Fantastic Cut

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0021

CITY OF McALLEN PLANNING DEPT.
800 N. LOOP
WWW.MCALLEN.NET

FUN COLORS
FOR THE
WEEK

TUESDAY

THURSDAY

45
COLOR

TEXTURE

FOR
LEASE
888.5740

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

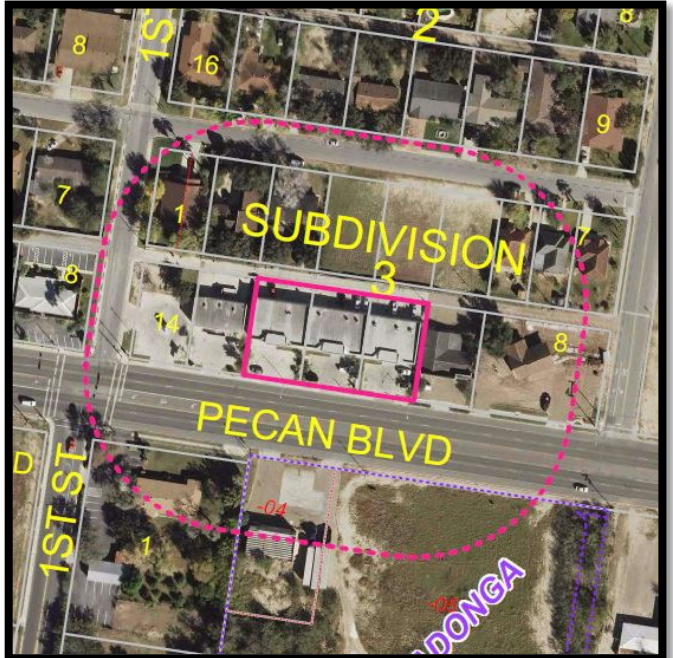
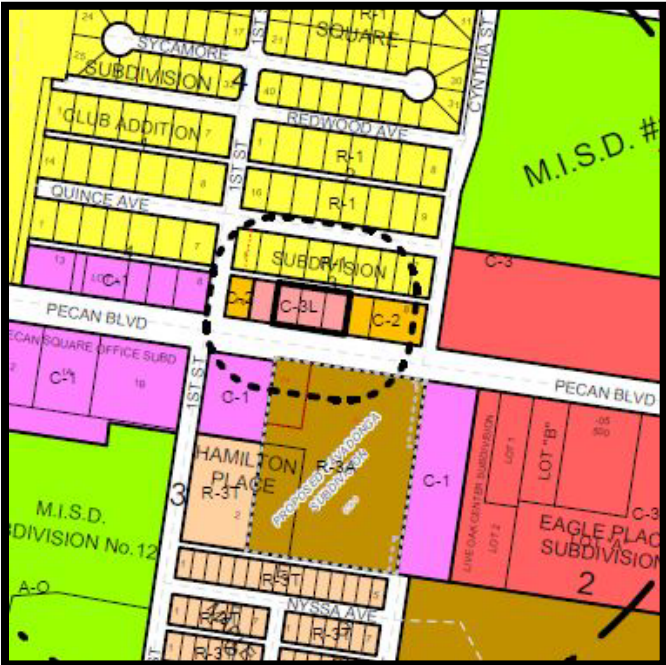
DATE: April 23, 2024

SUBJECT: REZONE FROM C-3L (LIGHT COMMERCIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOTS 10, 11, & 12, BLOCK 3, CLUB ADDITION AMENDED SUBDIVISION, HIDALGO COUNTY, TEXAS; 113, 119, & 125 E. PECAN BOULEVARD. (REZ2024-0022)

LOCATION: The subject property is located along the north side of Pecan Boulevard and is currently zoned C-3L (light commercial) District.

PROPOSAL: The applicant is proposing to rezone the property to C-3 (general business) District in order to establish a larger variety of commercial uses. A commercial plaza currently exists on the property.

ADJACENT ZONING: Adjacent zoning includes R-1 (single family residential) to the north, C-2 (neighborhood commercial) District to the east, west and south, as well as C-1 (office) District to the south and west.



LAND USE: An existing commercial plaza is located on the property. Surrounding land use includes single-family residences, commercial uses, and multifamily uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for the property as Complete Communities, shopping centers at a community scale are not appropriate for the area. Nonresidential uses in this area primarily include neighborhood serving retail, services and offices. The current uses on the properties include a wine boutique, smoke shop, and a hair studio.

DEVELOPMENT TRENDS: The development trend along East Pecan Boulevard includes commercial uses, multifamily use, and open spaces.

HISTORY: Between April 1997 to October 2005 the subject properties underwent a series of rezoning requests that changed their zoning designation from R-1 District to the current C-3L District.

An application for a rezone from C-3L to C-3 was previously disapproved by City Commission on October 12, 2020 because of concerns with ingress and egress in the subject property.

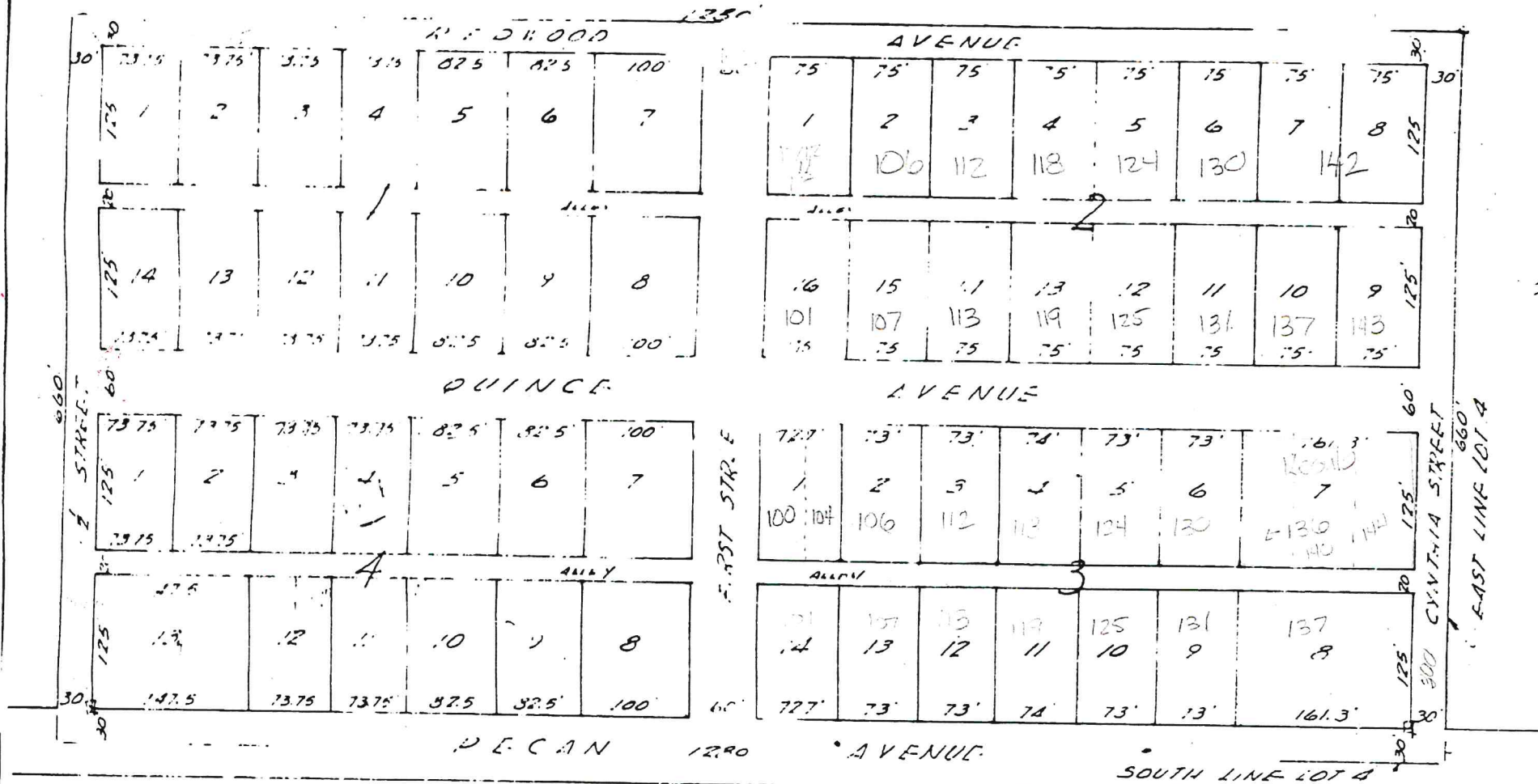
The application for a rezone from C-3L to C-3 was submitted April 3, 2024.

ANALYSIS: The requested zoning and proposed use does not conform to the future land use plan designation. C-3 District Commercial Plazas are not considered appropriate for this area adjacent to single family residential zones and uses.

A Conditional Use Permit (CUP) will be required of any uses that need such a permit to operate under a C-3 District. (As per Sections 138-278 and 138-280 to 138-281). Due to the R-1 District zone or use to the North and south, staff may have to recommend disapproval because of the distance requirement.

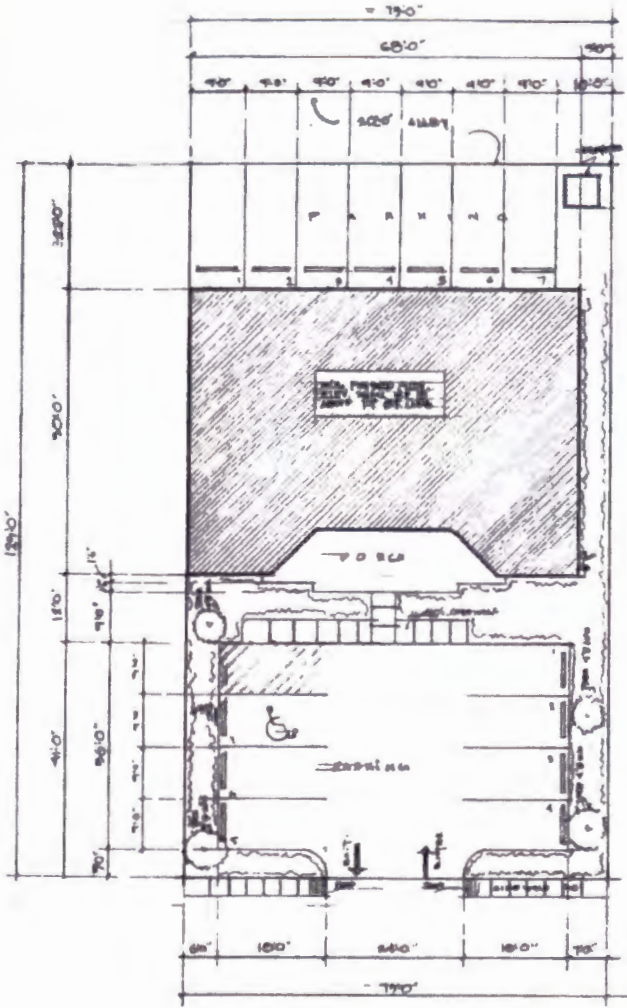
Staff has not received any phone calls, emails, or letters in opposition to the rezoning request.

RECOMMENDATION: Staff recommends disapproval of the rezoning request to C-3 (general business) District.



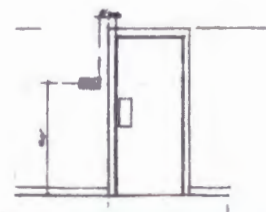
RECEIVED
 APR 03 2024
 BY: *[Signature]*

MAP
 OF
 CLUB ADDITION AMENDED
 ME ALLEN, TEXAS
 BEING THE RE-SUBDIVISION
 OF THE SOUTH 1/2 OF LOT 4, BLOCK 10,
 STEELE & PARSHING SUBDIVISION OF
 PORCIONES 66 & 67

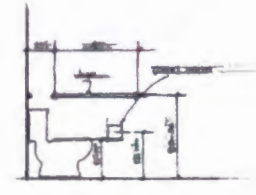


SITE PLAN
MAY 11, 2021
K.P. SITE PLAN
K.P. SITE PLAN
K.P. SITE PLAN

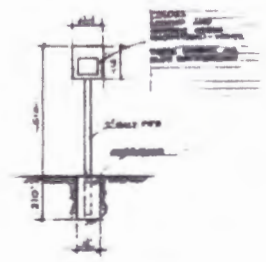
AREAS			
AREA 1	179'-0"	123'-0"	22,117
AREA 2	179'-0"	123'-0"	22,117
AREA 3	179'-0"	123'-0"	22,117
AREA 4	179'-0"	123'-0"	22,117
AREA 5	179'-0"	123'-0"	22,117
AREA 6	179'-0"	123'-0"	22,117
AREA 7	179'-0"	123'-0"	22,117
AREA 8	179'-0"	123'-0"	22,117
AREA 9	179'-0"	123'-0"	22,117
AREA 10	179'-0"	123'-0"	22,117
AREA 11	179'-0"	123'-0"	22,117
AREA 12	179'-0"	123'-0"	22,117
TOTAL	179'-0"	123'-0"	265,404



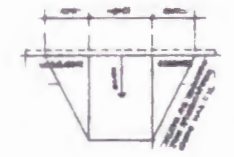
STORAGE MOUNTING LOCATION AND HEIGHT



SIDE WALL BATH



HANDICAPPED PARKING SIGN



HANDICAPPED CURB CUT



SIDEWALK SECTION

	PLAN N° 3806	DATE: 10/21/21
	ROD-AL DESIGNS	DATE: 10/21/21
	1000 S. 1000 E.	DATE: 10/21/21
	1000 S. 1000 E.	DATE: 10/21/21

RECEIVED

APR 03 2024

By **NB**

ROLLERZ
A 420 SMOKE SHOP

Fannie's
HAIR

Fannie's
HAIR & BEAUTY
HAIRCUTS
\$10.00
• Blowouts
• Color
• Extensions
• Highlights
• Manicures
• Pedicures
• Waxing
• Styling
• Tinting
• Updos
• Weaves
• Wigs
• Yarns

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• Fantasy Nails • Super Nail
• Nail Art • Nail Supplies
• Nail Art • Beauty Supplies

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Rene Gonzalez CCIM
512-689-5740



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Fannie's
HAIR STUDIO

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0022

Kintan

Nail
Supply

FOR LE
(512) 689
RENE GON

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

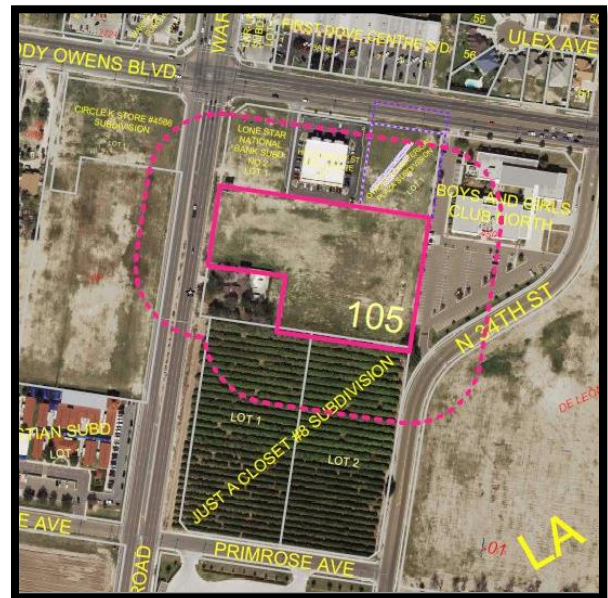
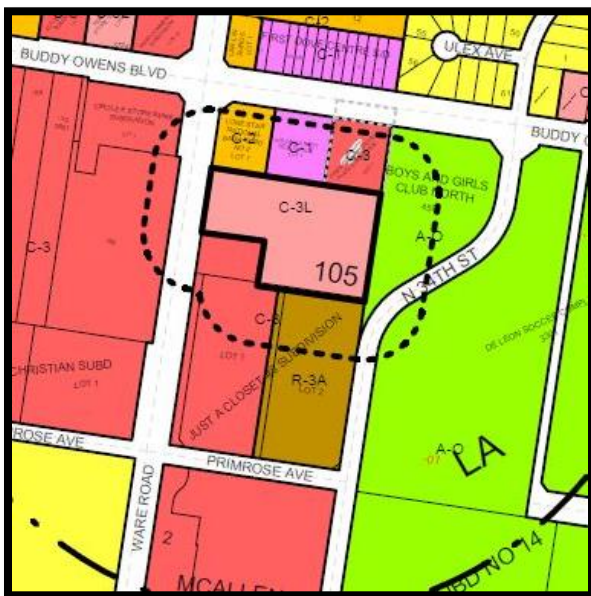
DATE: March 7, 2024

SUBJECT: REZONE FROM C-3L (LIGHT COMMERCIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 4.37 ACRE GROSS; 4.22 ACRE NET; TRACT OF LAND OUT OF LOT 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 4420 NORTH WARE ROAD. (REZ2024-0014)

*** REQUEST TO BE TABLED BY APPLICANT ****

LOCATION: The subject property is located along the east side of North Ware road, just south of Buddy Owens Boulevard and is currently zoned C-3L (light commercial) District.

PROPOSAL: The applicant is proposing to rezone the property to R-3A in order to develop the land for apartment use. No site plan or subdivision review has been submitted to the Planning Department at this time.



ADJACENT ZONING: Adjacent properties are zoned C-1 (office building) District, C-2 (neighborhood commercial) District, and C-3 (general business) Districts to the north, south

and west, A-O District to the east and R-3A District to the south (City owned property)

LAND USE: The property is currently vacant. The surrounding land use includes Commercial, Open Space and Multifamily uses.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Corridors. Multifamily projects with medium to high density are considered appropriate when there are other mixed-use buildings or shopping centers in the area. The intersection of Buddy Owens and North Ware Road has these uses making a multifamily (small to large) project appropriate for this area.

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is a mix of commercial, open space, and residential uses.

HISTORY: The application was submitted February 20, 2024.

ANALYSIS: The requested zoning and proposed use does conform to the future land use plan designation. Apartments are considered appropriate for this area.

The subdivision review and site plan review processes will be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

There is a single-family use adjacent to the southwest portion of the property. As per Section 110-49, *"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. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks."* This requirement will apply if the property proposes a multifamily use adjacent to any single-family use or zone.



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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District as is aligns with the current Zoning and Development trends along North Ware Road.

Villas at Primrose

Site Location Map

Legend

-  Site Location Boundaries
-  Villas at Primrose



Google Earth

Image Landsat / Copernicus



NOTICE
REZONING
FOR
THIS PROPERTY
REZ 2024-0014

City of McAllen

Planning Department

SUB2023-0137

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

Project Information	Subdivision Name <u>McAllen Convention Center</u>	
	Legal Description <u>Lot 1A of McAllen Convention Center, Vol. 51, PG. 152 M.R.H.C.T.</u>	
	Location <u>Southeast corner of South Ware Road and Ithica Avenue</u>	
	City Address or Block Number <u>3400 EXPRESSWAY 83 MCALLEN, TX</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>n/a</u> Gross Acres <u>19.81</u> Net Acres <u> </u>	
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input checked="" type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>19.81</u> Acres)/ <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>n/a</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>Retail</u> Proposed Land Use <u>n/a</u>	
	Irrigation District # <u> </u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # <u>711697</u>		
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>UPG</u>		
Owner	Name <u>Palms Crossing II, a Delaware limited liability company</u> Phone <u>614-621-9000 ext. 5417</u>	
	Address <u>4900 E. Dublin Granville Rd., 4th Floor</u> E-mail <u>kwalker@wpgus.com</u>	
	City <u>Columbus</u> State <u>OH</u> Zip <u>43081</u>	
Developer	Name <u>Same as Owner</u> Phone <u> </u>	
	Address <u> </u> E-mail <u> </u>	
	City <u> </u> State <u> </u> Zip <u> </u>	
	Contact Person <u> </u>	
Engineer	Name <u>Kimley-Horn and Associates</u> Phone <u>469-353-6055</u>	
	Address <u>6160 Warren Parkway Suite 210</u> E-mail <u>marissa.volk@kimley-horn.com</u>	
	City <u>Frisco</u> State <u>TX</u> Zip <u>75034</u>	
	Contact Person <u>Marissa Volk</u>	
Surveyor	Name <u>Same as Engineer</u> Phone <u> </u>	
	Address <u> </u> E-mail <u> </u>	
	City <u> </u> State <u> </u> Zip <u> </u>	



LOCATION

LOT 1

WARE

FM 2220)

HOUSTON AVE

7C

7D

6B

ITHACA AVE

1A

CONVENTION CENTER BLVD

3B

3C

3D

3E

8A

4A

5B

U.S. 83 EXPRESSWAY

U.S. EXPRE



8

11B

LOT 1

LOT 1

LOT 5

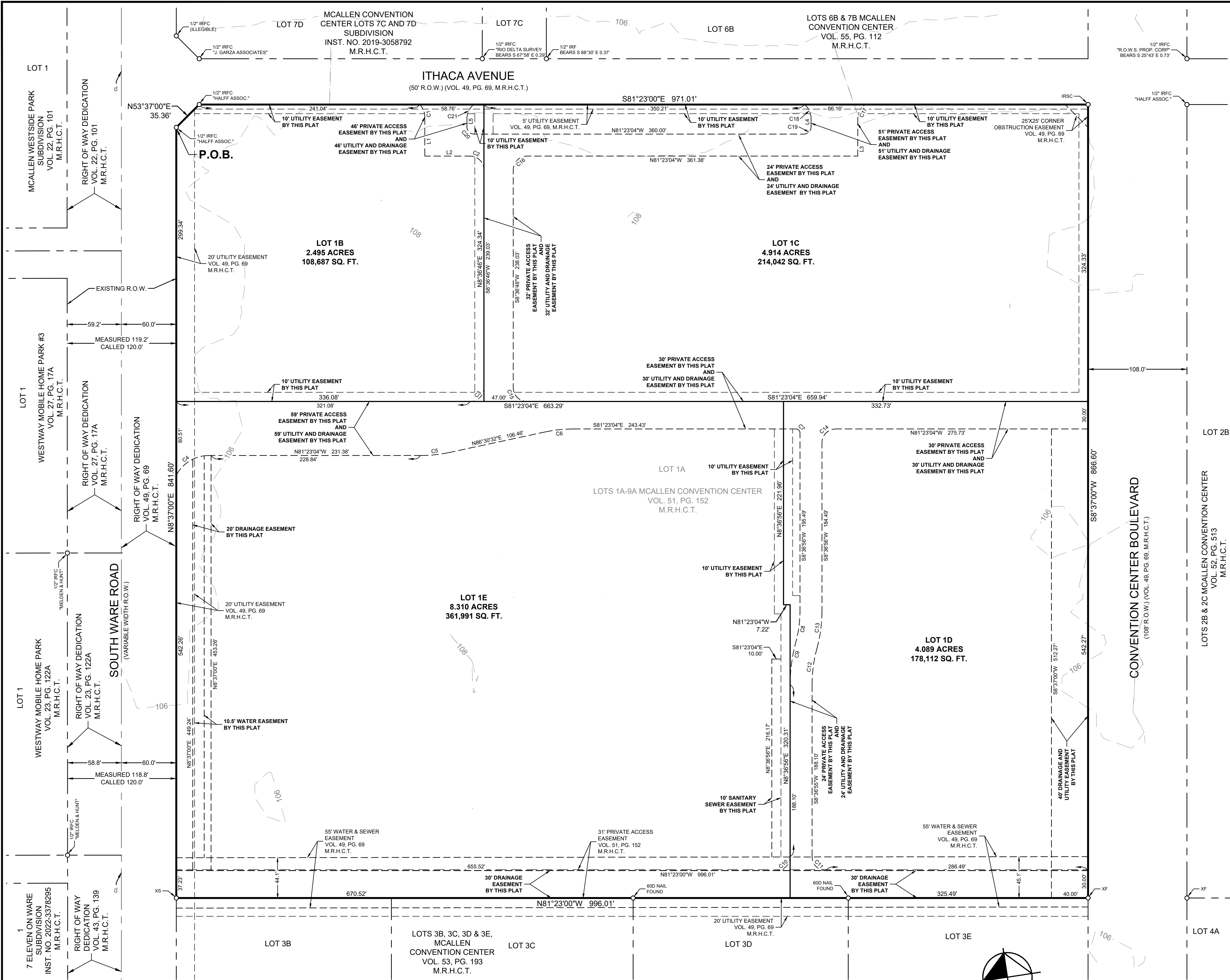
79

LOT 1

LOT 2

LOT 3

LOT 1



OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

I (We), the undersigned, owner(s) of the land shown on this plat and designated herein as the McAllen Convention Center Subdivision, Lots 1B, 1C, 1D and 1E to the City of McAllen, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public (subject to the reservation of rights noted on this plat) all streets, alleys, parks, watercourses, drains, easements, water lines, sewer lines, storm sewers, fire hydrants and public places which are installed or which I (we) will cause to be installed thereon, shown or not shown, if required otherwise to be installed or dedicated under the subdivision approval process of the City of McAllen, all the same for the purposes therein expressed, either on the plat hereof or on the official minutes of the applicable authorities of the City of McAllen.

Palms Crossing II, LLC, a Delaware limited liability company

By: Arbor Walk Palms Crossing REIT, LLC, a Delaware limited liability company,
its sole member

By: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____,

Notary Public, State of _____

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	43°05'59"	20.00'	15.04'	N12°55'59"W
C2	85°40'45"	15.09'	22.56'	N38°21°39"W
C3	90°00'10"	15.00'	23.56'	N53°36'51"E
C4	62°27'59"	40.00'	43.61'	S67°22'56"W
C5	12°06'24"	150.00'	31.70'	S87°26'16"E
C6	12°06'24"	150.00'	31.70'	N87°26'16"W
C7	90°00'00"	4.00'	6.28'	N36°23'04"W
C8	15°24'11"	126.00'	33.87'	N16°19'01"E
C9	15°24'11"	174.00'	46.78'	S16°19'01"W
C10	90°00'04"	15.00'	23.56'	N53°36'58"E
C11	89°59'56"	15.00'	23.56'	S36°23'02"E
C12	15°24'12"	150.00'	40.33'	S16°19'01"W
C13	15°24'11"	150.00'	40.33'	N16°19'02"E
C14	90°00'00"	15.00'	23.56'	S53°36'56"W
C15	89°59'50"	15.00'	23.56'	S36°23'09"E
C16	90°00'10"	15.00'	23.56'	S53°36'51"W
C17	52°24'32"	20.00'	18.29'	S34°49'12"W
C18	50°17'36"	20.10'	17.64'	N16°13'30"W
C19	90°00'00"	8.00'	12.57'	N53°36'56"E
C20	90°00'00"	8.00'	12.57'	S36°23'04"E
C21	50°49'58"	20.00'	17.74'	S34°01'55"W

LINE TABLE		
NO.	BEARING	LENGTH
L1	S08°36'56"W	42.64'
L2	S81°23'04"E	49.62'
L3	S08°36'56"W	40.45'
L4	S08°36'56"W	8.80'
L5	N08°36'56"E	8.80'

METES AND BOUNDS DESCRIPTION:

BEING a 19.808 acre tract of land being all of Lot 1A of Lots 1A-9A McAllen Convention Center, Hidalgo County, Texas. Said 19.808 acre tract of land is being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Half Assoc." found for the southerly northwest corner of said Lot 1A, common to the south end of a corner clip at the intersection of the easterly right of way line of South Ware Road, a variable width right of way, with the southerly right of way line of Ithaca Avenue, a 50 foot wide right of way;

THENCE North 53°37'00" East, departing the easterly right of way line of said South Ware Road, along the northwesterly line of said Lot 1A and said corner clip, a distance of 35.36 feet to a 1/2 inch iron rod with plastic cap stamped "Half Assoc." found for the northerly northwest corner of said Lot 1A, common to the north end of said corner clip, being on the southerly right of way line of said Ithaca Avenue;

THENCE South 81°23'00" East, along the northeasterly line of said Lot 1A and the southerly right of way line of said Ithaca Avenue, a distance of 971.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1A, and at the intersection of the southerly right of way line of said Ithaca Avenue with the westerly right of way line of Convention Center Boulevard, a 108 foot wide right of way;

THENCE South 08°37'00" West, departing the southerly right of way line of said Ithaca Avenue, along the easterly line of said Lot 1A and the westerly right of way line of said Convention Center Boulevard, a distance of 866.60 feet to an "X" cut in concrete set for the southeast corner of said Lot 1A, common to the northeast corner of Lots 3B, 3C, 3D & 3E, McAllen Convention Center, according to the plat thereof recorded in Volume 53, Page 193 of the Map Records of Hidalgo County, Texas;

THENCE North 81°23'00" West, departing the westerly right of way line of said Convention Center Boulevard, along the southwesterly line of said Lot 1A and the northeasterly line of said Lots 3B, 3C, 3D & 3E, McAllen Convention Center, a distance of 996.01 feet to an "X" cut in concrete set for the southwest corner of said Lot 1A, common to the northwest corner of said Lots 3B, 3C, 3D & 3E, being on the easterly right of way line of said South Ware Road;

THENCE North 08°37'00" East, along the westerly line of said Lot 1A and the easterly right of way line of said South Ware Road, a distance of 841.60 feet to the POINT OF BEGINNING and containing 19.808 acres (862,833 square feet) of land, more or less.

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

Mayor, City of McAllen

ATTESTED BY:

City Secretary

Date

Chairman, Planning Commission

Date

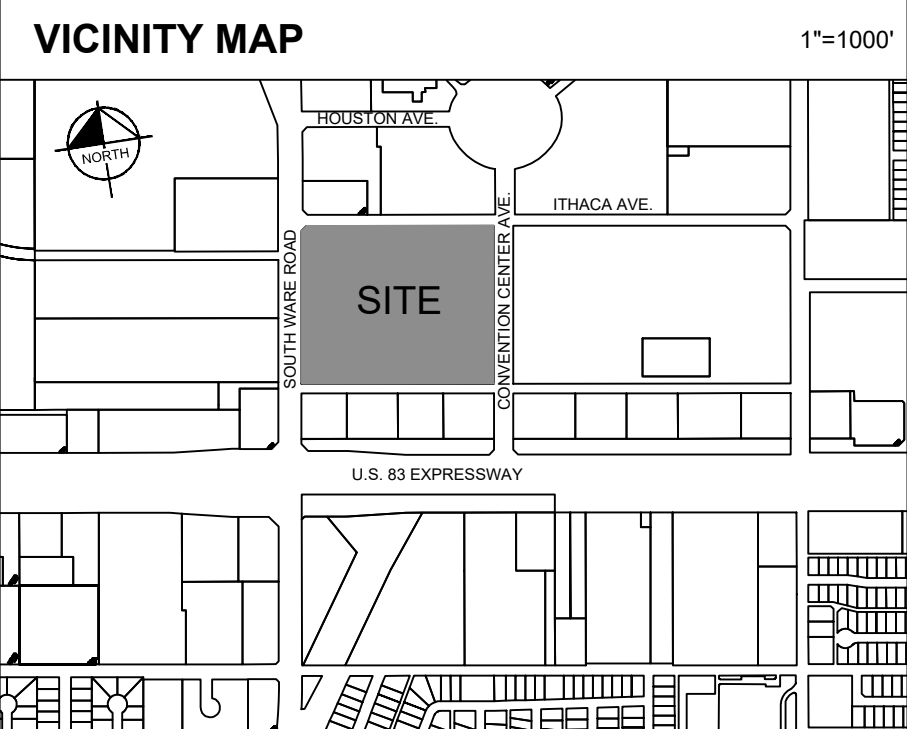
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Chairman, Planning Commission

Date



NOTES:

- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4803430010C for City of McAllen, Hidalgo County, Texas, dated November 2, 1982, this property is located within Zone B defined as "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, South Zone (4205), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9999600015.
- Minimum permissible finish floor elevation shall be 18 inches above the front top of curb measured from the center of the lot.
- Minimum building setback lines shall be: As per the City of McAllen requirements or approved site plan.
- An engineered drainage detention plan, approved by City of McAllen Engineering Department, shall be required prior to issuance of building permit.
- The storm water detention required for this development is 3.49 acre-foot and has been provided within Lots 8A and 9A of the McAllen Convention Center Replat.
- A 4 foot sidewalk shall be required along Expressway 83, S. Ware Road, S. 29th Street, Convention Center Boulevard, and all interior streets as per city requirements.
- Site Plan must be approved by city prior to building permit issuance.
- All streets shall have a 25'x25' corner obstruction sight easement.
- A 6' opaque buffer is required from adjacent/between residential zones/uses.
- Common areas to be maintained by the property owners.
- All access easements are private unless otherwise noted.

LEGEND:

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
IRF = IRON ROD FOUND
XF = "X" CUT FOUND
M.R.H.C.T. = MAP RECORDS OF HIDALGO COUNTY, TEXAS

OWNER
PALMS CROSSING II, LLC
4900 E. Dublin Granville Road
4th floor
Columbus, OH 43081
614-621-9000 ext 5417
kwalker@wpugs.com

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

PRELIMINARY

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground.

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, the undersigned, a registered professional engineer in the State of Texas, do hereby certify that the proper engineering consideration has been given to this plat.

PRELIMINARY

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

Marissa Volk
P.E. No. 128532
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

MAP OF
McALLEN CONVENTION CENTER
LOTS 1B - 1E SUBDIVISION
A SUBDIVISION OF 19.808 ACRES AND
BEING A REPLAT OF LOT 1A, LOTS 1A-9A
McALLEN CONVENTION CENTER AS
RECORDED IN VOLUME 51, PAGE 152
HIDALGO COUNTY MAP RECORDS
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	Apr. 2024	067797409	1 OF 1



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/1/2024

SUBDIVISION NAME: MCALLEN CONVENTION CENTER LOTS 1B-1E SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

South Ware Road: Dedication needed for 60 ft. from centerline for 120 ft. total ROW
Paving: By the State Curb & gutter: By the State
Revisions needed:
- Label centerline and "Existing R.O.W." to determine R.O.W. dedication requirement prior to final.
- All ROW requirements must be addressed prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan

Ithaca Avenue: Existing 50 ft. total ROW
Paving: approximately 32 ft. Curb & gutter: both sides
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan

Convention Center Blvd: Existing 108 ft. total ROW
Paving: approximately 65 ft. Curb & gutter: both sides
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan

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

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

* 900 ft. Block Length for R-3 Zone Districts
**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

Required

Applied

Applied

NA

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties
- Proposing: Variable width access, utility, and drainage easement (24 ft. to 59 ft.)
- Clarify the overlap of private access, utility, and drainage easements prior to final. The overlap requires all development departments' approval prior to final.
- Clarify the 30 ft. access, utility, and drainage easements on the SOUTH side of subdivision prior to final, since it overlaps the existing 31 ft. private access easement and 55 ft. water and sewer easement.
**Subdivision Ordinance: Section 134-106

Required

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

SETBACKS	
<p>Minimum Building Setback lines shall be: As per the City of McAllen requirements or approved site plan.</p> <p>* Since the subdivision is a replat of Lot 1A out of Lots 1A-9A McAllen Convention Center, the originally recorded restrictions apply.</p> <p>** Add the original plat note that was recorded on the original Plat of Lots 1A-9A McAllen Convention Center.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Rear: See note above</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Sides: See note above</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Corner: See note above.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Garage: See note above.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	NA
	NA
	NA
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk shall be required on S. Ware Road, Ithaca Avenue, and Convention Center Boulevard and all interior streets.</p> <p>Proposing: "A 4 foot sidewalk shall be required along Expressway 83, S. Ware Road, S. 29th Street, Convention Center Boulevard, and all interior streets as per city requirements."</p> <p>* Since the subdivision is a replat of Lot 1A out of Lots 1A-9A McAllen Convention Center, the originally recorded restrictions apply.</p> <p>**Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between residential zones/uses</p> <p>* Since the subdivision is a replat of Lot 1A out of Lots 1A-9A McAllen Convention Center, the originally recorded restrictions apply.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>- Add a plat note as shown above prior to final.</p> <p>* Since the subdivision is a replat of Lot 1A out of Lots 1A-9A McAllen Convention Center, the originally recorded restrictions apply.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	NA
	Required
NOTES	
<p>**Must comply with City Access Management Policy</p> <p>* Site plan must be approved by City prior to building permit issuance.</p> <p>* Common Areas to be maintained by the property owners.</p> <p>- Add a plat note as shown above prior to final.</p> <p>* Since the subdivision is a replat of Lot 1A out of Lots 1A-9A McAllen Convention Center, the originally recorded restrictions apply.</p>	Applied
	Applied
	Applied

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

<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * The proposed use is not mentioned on the application submitted on December 8, 2023. Provide the proposed use to determine Park Land dedication requirements prior to final. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * The proposed use is not mentioned on the application submitted on December 8, 2023. Provide the proposed use to determine Park Land dedication requirements prior to final. * Pending review by the City Manager's Office. * The proposed use is not mentioned on the application submitted on December 8, 2023. Provide the proposed use to determine Park Land dedication requirements prior to final. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, TG approved, TIA waived. * Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, TIA is waived. 	Applied
	Applied

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">-If any additional easements to added, reference must be done by this plat or by Document #.- Add dimensions to clarify how many feet of the existing 55 ft. water and sewer easement in on this property (show at multiple points) prior to final. Dimensions to be shown on all easements.- All signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance prior to recording.- Legal description of all adjacent lots on all sides are required on the plat prior to recording.- Any abandonment must be done by separate process/document, not by this plat prior to final. <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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

LOCATION

LOT 1

798 LIGHT

1094
1098

WARE RD (FM 2220)

HOUSTON AVE

8

11B

CC - 3298
POND - 3298



7C

6B

7D

ITHACA AVE

CONVENTION CENTER BLVD

1A

WARE RD (FM 2220)

1200

3B

3C

3D

3E

1353 TEMP

1699

8A

4A

5B

U.S. 83 EXPRESSWAY

U.S. EXPRI

LOT 5

79

-02

-05

-04

LOT 1

LOT 2

LOT 3

LOT 1

Sub 2023 - 0026



City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>Wellness on Wheelz</u></p> <p>Location <u>Approx. 1,170 Lf South of Pecan/Ware Intersection</u></p> <p>City Address or Block Number <u>901 N. WARE RD.</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.815</u> Net acres _____</p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>VACANT</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>HCID 1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>to</u></p> <p>Parcel No. <u>294509</u> Tax Dept. Review <u>Monterrosa</u> <u>3/15/23</u></p> <p>Legal Description <u>That part of the South 1/2 of Lot 1, Mrs. G.M. Terrell Subdivision, Hidalgo County, TX</u> <u>Recorded in Vol. 5, PG. 14, M/R</u></p>
Owner	<p>Name <u>Justin Valinski</u> Phone _____</p> <p>Address <u>6204 N 17th Street</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>Same as Owner</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>M2 Engineering, PLLC</u> Phone <u>956-600-8628</u></p> <p>Address <u>1810 E. Griffin Parkway</u></p> <p>City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u></p> <p>Contact Person <u>Emigdio Salinas and/or Hector Moreno</u></p> <p>E-mail <u>milo@m2-engineers.com & hector@m2-engineers.com</u></p>
Surveyor	<p>Name <u>Michael Fabian Surveying, Inc</u> Phone _____</p> <p>Address <u>1203 E. Hackberry Ave</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p>

MAR 15 2023

BY: _____

cu

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature  Date 1-17-2023

Print Name Emigdio Salinas, PE

Owner ☐

Authorized Agent ☒

C.E.

SALINAS WHEEL
ESTATES #2
"A"

WARE ROAD H.E.
SUBDIVISION LOT

TERRELL SUBDIVISION

WARE RD

LOCATION

PROPOSED WELLNESS ON WHEELZ
SUBDIVISION

M.S. G.M.



JASM

PHASE 1

VILLA BONITA

HACKBERRY AV

PHASE 1

HACKBERRY AV

WARE RD

GOLDEN ACRES

PATIO HOMES

CAROLYN

FIR AVE

EUREKA PARK

GOLDEN

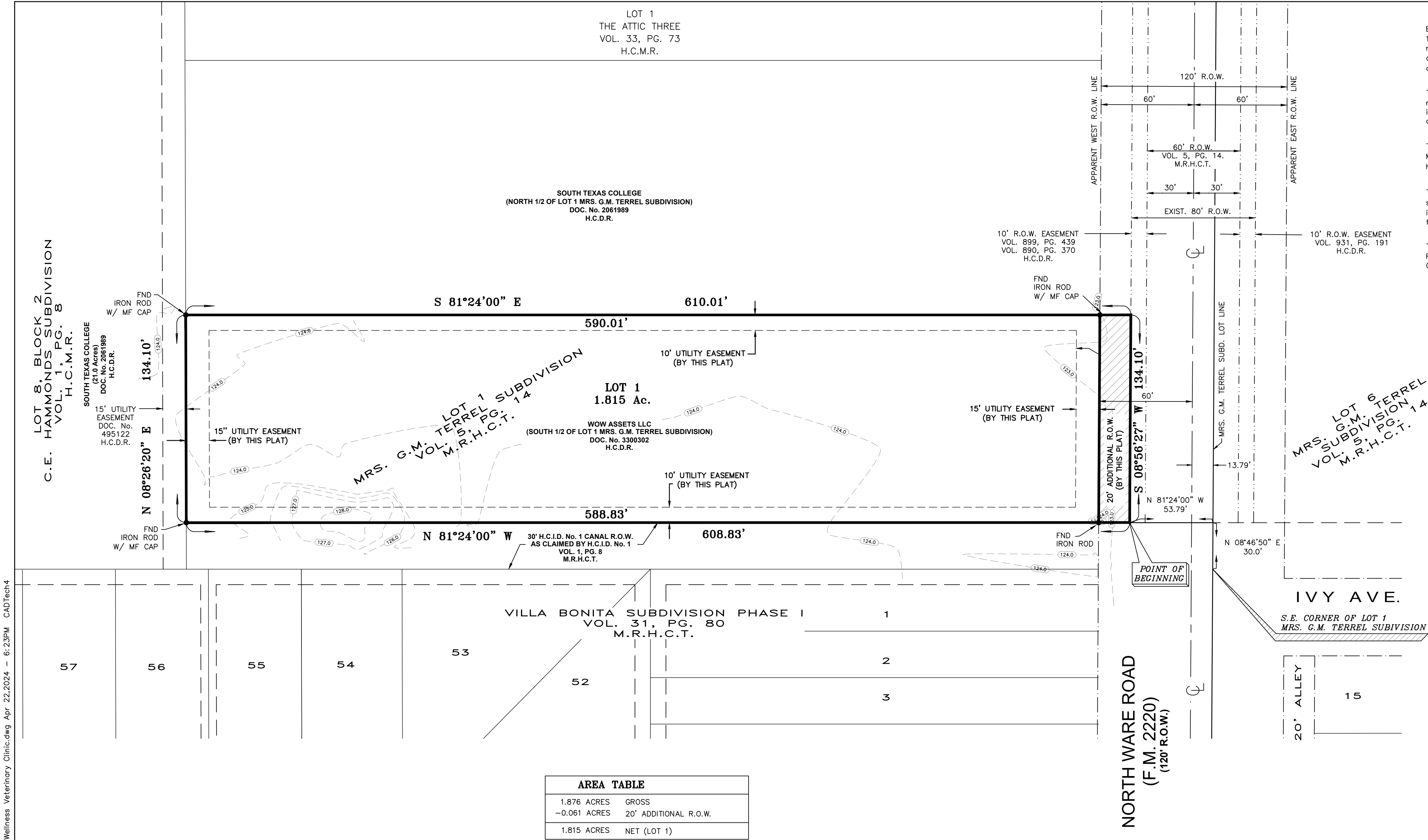
BLK 1

BLK 2

ACRES

SALDIVAR

\\server\m2_engineering\M2_Engineering (Server)\S Projects\Hidalgo\Hidalgo\Hidalgo\04-DWG_Design Files\PlotWellness Veterinary Clinic.dwg Apr 22,2024 -- 6:23PM CADTech-4



AREA TABLE	
1.876 ACRES	GROSS
-0.061 ACRES	20' ADDITIONAL R.O.W.
1.815 ACRES	NET (LOT 1)

METES AND BOUNDS

BEGINNING, at an iron rod found at the intersection of the West right-of-way line of 120-foot wide North Ware Road (F.M. 2220), with the north line of 30-foot canal right-of-way as claimed by Hidalgo County Irrigation District No. 1, for the Southeast corner of the following described tract of land, said point located North 08° 26' 20" East, 30 feet and North 81° 24' 00" West, 53.79 feet from the Southeast corner of Lot 1;

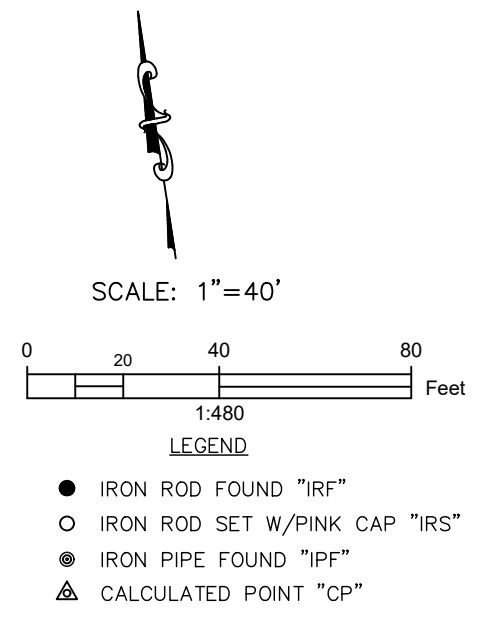
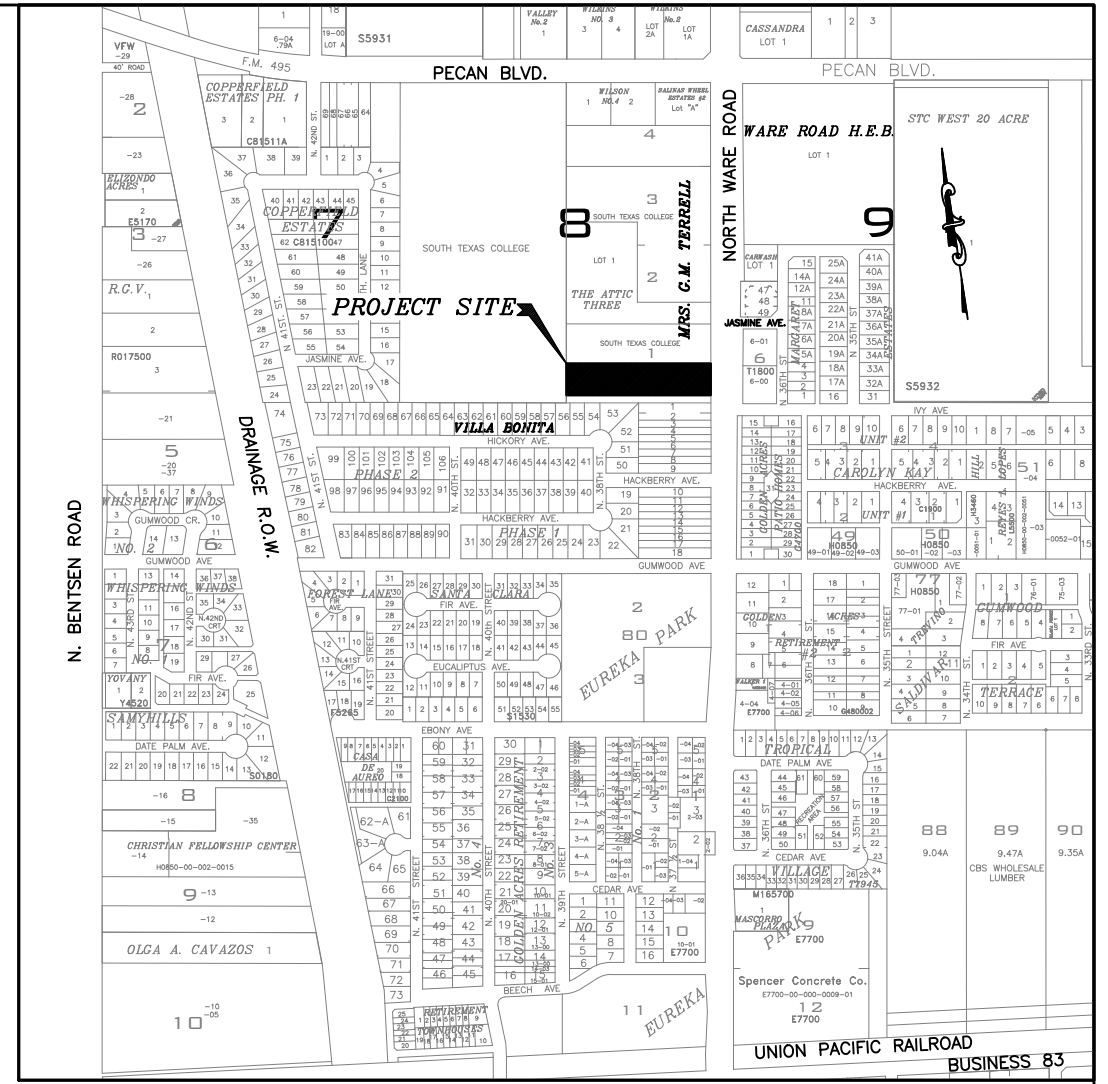
THENCE, with the North line of said Hidalgo County Irrigation District No. 1 canal right-of-way, parallel to the South line of Lot 1 North 81° 24' 00" West, 608.83 feet to an iron rod with MF cap found at the intersection with the West line of Lot 1, for the Southwest corner hereof;

THENCE, with the west line of Lot 1, North 08° 26' 20" East, 134.10 feet to an iron rod with MF cap found at the Northwest corner of the South 1/2 of Lot 1, for the northwest corner hereof, said point also being the Southwest corner of the North 1/2 of said Lot 1;

THENCE, with the North line of said South 1/2 of Lot 1, and south line of the North 1/2 of said lot, South 81° 24' 00" East, 610.01 feet to an iron rod with MF cap found at the intersection with the West right-of-way line of 120-foot wide North Ware Road (F.M. 2220), for the Northeast corner hereof;

THENCE, with the West right-of-way line of 120-foot wide North Ware Road (F.M. 2220), South 08° 26' 20" West, 134.10 feet to the POINT OF BEGINNING Containing 1.876 acres of land more or less.

- GENERAL NOTES:**
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
ZONE "C" AREAS: AREAS OF MINIMAL FLOODING (NO SHADING),
ACCORDING TO COMMUNITY-PANEL NO. 480343 0005 C,
MAP REVISED: NOVEMBER 2, 1982.
 - SETBACKS:
FRONT: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAT OR EASEMENT OR IN LINE WITH EXISTING STRUCTURES, WHICH EVER IS GREATER.
REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAT OR EASEMENT, WHICHEVER IS GREATER APPLIES.
SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAT OR EASEMENT, WHICHEVER IS GREATER APPLIES.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF NORTH WARE ROAD AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.
 - BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLAN SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
TOP OF FIRE HYDRANT ELEV=126.12
EASTING = 1062827.96 NORTHING = 16603899.18
 - IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 22.915 CUBIC- FEET OR 0.53 ACRE-FEET OF STORM WATER RUNOFF.
 - A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON NORTH WARE ROAD.
 - A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
 - 8-FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
 - LANDSCAPING AS PER CITY OF McALLEN UNIFIED DEVELOPMENT CODE.
 - ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.
 - PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
 - ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
 - PROPOSED FENCE SHALL BE APPROVED AND PERMITTED BY THE CITY OF McALLEN PRIOR TO INSTALLMENT.
 - A MINIMUM 24 FT. SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY LOT OWNERS, NOT THE CITY OF McALLEN



STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, WOW ASSETS LLC, AS OWNER(S) OF THE 1.815 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED WELLNESS ON WHEELZ, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (a)(5) OF THE SUBDIVISION ORDINANCE, THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

OWNER _____ DATE: _____
ADDRESS _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN VALINSKI, 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 ____ DAY OF _____, 2024

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES _____

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

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

DATED THIS ____ DAY OF _____, 2024

CHAIRMAN OF PLANNING AND ZONING COMMISSION _____

STATE OF TEXAS
CITY OF McALLEN
MAYOR APPROVAL

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN HEREBY CERTIFY TAHT 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: _____

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 RIGHTS OF WAY/EASEMENTS AS PER RECORD(S) IN VOLUME _____, PAGE _____, MAP RECORDS, HIDALGO COUNTY, TEXAS

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT _____ ATTEST _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

FOR PRELIMINARY REVIEW ONLY

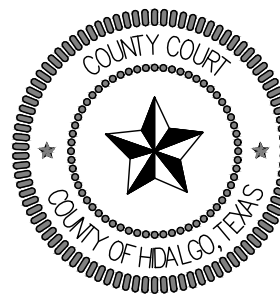
EMIGDIO "MILO" SALINAS, P.E. _____ DATE _____
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545

STATE OF TEXAS
COUNTY OF HIDALGO

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

FOR PRELIMINARY REVIEW ONLY

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791 _____ DATE _____



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



**WELLNESS
ON WHEELZ**

BEING A 1.876 ACRE TRACT OF LAND OUT OF LOT 1, MRS. G.M. TERRELL SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS.

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: WOW ASSETS LLC	3483 S. 19th ST.	GRAND FORK, ND 58201	(---) --- ----
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2024

SUBDIVISION NAME: WELLNESS ON WHEELZ SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: 60 ft. ROW dedication required from centerline for 120 ft. of total ROW.

Paving: by State Curb & gutter: by State

Revisions needed:

-Please add label as required: EXISTING, TOTAL, etc. prior to final.

-Provide a COPY of the R.O.W. document for staff review prior to final.

-All ROW requirements must be addressed prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Required

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

* 1,200 ft. Block Length for single-family development.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

- ALLEY/SERVICE DRIVE easement required for commercial properties.

- If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen.

- Alley/service drive requirement must be addressed prior to final.

- Proposing: Plat Note references Alley/Service Drive Easement.

**Subdivision Ordinance: Section 134-106

Required

SETBACKS	
<p>* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to final. Plat submitted on 01-24-2024 has note revised. **Zoning Ordinance: Section 138-356</p> <p>* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Proposed: 10 ft. or greater for site plan (approved) Revisions Needed: -Revise note as shown above prior to final. Plat submitted on 01-24-2024 has note revised. **Zoning Ordinance: Section 138-356</p> <p>* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Proposed: As per zoning ordinance or site plan (approved) Revisions Needed: -Revise note as shown above prior to final. Plat submitted on 01-24-2024 has note revised. **Zoning Ordinance: Section 138-356</p> <p>* Corner _____ **Zoning Ordinance: Section 138-356</p> <p>* Garage _____ **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Applied
	NA
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on North Ware Road. -Engineering Department may require 5 ft. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Revise plat note #7 to above prior to final. Plat submitted on 01-24-2024 has note revised. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. -Add the above as a new plat note after the other buffer note (currently note #7) and remove plat note #17 prior to final. Plat submitted on 01-24-2024 has note revised. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Applied
NOTES	
<p>*No curb cut, access or lot frontage permitted along. **Must comply with City Access Management Policy.</p>	Applied

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

<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. -Remove plat note #13 as it is required but not a required plat note. Plat submitted on 01-24-2024 has note revised.</p> <p>* Common Areas, any private service drive, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Prior to Recording, need to finalize wording for NOTE #15 regarding the maintenance, revise note to say; "ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER, NOT THE CITY OF MCALLEN." **Prior to Recording, need to finalize wording for NOTE #14 regarding the maintenance, revise note to say; "PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER, NOT THE CITY OF MCALLEN." **REMOVE NOTES #: 12 & 16</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied
	Required
	Applied
	NA
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval -Submitted application proposes C-3 and the property is zoned C-3. ***Zoning Ordinance: Article V</p>	Compliance
	NA
PARKS	
<p>* Land dedication in lieu of fee. -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.</p> <p>* Pending review by the City Management's Office. -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.</p>	NA
	NA
	NA

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

TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Applied
**As per Traffic Department, TIG approval, no TIA required.	Applied
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> -Please provide documents number for the 30 ft. H.C.I.D. No.1 Canal ROW on the plat and a copy of the document for staff review prior to recording. -Verify if the H.C.I.D. No.1 Canal ROW is outside the plat boundary prior to recording. -Need to submit ownership map of the surrounding properties prior to final to assure that no landlocked property exists which may require additional streets as applicable. **Based on ownership map submitted, no landlocked property is shown. -The name of the owner/developer on the subdivision application does not match the warranty deed. Revised application is needed prior to final. -Provide Documents to verify who is authorized to sign on behalf of the LLC, shown on warranty deed. -Please update application to match ownership. -Please verify that survey metes and bounds match what is stated on the plat. *Must comply with City's Access Management Policy. 	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

C.E.

WILSON #4

SALINAS WHEEL
ESTATES #2

3516

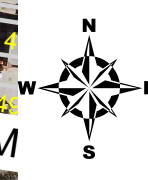
WARE ROAD H.E.
SUBDIVISION LOT

TERRELL SUBDIVISION

ATTIC THREE SUBD
LOT 1

WARE RD

LOCATION



JASM

PROPOSED WELLNESS ON WHEELZ
SUBDIVISION

MRS. G.M.

PHASE 1

HICKORY AVE

VILLA BONITA

HACKBERRY AV

HACKBERRY AVE

PHASE 1

SUBD. 6

36TH ST

35TH ST

IVY AVE

GOLDEN ACRES

PATIO HOMES

CAROLYN

35TH ST

FIR AVE

N 40TH ST

TUS AVE

EUREKA PARK

GOLDEN

BLK 1

18

ACRES

36TH ST

35TH ST

BLK 2

77

03

1



City of McAllen

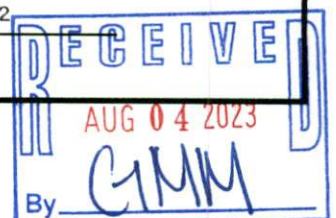
SUB 2023-0082

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>BARTON SUBDIVISION</u>	
	Location <u>SOUTH ROW OF NORTAGE LN BETWEEN MAIN ST AND BICENTENNIAL BLVD</u>	
	City Address or Block Number <u>8501 N. MAIN ST.</u>	
	Number of Lots <u>4</u> Gross Acres <u>12.798</u> Net Acres <u>11.77</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>RESID.</u> Proposed Land Use <u>RESID.</u> Irrigation District # <u>2</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>58.07</u>	
	Parcel # <u>1371103, 162805</u> Tax Dept. Review <u>19</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART OR PORTION OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT NO.1 RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS</u>		
Owner	Name <u>ANTONIO ESPARZA</u> <u>BARBARA JO GUERRA</u> Phone _____	
	Address <u>900 W SAM HOUSTON, SUITE 1</u> E-mail <u>aemd@me.com</u>	
	City <u>PHARR</u> State <u>TX</u> Zip <u>78577</u>	
Developer	Name <u>ANTONIO ESPARZA</u> Phone _____	
	Address <u>900 W SAM HOUSTON, SUITE 1</u> E-mail <u>aemd@me.com</u>	
	City <u>PHARR</u> State <u>TX</u> Zip <u>78577</u>	
	Contact Person <u>ANTONIO ESPARZA</u>	
Engineer	Name <u>TURBO ENGINEERS, PLLC</u> Phone <u>956-598-2940</u>	
	Address <u>1203 ERIE AVE SUITE F</u> E-mail <u>roberto@turboengineers.net</u>	
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>ROBERTO SALINAS, P.E.</u>	
Surveyor	Name <u>CARRIZALES LAND SURVEYING, LLC</u> Phone <u>956-579-6709</u>	
	Address <u>4807 GANDOLA AVE</u> E-mail <u>mannyrpls@cls.land</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78542</u>	





City of McAllen
Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

VAR 2024-0017

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

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

Project

Legal Description A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART OR PORTION OF LOTS 20,21,22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1 RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS

Street Address _____

Number of lots 3 Gross acres 12.798

Existing Zoning R-1 Existing Land Use R-1

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

Applicant

Name Turbo Engineers, PLLC Phone (956) 598-2940

Address 4013 Zion Ave E-mail roberto@turboengineers.net

City McAllen State TX Zip 78503

Owner

Name Antonio Esparza & Barbara Jo Guerra Phone (956) 802-1295

Address 900 W Sam Houston Ste 1 E-mail aemd@me.com

City Pharr State TX Zip 78577

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

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

Signature Roberto Salinas, P.E. Date March 20, 2024

Print Name Roberto Salinas ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☒ \$250.00

Accepted by KP Payment received by _____

Rev 06/21





City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal	1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
	SEE ATTACHED LETTER
	2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
	SEE ATTACHED LETTER
	3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.
	SEE ATTACHED LETTER
	4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.
	SEE ATTACHED LETTER

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

Variance A (No Right Of Way Dedication for North Bicentennial Blvd)

North Bicentennial Boulevard is located along the west border of the proposed Barton Subdivision. It is designated by the Rio Grande Valley Metropolitan Planning Organization as a Major Thoroughfare Roadway with a One Hundred Fifty (150) feet of Right-Of-Way according to their most recent approved thoroughfare map. The current existing Right-of-Way along the borders of our project varies from 80 ft to 120 ft at the intersection of Northgate Lane. This variance is being submitted to maintain the Right-of-Way as-is with no dedication by Barton Subdivision. This will allow the subdivision owner to tie-in to the existing masonry fence at the neighbor's property and continue it towards the intersection of Northgate Lane along the existing Right-of-Way. The existing Right-of-Way at the intersection of Northgate Lane meets the City of McAllen Ordinance *Section 134-105- Street Requirements (j)* which requires a 120 feet Right-of-Way for Major Roadways. This variance will allow for a greater developable area within the subdivision, and all masonry fence lines will match within the east Right-of-Way of North Bicentennial Blvd from Frontera Road to Northgate Lane. North Bicentennial Boulevard is a brand-new developed roadway from Trenton Road to State highway 107 within the City Limits of McAllen, TX. The construction plans were developed, signed, and sealed by Halff (a Texas based engineering firm) on May 30, 2019, with construction beginning several months later. It is the professional opinion of Turbo Engineers, PLLC and the Esparza family that the City of McAllen had the opportunity to follow *Ordinance Section 134-105 Street Requirements (j)* and obtain the required Right-of-Way for North Bicentennial Blvd during the land acquisition phase thru purchase or eminent domain. North Bicentennial Boulevard has less than five (5) years in service; it is unfair to the Esparza family to dedicate additional Right-of-Way when the adjacent properties only had to dedicate 80 ft as shown on the construction plans and did not have to follow *Ordinance Section 134-105 Street Requirements (j)*.

Variance B (Block Length)

Barton Subdivision is being proposed with a block length of 1569 ft which exceeds the requirement set forth in City of McAllen Ordinance *Section 134-118 Blocks (a)* of 1200 ft. A variance is being requested to allow the block length of 1569 ft since the Esparza family is in the process of building a residence in the middle of the proposed Lot 1 and when completed will be a physical obstruction. The building permit for the residence was approved by the City of McAllen. The Esparza family also wants to maintain the southern portion of the proposed Lot 1 as a private nature reserve and to achieve this the block length of 1569 ft must remain as proposed.



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

The variances requested are necessary for developmental purposes and are essential for the project vision and success of Barton Subdivision. The subdivision is being developed by the Esparza Family into three (3 lots) residential urban homestead properties with their own private nature reserve within the extents of the proposed Lot 1. The variances will allow for this vision to take place by keeping the property lines where there are and having the 1569 ft block length to fit this private nature reserve.

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

The variances requested will not alter or interfere with public health, safety, or welfare of surrounding and future property owners. Barton Subdivision is proposed as R1-Single Family Residential.

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

The proposed variances will not prevent the orderly development and subdivision of the surrounding land with the City of McAllen's ordinances. All the adjacent properties are being used as residences. The proposed zoning for Barton Subdivision will be R1-Single Family Residential. The proposed variances do not alter the use of the land.

TURBO

ENGINEERS, PLLC

Engineering Firm Reg # 21737
4013 Zion Ave McAllen, TX 78503
Phone: (956) 598-2940 roberto@turboengineers.net

March 21, 2024

City of McAllen
Planning and Zoning

Re: **Letter of Authorization**
Barton Subdivision


To Whom It May Concern,

This is a letter of authorization by Antonio Esparza and Barbara Jo Guerra to allow Turbo Engineers, PLLC to represent and sign off on its behalf for the purpose of subdivision application in relation to the proposed Barton Subdivision to be located within the City limits of McAllen, TX.

Acting Agents:

Roberto Salinas, P.E.
Turbo Engineers, PLLC
roberto@turboengineers.net

Respectfully Submitted,

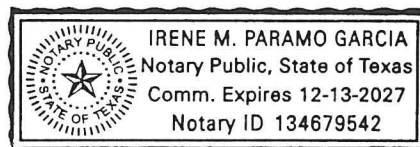

Antonio Esparza
3/21/24
Date


Barbarra Jo Guerra
3/21/2024
Date

Before me, the undersigned Notary Public, on this day personally appeared Antonio Esparza and Barbarra Jo Guerra and proved to me through his Texas Department of Public Safety Driver's License to be the person whose names is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office the 21 day of March, 2024.


Irene M Paramo Garcia
3-21-24
Notary Public
Date



TURBO

ENGINEERS, PLLC

Engineering Firm Reg # 21737
4013 McAllen, TX 78503
Phone: (956) 598-2940 roberto@turboengineers.net

March 20, 2024

City of McAllen Planning
311 N 15th Street McAllen, TX

Re: **Variance Application**
Barton Subdivision

To Whom It May Concern,

A variance request is being submitted for consideration to the City of McAllen Planning and Zoning Commission. It is our professional opinion that these variances will not have a negative impact to the development of the City of McAllen and are critical to the success of Barton Subdivision as a viable project.

The following variances are being submitted for consideration :

- A. No Right-of-Way dedication by Barton Subdivision for North Bicentennial Blvd. The existing Right-of-Way of N Bicentennial Blvd along the proposed Barton Subdivision varies from 80 ft to 120 ft at the intersection of Northgate Lane. The RGVMPO determined N Bicentennial Blvd to be 150 ft total Right-of-Way. We are requesting the City of McAllen maintain the Right-of-Way where it is. The intersection of N Bicentennial Blvd and Northgate Lane meet The City of McAllen Ordinance Section 134-105- Street Requirements (j) for Major Thoroughfares which require a 120 ft total Right-of-Way.
- B. The subdivision owner is in the process of building his residence in the middle of the proposed Lot 1, when completed will be a physical obstruction. The building permit was approved by the City of McAllen. We are requesting a variance to block length maximum as specified on City of McAllen Ordinance Section 134-118 Blocks (e).

Attached is the variance application along with supporting documents. If there are any questions or concerns regarding this matter, please contact me at roberto@turboengineers.net or at (956) 598-2940.

Respectfully,


Roberto Salinas, P.E.



Kaveh Forghanparast

From: roberto@turboengineers.net
Sent: Thursday, May 2, 2024 3:55 PM
To: Kaveh Forghanparast
Cc: 'Antonio Esparza'; Eduardo Garza; Julio Constantino
Subject: RE: Barton Subdivision

Good afternoon Kaveh,

We want the variance to be heard by the Planning and Zoning Commission next week. We are changing our variance request to dedicate a minimum ROW of 50ft from centerline instead of 75ft. Thanks.

Respectfully,

Roberto Salinas, M.S., P.E.

TURBO
ENGINEERS, PLLC
TBPE Firm No. – 21737
(956) 598-2940
roberto@turboengineers.net

From: Kaveh Forghanparast <kforghanparast@mcallen.net>
Sent: Thursday, May 2, 2024 3:37 PM
To: roberto@turboengineers.net
Cc: 'Antonio Esparza' <aemd@me.com>; Eduardo Garza <EGarza@mcallen.net>; Julio Constantino <JConstantino@mcallen.net>
Subject: Barton Subdivision

Good Afternoon Mr. Salinas,

Thank you for contacting us regarding the variance request for ROW dedication for N. Bicentennial Blvd. Will you please reply to this email and confirm that you are asking the subdivision not be heard by the Planning and Zoning Commission next week, so that we can discuss and negotiate the ROW dedication and also a license agreement for the existing wall?

Thank you,

KAVEH FORGHANPARAST, CNU-A
PLANNER III
City of McAllen | Planning Department
311 N. 15th Street
McAllen, TX 78501
(956) 681-1250
kforghanparast@mcallen.net



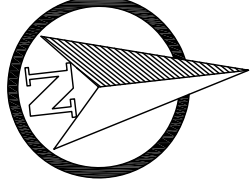
MAP OF
BARTON SUBDIVISION

A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART
OR PORTION OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT No. 1,
RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	980.00'	241.11'	014°05'48"	N44°42'21"E	240.51'
C2	589.93'	307.48'	029°51'48"	N23°29'58"E	304.01'



LOCATION MAP 1" = 2,000'



BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

GRAPHIC SCALE IN FEET: 1"=60'



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- CONTOUR LINE WITH ELEVATION
- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- CALCULATED POINT
- IRRIGATION STAND PIPE
- RIGHT OF WAY
- VOLUME
- PAGE
- DOCUMENT
- UTILITY EASEMENT
- IRRIGATION EASEMENT
- ELECTRICAL EASEMENT
- POINT OF BEGINNING
- NORTHWEST
- SOUTHWEST
- CORNER
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS HIDALGO COUNTY TEXAS
- HIDALGO COUNTY IRRIGATION DISTRICT

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" [NO SHADING] DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN", COMMUNITY-PANEL NUMBER 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000
- MINIMUM BUILDING SETBACK LINES AS PER CITY OF McALLEN ORDINANCE.
FRONT: 25' OR GREATER FOR EASEMENTS
REAR: 10' OR GREATER FOR EASEMENTS
INTERIOR SIDES: 6' OR GREATER FOR EASEMENTS
SIDE CORNER: 10' OR GREATER FOR EASEMENTS
GARAGE: 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 16 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: _____ C.F. (_____ AC.FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- PRIVATE DRAINAGE SYSTEM/DETENTION AREAS TO BE MAINTAINED BY PROPERTY OWNER.
- BENCHMARK IS CITY OF McALLEN BENCHMARK "SPRAGUE" MONUMENT: STAINLESS STEEL, 3/8", COVERED WITH AN ALUMINUM LOGO CAP. LOCATED INSIDE THE WATER TREATMENT PLANT [SEE LOCATION MAP FOR APPROXIMATE LOCATION]
PUBLISHED DATA: CITY OF McALLEN BENCHMARK "SPRAGUE"
ELEVATION = 102.61
COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAD80
US SURVEY FEET
GRID: N=16636202.03496 E=1076277.68322
- 4 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG FRONTIERA ROAD, MAIN STREET, NORTHGATE LANE, N. BICENTENNIAL BOULEVARD, AND BOTH SIDES OF INTERNAL STREETS
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES, AND ALONG N. BICENTENNIAL BOULEVARD, FRONTIERA ROAD AND NORTHGATE LANE.
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. BICENTENNIAL BOULEVARD, NORTHGATE LANE AND FRONTIERA ROAD.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- 25 X 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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

MANUEL CARRIZALES
TEXAS R.P.L.S. No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

ROBERTO SALINAS, PE
TEXAS LICENSED PROFESSIONAL ENGINEER No. 122063
TBPELS FIRM No. 21737

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ANTONIO ESPARZA & BARBARA JO GUERRA	900 W. SAM HOUSTON, SUITE 1	PHARR, TX 78577	956-598-2940
ENGINEER: TURBO ENGINEERS, PLLC	1203 ERIE AVENUE, SUITE F	MCALLEN, TX 78501	956-598-2940
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956-567-2167

NO.	DATE	DESCRIPTION	BY

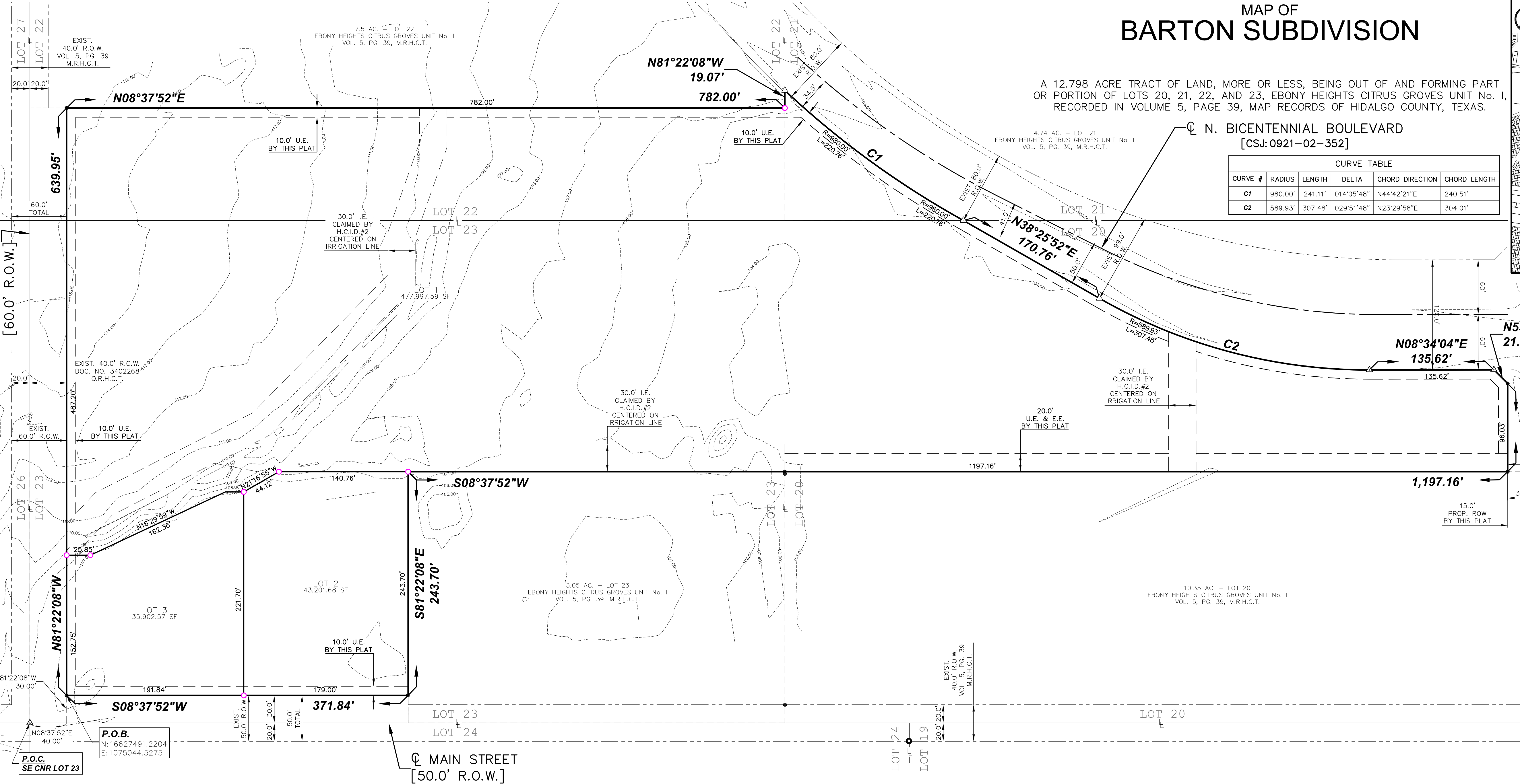
SHEET 01 OF 01
DATE OF PREPARATION: 11.29.2023
PROJECT NO: 23045



TURBO
ENGINEERS, PLLC

1203 ERIE AVENUE, SUITE F
MCALLEN, TEXAS 78501
956.598.2940
roberto@turboengineers.net

TBPE FIRM #21737



METES AND BOUNDS DESCRIPTION:
BEING A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART OR PORTION OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 12.798 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A CALCULATED POINT AT THE INTERSECTION OF FRONTIERA ROAD AND MAIN STREET FOR THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 08 DEGREES 37 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 23, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT; THENCE NORTH 81 DEGREES 22 MINUTES 08 SECONDS WEST A DISTANCE OF 30.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" FOUND [N:16627491.2204, E:1075044.5275] AT THE INTERSECTING POINT OF THE WEST RIGHT OF WAY LINE OF SAID MAIN STREET AND THE NORTH RIGHT OF LINE OF SAID FRONTIERA ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
THENCE NORTH 81°22'08" WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 23 AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID FRONTIERA ROAD A DISTANCE OF 639.95 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 08°37'52" EAST, PARALLEL TO THE EAST LINE OF SAID LOT 22, A DISTANCE OF 782.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE NORTH LINE OF SAID LOT 22, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTH 81°22'08" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 19.07 FEET TO A CALCULATED POINT ON THE EAST RIGHT OF WAY LINE OF BICENTENNIAL BOULEVARD, FOR THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 980.00 FEET, AND AN EXTERIOR;
THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD AND SAID CURVE AN ARC DISTANCE OF 241.11 FEET, THROUGH A CENTRAL ANGLE OF 14°05'48", CHORD DIRECTION BEARS NORTH 44°42'21" EAST A DISTANCE OF 240.51 FEET, TO A CALCULATED POINT OF TANGENCY AND AN EXTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTH 38°25'52" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 170.76 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 589.93 FEET, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD AND SAID CURVE AN ARC DISTANCE OF 307.48 FEET, THROUGH A CENTRAL ANGLE OF 29°51'48", CHORD DIRECTION BEARS NORTH 23°29'58" EAST A DISTANCE OF 304.01 FEET, TO A CALCULATED POINT TO A POINT OF TANGENCY AND AN EXTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTH 08°34'04" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 135.62 FEET TO A CALCULATED POINT FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 53°34'04" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 21.17 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" FOUND ON THE SOUTH RIGHT OF WAY LINE OF NORTHGATE LANE, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 81°22'08" EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 20 AND ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NORTHGATE LANE, A DISTANCE OF 96.03 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" FOUND ON THE SOUTH RIGHT OF WAY LINE OF NORTHGATE LANE, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 08°37'52" WEST, PARALLEL TO THE EAST LINE OF SAID LOTS 20 AND 23, A DISTANCE OF 1,197.16 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 81°22'08" EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 243.70 FEET TO A HALF (1/2)-INCH IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF SAID MAIN STREET, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 08°37'52" WEST, PARALLEL TO THE EAST LINE OF SAID LOT 23 AND ALONG THE WEST RIGHT OF WAY LINE OF SAID MAIN STREET, A DISTANCE OF 371.84 FEET TO THE POINT OF BEGINNING, CONTAINING 12.798 ACRES OF LAND [557,101.11 SQ. FT.] MORE OR LESS.

CERTIFICATE OF APPROVAL
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 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.

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

OWITE'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

(WE), THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **BARTON SUBDIVISION**, DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS, EXCEPT NORTHGATE LANE AND FRONTIERA ROAD WHICH ARE FOR PUBLIC USE.

ANTONIO ESPARZA
900 W. SAM HOUSTON, SUITE 1
PHARR, TEXAS 78577

BARBARA JO GUERRA
900 W. SAM HOUSTON, SUITE 1
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO ESPARZA & BARBARA JO GUERRA, 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 DAY OF _____, 20____.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL
PLANNING & ZONING COMMISSION

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

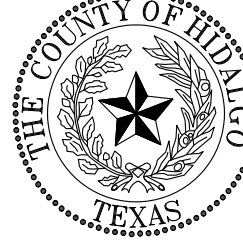
CHAIRMAN, PLANNING COMMISSION

CITY OF McALLEN
MAYOR CERTIFICATION

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

MAYOR, CITY OF McALLEN

CITY SECRETARY



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

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

BY: _____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2024

SUBDIVISION NAME: BARTON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Bicentennial Blvd: Dedication required for 75 ft. from centerline for 150 ft. total ROW

Paving: 65 ft.-105 ft. Curb & gutter: both sides

Revisions needed:

- Show and label, total existing ROW, and ROW on both sides of the centerline at multiple points and show "additional ROW dedicated by this plat" as requested above prior to final.
- Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final.

- All ROW requirements must be finalized prior to final. If a variance is requested, it must be finalized prior to final.

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

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

****COM Thoroughfare Plan**

*****The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following request: A variance request to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 75 ft. from centerline for total 150 ft. ROW as required by the thoroughfare map. The submitted application proposed no ROW dedication; however, after further discussion, the project engineer submitted an email and revised the request to minimum 50 ft. from centerline. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision.**

Non-compliance

Northgate Lane: Dedication required for 35 ft. from centerline for 70 ft. total ROW

Paving: 44 ft. Curb & gutter: both sides

Revisions needed:

- Northgate Lane is labeled as variable ROW. Show existing at multiple points to clarify how it varies prior to final.

- Revise the wording from "15 ft. Prop. ROW by this plat" to "15 ft. additional ROW dedicated by this plat"

- Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final.

- All ROW requirements must be finalized prior to final.

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

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

****COM Thoroughfare Plan**

Non-compliance

Frontera Rd.: Dedication required for 40 ft. from centerline for 80 ft. total ROW

Paving: 52 ft. Curb & gutter: both sides

Revisions needed:

- Provide a copy of the referenced documents for staff review prior to final.

- Clarify/remove the dashed line where the existing 40 ft. ROW merges to existing 60 ft. ROW on the southwest side of the subdivision, prior to final.

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

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

****COM Thoroughfare Plan**

Non-compliance

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

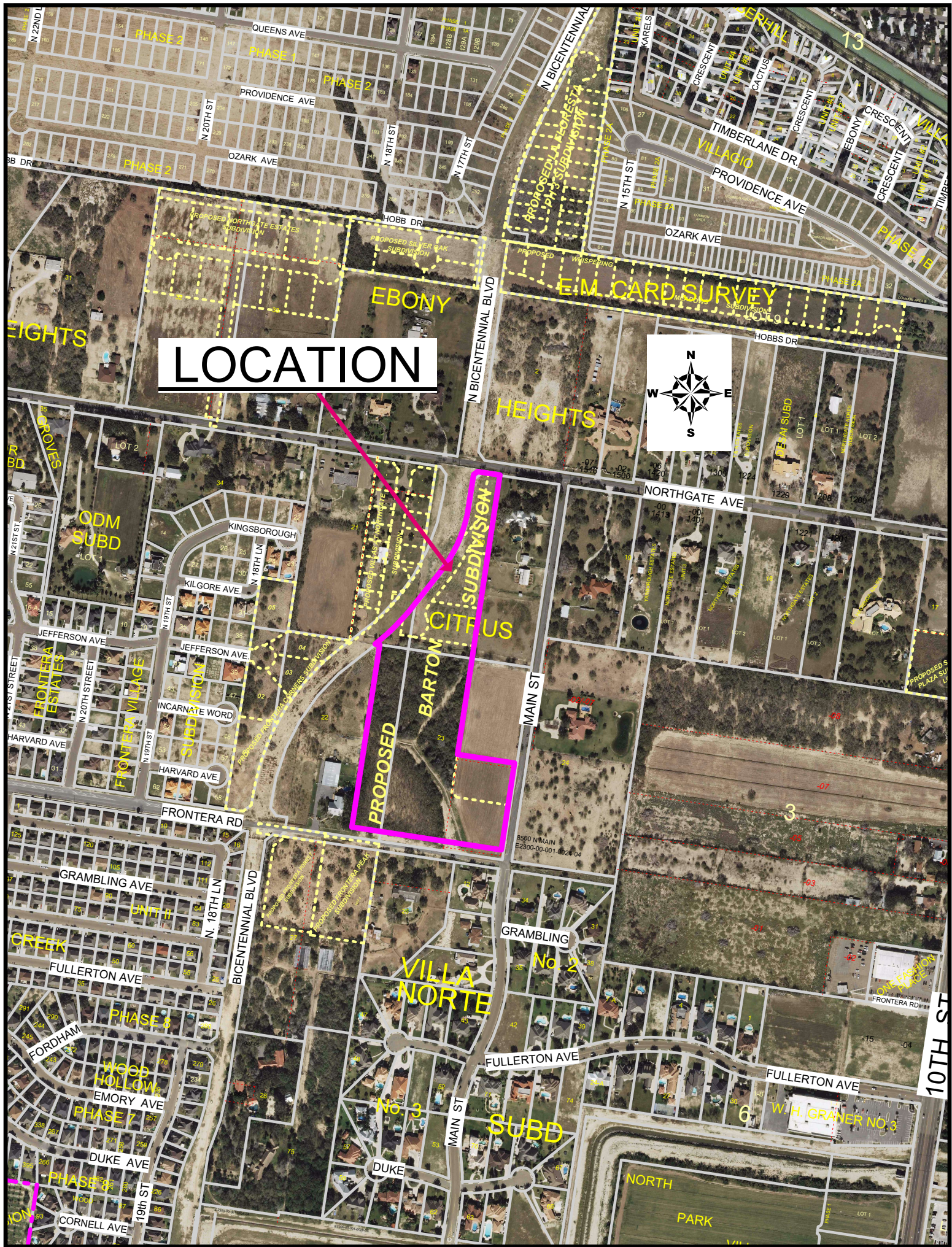
<p>N. Main Street: Dedication required for 30 ft. from centerline for 60 ft. ROW Paving: min. 40 ft. Curb & gutter: both sides Revisions needed: - Add "N." to the label for N. Main Street on plat prior to final. - Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan * 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p> <p>***The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following requests: A variance request to allow a block length of 1,569 ft. instead of maximum 1,200 ft. block length requirement. Based on the existing streets in the areas, it is not feasible to comply with the block length requirement; therefore, the block length variance was approved administratively by staff.</p> <p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac - The N/S interior street with a Cul-de-Sac has been removed from the revised plat. If a new interior street is proposed in future, it must comply with all requirements including the maximum Cul-de-Sac length. **Subdivision Ordinance: Section 134-105</p>	Non-compliance
	Applied
	NA
	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 25 ft. or greater for easements **Zoning Ordinance: Section 138-356</p> <p>* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p> <p>* Interior Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements - Lot A as shown on plat is a corner lot on both N. Bicentennial Blvd. and N/S internal street. Clarify the use prior to final. A plat note may be needed for Lots A and B or note#16 may need to be revised to include Lot B. **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Applied
	Non-compliance
	Applied
	Applied

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required along N. Bicentennial Blvd., Frontera Rd., Northgate Lane, N. Main St., and both sides of internal streets. ***5 ft. sidewalk may be required by Engineering Department. Finalize prior to final. ***Plat note #9 will need to be revised as shown above, and once sidewalk requirements are finalized. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	<div>Non-compliance</div> <div>Required</div>
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard and Frontera Road. ***Revise plat note #10 as shown above prior to final ***Other buffers may be required prior to final **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd. and Frontera Rd. - Revise plat note #12 as shown above prior to final. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - The development is proposed as single-family residential subdivision which does not require an approved site plan. If any of the lots is proposed to be multifamily or commercial and rezoned, a site plan review will be required 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. - Add a plat note as shown above prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final, since an HOA is not required for a three-lot public subdivision. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
	NA
	Non-compliance
	NA
	Non-compliance

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final, since an HOA is not required for a three-lot public subdivision. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 - The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District. ***Zoning Ordinance: Article V 	Required
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval - The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District. ***Zoning Ordinance: Article V 	Required
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. *** Based on the latest plat three single-family residential lots are proposed, so a Park Fee of \$2,100 based on \$700 per dwelling to be paid prior to recording. Total amount of park fees is subject to change if number of proposed lots or dwelling units change. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. *** Based on the latest plat three single-family residential lots are proposed, so a Park Fee of \$2,100 based on \$700 per dwelling to be paid prior to recording. Total amount of park fees is subject to change if number of proposed lots or dwelling units change. 	Required
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is waived. 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	NA

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Add distances from lot corners to the HCID #2 Irrigation Easements shown on the plat and add bearing and dimensions on the plat or in a table prior to final. - Clarified the claimed easements on the plat or reference the document number prior to final. - Use ghosted lines of Ebony Heights Citrus Grove Subdivision and contour lines since it is being confused with the proposed subdivision lot lines. - Remove contour lines from ROW to avoid overlap of information prior to final. - Show the lot lines and legal description of all adjacent lots on all sides, including the west side of N. Bicentennial Blvd., south side of Frontera Rd., east side of N. Main St., and north side of Northgate Lane. - The owner's signature blocks wording may need to be revised prior to recording depending on all ROW dedication. The wording reflects a private subdivision; however, the proposed private interior street has been removed from the latest submitted plat. Clarify/revise the wording prior to final. - Any abandonment must be done by separate instrument and referenced on the plat. - An expired subdivision application with the same name for this property was on file and was verbally requested to be withdrawn by the previous engineer. A written withdrawal request is needed prior to final. - Revise the number of lots on the originally submitted application from four to three to match the latest submittal prior to final. <p>* Must comply with City's Access Management Policy.</p> <p>** The N/S interior street with a Cul-de-Sac has been removed from the revised plat and number of lots reduced from 4 residential and one common lot to 3 residential lots. If a new interior street is proposed in future, it must comply with all requirements including the maximum Cul-de-Sac length.</p> <p>***The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following requests:</p> <ol style="list-style-type: none"> 1. A variance request to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 75 ft. from centerline for total 150 ft. ROW as required by the thoroughfare map. The submitted application proposed no ROW dedication; however, after further discussion, the project engineer submitted an email and revised the request to minimum 50 ft. from centerline. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. 2. A variance request to allow a block length of 1,569 ft. instead of maximum 1,200 ft. block length requirement. Based on the existing streets in the areas, it is not feasible to comply with the block length requirement; therefore, the block length variance was approved administratively by staff. 	Non-compliance
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL, AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCES.</p>	Applied



SUB2024-0024

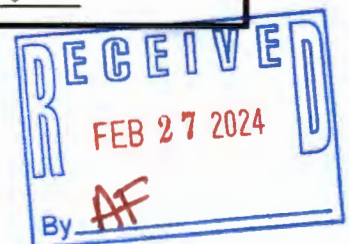
City of McAllen

Planning Department

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

Project Information	Subdivision Name	<u>Vida Subdivision (Vacate + Replat)</u>		
	Legal Description	<u>Lots 1-14 Vida Subdivision</u>		
	Location	<u>North Shary Rd + Auburn Ave + N. 58th Lane</u>		
	City Address or Block Number	<u>5701 N. 10th S. Road</u>		
	Total No. of Lots	<u>14</u>	Total Dwelling Units	<u>56</u>
	Gross Acres	<u>3.62</u>	Net Acres	<u>3.62</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	For Fee Purposes:	<input type="checkbox"/> Commercial (<u> </u> Acres) / <input checked="" type="checkbox"/> Residential (<u>14</u> Lots)	Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning	<u>R-3A</u>	Proposed Zoning	<u>R-3A</u>
	Applied for Rezoning	<input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes	Date <u> </u>	
Existing Land Use	<u>Varant</u>	Proposed Land Use <u>2 Duplexes per lot</u>		
Irrigation District #	<u>United Irrigation</u>	Water CCN:	<input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption:	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	Parcel # <u> </u>		
Estimated Rollback Tax Due	<u> </u>	Tax Dept. Review <u> </u>		
Owner	Name	<u>Novellini Ltd., a Texas Limited Partnership</u>		
	Address	<u>4001 S. Shary Rd Suite 550</u>		
	City	<u>Mission</u>	State	<u>TX</u>
Developer	Name	<u>Liman Ventures, LTD</u>	Phone	<u>956-778-3404</u>
	Address	<u>7216 W Expressway 83</u>	E-mail	<u>mchapa@ggdstx.com</u>
	City	<u>Mission</u>	State	<u>TX</u>
	Zip	<u>78572</u>		
	Contact Person	<u>Manuel Chapa</u>		
Engineer	Name	<u>Victor H Trevino</u>	Phone	<u>956-424-3335</u>
	Address	<u>9005 Stewart Rd. STE 13</u>	E-mail	<u>victor@southtexasig.com</u>
	City	<u>Mission</u>	State	<u>TX</u>
	Zip	<u>78572</u>		
Contact Person	<u>Victor H Trevino</u>			
Surveyor	Name	<u>Victor H Trevino</u>	Phone	<u>956-424-3335</u>
	Address	<u>900 S. Stewart Rd. STE 13</u>	E-mail	<u> </u>
	City	<u>Mission</u>	State	<u>TX</u>
Zip	<u>78572</u>			

ICF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- 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 separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

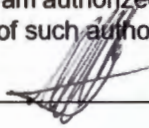
PLAT TO SHOW:

- 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

Owner(s) Signature(s)

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 2/23/24

Print Name Miguel A. Perez

Owner ☒ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

VAR 2024-0016



City of McAllen

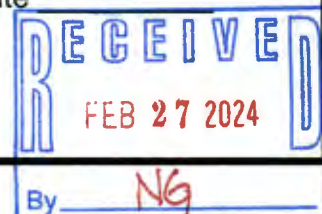
311 North 15th Street
McAllen, TX 78501
P. O. Box 220

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

Project	<p>Legal Description <u>Lots 1-14 Vida Subdivision</u></p> <p>Street Address <u>5901 Mile 5 Rd.</u></p> <p>Number of lots <u>14</u> Gross acres <u>3.62</u></p> <p>Existing Zoning <u>R-3A</u> Existing Land Use <u>Vacant</u></p> <p><input type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required</p>
Applicant	<p>Name <u>Novellini Ltd., a Texas Limited Partnership</u> Phone <u>956-777-9340</u></p> <p>Address <u>4001 S. Shang Rd. Suite 550</u> E-mail <u>novelliniusa@gmail.com</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78572</u></p>
Owner	<p>Name <u>Novellini Ltd., a Texas Limited Partnership</u> Phone <u>956-777-9340</u></p> <p>Address <u>4001 S. Shang Rd. Suite 550</u> E-mail <u>novelliniusa@gmail.com</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78572</u></p>
Authorization	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>[Signature]</u> Date <u>2/23/24</u></p> <p>Print Name <u>Miguel A. Perez</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent</p>
Office	<p>*FOR OFFICE USE ONLY*</p> <p>APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00</p> <p>Accepted by <u>KI</u> Payment received by _____ Date _____</p> <p>Rev 06/21</p>





City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

I am asking for a 10' front setback for unenclosed carports for lots 1-14 Vida Subdivision as this will protect vehicles and citizens from weather elements such as heat, rain, hail

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

We are requesting the variance of front 10' unenclosed carports so that we are able to have covered parking in all parking spots. Covered carports protect vehicles and citizens from weather elements such as heat, rain, hail. During summer, McAllen, TX can reach heats upwards of 110°F, making the interior of the vehicles unbearable.

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

This variance will actually be beneficial to public health, safety and welfare of citizens. On an 80°deg F. day it only takes 20 minutes for the interior of a vehicle to hit 109°deg F. McAllen summers can be up to 110°deg F making the interior of a vehicle upwards of 130°deg F in 20 minutes. This can be life threatening to children, elderly, citizens with vulnerable immune systems and pets.

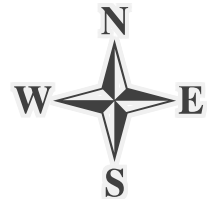
4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The subdivision consists of 14 multifamily lots, which all lots will have uniform facades and all lots are requesting the variance of 10' front for uncovered carports maintaining an order in the subdivision.

SHARY ROAD

LOCATION

PROPOSED A-A-A APARTMENT
SUBDIVISION



5 MILE LINE

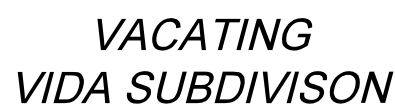
5 MILE LINE

PROPOSED VIDA
SUBDIVISION

405

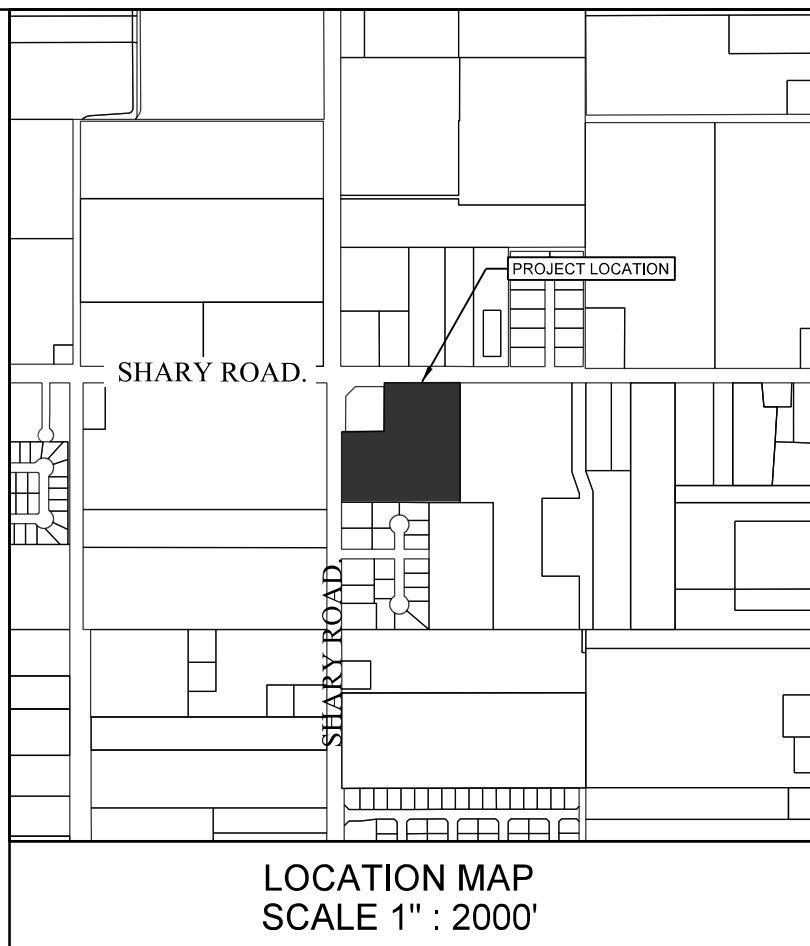
13 12
14 11
10
WESTMINSTER
CANTERBURY AVE
AVE

1 2 9
3 8
4 7
5 6



*REPLAT OF LOTS 1-14
VIDA SUBDIVISON*

SHEET





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2024

SUBDIVISION NAME: Vacate Plat of Vida Lots 1-14 Subdivision and Replat to Vida Lots 1A-14A Subdivision

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Shary Road (FM 494): 30 ft. ROW dedication for 60 ft. ROW from centerline for 120 ft. of total R.O.W.

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

-As per the application, the vacate and replat is for Lot 1-14 only which do not front N. Shary Road.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

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

Auburn Avenue (5 Mile Line-FM 676): Dedication for 60 ft. from centerline for 120 ft. R.O.W.

Paving: by the state Curb & gutter: by the state

Revisions Needed:

- As per the application, the vacate and replat is for Lot 1-14 only. Revise the subdivision boundary to include these lots only.

- Show total existing ROW along Auburn Avenue as well as ROW on both sides of the centerline and reference the document number on the plat prior to final.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

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

N. 58th Lane: 60 ft. R.O.W.

Paving: 40 ft. Curb & gutter: Both sides

Revisions Needed:

- Clarify if the interior street ROW is being vacated and dedicated by the replat or the subdivision boundary includes only Lots 1-14 and not the dedicated ROW. The correct reference and label will be needed on plat prior to final.

- As per Fire Department, minimum 96 ft. paving face-to-face with minimum 10 ft. R.O.W. back-of-curb around cul-de-sac. Show the Cul-de-Sac ROW radius on plat and submit paving layout prior to final.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

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

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

**Subdivision Ordinance: Section 134-118

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

Revisions:

**As per Fire Department 96 ft. of paving face to face in the Cul-de-Sac. Minimum 10 ft. ROW is required from back of the curb around the Cul-de-Sac. Show the ROW radius on Cul-de-Sac and ensure that paving layout complies with requirements as noted.

***As per dimensions on plat submitted on 02-27-24, cul-de-sac length is in compliance.

***Subdivision Ordinance: Section 134-105."

Applied

Required

Required

NA

Compliance

Required

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

ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties Revisions Needed: -Clarify review note regarding service drive prior to final: "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen." -As per Public Works Department, dumpster easement may be needed to be shown on plat and will need to be finalized prior to recording. **Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>Front: Lots 1A-14A: 20 ft. or greater for easements. - If vacating only lots 1-14 of existing plat, reference to commercial lots not needed. - If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. Clarify the number of dwelling units to finalize setbacks prior to final. **Zoning Ordinance: Section 138-356,138-367</p> <p>**The property owner submitted a variance request (VAR2024-0016) and requested 10 ft. front setback for unenclosed carports only. If the variance request is approved the front setback will be: 20 ft. except 10 ft. for unenclosed carports only, or greater for easements. The plat note for front setback will be finalized prior to final.</p> <p>* Rear: Lots 1A-14A: 10 ft. or greater for easements Revisions needed: **Finalize Setbacks prior to final. If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. **Zoning Ordinance: Section 138-356"</p> <p>* Interior Sides: Lots 1A-14A: In Accordance with Zoning Ordinance or greater for easements. Revisions needed: Finalize setbacks prior to final. -If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. **Zoning Ordinance: Section 138-356"</p> <p>* Corner: Lots 1A-14A: 10 ft. or greater for easements. - If vacating only lots 1-14 of existing plat, reference to commercial lots may not be needed. Revisions Needed: Finalize setbacks prior to final. -If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. **Zoning Ordinance: Section 138-356.</p> <p>* Garage: Lots 1A-14A: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
	Required
	Required
	Required
	Required
	Applied

SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on North Shary Road (FM 494) and Auburn Avenue (5 Mile Line-FM 676) and 4 ft. minimum wide sidewalk required along both sides of all interior streets.</p> <p>Revisions needed:</p> <ul style="list-style-type: none"> - As per the application, the vacate and replat is for Lot 1-14 only which do not front N. Shary Road. Clarify/revise the plat boundary to finalize the plat note requirement prior to final. <p>***5 ft. sidewalk requirement as per Engineering Dept.</p> <p>**Subdivision Ordinance: Section 134-120"</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p> <p>Applied</p>
BUFFERS	
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p> <p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Ave. (5 Mile Line - F.M. 676)</p> <p>**Landscaping Ordinance: Section 110-46"</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/use.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Required
	Applied
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line-FM 676).</p> <p>**Must comply with City Access Management Policy, Traffic Department requirements and conditions for any variances as needed.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>**Any owner, builder or developer of a multiple-family, condominium, or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final.</p> <p>**Zoning Ordinance: Section 138-210.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Common Areas, detention areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Include note as shown above prior to recording. <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <ul style="list-style-type: none"> - Clarify how the vacated and replated lots 1A-14A will be part of the HOA prior to final. If a plat note is proposed or HOA is proposed to be amended, etc. <p>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Required
	Applied
	Applied
	Applied
	Applied
	Required

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

LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing R3-A Proposed R3-A. Annexation Date of June 2021. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fees of \$39,200 paid as of November 2nd,2023, based on 56 units X\$700.00. Park fees will be adjusted if the number of units changes.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fees of \$39,200 paid as of November 2nd,2023, based on 56 units X\$700.00. Park fees will be adjusted if the number of units changes.	Applied
* As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fees of \$39,200 paid as of November 2nd,2023, based on 56 units X\$700.00. Park fees will be adjusted if the number of units changes.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation previously approved, TIA waiver request approved with conditions. If uses changes an updated Trip Generation would be required at site plan process	Completed
** As per Traffic Department, Trip Generation previously approved, TIA waiver request approved with conditions. If uses changes an updated Trip Generation would be required at site plan process	Applied

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> -Must comply with City's Access Management Policy. -Please clarify number of units proposed per lot for Lots 1A-14A prior to recording to assure compliance with requirements, including park fees. -Provide a plat note to reference the park fees and the number of units as needed which must be finalized prior to recording. If building permits are submitted with number of units more than initially paid, additional park fee must be paid prior to building permit issuance. <p>***REVISE NAME: Vacate Plat of Vida Lots 1-14 Subdivision and Replat to Vida Lots 1A-14A Subdivision.</p> <ul style="list-style-type: none"> -As per Public Works Department, dumpster easement may be needed as applicable on plat and will need to be finalized prior to recording. -Additional notes as may be required by Fire and Utilities Departments regarding additional fire hydrants must be finalized prior to recording. -Boundaries of vacate plat should only reflect portion being vacated. Lots 1A-14A and not the ROW. Revise the plat boundary prior to final to finalize the requirements. <p>**The property owner submitted a variance request (VAR2024-0016) and requested 10 ft. front setback for unenclosed carports only. If the variance request is approved the front setback will be: 20 ft. except 10 ft. for unenclosed carports only, or greater for easements. The plat note for front setback will be finalized prior to final.</p>	Required
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL, AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCE.</p>	Applied



SHARY ROAD

LOCATION

PROPOSED A-A-A APARTMENT
SUBDIVISION

5 MILE LINE

5 MILE LINE

PROPOSED VIDA
SUBDIVISION

405

WESTMINSTER

CANTERBURY AVE

AVE

- 13
- 12
- 14
- 11
- 10
- 9
- 8
- 7
- 6
- 3
- 2
- 1

SUB2023-0061

City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>THE DISTRICT PHASE III SUBDIVISION</u>	
	Location <u>SW Corner of North 10th Street and Auburn Avenue (rear)</u>	
	City Address or Block Number <u>1301 AUBURN AVE</u>	
	Number of Lots <u>24</u> Gross Acres <u>6.504</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>C3</u> Proposed Zoning <u>R3T</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>06.21.2023</u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>townhouses</u> Irrigation District # <u>3</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>\$35,446.01</u>	
	Parcel # <u>189867</u> Tax Dept. Review <u>UPG 6/26/23</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A tract of land containing 6.504 +/- acres, being part or portion of Lot 11, Section 13</u>		
Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Volume "Q", Page 177. H.C.D.R.		
Owner	Name <u>Domain Development Corp., a Texas corporation</u> Phone <u>(956) 661-8888</u>	
	Address <u>100 East Nolana, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
Developer	Name <u>Domain Development Corp., a Texas corporation</u> Phone <u>(956) 661-8888</u>	
	Address <u>100 East Nolana, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>Shavi Mahtani, President</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E. / Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

ENTERED

JUN 26 2023

Name: NM

KF

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 06.23.2023

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒

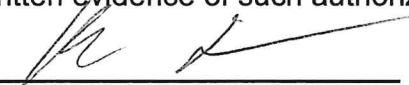


City of McAllen

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)

VAR2024.0022

Project	Legal Description	A 6.281 acres of land out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Vol. "Q", Page 177, H.C.D.R., City of McAllen, Hidalgo County, Texas.	
	Street Address	1301 Auburn Avenue	
	Number of lots	24	Gross acres 6.281
	Existing Zoning	R-3T	Existing Land Use
	<input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required		
Applicant	Name	Domain Development Corporation	
	Address	100 East Nolana Loop, Suite 130	
	City	McAllen	State Texas Zip 78501
	Phone	(956) 661-8888	
	E-mail	shavi@aurielinvestments.com	
Owner	Name	Domain Development Corporation	
	Address	100 East Nolana Loop, Suite 130	
	City	McAllen	State Texas Zip 78501
	Phone	(956) 661-8888	
	E-mail	shavi@aurielinvestments.com	
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.		
	Signature		
	Date	April 26, 2024	
	Print Name	Mario A. Reyna, P.E.	
		<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Authorized Agent
Office	Accepted by _____ Payment received by _____		
	Rev 10/18		





City of McAllen
Planning Department
REASON FOR APPEAL

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

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

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

Reason for Appeal

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

Please view attached variance request letter.

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

Please view attached variance request letter.

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

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

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

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



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

April 29, 2024

City of McAllen Planning Department
Attn: Mr. Edgar Garcia, Planning Director
311 N. 15th St.
McAllen, TX 78501

Re: Proposed The District Phase III Subdivision, Subdivision Variance Request

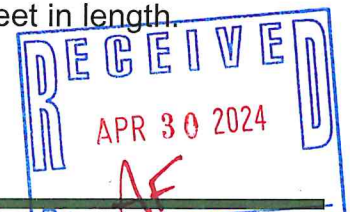
Dear Mr. Garcia:

On behalf of Domain Development, Corp., and as engineers on record and in reference to The District Phase III Subdivision, we are respectfully requesting a variance on the following items:

1. Ch. 134. Art. III. Div. 2. Spec. Sect. 134-118 (b) Blocks.
2. Ch. 134. Art. III. Div. 2. Spec. Sect. 134-105 Street Requirements (g) Cul-de-sac.
3. Ch. 134. Art. III. Div. 2. Spec. Sect. 134-105 Street Requirements (j) Pavement widths and rights-of-way.

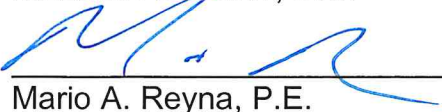
Melden & Hunt, Inc., is requesting an exception from the City of McAllen's block length for the proposed subdivision. This is a proposed 24-lot private residential townhouse subdivision with one internal street ending in a cul-de-sac. We are requesting the following variances. The property adjacent left belongs to the City of McAllen, the property adjacent right is currently going through the subdivision process and is being developed into high-rise multi-family residential apartments. The property adjacent south is an existing commercial development. All surrounding properties are already developed.

1. **Internal ROW:** The developer is proposing 50 ft. of ROW with 40 ft. of paving for the internal road. The developer is proposing 10 ft. Utility and Sidewalk Easements along both sides of the internal road. This road will be private and maintained by the property owner/HOA.
2. **Cul-de-Sac ROW:** 56 ft. instead of the required 58 ft. of ROW radius for residential developments. We are proposing to add a "10 ft. utility and sidewalk easement" on both sides of all streets. Paving proposed is 96 ft. in diameter to comply with Fire Dept. minimum requirements.
3. **Block Length:** The block length is 976.78 ft. (eastern boundary) instead of the maximum allowed 900 ft. The layout of this private subdivision and the surrounding developments prevents us from complying with this requirement. This development will be private and gated.
4. **Cul-de-sac Block Length:** 618 ft. instead of the maximum 600 feet in length.



We kindly request your consideration of these matters and ask to be placed on the agenda for your next Planning and Zoning Meeting. If you have any questions or comments, please contact our office. Thank you.

Sincerely,
MELDEN & HUNT, INC.



Mario A. Reyna, P.E.
President

Cc: Domain Development Corp. c/o Shavi Mahtani

Lot Area Table		
Lot #	SQ. FT.	Area
1	5381.95	0.124
2	5459.97	0.125
3	5459.96	0.125
4	5459.95	0.125
5	5459.94	0.125
6	5459.93	0.125
7	5459.92	0.125
15	5460.25	0.125
16	5460.25	0.125
17	5460.25	0.125
18	5460.25	0.125
19	5460.25	0.125
20	5460.25	0.125
21	5460.25	0.125
22	5460.25	0.125
23	5466.30	0.125
24	95132.69	2.184

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	187.97	1,002.00'	010° 44' 50"	S75° 40' 51"W	187.70'	94.26
C2	31.29	530.00'	003° 22' 57"	N0° 48' 17"W	31.29'	15.65
C3	47.55	56.00'	048° 39' 02"	N47° 48' 40"E	46.13'	25.31
C4	44.00'	56.00'	045° 01' 21"	N0° 58' 29"E	42.68'	23.21
C5	44.53'	56.00'	045° 05' 18"	N44° 04' 51"W	42.94'	23.25
C6	43.16'	56.00'	044° 09' 47"	S45° 43' 43"W	42.10'	22.72
C7	59.83'	56.00'	061° 18' 44"	S7° 00' 33"E	57.11'	33.19
C8	16.78'	56.00'	017° 10' 08"	S46° 14' 59"E	16.72'	8.45
C9	187.97	1,002.00'	010° 44' 50"	S75° 40' 51"W	187.70'	94.26

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

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

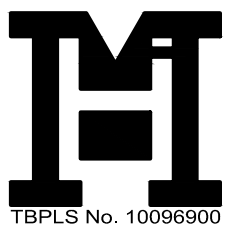
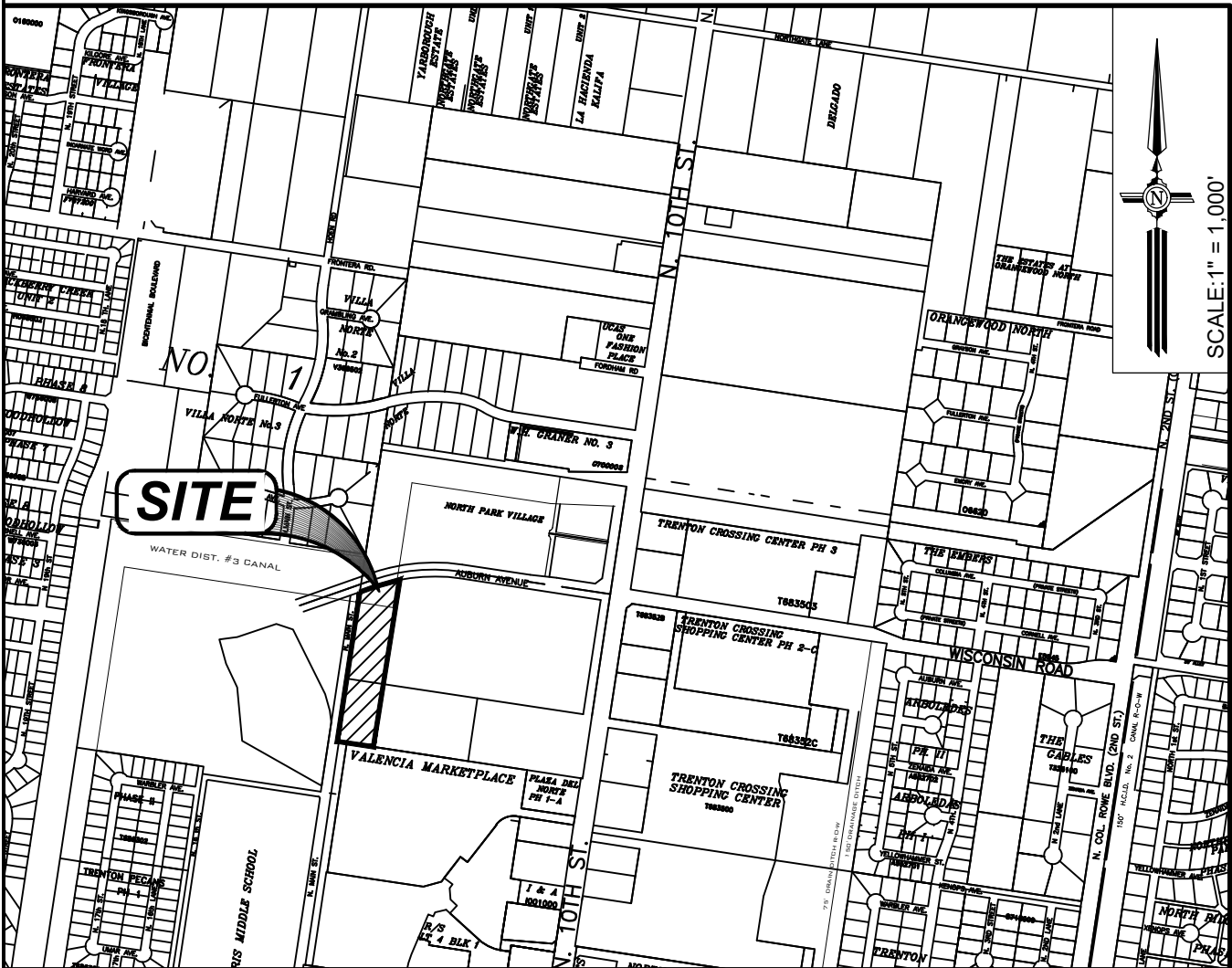
MAYOR, CITY OF McALLEN

DATE

CITY SECRETARY

DATE

LOCATION MAP



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

LEGEND
● FOUND NO. 4 REBAR
● FOUND PIPE
○ SET NO. 4 REBAR WITH PLASTIC
○ CAP STAMPED MELDEN & HUNT
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
N.E. COR. - NORTHEAST CORNER
CL - CENTER LINE

DRAWN BY: R. DE JESUS DATE: 4-26-2024
SURVEYED, CHECKED DATE
FINAL CHECK DATE

SUBDIVISION MAP OF THE DISTRICT PHASE III SUBDIVISION (PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF 6.281 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 6.281 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS, SAID 6.281 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO DOMAIN DEVELOPMENT CORP., A TEXAS CORPORATION, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDORS LIEN, RECORDED UNDER DOCUMENT NUMBER 329749 AND DOCUMENT NUMBER 3297480, HIDALGO COUNTY OFFICIAL RECORDS, SAID 6.281 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11, SECTION 13:

THENCE, S 08° 39' 32" W ALONG THE WEST LINE OF SAID LOT 11, SECTION 13, AT A DISTANCE OF 97.93 FEET PASS A NO. 4 REBAR FOUND AT THE RIGHT, WITH A CENTRAL ANGLE OF 010° 44' 51", A RADIUS OF 1,002.00 FEET, AN ARC LENGTH OF 187.97 FEET, A TANGENT OF 94.26 FEET, AND A CHORD THAT BEARS N 75° 40' 51" E A DISTANCE OF 187.70 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

1. THENCE, N 70° 18' 23" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, A DISTANCE OF 144.54 FEET TO A NO. 4 REBAR FOUND AT AN ANGLE POINT OF THIS TRACT;

2. THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 010° 44' 51", A RADIUS OF 1,002.00 FEET, AN ARC LENGTH OF 187.97 FEET, A TANGENT OF 94.26 FEET, AND A CHORD THAT BEARS N 75° 40' 51" E A DISTANCE OF 187.70 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 08° 39' 32" W A DISTANCE OF 976.78 FEET TO A NO. 4 REBAR SET AT THE NORTH LINE OF LOT 1, BLOCK 1, VALENCIA MARKETPLACE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 2244915, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

4. THENCE, N 81° 24' 18" W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, AT A DISTANCE OF 300.82 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND THE EXISTING EAST RIGHT-OF-WAY LINE OF N. MAIN STREET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

5. THENCE, N 08° 39' 32" E ALONG THE WEST LINE OF SAID LOT 11, SECTION 13, AT A DISTANCE OF 110.80 FEET PASS THE NORTH LINE OF N. MAIN STREET, CONTINUING A TOTAL DISTANCE OF 835.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.281 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.

2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE: FRONT AUBURN AVE. - 40 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS FRONT INTERIOR LOTS 1-23 : 10 FT. OR GREATER FOR EASEMENT, APPROVED SITE PLAN OR EASEMENTS

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS WHICHEVER IS GREATER APPLIES. GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES. CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.

4. CITY OF McALLEN BENCHMARK: NUMBER MC 50, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE WEST BOUND OF 10TH ST. IN BETWEEN TRENTON RD & FULLERTON AVE. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16626258.4143, E=1076796.43038, ELEV.=106.63

BENCHMARK: SQUARE CUT ON TOP OF CURB INLET ON THE EAST SIDE OF PROPERTY WITH AN ELEVATION OF: 106.88

REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 43,638 C.F. - 1,002 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA DESIGNATED AS LOT 24.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.

6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

7. 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH MAIN STREET, AUBURN AVENUE, AND BOTH SIDES OF ALL INTERIOR STREETS.

8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG NORTH MAIN STREET.

9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONEUSES.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

11. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.

12. LOT 24 TO BE DESIGNATED AS DETENTION

13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH MAIN STREET.

14. LOT 24 (DETENTION), COMMON/DETENTION AREAS, ANY PRIVATE STREETS/ DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

15. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE DISTRICT PHASE III 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 134-138 SHALL BE NULL & VOID.

16. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON/DETENTION AREAS AND ITS PRIVATE STREETS.

17. HOME OWNERS ASSOCIATION COVENANTS FOR THE DISTRICT PHASE III SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.

18. LOT 24 FOR DETENTION PURPOSE ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./PROPERTY OWNERS AND NOT THE CITY OF McALLEN.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE _____ DAY OF _____, 20____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

O.E. BRAND JR., PRESIDENT

MARK FREELAND, SECRETARY

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE DISTRICT PHASE III SUBDIVISION, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF AUBURN AVENUE AND N. MAIN STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

SHAVI MAHTANI, PRESIDENT
DOMAIN DEVELOPMENT CORP., A TEXAS CORPORATION
100 EAST NOLANA AVENUE, SUITE 130
McALLEN, TEXAS 78503

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR 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/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 THE DISTRICT PHASE III 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 FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

GEORGE CARDENAS, EXECUTIVE VICE PRESIDENT
VANTAGE BANK OF TEXAS
1502 SOUTH SUGAR RD.
EDINBURG, TEXAS, 78539

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

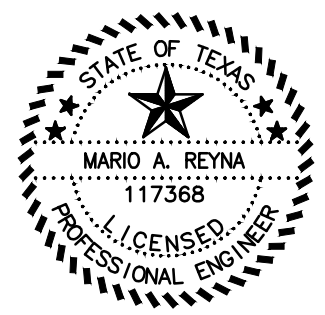
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE PREPARED: 10/18/2023
ENGINEERING JOB # 23089.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



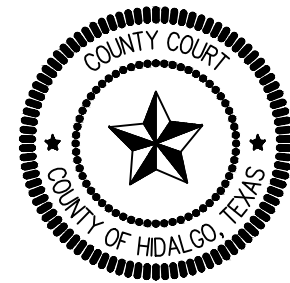
STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE SURVEYED: 07/30/2021
T-1127 PG. 58
SURVEY JOB # 21726.08



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2024

SUBDIVISION NAME: THE DISTRICT PHASE III SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Auburn Avenue: 80 ft. min. ROW (clarify 80-87 ft. ROW as may now exist to determine any dedication prior to final)

Paving: 52-57 ft. Curb & gutter: Both sides

Revisions needed:

- Show the boundary of 200 ft. x 200 ft. HCDD#1 and provide a copy of the abandonment document prior to final.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

Internal ROW: 60 ft. Total ROW

Paving: 40 ft. Curb & gutter: Both sides

Revisions needed:

- Proposed Interior dedications range from 50-80 ft. of ROW. Submit gate details prior to final.

- Street names will be established prior to final and plat will need to be revised accordingly.

- Clarify the access to the detention lot prior to final as it has no frontage to the interior street.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the interior ROW to provide 50 ft. ROW with 10 ft. Sidewalk and Utility Easement on both sides. If the request is approved, it is subject to 40 ft. of paving.

N. Main Street: Min. 10 ft. dedication for 60 ft. ROW

Paving: 40 ft. min. Curb & gutter: both sides

- Provide a document number and a copy of the document for staff review for the existing ROW prior to final.

- Please provide existing ROW, and ROW dedication at multiple points to show compliance with ROW dedication requirement as mentioned above prior to final.

- Label the dashed line shown on N. Main Street on the south side of the subdivision prior to final.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the block length requirement. Based on the submitted letter, the existing block length is 976.78 ft. in lieu of required 900 ft.

Required

Non-compliance

Non-compliance

NA

Non-compliance

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

<p>* 600 ft. Maximum Cul-de-Sac .</p> <p>Revisions Needed:</p> <p>- Provide "Cul-De Sac" and "Knuckle" details prior to final.</p> <p>**As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required.</p> <p>**Subdivision Ordinance: Section 134-105</p> <p>***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the Cul-de-Sac ROW. Based on the letter submitted by the engineer, 56 ft. radius for the Cul-de-Sac ROW is proposed which includes 96 ft. of paving and 8 ft. ROW back of curb.</p> <p>***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the Cul-de-Sac length. Based on the letter submitted by the engineer, the existing Cul-de-Sac length is 618 ft. in lieu of 600 ft. maximum Cul-de-Sac length.</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16ft.</p> <p>Revisions needed:</p> <p>- Service drive may be required by Public Works Department, finalize prior to final.</p> <p>*Alley/service drive easement required for commercial properties and multi-family properties</p> <p>**Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front:</p> <p>Lots 1-23 :10 ft. or greater for easements, whichever is greater applies.</p> <p>Lot 24 (proposing): 40 ft. or greater for approved site plan or easements</p> <p>*****Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies.</p> <p>*****Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides :In accordance with the zoning ordinance or greater for easements, whichever is greater applies.</p> <p>*****Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner:10 ft. or greater for easements, whichever is greater applies.</p> <p>*****Zoning Ordinance: Section 138-35</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p> <p>***Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review.</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on North Main Street, Auburn Avenue, and both sides of all interior streets.</p> <p>***Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required

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

BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Main Street. - Clarify the access to the detention lot as it does not front the interior street. Additional requirements as needed prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North Main Street and Auburn Avenue. **Finalize any access requirements for Auburn Avenue prior to final. **Must comply with City Access Management Policy. 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210. 	Applied
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 	Applied
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * 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. - Submit a draft HOA document prior to recording for staff review. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Required
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Compliance

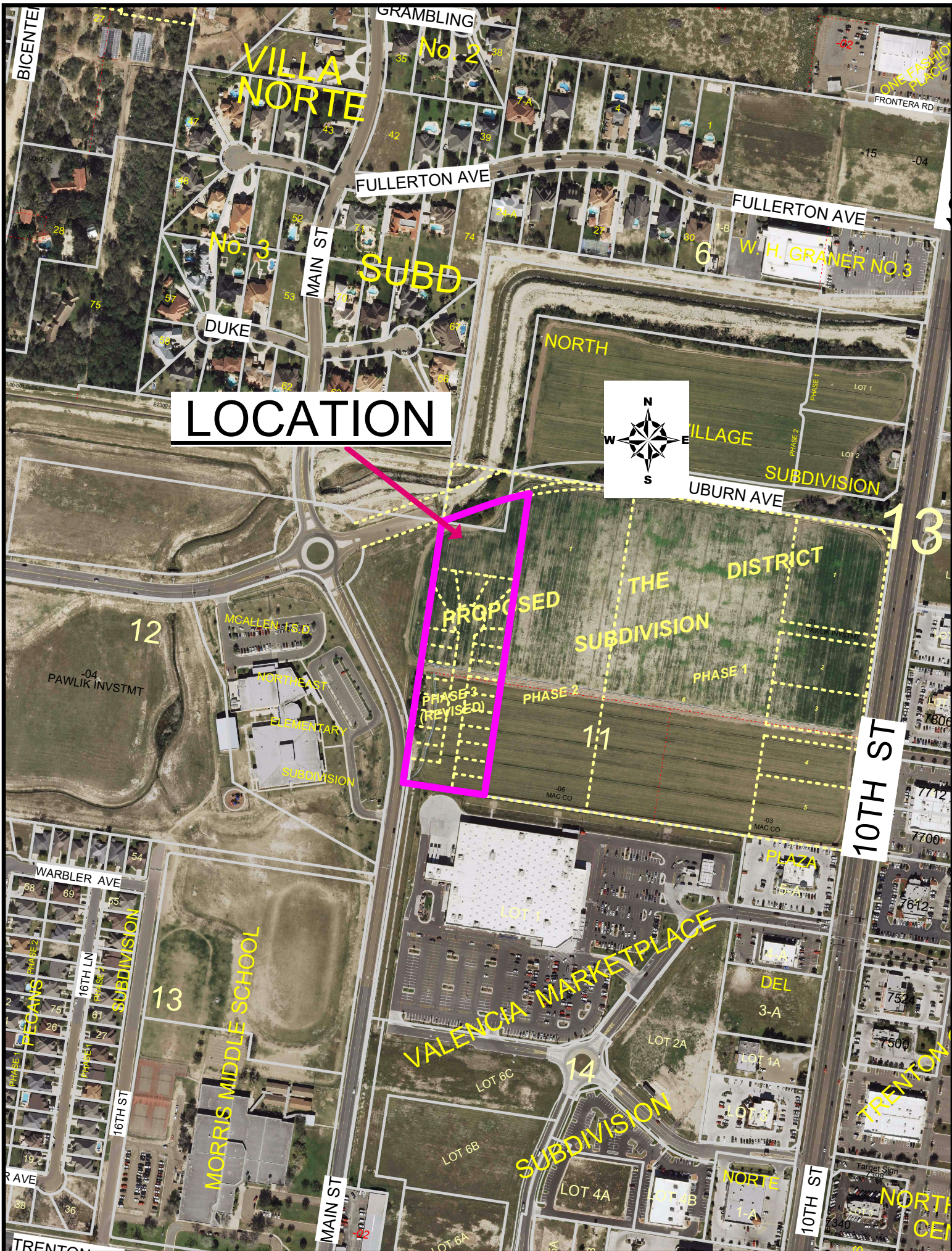
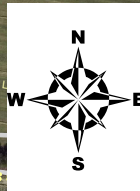
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ZONING/CUP	
<p>* Existing:C-3(General Business) District Proposed: R3-T(Townhouse residential) District</p> <p>** A rezoning application (REZ2023-0039) to rezone the subject property to R-3T was approved by the City Commission on 08/28/2023.</p> <p>***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval</p> <p>** A rezoning application (REZ2023-0039) to rezone the subject property to R-3T was approved by the City Commission on 08/28/2023.</p> <p>** Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final.</p> <p>***Zoning Ordinance: Article V</p>	Applied
PARKS	
<p>* Land dedication in lieu of fee. As per plat submitted on June 26, 2023 a total of 24 lots proposed park fees total to \$16,800 (\$700 24 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	NA
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the latest plat submitted, a total of 24 lots proposed with 23 townhome lots and one detention lot. A park total fee of \$16,100 (\$700 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	Required
<p>Pending review by City Managers Office.</p>	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation is approved and not TIA is required.</p>	Applied
<p>* Traffic Impact Analysis (TIA) is not required as per the Traffic Department.</p>	Applied
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Labels shown on the adjacent property on the south side for a private detention area and easements seems to be incomplete. Review and revise as applicable prior to final. - Remove plat note #17 prior to final as it seems it is already included in plat note #15. - Submit gate details prior to final. - Legal description of all adjacent properties on all sides needed prior to recording. - The detail ROW seems to be too small to show any details. Review and revise as applicable prior to final. <p>*Must comply with City's Access Management Policy.</p> <p>*Any abandonments must be done by separate process, not by plat.</p> <p>***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes the following variances:</p> <ol style="list-style-type: none"> 1. A variance for the interior ROW to provide 50 ft. ROW with 10 ft. Sidewalk and Utility Easement on both sides. If the request is approved, it is subject to 40 ft. of paving. 2. A variance for the Cul-de-Sac ROW. Based on the letter submitted by the engineer, 56 ft. radius for the Cul-de-Sac ROW is proposed which includes 96 ft. of paving and 8 ft. ROW back of curb. 3. A variance for the block length requirement. Based on the submitted letter, the existing block length is 976.78 ft. in lieu of required 900 ft. 4. A variance for the Cul-de-Sac length. Based on the letter submitted by the engineer, the existing Cul-de-Sac length is 618 ft. in lieu of 600 ft. maximum Cul-de-Sac length. 	Non-compliance

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS, AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCES.	Applied

LOCATION



SUB 2023-0036



City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>McAllen Near-Shoring Industrial Park</u>	
	Location <u>Ware Rd & Idela Ave.</u>	
	City Address or Block Number <u>4/01 IDELA AVE</u>	
	Number of Lots <u>15</u> Gross Acres <u>117.72</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>I-1</u> <u>I-2</u> Proposed Zoning <u>I-2</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Industrial</u> Irrigation District # <u>NA</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>10</u>	
	Parcel # _____ Tax Dept. Review <u>19</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>Being a 117.72 acre tract of land situated in Jose de la Cerda Survey, Abstract 29, Porcio 61, Hidalgo County Texas, and being all of Lot 6 and Lot 7 and being part of Lot 5 and East Half of Lot 8, Block 3, Rio Bravo Plantation Company's Subdivision, as recorded in Volume "W", Page 197, Deed Records, Hidalgo County, Texas</u>		
Owner	Name <u>140 Ware Rd, LLC</u>	Phone <u>956-605-4330</u>
	Address <u>6800 S. International Pkwy</u>	E-mail _____
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>	
Developer	Name <u>140 Ware Rd, LLC</u>	Phone <u>956-605-4330</u>
	Address <u>6800 S. International Pkwy</u>	E-mail _____
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>	
	Contact Person <u>Joaquin Spamer</u>	
Engineer	Name <u>South Texas Infrastructure Group</u>	Phone <u>956-424-3335</u>
	Address <u>900 S. Stewart Rd Ste 13</u>	E-mail <u>victor@southtexasig.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Victor Trevino</u>	
Surveyor	Name <u>ROW Surveying Services</u>	Phone <u>956-424-3335</u>
	Address <u>900 S. Stewart Rd Ste 13</u>	E-mail <u>victor@southtexasig.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	COMPLETED	

APR 17 2023

Name: MM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

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 4/17/23

Print Name Victor Trevino

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application



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)

VAB2024-0020

Project	Legal Description	A 117.72 acre tract, being all of Lot 6 and Lot 7, and being part of Lot 5 and East half of Lot 8, Block 3, Rio Bravo Plantation Company's Subdivision		
	Proposed Subdivision (if applicable)	McAllen Near Shoring Subdivision		
	Street Address	N/A		
	Number of lots	15	Gross acres	117.71
	Existing Zoning	Light Industrial	Existing Land Use	Heavy Industrial
<input type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)				
Applicant	Name	Victor Trevino		
	Phone	(956)424-3335		
	Address	3205 Santa Teresa		
Owner	E-mail	victor@southtexasig.com		
	City	Mission	State	TX
	Zip	78572		
Authorization	Name	140 Ware Road, LLC		
	Phone	(956)605-4330		
	Address	6800 South International Parkway		
Office	E-mail	Hans@cil.mx		
	City	McAllen	State	Texas
	Zip	78503		
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?			
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.			
Office	Signature			
	Date	4/17/2024		
	Print Name	Victor Trevino		
Office	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent			
	FOR OFFICE USE ONLY			
	APPLICATION FILING FEE: <input type="checkbox"/> \$250.00			
Office	Accepted by	Payment received by		
	Rev 06/21			



City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

In our proposed industrial subdivision, the land's unique characteristics necessitate a variance from McAllen's 600-foot dead end street ordinance. With 15 lots, accomodating industrial needs within this limit is impractical. Extending it to 800 feet is vital for efficient traffic flow and operational effectiveness. Adhering strictly to the current rule would limit land use potential and economic viability. Thus, we seek this variance to optimize development while respecting zoning requirements.

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

Extending the dead-end street limit to 800 feet is essential for preserving the owner's property rights. It enables efficient traffic flow and enhances the land's functionality and value within the proposed industrial subdivision. Without this variance, the owner's ability to fully utilize and enjoy their property rights would be severely restricted, hindering development potential and diminishing the property's value. Therefore, the variance is crucial for safeguarding and optimizing the owner's legal property rights.

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

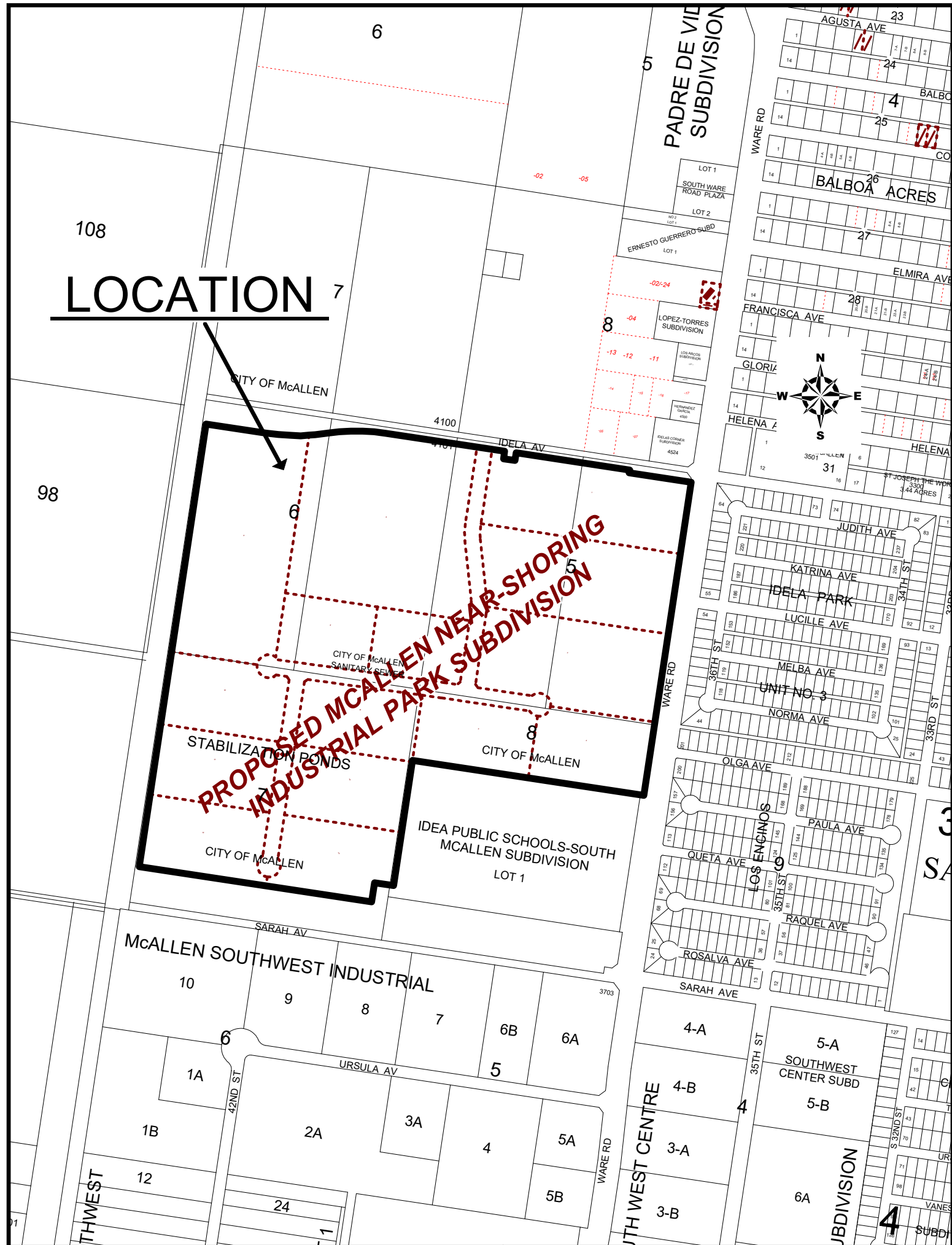
Extending the dead-end street limit to 800 feet won't harm public health, safety, or welfare, nor infringe on neighboring property owners' rights. This variance aims to enhance traffic flow and operational efficinecy in the industrial subdivision, promoting safety and reducing congestion. Careful planning ensures compatibilty with exist nfrastructure and zoning regulations, contributing positively to the community's well-being without causing harm to others.

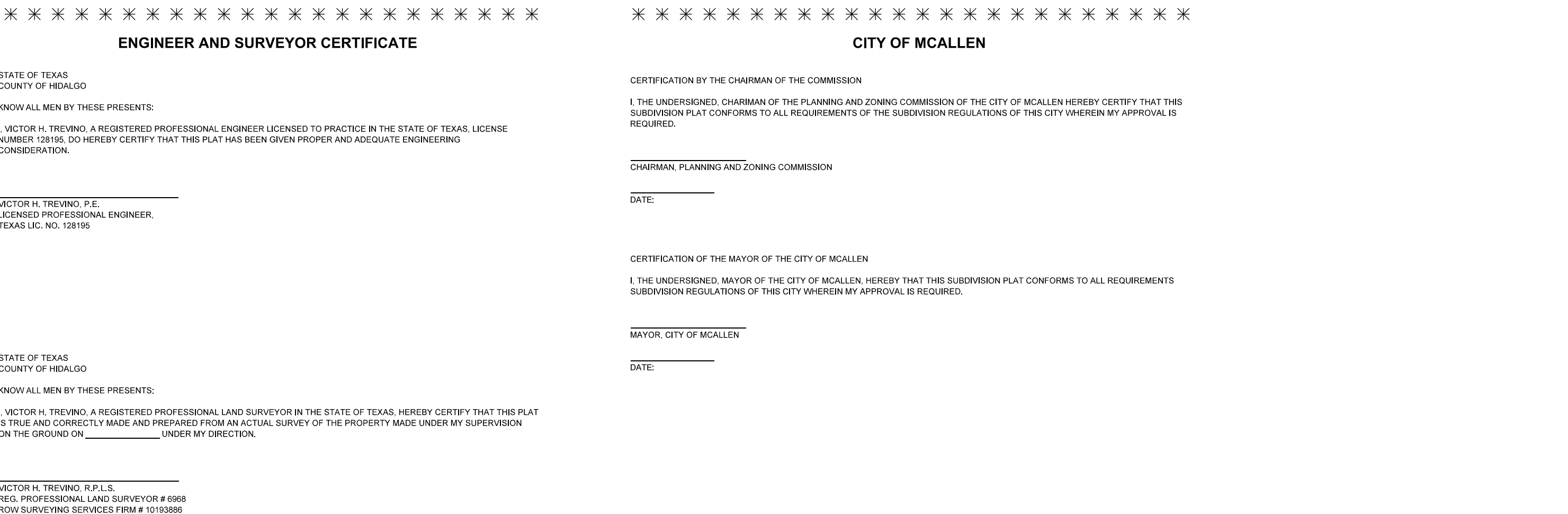
4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

Granting the variance to extend the dead-end street limit to 800 feet won't disrupt the orderly subdivision of other land in accordance with this chapter's provisions. The extension is tailored to the industrial subdivision's needs without setting a precedent that would hinder guture land subdivision. Careful consideration esures compliance with zoning regulations and maintains the framework for orderly development of adjacent properties.

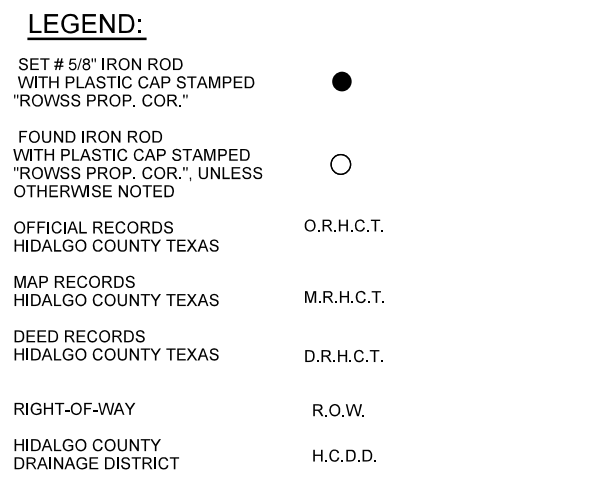
LOCATION

**PROPOSED MCALLEN NEAR-SHORE
INDUSTRIAL PARK SUBDIVISION**





PRINCIPAL CONTACTS:			
	NAME	ADDRESS	CITY & ZIP
OWNER:	140 WARE ROAD, LLC	6800 SOUTH INTERNATIONAL PKY, STE 10	McALLEN, TEXAS 78503
ENGINEER:	VICTOR H. TRIVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572
SURVEYOR:	VICTOR H. TRIVINO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572



LOT LAYOUT
MCALLEN NEAR-SHORING INDUSTRIAL PARK

BEING A 117.72 ACRE TRACT OF LAND, SITUATED IN JOSE DE LA CERDA SURVEY, ABSTRACT 29, PORCION 61, HIDALGO COUNTY, TEXAS, AND BEING ALL OF LOT 6 AND LOT 7 AND BEING PART OF LOT 5 AND EAST HALF OF LOT 8, BLOCK 3, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME "W", PAGE 197, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS.





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2024

SUBDIVISION NAME: MCALLEN NEAR - SHORING INDUSTRIAL PARK

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: Minimum 15 ft. additional ROW dedication for 150 total ROW
Proposing: 25 ft. additional ROW dedicated by this plat for 160 ft. total ROW
Paving: By State Curb & gutter: By State
Revisions as needed:

- Show and label the "existing ROW" on both sides of centerline and label "total ROW" for the ROW with the dedication. reference the documents numbers for the existing ROW on both sides on the plat, and provide a copy of the documents for staff review prior to final/recording.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Idela Avenue: Dedication for 60-100 ft. ROW

Paving: 40-65 ft. Curb & gutter: both sides

**As per Engineering Department, ROW dedication for Idela Avenue will be done by the City; however, the paving requirement will be as per agreement. The ROW and paving requirements must be finalized prior to recording.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Interior Streets: Dedication as required for 60 ft. ROW* (Proposing 60-130.96 ft. ROW)

Paving : 40 ft.* Curb & gutter: both sides

- If there are islands on the interior streets, the paving width may not be less than 20 ft. face to face on each side of the island, with markings indicating No Parking - Fire Lane.

- Coordinate with staff for names of the interior streets prior to final/recording.

- If boulevards and islands require a license agreement as applicable, it must be finalized prior to recording.

**Minimum 200 ft. diameter for ROW and 180 ft. paving is required.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

Required

Applied

Required

Applied

Applied

NA

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

<ul style="list-style-type: none"> * 600 ft. Maximum Cul-de-Sac. **Minimum 200 ft. diameter ROW and 180 ft. paving is required for Cul-de-Sacs in commercial and industrial subdivisions. **Subdivision Ordinance: Section 134-105 ***The submitted plat exceeds the 600 ft. maximum cul-de-sac length. A variance request (VAR2024-0020) was submitted on April 18, 2024, to request a Cul-de-Sac exceeding 600 ft. maximum Cul-de-Sac length. The submitted application stated that the variance is required to promote safety, provide efficient traffic flow, and enhances the land's industrial functionality. If the variance request is not approved, the plat layout must be revised to comply with the requirement. 	Required
ALLEYS	
<ul style="list-style-type: none"> ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: -The project engineer indicated that the alley/service drive will be processed at time of site plan. Revise plat note #10 to the following prior to final/recording: A minimum 24 ft. service drive will be established as par of site plan review. **Subdivision Ordinance: Section 134-106 	Required
SETBACKS	
<ul style="list-style-type: none"> *Front and S. Ware Road: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Garage _____ **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on N. Ware Road, Idela Avenue and both sides of all interior streets. **Sidewalk requirements may increase to 5 ft. for N. Ware Road prior to final per Engineering Department requirements, finalize prior to final. ***Subdivision Ordinance: Section 134-120 	Applied
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses * Note wording is subject to revisions as per agreement prior to recording. **Landscaping Ordinance: Section 110-46 	Applied

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

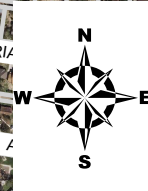
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along S. Ware Road and Idela Avenue. * Note wording is subject to change as per agreement prior to recording. ***Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Remove plat note #12 prior to final/recording as it is not a required plat note. * Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. - Engineer clarified that the subdivision is public. Revise the note as shown above prior to final/recording. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. - Remove plat note #9 prior to final/recording as it is not a required plat note. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
	Required
	Required
	Required
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing:I-1 (Light Industrial)/I-2 (Heavy Industrial) District Proposed:I-2 (Heavy Industrial) District **A rezoning request (REZ2023-0022) to rezone the I-1 portion of the property to I-2 was approved by the City Commission on June 26, 2023. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ****Zoning Ordinance: Article V * Rezoning Needed Before Final Approval **A rezoning request (REZ2023-0022) to rezone the I-1 portion of the property to I-2 was approved by the City Commission on June 26, 2023. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V 	Applied
	Applied

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

PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. **As per the application submitted on April 17, 2023, the proposed land use is industrial. As per Parks Department, park fees do not apply to industrial developments. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. **As per the application submitted on April 17, 2023, the proposed land use is industrial. As per Parks Department, park fees do not apply to industrial developments. * Pending review by the City Management's Office. **As per the application submitted on April 17, 2023, the proposed land use is industrial. As per Parks Department, park fees do not apply to industrial developments. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Level III TIA to be waived with conditions. Must follow conditions prior to recording. * As per Traffic Department, Level III TIA to be waived with conditions. Must follow conditions prior to recording. 	Applied
	Applied
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. *Must comply with any other conditions as applicable. Subdivision requirements are subject to change as per the agreement and will be finalized prior to final/recording if any other conditions are applicable. *The project engineer requested final approval subject to variance approval. <p>***The submitted plat exceeds the 600 ft. maximum cul-de-sac length. A variance request (VAR2024-0020) was submitted on April 18, 2024, to request a Cul-de-Sac exceeding 600 ft. maximum Cul-de-Sac length. The submitted application stated that the variance is required to promote safety, provide efficient traffic flow, and enhances the land's industrial functionality. If the variance request is not approved, the plat layout must be revised to comply with the requirement.</p>	Required
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED, AND THE BOARD'S CALRIFICATION ON THE REQUESTED VARIANCE.</p>	Applied

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

LOCATION



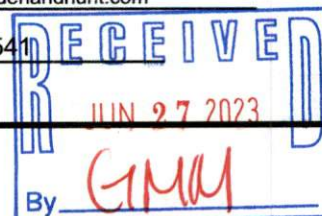


Planning Department

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

SUB2023-0063

Project Information	Subdivision Name <u>Villas at Ware</u>	
	Location <u>Approximately 1,090.5 feet north of Buddy Owens Blvd, on the east side of North Ware Rd.</u>	
	City Address or Block Number <u>4900 N WARE RD REAR</u>	
	Number of Lots <u>87</u> Gross Acres <u>9.333</u> Net Acres <u>9.333</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>R-3T</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Patio Homes</u> Irrigation District # <u>HCID#1</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>1313264</u>	
	Parcel # <u>1313264</u> Tax Dept. Review	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>9.333 acres, more or less, out of Lot 100, La Lomita Irrigation & Construction Company Subdivision,</u> according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records.		
Owner	Name <u>Rhodes Enterprises, Inc.</u>	Phone <u>c/o (956) 381-0981</u>
	Address <u>200 South 10th Street, Suite 1700</u>	E-mail <u>c/o mario@meldenandhunt.com</u> <u>and drobles@meldenandhunt.com</u>
	City <u>McAllen,</u>	State <u>Tx</u> Zip <u>78501</u>
Developer	Name <u>Rhodes Enterprises, Inc.</u>	Phone <u>(956) 287-2800</u>
	Address <u>200 South 10th Street, Suite 1700</u>	E-mail <u>c/o robert@meldenandhunt.com</u> <u>drobles@meldenandhunt.com</u>
	City <u>McAllen</u>	State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Nick Rhodes, President</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u>	E-mail <u>c/o robert@meldenandhunt.com</u> <u>drobles@meldenandhunt.com</u>
	City <u>Edinburg</u>	State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E. and/or Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u>	E-mail <u>c/o robert@meldenandhunt.com</u> <u>drobles@meldenandhunt.com</u>
	City <u>Edinburg</u>	State <u>Texas</u> Zip <u>78541</u>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

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 June 20, 2023

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒

SUBDIVISION MAP OF
VILLAS AT WARE
SUBDIVISION
(PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A 9.333 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 100, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 9.333 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 100, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS, SAID 9.333 ACRES BEING A PART OR PORTION OUT OF A CERTAIN TRACT CONVEYED TO RHODES ENTERPRISES, INC. BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 3426750, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.333 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 100:

THENCE, S 81° 23' 15" E ALONG THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 391.27 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 23' 15" E ALONG THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 929.49 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, S 08° 36' 45" W A DISTANCE OF 355.24 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE NORTHERMOST SOUTHEAST CORNER OF THIS TRACT;

3. THENCE, N 81° 25' 55" W ALONG A NORTH LINE OF WISTERIA ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 151, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 661.22 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 08° 34' 05" E, A DISTANCE OF 0.23 FEET, FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE, S 08° 34' 05" W ALONG A WEST LINE OF WISTERIA ESTATES, A DISTANCE OF 283.90 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHERMOST SOUTHEAST CORNER OF THIS TRACT;

5. THENCE, N 81° 25' 55" W ALONG A NORTH LINE OF WISTERIA ESTATES, A DISTANCE OF 268.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

6. THENCE, N 08° 34' 05" E A DISTANCE OF 639.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.333 ACRES OF LAND, MORE OR LESS.

LOT LINE - LINE TABLE:

Line #	Length	Direction
L1	10.36'	N08°34'05"E
L2	10.36'	N08°34'05"E
L3	22.88'	N08°36'45"E
L4	23.26'	N11°16'53"W
L5	3.80'	S08°34'17"W
L6	10.11'	N08°34'17"E
L7	25.67'	N40°00'00"W
L8	10.00'	S08°35'08"W
L9	24.52'	N08°35'18"E
L10	25.51'	N67°00'00"E
L11	60.22'	N31°56'11"W
L12	76.29'	N31°57'44"W
L13	47.82'	N45°00'00"W
L14	27.40'	N33°00'00"W
L15	15.00'	S16°00'00"E
L16	2.11'	S81°23'15"E
L17	12.13'	N08°00'00"E
L18	34.91'	N08°59'47"E
L19	38.30'	N08°00'00"E
L20	21.65'	S81°23'57"E
L21	35.51'	N62°09'13"E
L22	15.00'	S08°34'05"W
L23	8.67'	N08°34'05"E
L24	13.91'	S08°33'52"W

CENTERLINE - LINE TABLE:

Line #	Length	Direction
L1	10.36'	N08°34'05"E
L2	22.88'	N08°36'45"E
L3	23.26'	N11°16'53"W
L4	3.80'	S08°34'17"W
L5	10.11'	N08°34'17"E
L6	25.67'	N40°00'00"W
L7	10.00'	S08°35'08"W
L8	24.52'	N08°35'18"E
L9	25.51'	N67°00'00"E
L10	60.22'	N31°56'11"W
L11	76.29'	N31°57'44"W
L12	47.82'	N45°00'00"W
L13	27.40'	N33°00'00"W
L14	15.00'	S16°00'00"E
L15	2.11'	S81°23'15"E
L16	12.13'	N08°00'00"E
L17	34.91'	N08°59'47"E
L18	38.30'	N08°00'00"E
L19	21.65'	S81°23'57"E
L20	35.51'	N62°09'13"E
L21	15.00'	S08°34'05"W
L22	8.67'	N08°34'05"E
L23	13.91'	S08°33'52"W

LEGEND

● FOUND NO. 4 REBAR
● FOUND NO. 5 REBAR
X FOUND "X" MARK ON CONCRETE
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
G.W.D. - GIFT WARRANTY DEED
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
N.W. COR. - NORTHWEST CORNER
S.W. COR. - SOUTHWEST CORNER
N.T.S. - NOT TO SCALE
VOL. - VOLUME
UT. EASEMENT - UTILITY EASEMENT
E. EASEMENT - ELECTRICAL EASEMENT
S.W.E. - SIDEWALK EASEMENT
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT

LOT LINE - CURVE TABLE:

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C12	4.98'	56.39'	00°03'19"	N5°19'40"E	4.97'	2.49
C13	64.10'	44.00'	08°28'30"	N39°39'00"W	58.58'	39.25
C14	23.72'	15.00'	09°37'11"	S53°18'09"W	21.33'	15.16
C15	23.85'	723.69'	00°53'17"	S7°07'17"W	23.85'	11.92
C16	16.42'	784.00'	00°28'12"	S4°55'54"W	16.42'	18.04
C17	38.22'	784.00'	00°28'12"	S2°17'23"W	36.22'	18.11
C18	16.42'	828.07'	00°18'09"	S0°21'58"W	16.42'	8.21
C19	19.55'	666.00'	00°14'58"	N0°37'27"E	19.55'	9.97
C20	36.18'	666.00'	00°14'58"	N3°02'18"E	36.17'	18.09
C21	46.19'	666.00'	00°15'25"	N6°28'47"E	46.18'	23.10
C22	46.22'	640.09'	00°14'46"	N6°28'47"E	46.21'	23.12
C23	36.19'	635.11'	00°19'55"	N2°45'21"E	36.19'	18.10
C24	14.98'	589.24'	00°17'25"	N0°26'36"E	14.98'	7.49
C25	21.38'	861.90'	00°12'51"	S0°31'01"W	21.38'	10.69
C26	36.21'	814.88'	00°32'45"	S2°32'19"W	36.20'	18.11
C27	36.07'	814.88'	00°32'45"	S0°34'34"W	36.07'	18.04
C28	24.16'	753.18'	00°15'01"	S7°11'27"W	24.16'	12.08
C29	23.41'	15.00'	08°29'35"	N36°40'27"W	21.11'	14.85
C30	23.56'	15.00'	09°00'00"	S33°38'40"W	21.21'	15.00
C31	0.87'	287.59'	00°11'54"	S8°35'49"W	0.87'	0.48
C32	36.02'	584.00'	00°32'04"	S6°46'02"W	36.02'	18.03
C33	36.17'	584.00'	00°32'54"	S3°12'33"W	36.16'	18.09
C34	11.59'	632.04'	00°10'51"	S0°52'00"W	11.59'	5.79
C35	24.72'	686.00'	00°07'38"	N1°21'42"E	24.72'	12.36
C36	36.12'	686.00'	00°07'38"	N3°58'44"E	36.12'	18.07

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C37	35.28'	666.00'	00°02'07"	N7°03'01"E	35.28'	17.65
C38	40.40'	51.00'	04°52'30"	S14°07'38"E	39.35'	21.33
C39	27.10'	51.00'	03°26'53"	S23°22'44"W	26.76'	13.88
C40	23.63'	40.00'	03°50'56"	N18°27'31"E	23.29'	12.17
C41	13.17'	446.58'	00°14'25"	N0°56'20"E	13.17'	6.59
C42	35.75'	616.00'	00°19'29"	S1°57'38"W	35.74'	17.88
C43	25.63'	15.00'	09°54'09"	N38°00'30"W	22.62'	17.23
C44	35.75'	616.00'	00°19'29"	S1°57'38"W	35.74'	17.88
C45	25.63'	15.00'	09°54'09"	N38°00'30"W	22.62'	17.23
C46	17.58'	616.00'	00°19'29"	S1°57'38"W	17.58'	8.79
C47	25.63'	15.00'	09°54'09"	N38°00'30"W	22.62'	17.23
C48	71.30'	349.97'	01°14'01"	S81°19'42"E	71.22'	35.80
C49	19.72'	399.37'	00°20'01"	S74°11'55"E	19.75'	9.80
C50	116.65'	84.00'	07°34'07"	S68°02'15"W	107.50'	69.95
C51	36.58'	84.00'	02°56'52"	S15°48'52"W	36.29'	18.58
C52	27.45'	84.00'	01°49'32"	S6°00'58"E	27.33'	13.85
C53	10.29'	386.00'	00°13'39"	N13°19'12"W	10.29'	5.15
C54	37.83'	386.00'	00°13'39"	S9°44'27"E	37.82'	18.98
C55	36.92'	386.00'	00°28'51"	N4°11'06"W	36.91'	18.48
C56	36.31'	386.00'	00°22'22"	N1°15'01"E	36.30'	18.17
C57	36.03'	386.00'	00°20'58"	N6°31'01"E	36.02'	18.03
C58	36.06'	386.00'	00°21'18"	N11°58'17"E	36.06'	18.05
C59	36.44'	386.00'	00°24'33"	N17°21'32"E	36.43'	18.23
C60	4.16'	397.07'	00°38'03"	N18°09'16"E	4.16'	2.08
C61	32.81'	60.00'	03°18'08"	S0°38'57"W	32.21'	16.72

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C62	20.70'	60.00'	01°49'45"	S24°51'02"E	20.59'	10.45
C63	22.10'	43.86'	02°58'54"	N22°05'59"W	21.87'	11.29
C64	36.88'	50.00'	04°21'54"	N11°39'58"E	36.05'	19.33
C65	24.45'	50.00'	02°58'12"	N48°48'33"E	24.21'	12.48
C66	23.89'	50.00'	02°22'38"	N74°30'34"E	23.66'	12.18
C67	9.05'	50.00'	01°02'21"	S76°14'30"E	9.04'	4.54
C68	23.79'	50.00'	02°21'53"	S57°25'48"E	23.57'	12.13
C69	24.55'	50.00'	02°58'08"	S20°43'47"E	24.31'	12.53
C70	36.88'	50.00'	04°21'54"	S5°28'14"W	36.05'	19.33
C71	25.16'	45.95'	03°12'24"	S40°59'33"W	24.85'	12.91
C72	19.08'	54.33'	02°07'25"	N48°15'18"E	18.98'	9.64
C73	12.03'	51.42'	01°34'24"	N31°30'25"E	12.00'	6.04
C74	2.43'	315.00'	00°26'31"	S24°40'17"W	2.43'	1.21
C75	23.36'	350.73'	00°48'56"	N23°00'10"E	23.35'	11.68
C76	36.53'	350.73'	00°53'41"	N18°09'24"E	36.51'	18.28
C77	36.09'	350.73'	00°49'30"	N12°48'34"E	36.08'	18.06
C78	36.04'	354.00'	00°50'00"	N6°26'34"E	36.02'	18.04
C79	36.37'	354.00'	00°53'11"	N0°34'59"E	36.35'	18.20
C80	37.11'	354.00'	00°00'22"	N5°21'47"W	37.09'	18.27
C81	36.80'	354.00'	00°57'20"	N11°03'38"W	36.78'	18.41
C82	1.54'	156.82'	00°13'19"	S13°56'38"E	1.54'	0.77
C83	37.68'	116.00'	01°02'33"	S9°52'33"E	37.02'	13.60
C84	28.35'	20.00'	08°14'45"	N48°48'38"W	28.04'	17.16
C85	20.72'	20.00'	09°27'00"	N48°53'05"E	19.81'	11.40
C86	13.72'	116.00'	00°46'54"	S42°30'32"W	13.72'	6.87

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C87	23.04'	116.00'	01°22'48"	S51°40'23"W	23.00'	11.56
C88	29.63'	116.00'	01°48'14"	S64°40'53"W	29.55'	14.90
C89	31.05'	116.00'	01°50'10"	S79°40'09"W	30.96'	15.62
C90	36.18'	116.00'	01°52'07"	N73°40'47"W	36.03'	18.24
C91	4.52'	116.00'	00°13'53"	N73°40'47"W	4.52'	2.26
C92	31.72'	334.00'	00°26'28"	N73°40'47"W	31.70'	15.87
C93	36.02'	334.00'	00°10'43"	S81°00'38"E	36.00'	18.03
C94	24.83'	334.00'	00°14'35"	S86°10'17"E	24.82'	12.47
C95	11.24'	366.00'	00°14'35"	N87°40'49"W	11.23'	5.62
C96	33.94'	366.00'	00°16'48"	N84°40'39"W	33.93'	16.98
C97	4.54'	75.00'	00°38'28"	N79°40'29"W	4.54'	2.27
C98	31.78'	76.00'	02°57'44"	N65°58'52"W	31.55'	16.13
C99	15.42'	63.49'	01°34'55"	N48°11'30"W	15.38'	7.75
C100	15.21'	94.98'	00°10'38"	N36°38'43"W	15.20'	7.62
C101	15.10'	94.83'	00°07'29"	N25°40'49"W	15.09'	7.57
C102	17.97'	65.24'	01°54'58"	N12°22'19"W	17.91'	9.04
C103	19.32'	76.00'	01°44'34"	N1°17'02"E	19.32'	9.71
C104	23.12'	40.00'	03°06'59"	S7°58'28"E	22.80'	11.89
C105	28.19'	50.00'	03°26'51"	N7°49'28"W	28.78'	15.02
C106	25.74'	50.00'	03°09'49"	N23°13'38"E	25.48'	13.16
C107	12.22'	25.00'	02°37'58"	S24°40'40"W	12.09'	6.23
C108	4.66'	25.00'	01°07'40'50"	N13°54'30"E	4.65'	2.34

CENTERLINE - CURVE TABLE:

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	94.20'	60.00'	08°57'20"	N36°24'35"W	84.82'	39.95
"C2"	123.52'	800.00'	00°50'47"	S4°11'22"W	123.39'	61.88
"C3"	99.85'	650.00'	00°48'08"	N4°10'02"E	99.75'	50.02
"C4"	93.82'	650.00'	00°16'10"	N4°29'59"E	93.73'	45.99
"C5"	87.07'	600.00'	00°18'51"	S4°27'20"W	86.99'	43.61
"C6"	18.51'	350.00'	00°01'49"	N62°54'10"W	18.51'	9.26
"C7"	24.89'	350.00'	00°42'00"	N66°26'19"W	24.68'	12.35
"C8"	150.07'	100.00'	08°59'02"	S64°26'30"W	136.38'	93.23
"C9"	62.44'	100.00'	03°46'22"	S3°33'54"W	61.43'	32.27
"C10"	253.24'	370.00'	03°12'52"	N6°17'07"E	248.32'	131.80
"C11"	60.41'	300.00'	01°12'34"	S19°07'26"W	60.31'	30.31
"C102"	97.10'	350.00'	01°53'44"	S80°30'42"E	96.79'	

SUBDIVISION MAP OF
VILLAS AT WARE
SUBDIVISION
(PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A 9.333 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 100, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS.

GENERAL NOTES :

1. THE SITE LIES IN ZONE "C".
ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING.

COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

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

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:

FRONT: 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
REAR: 10 FEET OR GREATER FOR EASEMENTS.
GARAGE: 18 FEET.
CORNER: 10 FEET OR GREATER FOR EASEMENTS.

INTERIOR SIDES:

LOTS 1-30 7 FEET NORTH, 3 FEET SOUTH..
LOTS 31-56 7 FEET SOUTH, 3 FEET NORTH.
LOTS 57-80 7 FEET WEST, 3 FEET EAST.
LOTS 81-84 3 FEET SOUTH, 7 FEET NORTH.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 59,928.00 CUBIC FEET (1.376 AC.-FT). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND.
AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MCALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

5. CITY OF MCALLEN BENCHMARK: "MC 58" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1989, BEING LOCATED ON SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILE 3 LINE ROAD, 30" ALUM. PIPE WITH A 3 1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 119.91, NORTHING: 16616036.9453, EASTING: 1064821.60716 (NAVD88).

6. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG COLLECTOR STREET, AND BOTH SIDES OF ALL INTERIOR STREETS, INCLUDING THE ENTRANCE ACCESS AND THE EAST SIDE OF NORTH WARE ROAD.

7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG THE COLLECTOR STREET, IF APPLICABLE.

9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

10. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.

11. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, DETENTION AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

12. 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.

13. NO DWELLING SHALL BE ALLOWED IN ANY COMMON AREAS.

14. A 25'X25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND A 10'X10' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.

15. ALL EASEMENTS SHOWN IN PLAT ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

16. PRIVATE TECHNOLOGY EASEMENT, OWNER RESERVES ONTO RHODES DEVELOPMENT INC. A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPARENT MEDIA, REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING, BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

17. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE VILLAS AT WARE 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.

18. COMMON LOTS 85, 86, AND 87, IDENTIFIED AS DETENTION AND COMMON AREAS, ANY PRIVATE STREETS/DRIVES, MAIL CENTER (LOT 85) ETC. MUST BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, VILLAS AT WARE 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 86, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOTS 85, 86, AND 87 TRANSFER OF TITLES TO THE VILLAS AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE VILLAS AT WARE 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 85, IDENTIFIED AS MAIL CENTER AND COMMON AREA, 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.

19. CONDITIONAL USE PERMIT FOR PLANNING UNIT DEVELOPMENT (PUD) AS PART OF THE SUBDIVISION WAS APPROVED BY THE CITY COMMISSION AT THE MEETING OF _____ PUD SITE PLAN RECORDED BY SEPARATE INSTRUMENT No. _____ OFFICIAL RECORDED, HIDALGO COUNTY, TEXAS.

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

MAYOR, CITY OF MCALLEN

DATE

CITY SECRETARY

DATE

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

THE _____ DAY OF _____, 20 ____.

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

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

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VILLAS AT WARE SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEY(S) AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. JACKSON ROAD AND N. "K" CENTER STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

RHODES ENTERPRISES, INC.
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
MCALLEN, TX 78501

DATE

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 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/WE, THE UNDERSIGNED, HOLDER(S) FOR 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 THE VILLAS AT WARE SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF HTE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED HEREIN.

ADRIAN VILLARREAL-TRUSTEE
INTERNATIONAL BANK OF COMMERCE
ONE SOUTH BROADWAY
MCALLEN, TX 78505

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, PROFESSIONAL ENGINEER # 117368
DATE PREPARED: 08-01-2023
ENGINEERING JOB No. 23096.00
DATE REVISED: 12-04-2023

DATE:

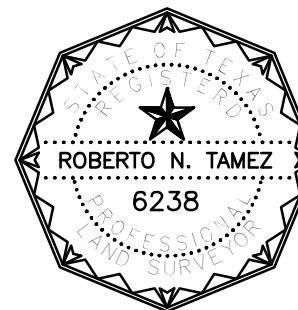


STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VILLAS AT WARE SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 04-16-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR # 6238
DATE SURVEYED: 04-16-21
T- 1072, PAGE 43-47
SURVEY JOB No. 23096

DATE:

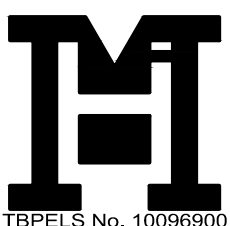


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



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

DRAWN BY: R. DE JESUS DATE: 12-04-23
REVISION: S.Y DATE: 03-22-23
SURVEYED, CHECKED DATE
FINAL CHECK DATE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2024

SUBDIVISION NAME: VILLAS AT WARE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Road: 75 ft. from centerline for 150 ft. of total ROW

Paving: by the state Curb & gutter: by the state

Revisions Needed:

-Show document number on plat for the common access easement connecting to North Ware Road and provide a copy of the document for staff review, prior to recording.

*Subdivision boundary does not front N. Ware Road.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

North 34th Street: Dedication as needed for 60 ft. Total ROW.

Paving: 40 ft. Curb & gutter: Both sides

***Engineer submitted a variance application (VAR2024-0001) on January 5th, 2024, with nine variance requests including the following:

***At the Planning and Zoning Commission Meeting of February 6, 2024, the Board recommended approval for the following variance requests:

1. To not extending North 34th Street to the north side and build the cul-de-sacs within the existing ROW's of the adjacent subdivisions to the north and south as proposed by the applicant.

2 & 3. The Board also recommended approval for interior street minimum ROW of 32 ft. with 32 ft. of paving as requested by Fire Department and agreed by the engineer at the meeting, subject to 10 ft. Utility and Sidewalk Easement on both sides of internal streets with fire lane parking prohibited striping, which will be enforced by the HOA, as proposed by the engineer.

4. The Board recommended approval to allow 100 ft. ROW with 96 ft. of paving for a Cul-de-Sac and a 10 ft. utility and sidewalk easement on both sides of all streets.

***City Commission approved the variance requests on April 8, 2024, as recommended by Planning and Zoning Commission.

Entrance Street (proposed Wisteria Avenue): Dedication as needed for 60 ft. Total ROW.

Paving: 40 ft. Curb & gutter: Both sides

Revisions Needed:

- ROW dedication on Entrance Street (proposed Wisteria Avenue) is missing. Provide the ROW dimension and gate details prior to final/recording. The ROW is subject to increase based on the gate details. Review and revise as applicable prior to final/recording.

- Interior street names will be established, prior to final/recording.

***Engineer submitted a variance application (VAR2024-0001) on January 5th, 2024, with nine variance requests including the following:

***At the Planning and Zoning Commission Meeting of February 6, 2024, the Board recommended approval for the following:

1. To not extending North 34th Street to the north side and build the cul-de-sacs within the existing ROW's of the adjacent subdivisions to the North and South as proposed by the applicant.

2 & 3. The Board also recommended approval for interior streets minimum ROW of 32 ft. with 32 ft. of paving as required by Fire Department and agreed by the engineer at the meeting, subject to 10 ft. Utility and Sidewalk Easement on both sides of internal streets with fire lane parking prohibited striping, which will be enforced by the HOA, as proposed by the engineer.

4. The Board recommended approval to allow 100 ft. ROW and 96 ft. of paving for a Cul-de-Sac with a 10 ft. utility and sidewalk easement on both sides of all streets.

***City Commission approved the variance requests on April 8, 2024, as recommended by Planning and Zoning Commission.

Required

Applied

Required

<p>***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan</p> <p>****Monies must be escrowed if improvements are not constructed prior to recording</p> <p>Interior Streets: Dedication as needed for 60 ft. Total ROW. Paving 40 ft. Curb & gutter: Both Sides. Revisions Needed: -Interior street names will be established, prior to final/recording.</p> <p>***Engineer submitted a variance application (VAR2024-0001) on January 5th, 2024, with nine variance requests including the following: ***At the Planning and Zoning Commission Meeting of February 6, 2024, the Board recommended approval for the following: 1. To not extending North 34th Street to the north side and build the cul-de-sacs within the existing ROW's of the adjacent subdivisions to the North and South as proposed by the applicant. 2 & 3. The Board also recommended approval for interior streets minimum ROW of 32 ft. with 32 ft. of paving as required by Fire Department and agreed by the engineer at the meeting, subject to 10 ft. Utility and Sidewalk Easement on both sides of internal streets with fire lane parking prohibited striping, which will be enforced by the HOA, as proposed by the engineer. 4. The Board recommended approval to allow 100 ft. ROW and 96 ft. of paving for a Cul-de-Sac with a 10 ft. utility and sidewalk easement on both sides of all streets. ***City Commission approved the variance requests on April 8, 2024, as recommended by Planning and Zoning Commission.</p>	Applied
<p>E/W Quarter Mile Collector (northern boundary): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides *Engineer submitted a variance application (VAR2024-0001) on January 5th, 2024, including a variance request to not dedicate or escrow for this future E/W collector. The engineer has indicated that the street would not be able to extend east or west as there are existing established developments around this subdivision. After review of the area, due to the developed surrounding properties, the E/W collector street along the northern boundary is not feasible. **Variance request to not dedicate or escrow for the future E/W collector was approved administratively. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p>	Applied
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts. **At the Planning and Zoning Commission meeting of February 6, 2024, the Board recommended approval of the variance to the block length to be allowed at 929 ft. instead of the required 900 ft. City Commission approved the variance request as recommended by Planning and Zoning Commission on April 8, 2024.**</p>	Applied
<p>**Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac. ***Engineer submitted a variance application (VAR2024-0001) on January 5th, 2024, with nine variance requests: ***At the Planning and Zoning Commission Meeting of February 6, 2024, the Board recommended approval to allow 100 ft. ROW with 96 ft. of paving for a Cul-de-Sac with 10 ft. utility and sidewalk easements on both sides of all interior streets. ***At the Planning and Zoning Commission Meeting of March 19, 2024, the Board recommended approval to allow dead-end streets on the south side end of N. 35th Street and N. 36th Street with a 20.5 ft. Emergency Access Easement with "fire lane-parking prohibited" on both sides as Fire Department had no objections after further reviewing the proposed layout with documents submitted. ***On March 25, 2024, City Commission approved the variance requests as recommended by Planning and Zoning Commission. **Subdivision Ordinance: Section 134-105</p>	Applied

ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>*Engineer submitted a variance application on January 5th, 2024 stating that the development is being processed with individual trash bins for each lot and one centralized recycling location. Public Works department must approve the location and details prior to final/NTP.</p> <p>**Variance request to not provide an alley was approved administratively as an agreement with Public Works Department.</p> <p>****Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>* Front: 10 ft. or greater for easements</p> <p>**Setbacks are established as per the PUD CUP (CUP2023-0127) approved by the City Commission on April 8, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording.</p> <p>***Zoning Ordinance: Section 138-356</p> <p>* Rear: 10 ft. or greater for easements</p> <p>**Setbacks are established as per the PUD CUP (CUP2023-0127) approved by the City Commission on April 8, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording.</p> <p>***Zoning Ordinance: Section 138-356</p> <p>* Interior Sides as follows or greater for easements: Lots 1-30: 7 ft. north, 3 ft. south Lots 31-56: 7 ft. south, 3 ft. north Lots 57-80: 7 ft. west, 3 ft. east Lots 81-84: 3 ft. south, 7 ft. north Revisions needed: - The side setback for Lots 1-30 shown on PUD notes does not match the PUD layout. The engineer expressed that the plat notes as proposed on the plat are correct. PUD CUP must be amended prior to recording, so that the subdivision plat notes, the PUD layout, and PUD notes match.</p> <p>**Setbacks are established as per the PUD CUP (CUP2023-0127) approved by the City Commission on April 8, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording.</p> <p>***Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements</p> <p>**Setbacks are established as per the PUD CUP (CUP2023-0127) approved by the City Commission on April 8, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording.</p> <p>***Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft.</p> <p>**Setbacks are established as per the PUD CUP (CUP2023-0127) approved by the City Commission on April 8, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording.</p> <p>***Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Required
	Applied
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along North Ware Road and both sides of all interior streets, including the entrance common access easement.</p> <p>- Revise the plat note as shown above prior to final/recording.</p> <p>*Proposing: 5 ft. wide minimum sidewalk required along collector street, and both sides of all interior streets, including the entrance access and the east side of North Ware Road.</p> <p>**Sidewalk requirements may increase to 5 ft. for N. Ware Road prior to final/recording as per Engineering Department requirements, finalize prior to final/recording.</p> <p>***Subdivision Ordinance: Section 134-120</p>	Required

* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. -Revise the plat note as shown above prior to final/recording. *Proposing: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along the collector street, if applicable. **Landscaping Ordinance: Section 110-46</p>	Required
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. ***Landscaping Ordinance: Section 110-46</p>	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **A Conditional Use Permit (CUP2023-0127) for a Planned Unit Development for this subdivision has been approved. Planning and Zoning Commission recommended approval of the PUD with all variance requests, except for the proposed 6-foot cedar fence, and recommended 8 ft. masonry as requested by staff on March 19, 2023. City Commission approved the CUP for life of the use as recommended by Planning and Zoning Commission with 8 ft. masonry as recommended by Planning and Zoning Commission and requested by staff on April 8, 2024. The approved PUD site plan must be recorded together with the subdivision plat. Any changes on the site plan may require a CUP amendment. If the PUD CUP is amended, the plat must be adjusted accordingly prior to recording. ***Zoning Ordinance: Section 138-210.</p>	Applied
* 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
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public/private streets. ***Zoning Ordinance: Section. 138-356</p>	Applied
<p>* Minimum lot width and lot area. ** A Conditional Use Permit (CUP2023-0127) for a Planned Unit Development for this subdivision has been approved. If the PUD CUP is amended, the plat must be adjusted accordingly prior to recording.</p>	Applied

<p>**Zoning Ordinance: Section 138-356</p>	
ZONING/CUP	
<p>* Existing : R-3A(apartment residential) District Proposed: R3-T (Townhouse Residential) District ** A Conditional Use Permit (CUP2023-0127) for a Planned Unit Development for this subdivision has been approved. If the PUD CUP is amended, the plat must be adjusted accordingly prior to recording. ***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval ** A Conditional Use Permit (CUP2023-0127) for a Planned Unit Development for this subdivision has been approved. If the PUD CUP is amended, the plat must be adjusted accordingly prior to recording. ***Zoning Ordinance: Article V</p>	Applied
PARKS	
<p>* Land dedication in lieu of fee. As per the latest submitted plat, there are 84 residential lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request has been submitted by the applicant and approved by the City Manager's Office to pay half of the park fees prior to recording and the other half prior to building permit issuance.</p>	N/A
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the latest submitted plat, there are 84 residential lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request has been submitted by the applicant and approved by the City Manager's Office to pay half of the park fees prior to recording and the other half prior to building permit issuance.</p>	Required
<p>* Pending review by the City Manager's Office. As per the latest submitted plat, there are 84 residential lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request has been submitted by the applicant and approved by the City Manager's Office to pay half of the park fees prior to recording and the other half prior to building permit issuance.</p>	Applied
TRAFFIC	
<p>* As per Traffic Department, Trip Generation approved no TIA required.</p>	Applied
<p>* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation approved no TIA required.</p>	NA
COMMENTS	
<p>Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *Engineer must clarify ownership, as submitted warranty deed and title report do not correspond, clarify prior to final/recording. - Plat note #18 references common Lot 87. Please clarify/revise as applicable.</p> <p>**A Conditional Use Permit (CUP2023-0127) for a Planned Unit Development for this subdivision has been approved. Planning and Zoning Commission recommended approval of the PUD with all variance requests, except for the proposed 6-foot cedar fence, and recommended 8 ft. masonry as requested by staff on March 19, 2023. City Commission approved the CUP for life of the use as recommended by Planning and Zoning Commission with 8 ft. masonry as recommended by Planning and Zoning Commission and requested by staff on April 8, 2024. The approved PUD site plan must be recorded together with the subdivision plat. Any changes on the site plan may require a CUP amendment. If the PUD CUP is amended, the plat must be adjusted accordingly prior to recording.</p>	Required

***Engineer submitted a variance application (VAR2024-0001) on January 5th, 2024, with nine variance requests:

***At the Planning and Zoning Commission Meeting of February 6, 2024, the Board approved the subdivision in revised preliminary form subject to the conditions noted, drainage and utilities approval, and recommended the following for the variance requests:

1. The Board recommended approval for not extending North 34th Street to the north side and build the cul-de-sacs within the existing ROW's of the adjacent subdivisions to the North and South as proposed by the applicant.

2 & 3. The Board recommended approval for interior streets ROW of minimum 32 ft. with 32 ft. of paving as required by Fire Department and agreed by the engineer at the meeting, subject to 10 ft. Utility and Sidewalk Easement on both sides of internal streets with fire lane parking prohibited striping, which will be enforced by the HOA, as proposed by the engineer.

4. The Board recommended approval to allow 100 ft. ROW and 96 ft. of paving for a Cul-de-Sac with a 10 ft. utility and sidewalk easement on both sides of all streets.

5. ***The project engineer requested no action to be taken by the Board for the variance request to allow dead-end streets on the south side end of N. 35th Street and N. 36th Street with a 20.5 ft. Emergency Access Easement with "fire lane-parking prohibited" on both sides. They requested to discuss it with Fire Department to address their concerns before an action being taken by the Board***

6. **No action was needed by the Board for the variance request to not dedicate ROW or escrow for an E/W 1/4 Mile Collector on the northern boundary, as it was approved administratively by staff.**

7. The Board recommended approval for 10 ft. offset between the Common Access Easement on the east side of Ware Road and Wisteria Avenue's Centerline on the west side, instead of 125 ft. minimum required street jog.

8. The Board recommended approval for the block length to be allowed at 929 ft. instead of the required 900 ft.

9. **No action was needed by the Board on the request to approve a multifamily subdivision with individual trash bins and one centralized recycling location as it was approved administratively by staff.**

***At the Planning and Zoning Commission Meeting of March 19, 2024, the Board approved the subdivision in revised preliminary form subject to the conditions noted, drainage and utilities approval and recommended the following for the variance request:

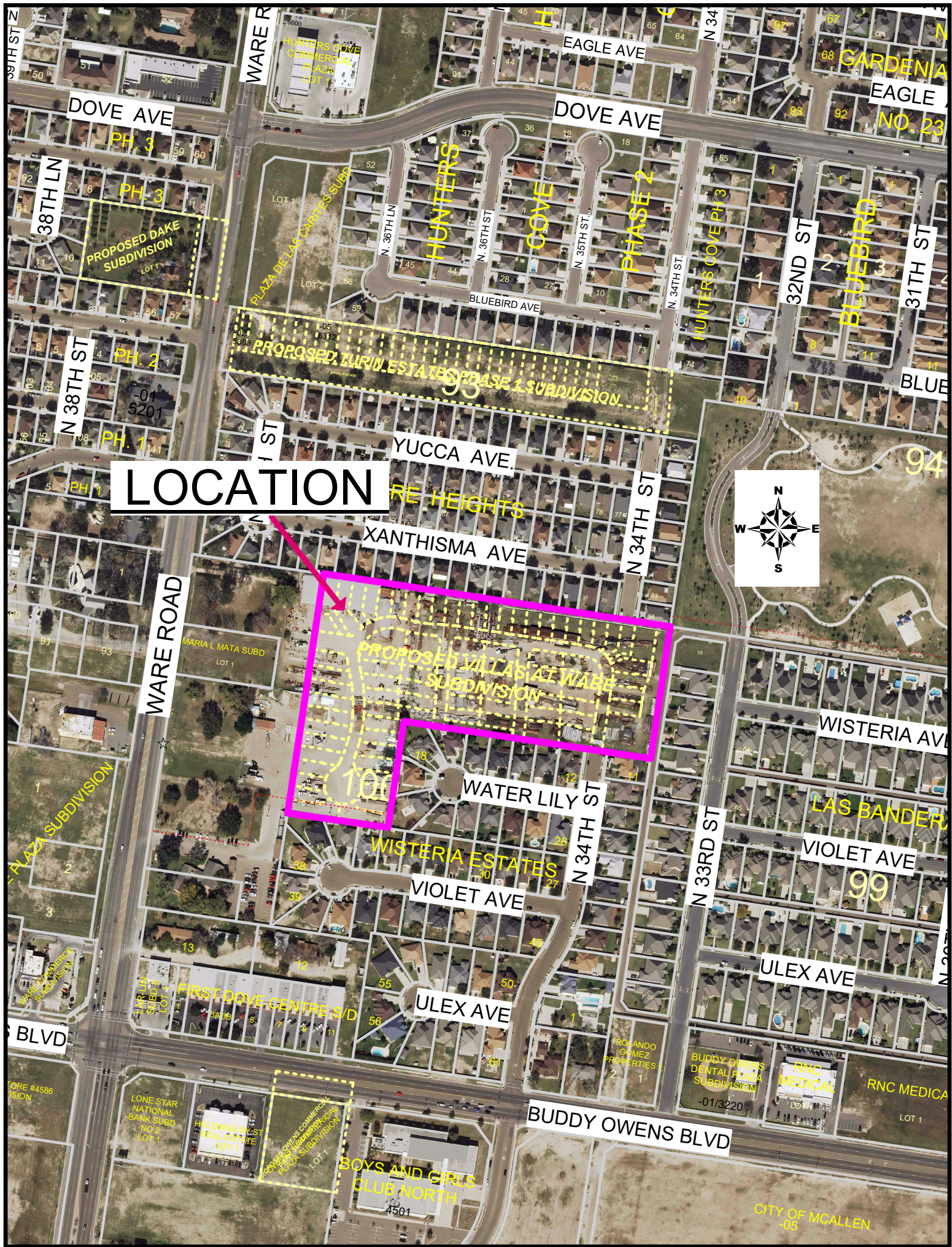
5. The Board recommended approval to allow dead-end streets on the south side end of N. 35th Street and N. 36th Street with a 20.5 ft. Emergency Access Easement with "fire lane-parking prohibited" on both sides as Fire Department had no objections after further reviewing the proposed layout with documents submitted.

***On March 25, 2024, City Commission approved the variance requests No. 1 through 5, 7, and 8, as recommended by Planning and Zoning Commission.

RECOMMENDATION

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

Applied



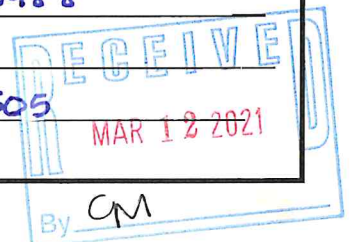
SUB2021-0030



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

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

Project Description	<p>Subdivision Name <u>Taylor Creek Villages Subdivision</u></p> <p>Location <u>N. Taylor Rd at approx. 0.10 miles of Nolana St.</u></p> <p>City Address or Block Number <u>4016 N. TAYLOR RD.</u></p> <p>Number of lots <u>317</u> Gross acres <u>15.639</u> Net acres <u>15.457</u></p> <p>Existing Zoning <u>A-0</u> Proposed <u>R-1 (K.F.) 03/15/22</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>03/15/22</u></p> <p>Existing Land Use <u>Agriculture</u> Proposed Land Use <u>Single Family (K.F.) (03/15/22)</u> Irrigation District # <u>United Irrigation</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>A 15.639-acre tract of land out of Lot 317, Block 2, John H. Shary Subdivision, map or plat thereof recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas, being located on the East side of Taylor Road and approximately 1635.00 feet North of Nolana Loop.</u></p>
Owner	<p>Name <u>Jimmy & Myrle Ernestine Jones</u> Phone _____</p> <p>Address <u>P.O. Box 3406</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u></p> <p>E-mail <u>mlopez@urbancitytx.com</u></p>
Developer	<p>Name <u>Urban City Developers, LLC</u> Phone <u>(956) 358-1212</u></p> <p>Address <u>4501 Expressway 83, Suite 10</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Marco Lopez</u></p> <p>E-mail <u>mlopez@urbancitytx.com</u></p>
Engineer	<p>Name <u>Iden I. Treviño</u> Phone <u>(956) 283-8847</u></p> <p>Address <u>200 S. 10th St. Ste 1303</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u></p> <p>Contact Person <u>Iden Treviño / Karime Farachala</u></p> <p>E-mail <u>ident@trevinoengineering.com/karime@trevinoengineering.com</u></p>
Surveyor	<p>Name <u>Honero L. Gutierrez</u> Phone <u>(956) 369-0988</u></p> <p>Address <u>P.O. Box 548</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78505</u></p>



VAR2024-0018



City of McAllen

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

Planning Department

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

VARIANCE TO SUBDIVISION

Taylor Creek Villages Subd.

PROCESS APPLICATION

Project	<p>Legal Description <u>A 15.639 -acre tract of land out of Lot 317, Block 2, John H. Shary Subdivision, map or plat thereof recorded in Volume 1, Page 17, map records of Hidalgo County, Texas.</u></p> <p>Street Address <u>East side of Taylor Rd. approximately 635 ft North of Nolana Loop</u></p> <p>Number of lots <u>70</u> Gross acres <u>15.635</u></p> <p>Existing Zoning <u>R-1</u> Existing Land Use <u>single family residential</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required</p>
Applicant	<p>Name <u>Iden I. Treviño</u> Phone <u>(956) 283-8847</u></p> <p>Address <u>2211 E. Griffin Pkwy Suite 160</u> E-mail <u>ident@trevinoengineering.com</u> <u>karime@trevinoengineering.com</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78572</u></p>
Owner	<p>Name <u>Marco Lopez</u> Phone <u>(956) 358-1212</u></p> <p>Address <u>601 Pecan, Suite 180</u> E-mail <u>mlopez@urbancitytx.com</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u></p>
Authorization	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>[Signature]</u> Date <u>04/03/2024</u></p> <p>Print Name <u>Iden I. Treviño</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
Office	<p>*FOR OFFICE USE ONLY*</p> <p>APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00</p> <p>Accepted by <u>KF</u> Payment received by _____</p> <p>Rev 06/21</p> <div data-bbox="1073 1745 1406 1965"> <p>RECEIVED</p> <p>Date <u>3 2024</u></p> <p>By <u>AF</u></p> </div>

8100-1676811



City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

Lot sizes are small at this subdivision. Developer would like to provide more spacious homes. This request is for 20 ft front side setback and 5 ft side setback for all lots

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

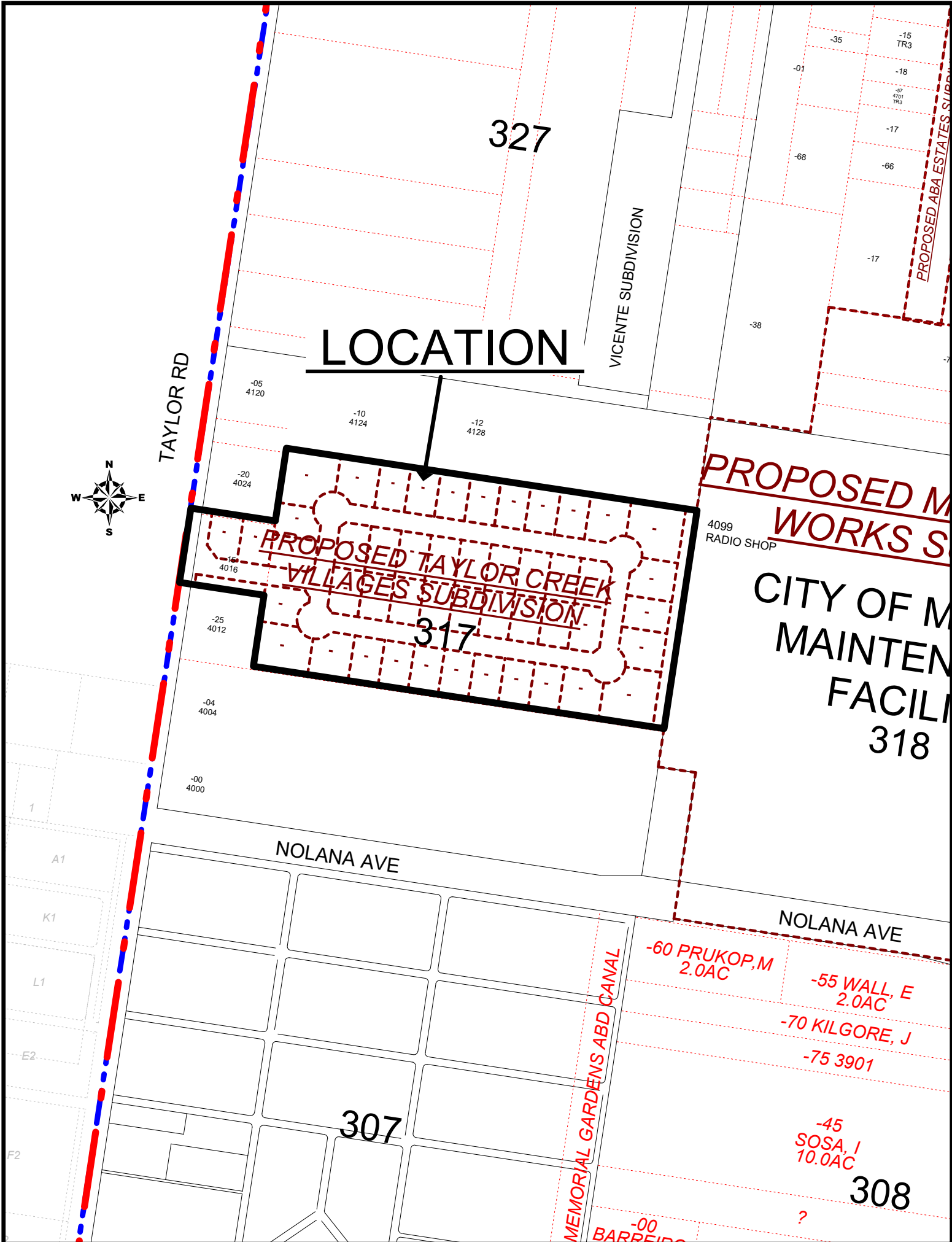
With the 5.0' side setbacks, the homes will be 10.0' apart in lieu of the 12.0' with the 6.0' setbacks.

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

The proposed 5.0' side setbacks and 20.0' front setback will not have any negative impact to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

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

Variance request is for 5.0' in lieu of 6.0' on side setbacks and 20.0' in lieu of 25.0' on front setback. Requests are minimal compared to required setbacks.



327

LOCATION

VICENTE SUBDIVISION

PROPOSED ABA ESTATES SUBDIVISION

TAYLOR RD



PROPOSED TAYLOR CREEK
VILLAGES SUBDIVISION

317

PROPOSED M
WORKS S

4099
RADIO SHOP

CITY OF M
MAINTEN
FACILI
318

NOLANA AVE

NOLANA AVE

MEMORIAL GARDENS AND CANAL

-60 PRUKOP, M
2.0AC

-55 WALL, E
2.0AC

-70 KILGORE, J

-75 3901

-45
SOSA, I
10.0AC

308

307

-00
BARREIRO

?



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2024

SUBDIVISION NAME: TAYLOR CREEK VILLAGES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Taylor Road: 80 ft. ROW

Paving: 52 ft. Curb & gutter: both sides

**Money must be escrowed if improvements are not built prior to recording

*Subdivision Ordinance: Sec. 134-105

Interior streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

**Label ROW for internal streets to verify compliance with requirements prior to final.

***Subdivision Ordinance: Sec.134-105

Primrose Avenue: 35 ft. dedication required for 70 ft. ROW

Paving: 44 ft. Curb & gutter: both sides

***Subdivision Ordinance: Sec.134-105

N. 48th Street: 30 ft. ROW dedication required for 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

**Include street name prior to final.

*Subdivision Ordinance: Sec.134-105

* 800 ft. Block Length:

**Engineer submitted an application on October 1, 2021 requesting a variance to the maximum block length allowed of 800 ft. Block for Lots 8-23 and 30-46 is approximately 1,095 ft. in length.

**Planning & Zoning Commission recommended approval of the variance on October 12, 2021.

***City Commission approved the variance to the block length on November 11, 2021.

****Subdivision Ordinance: Sec.134-118

* 600 ft. Maximum Cul-de-Sac

Compliance

Applied

NA

Applied

Applied

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

*Subdivision Ordinance: Sec.134-106

NA

SETBACKS

* Front: 25 ft. or greater for easements

***Zoning Ordinance: Sec.138-356

***The engineer submitted a variance request (SUB2024-0018) on behalf of the developer on April 3, 2024, to request 20 ft. front setback and 5 ft. interior side setback for all lots. The variance request is scheduled to be presented to the Planning and Zoning Commission on May 7, 2024. If the variance request is approved the front setback will be 20 ft. or greater for easements

* Rear: 10 ft. or greater for easements

**Zoning Ordinance: Sec.138-356

Required

Applied

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

<ul style="list-style-type: none"> * Sides: 6 ft. or greater for easements **Zoning Ordinance: Sec.138-356 <p>***The engineer submitted a variance request (SUB2024-0018) on behalf of the developer on April 3, 2024, to request 20 ft. front setback and 5 ft. interior side setback for all lots. The variance request is scheduled to be presented to the Planning and Zoning Commission on May 7, 2024. If the variance request is approved the side setback will be 5 ft. or greater for easements.</p> <ul style="list-style-type: none"> * Side corner: 10 ft. or greater for easements **Zoning Ordinance: Sec.138-356 * Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Sec.138-356 <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
	Applied
	Compliance
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Taylor Road and both sides of interior streets **Please revise plat note as shown above prior to final. **Subdivision Ordinance: Sec.134-120 	Required
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses ** Landscaping Ordinance: Sec.110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Sec.110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along 	NA
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. 	Required
<ul style="list-style-type: none"> * Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen 	Required
<ul style="list-style-type: none"> * 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
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	Required
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: A-O Proposed: R-1 **Rezoning application submitted April 26 2021 reviewed by P&Z Board on June 3, 2021 and City Commission on June 28, 2021. 	Completed

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

* Rezoning Needed Before Final Approval	Completed
LOT REQUIREMENTS	
* Minimum lot width and lot area **Zoning Ordinance: Sec. 138-356	Compliance
* Lots fronting public streets **Zoning Ordinance: Sec.138-1	Applied
PARKS	
* Land dedication in lieu of fee **Pending review by the Park Land Dedication Board	Complete
* As per Parks Department, park Fee of \$700 per dwelling unit/lot to be paid prior to recording x 76 single family lots are being proposed. Park fee of \$53,200 (76 lots/dwelling units X \$700) must be paid prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Complete
TRAFFIC	
** As per Traffic Department, TG approved; no TIA required.	Completed
** As per Traffic Department, TG approved; no TIA required.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Money must be escrowed if improvements are not built prior to recording ***The engineer submitted a variance request (SUB2024-0018) on behalf of the developer on April 3, 2024, to request 20 ft. front setback and 5 ft. interior side setback for all lots. The variance request is scheduled to be presented to the Planning and Zoning Commission on May 7, 2024.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED, AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCES.	Applied

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

LOCATION



TAYLOR RD

PROPOSED TAYLOR CREEK
VILLAGES SUBDIVISION

317

VICENTE SUBDIVISION

PROPOSED
WORKS

CITY OF M
MAINTEN
FACIL
318

NOLANA AVE

NOLANA AVE

307

308

MORAL GARDENS ABDI CANAL

60 PRUKOP, M
2.0AC

-55 WALL, E
2.0AC

-70 KILGORE, J

75 3901

-75 SOSA, J
12.0AC

SUB 2022-0034



City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name : <u>SALINAS Brothers Division</u> ^{sub}
	Location <u>N. LOS EBANOS RD.</u>
City Address or Block Number <u>13401 N. LOS EBANOS RD</u>	Number of lots <u>2</u> Gross acres <u>9.81</u> Net acres <u>9.66</u>
	Existing Zoning <u>N/A</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____
Existing Land Use <u>N/A</u> Proposed Land Use <u>SINGLE FAMILY RESIDENTIAL</u> Irrigation District # <u>UNITED IRRIGATION</u>	Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Agricultural Tax Exempt Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>0</u>
Parcel No. <u>319235</u> Tax Dept. Review <u>NO Rollback taxes</u>	Legal Description <u>A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS EOAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD.</u>
Owner	Name <u>JUAN LUIS SALINAS & LEONEL JR. SALINAS</u> Phone <u>956-867-1095</u>
	Address <u>3908 XENOPS AVE</u>
City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u>	E-mail <u>juanluisrn@yahoo.com</u>
Developer	Name <u>JUAN LUIS SALINAS</u> Phone <u>956-867-1095</u>
	Address <u>3908 XENOPS AVE</u>
City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u>	Contact Person <u>JUAN LUIS SALINAS</u>
	E-mail <u>juanluisrn@yahoo.com</u>
Engineer	Name <u>IDEN I. TREVINO</u> Phone <u>956-283-8847</u>
	Address <u>200 S. 10 TH ST. SUITE 1303</u>
City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78501</u>	Contact Person <u>KARIME FARACHALA</u>
	E-mail <u>ident@trevinoengineering.com, karime@trevinoengineering.com</u>
Surveyor	Name <u>HOMERO GUTIERREZ</u> Phone <u>956-369-0988</u>
	Address <u>P.O. BOX 548</u>
City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78505</u>	

ENTERED

MAR 16 2022

Initial: CM

ME 3/14/22

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature  Date 03/15/2022

Print Name IDEN I. TREVINO

Owner ☐

Authorized Agent ☒



City of McAllen
Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

VAR 2024-0021

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

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

Project

Legal Description A 9.81-acre tract of land, more or less, out of Lot 55-2, west addition to Sharyland Subdivision, map or plat thereof recorded in Volume 1, Pages 56, Hidalgo County Map Records, Texas

Proposed Subdivision (if applicable) Salinas Brothers Subdivision

Street Address N. Los Ebanos Rd Between 8 1/2 mile line & mile 9 Rd.

Number of lots 2 Gross acres 9.81

Existing Zoning _____ Existing Land Use _____

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

Applicant

Name Treviño Engineering Phone (956) 283-8847
ident@trevinoengineering.com
Address 2211 E. Griffin Pkwy, Ste 160 E-mail karime@trevinoengineering.com
City Mission State TX Zip 78572

Owner

Name Juan Luis Salinas
Leonel Salinas Jr. Phone (956) 867-1095
Address 3908 Xenops Ave. E-mail juanluisrn@yahoo.com
City Mission State TX Zip 78504

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?
☐ Yes ☒ No

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

Signature [Signature] Date 04/29/2024

Print Name Iden I. Treviño ☐ Owner ☒ Authorized Agent

Office

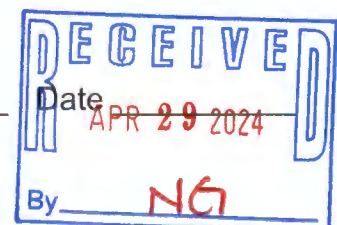
FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☒ \$250.00

Accepted by KF

Payment received by _____

Rev 06/21





City of McAllen
Planning Department
REASON FOR APPEAL

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

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

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

Reason for Appeal

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

See attached sheet

a. Fire hydrant

d. Sidewalk improvements

b. Paving

c. Drainage

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

See attached sheet, response to No. 1.

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

No development at neighboring properties.

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

No development at neighboring properties.

REASON FOR APPEAL

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
 - a. *Fire Hydrant Installation:*

The water services at the site belong to Sharyland Water Supply Corporation. The current water line servicing the vicinity is a 4-inch diameter line. Sharyland Water Supply Corporation will require a 6-inch diameter line minimum in order to install a fire hydrant. The water line would have to be upgraded from a 4-inch to a 6-inch diameter for over a mile in distance. The water line upgrade would not be feasible for the proposed 2-lot subdivision.
 - b. *Paving:*

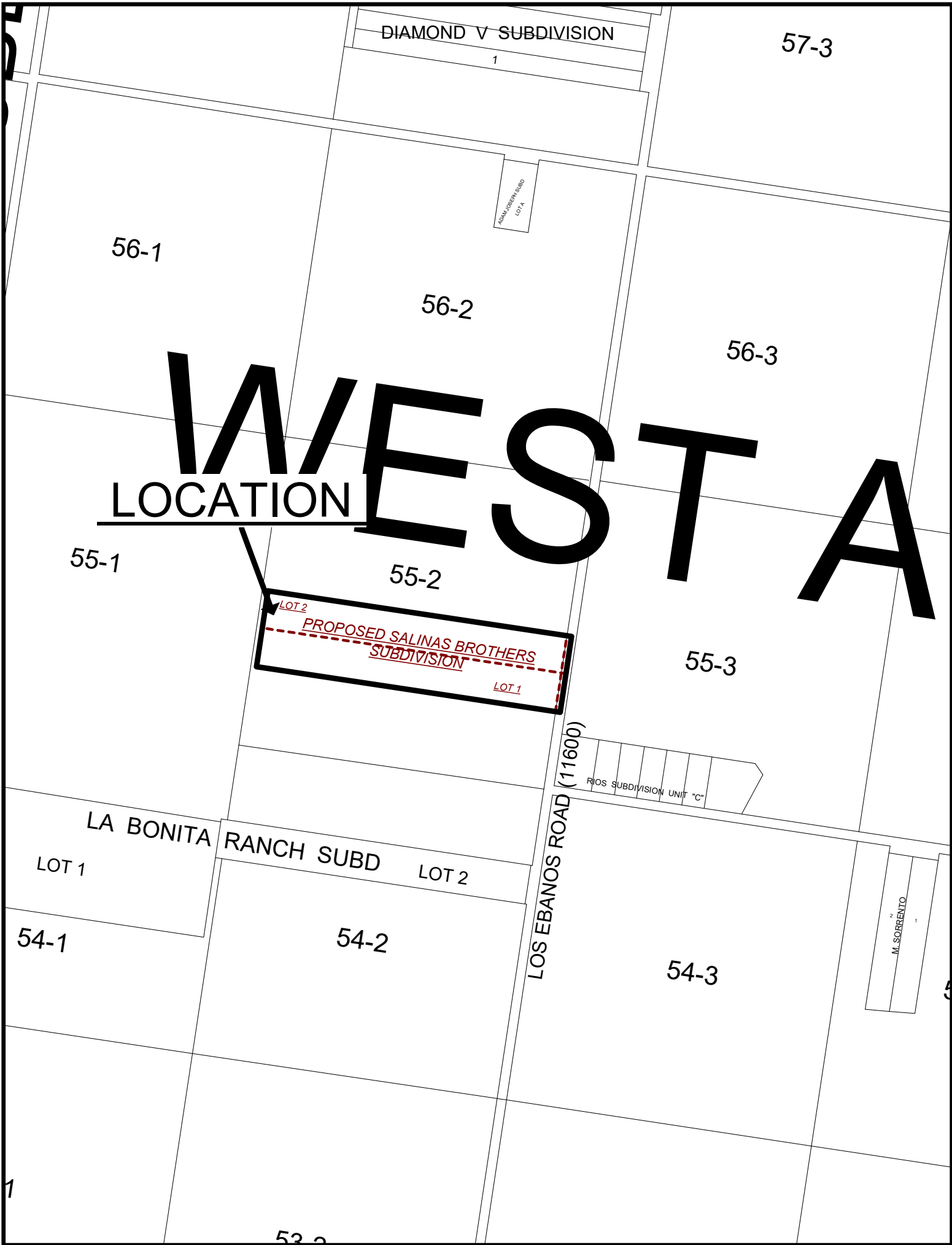
The owners are also seeking a variance for paving, drainage, and sidewalk improvements. The properties adjacent to the proposed subdivision are vacant and undeveloped areas.
 - c. *Drainage:*

The owners are also seeking a variance for paving, drainage, and sidewalk improvements. The properties adjacent to the proposed subdivision are vacant and undeveloped areas.
 - d. *Sidewalk Improvements:*

The owners are also seeking a variance for paving, drainage, and sidewalk improvements. The properties adjacent to the proposed subdivision are vacant and undeveloped areas.

WEST A

LOCATION



SALINAS BROTHERS SUBDIVISION

A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD.

METES AND BOUNDS

A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE **POINT OF COMMENCEMENT (P.O.C.)** BEING AT A POINT (N: 18648791.39, E: 1042805.91) ON THE EXISTING CENTERLINE OF LOS EBANOS ROAD, FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 55-2; **THENCE**, NORTH 08 DEGREES 31 MINUTES 28 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 55-2, AND WITH EXISTING CENTERLINE OF SAID LOS EBANOS ROAD A DISTANCE OF 330.00 FEET TO A POINT FOR AN APPARENT NORTHWEST CORNER OF A 10.0-ACRE TRACT OF LAND VESTED IN CHRISTIAN DAVID, KIMBERLY, & MAURILLO CHACON (DOCUMENT #2799898, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED; AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)** OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 81 DEGREES 28 MINUTES 22 SECONDS WEST, PARALLEL TO THE APPARENT SOUTH LINE OF SAID LOT 55-2, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 9.81-ACRE TRACT, AND THE NORTH LOT LINE OF SAID 10.0-ACRE TRACT OF LAND VESTED IN CHRISTIAN DAVID, KIMBERLY, & MAURILLO CHACON, A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,295.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EAST LOT LINE OF A 50.00-FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 7 RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 31 MINUTES 38 SECONDS EAST, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 55-2, AND WITH THE WEST LOT LINE OF SAID 9.81-ACRE TRACT, AND THE EAST LOT LINE OF SAID 50.00-FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 7 RIGHT-OF-WAY, A DISTANCE OF 323.73 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF A 4.72-ACRE TRACT VESTED IN FRANCISCO SERNA (DOCUMENT #2985446, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED

THENCE, SOUTH 81 DEGREES 28 MINUTES 22 SECONDS EAST, PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 55-2, AND THE NORTH LOT LINE OF SAID 9.81-ACRE TRACT, A DISTANCE OF 1,295.00 FEET PASS A NO. 4 REBAR FOUND ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, FOR A TOTAL DISTANCE OF 1,295.00 FEET TO A POINT ON THE APPARENT EAST LOT LINE OF SAID LOT 55-2, AND THE EXISTING CENTERLINE OF SAID LOS EBANOS ROAD, FOR THE APPARENT SOUTHEAST CORNER OF SAID 4.72-ACRE TRACT VESTED IN FRANCISCO SERNA, AND THE APPARENT NORTHEAST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 31 MINUTES 38 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 55-2, AND OF SAID EAST LOT LINE OF SAID 9.81-ACRE TRACT, AND THE EXISTING CENTERLINE OF SAID LOS EBANOS ROAD, A DISTANCE OF 323.73 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 10.0-ACRE TRACT OF LAND VESTED IN CHRISTIAN DAVID, KIMBERLY, & MAURILLO CHACON, AND THE SOUTHEAST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)**, CONTAINING A GROSS OF 9.81 ACRES OF LAND, OF WHICH 0.15 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF 9.66 ACRES OF LAND, MORE OR LESS.

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR SALINAS BROTHERS SUBDIVISION LOCATED AT CITY OF McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION 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.

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	JUAN LUIS SALINAS	3908 XENOPUS AVENUE	MISSION, TEXAS 78504	(956) 867-1095
OWNER:	LEONEL SALINAS JR.	13545 N. LOS EBANOS RD.	MISSION, TEXAS 78573	(956) 330-1631
ENGINEER:	IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, STE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR:	HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 249-8061

STATE OF TEXAS COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **SALINAS BROTHERS SUBDIVISION**, ADDITION TO THE CITY OF EDINBURG, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES, AND SUCH OTHER USES AS THE CITY DESIRES TO MAKE OF SAID PROPERTY THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

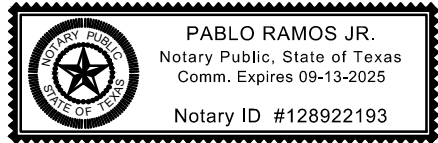
JUAN L. SALINAS & LEONEL SALINAS JR.
3908 XENOPUS AVENUE
McALLEN, TX 78504

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **JUAN LUIS SALINAS & LEONEL SALINAS JR.**, AND PROVED TO ME THROUGH HER TEXAS NOTARY PUBLIC, **PABLO RAMOS JR.**, THAT THEY ARE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:



CITY OF McALLEN PLANNING & ZONING

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

CHAIRMAN, PLANNING COMMISSION

DATE

CITY OF McALLEN MAYOR

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

MAYOR, CITY OF McALLEN

DATE

CITY SECRETARY

DATE



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: _____ DEPUTY

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 TEX. WATER CODE § 49.21(C). THE DISTRICT HAS NOT RECEIVED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

UNITED IRRIGATION DISTRICT

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

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

PRESIDENT
UNITED IRRIGATION DISTRICT

ATTEST:
SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

*KNOW ALL MEN BY THESE PRESENTS:

THAT I, **HOMERO LUIS GUTIERREZ**, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF EDINBURG.

HOMERO LUIS GUTIERREZ, RPLS

NO. 2791

DATE



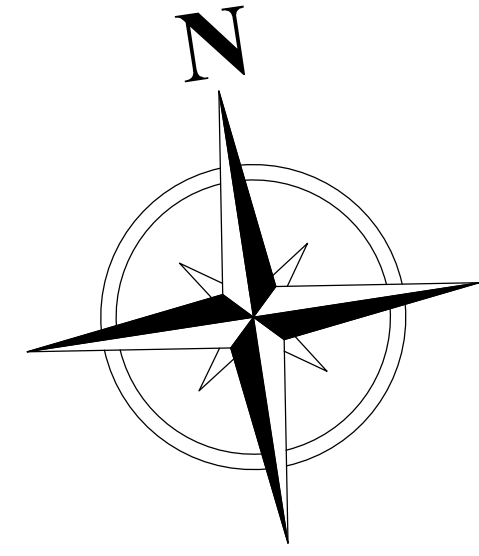
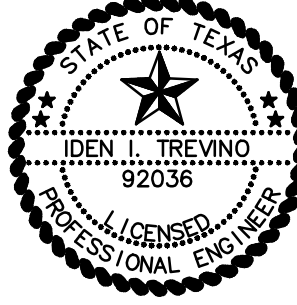
STATE OF TEXAS COUNTY OF HIDALGO

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

IDEN I. TREVINO, PE

NO. 92036

DATE



SCALE: 1"=80'

LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD SET
●	- FND. 5/8" IRON ROD
○	- FND. 2" IRON PIPE
—	- R.O.W. - RIGHT OF WAY
—	- FND. - FOUND
—	- P.O.C. - POINT OF COMMENCEMENT
—	- P.O.B. - POINT OF BEGINNING



SITE LOCATION
SCALE: 1"=1,000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

SALINAS BROTHERS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PCT. NO. 3 ON THE WEST SIDE OF LOS EBANOS ROAD, APPROXIMATELY 0.06 MILES NORTH FROM 8 1/2 MILE LINE RD. NEARBY MUNICIPALITY IS THE CITY OF McALLEN, TEXAS, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN. (POPULATION 180,000). SALINAS BROTHERS SUBDIVISION LIES APPROXIMATELY 0.06 MILES NORTH FROM THE CITY LIMITS AND IS WITHIN THE CITY'S 5.0 EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

GENERAL NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
COMMUNITY PANEL NO. 480334 0292D
REVISED JUNE 6, 2000

ZONE "X" (SHADED) WHICH IS DESIGNATED AS AREAS OF 500-YEAR FLOODPLAIN; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 500-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. MIN. BUILDING SETBACK LINES:

FRONT: 50.00 FEET OR IN LINE WITH AVERAGE SETBACK OF EXISTING STRUCTURES, OR EASEMENT, WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACKS ARE REQUIRED; GREATER SETBACK APPLIES.

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF LOS EBANOS ROAD OR 18" ABOVE THE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

---> B.M. ON POWER POLE ELEVATION= 182.47

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 19,284 CUBIC FEET OR 0.442 ACRE-FEET OF STORMWATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED AREAS AS DESIGNATED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

7. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITH IN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTINGS, AND OTHER CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

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

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

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A 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.

PREPARATION DATE: AUGUST 18, 2022

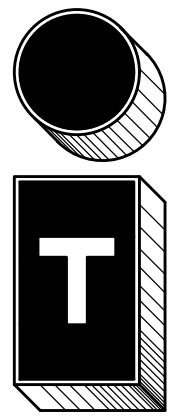
INDEX TO SHEETS OF SALINAS BROTHERS SUBDIVISION

SHEET 1
HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, 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 APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE; OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. NO. 1 CERTIFICATION; DONNA IRRIGATION No.1 AND H.C.D. REVISION NOTES.

SHEET 2
WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; 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.

PLAT



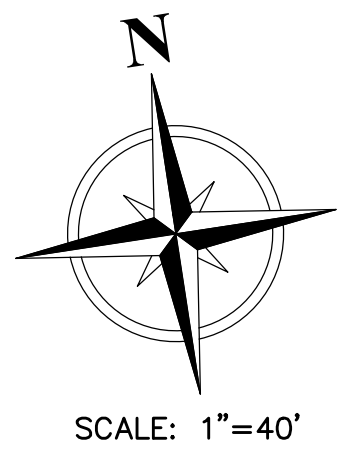
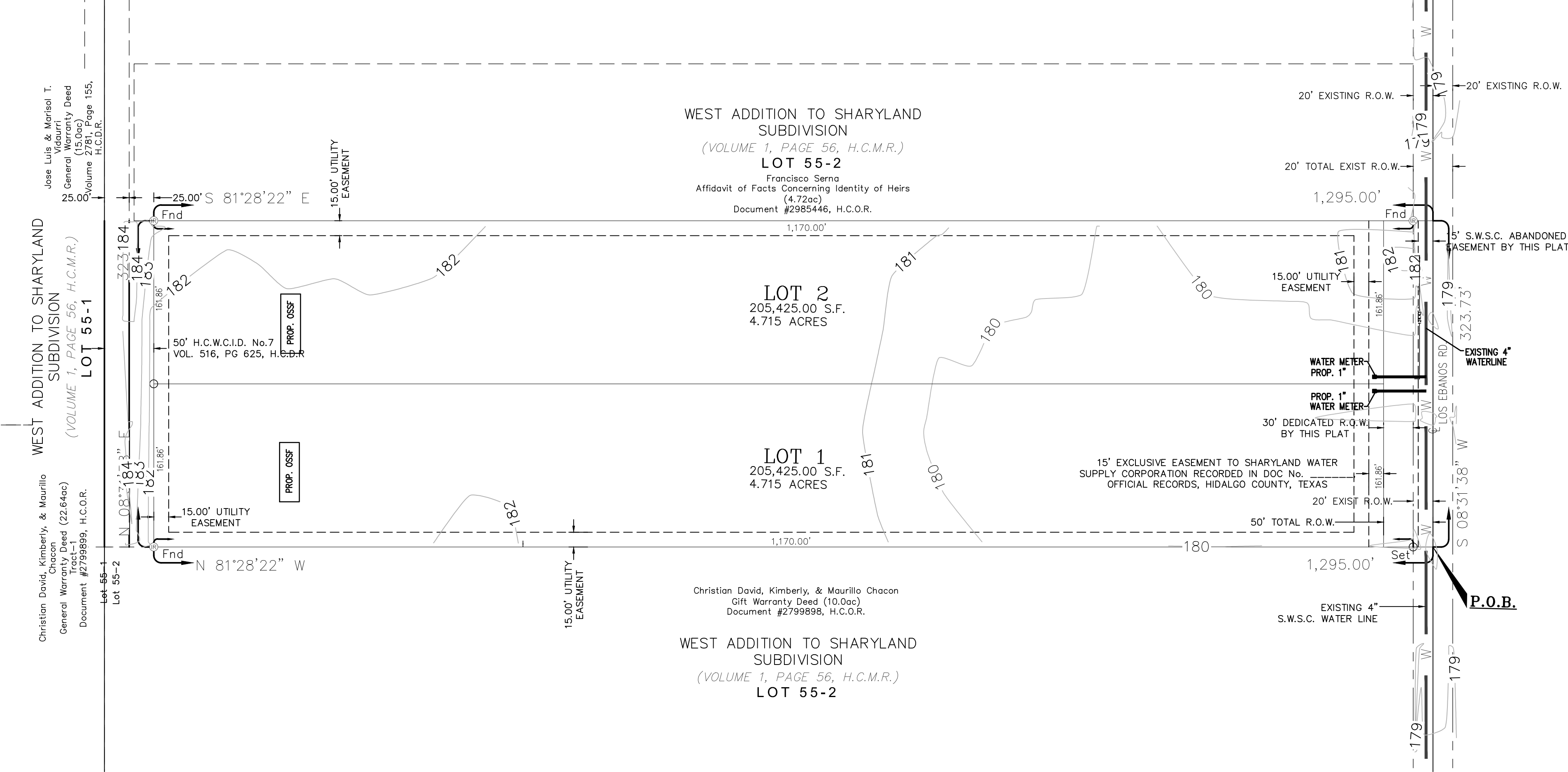
TREVINO ENGINEERING

FIRM No. F-7906

TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160
Mission, Texas 78572

ident@trevinoengineering.com

1.0



- LEGEND**
- SET IRON ROD
 - FOUND IRON ROD
 - EXISTING FENCE
 - EXISTING FENCE
 - EXISTING FENCE
 - POWER POLE
 - GUY WIRE
 - SANITARY SEWER MANHOLE

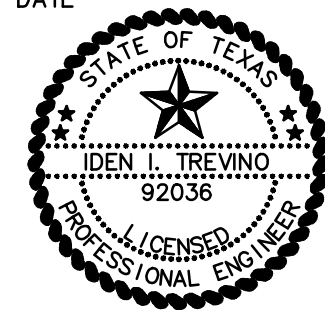
FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO
LA SUBDIVISIÓN **SALINAS BROTHERS** RECIBIRÁ SU PROVISIÓN DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA S.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y **S.W.S.C.** HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. **S.W.S.C.** HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN. EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN **SALINAS BROTHERS** CONSISTE DE UN CONDUCTO DE AGUA DE 4" PULGADAS DE DIÁMETRO QUE PASA POR EL LADO ESTE DEL CUESTO DE VIA (RIGHT OF WAY) DE LA CARRETERA LOS EBANOS RD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN **SALINAS BROTHERS** CONSISTE DE UN CONDUCTO INDIVIDUAL DE AGUA DE UNA 1" PULGADA DE DIÁMETRO. EL CONDUCTOR DE 1" PULGADA SE CONECTARÁ AL CONDUCTOR DE AGUA EXISTENTE DE 4" PULGADAS CON UNA SILLA 4" X 1" DE BRONZE Y TERMINARÁ EN LA PROPIEDAD CON UN ÁNGULO DE TOPE DE 1" X 3/4" CON UNA CAJA DE MEDIDOR. EL MEDIDOR INDIVIDUAL DE AGUA DE 3/4" DE PULGADA DE DIÁMETRO, Y LA CAJA DE MEDIDOR SERÁ INSTALADA A UN COSTO DE \$3,405.00. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA S.W.S.C. \$ 1,825.00, QUE CUBRE EL COSTO POR LOTE QUE INDICA EN EL CONTRATO DE PROVISIÓN DE AGUA POR LOS 30 AÑOS. ESTE PRECIO DE \$5,680.00 INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.E.W.S.C. LO INSTALARÁ SIN ALGÚN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

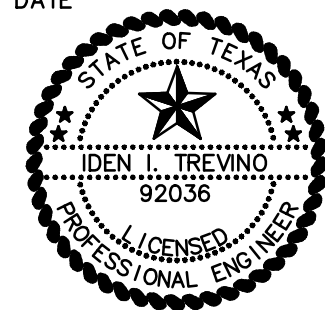
CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$0,000.00 O \$0,000.00 POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARÁ \$000.00 A UN COSTO TOTAL DE \$000.00 TODA LA SUBDIVISIÓN.

IDEN I. TREVINO, PE NO. 92036



IDEN I. TREVINO, PE NO. 92036



SALINAS BROTHERS SUBDIVISION

A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD.

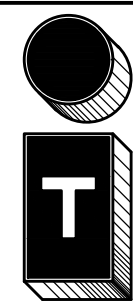
STATE OF TEXAS COUNTY OF HIDALGO

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

IDEN I. TREVINO, PE NO. 92036

SHEET	DESCRIPTION
P1.0	SUBDIVISION PLAT
P2.0	SUBDIVISION UTILITIES

UTILITIES



TREVIÑO ENGINEERING

FIRM No. F-7906
TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160
Mission, Texas 78572
ident@trevinoengineering.com

HCDD#1 APPROVED DRAINAGE REPORT STATEMENT.

INTRODUCTION:

THE PROPOSED **SALINAS BROTHERS SUBDIVISION** (INTENDED FOR SINGLE FAMILY) IS A 9.81-ACRES IN AREA, WITH A TOTAL OF 2 LOTS. THE PROPERTY IS A 9.81 ACRE TRACT OF LAND, MORE OR LESS, OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD.

THIS PROPERTY IS LOCATED ON THE WEST SIDE OF N. LOS EBANOS RD. APPROXIMATELY 2,950 FEET (0.3 MILES) NORTH OF MILE 8 RD WITHIN THE CITY OF McALLEN - HIDALGO COUNTY, TEXAS. THE PROPERTY IS NOT WITHIN ANY CITY ETJ. CURRENTLY, THE PROPERTY IS ALL BEING USED FOR AGRICULTURE FARMLAND. THE SUBDIVISION IS FLANKED BY RESIDENTIAL PROPERTY ON THE EAST SIDE. THE PROPERTY TO THE EAST, SOUTH AND WEST IS AGRICULTURE LAND. PLEASE SEE THE ATTACHED LOCATION MAP AND PLAT FOR REFERENCE.

FEMA:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, THE SUBDIVISION IS LOCATED ON "ZONE X", SHADED COMMUNITY PANEL NUMBER 480334 0295 D, ZONE "X" AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS.

SOIL:

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICES, THE SITE CONSISTS OF ONE SOIL TYPE: (3)-BRENNAN FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES GROUP B. SOILS HAVE A MODERATE INFILTRATION RATE. THIS GROUP CONSISTS CHIEFLY OF DEEP WELL DRAINED SOILS WITH A MODERATELY FINE TO MODERATELY COARSE TEXTURE AND A MODERATE RATE OF WATER TRANSMISSION. MORE DETAILS MAY BE FOUND IN THE SOIL PROPERTIES PORTION OF THIS DOCUMENT

EXISTING DRAINAGE CONDITIONS:

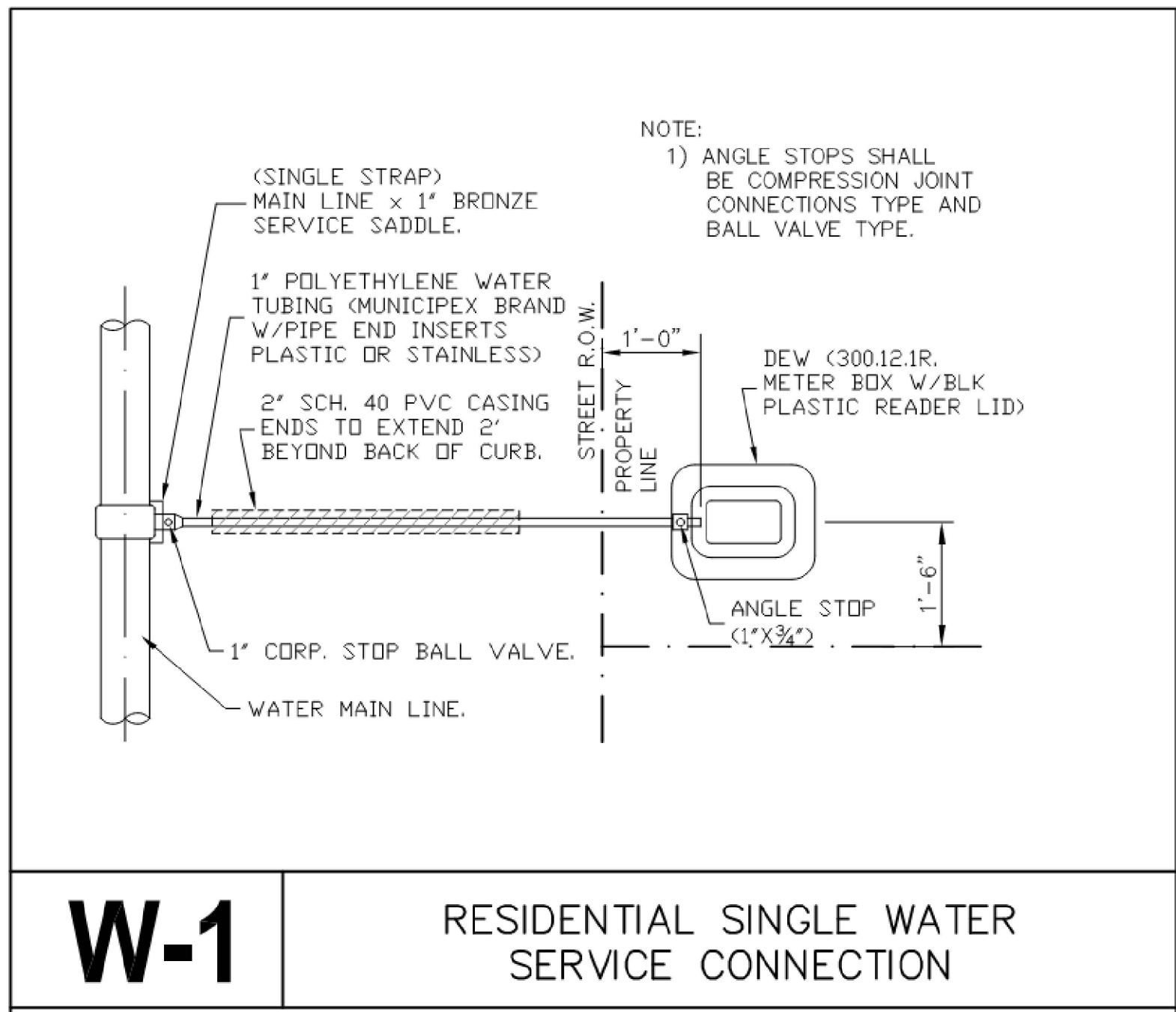
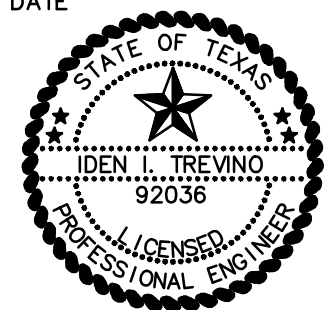
THE PROPERTY TOPOGRAPHY NATURALLY SLOPES ON AN EAST, SOUTHEAST DIRECTION TOWARDS N. LOS EBANOS RD. AND DRAINS INTO BAR DITCHES ON N. LOS EBANOS RD. ON EACH SIDE OF THE ROAD.

DRAINAGE REQUIREMENTS:

THE POST-DEVELOPED STORM RUNOFF IN THE AMOUNT OF 19,284 CUBIC FEET (0.442 ACRE-FT) WILL SHEET FLOW TO BAR DITCH ON LOS EBANOS RD. NO SITE DETENTION WILL ONSITE DUE TO THE SUBDIVISION BEING FOR 2-SINGLE FAMILY LOTS SUBDIVISION. HIDALGO COUNTY DRAINAGE DISTRICT DOES NOT ALLOW SITE DETENTION ON SINGLE FAMILY LOTS. THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM DETERMINED USING THE RATIONAL METHOD IS 3.76 CFS FOR A 10-YEAR RETURN FREQUENCY AND THE ANTICIPATED PEAK RUNOFF AFTER DEVELOPMENT IS CALCULATED TO BE 9.70 CFS FOR A 50-YEAR RETURN FREQUENCY.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS OF NOT ALLOWING SITE DETENTION ON SINGLE FAMILY LOTS, WE HAVE CALCULATED THAT 19,284 CUBIC FEET OF STORM RUNOFF TO BE RELEASED INTO LOS EBANOS RD. BAR DITCHES.

IDEN I. TREVINO, PE NO. 92036



W-1

RESIDENTIAL SINGLE WATER SERVICE CONNECTION

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

JUAN LUIS SALINAS, AS OWNER OF THE 9.81 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **SALINAS BROTHERS SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.
(C) GAS CONNECTIONS, IF AVAILABLE, PROVIDE TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

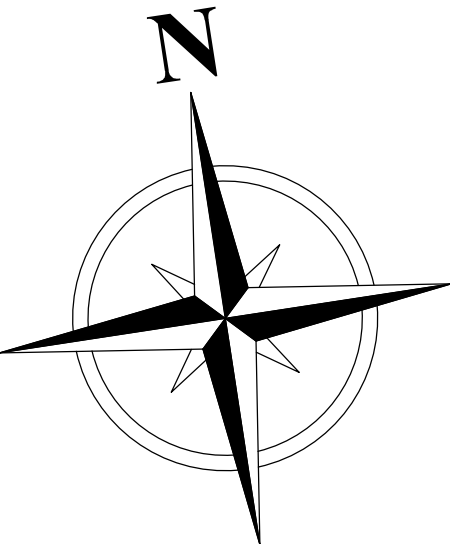
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

JUAN LUIS SALINAS, OWNER
3908 XENOPS AVENUE
MISSION, TEXAS 78501

DATE

PRINCIPAL CONTACTS:

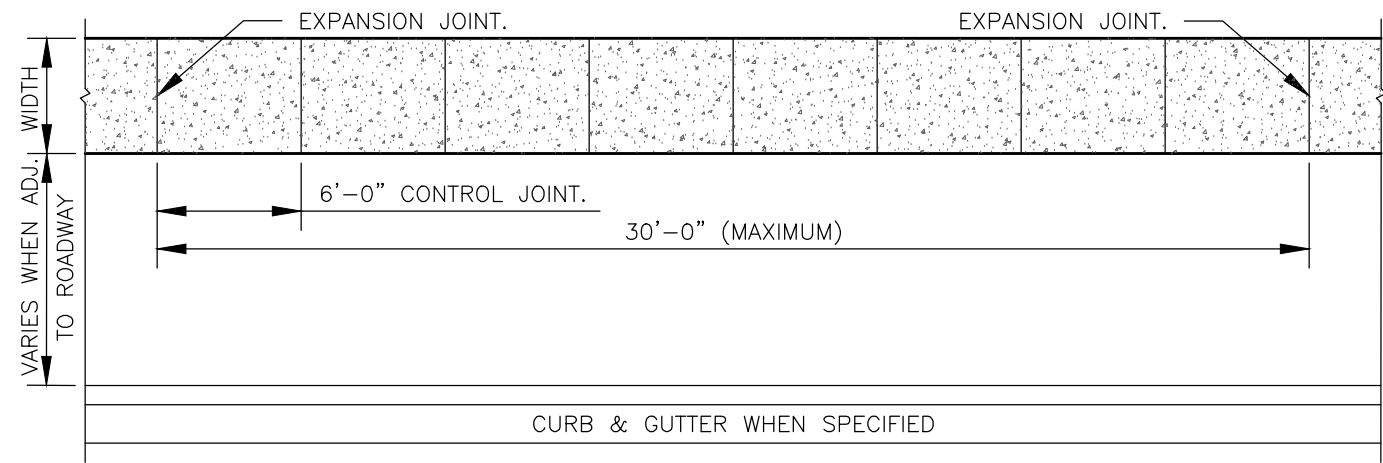
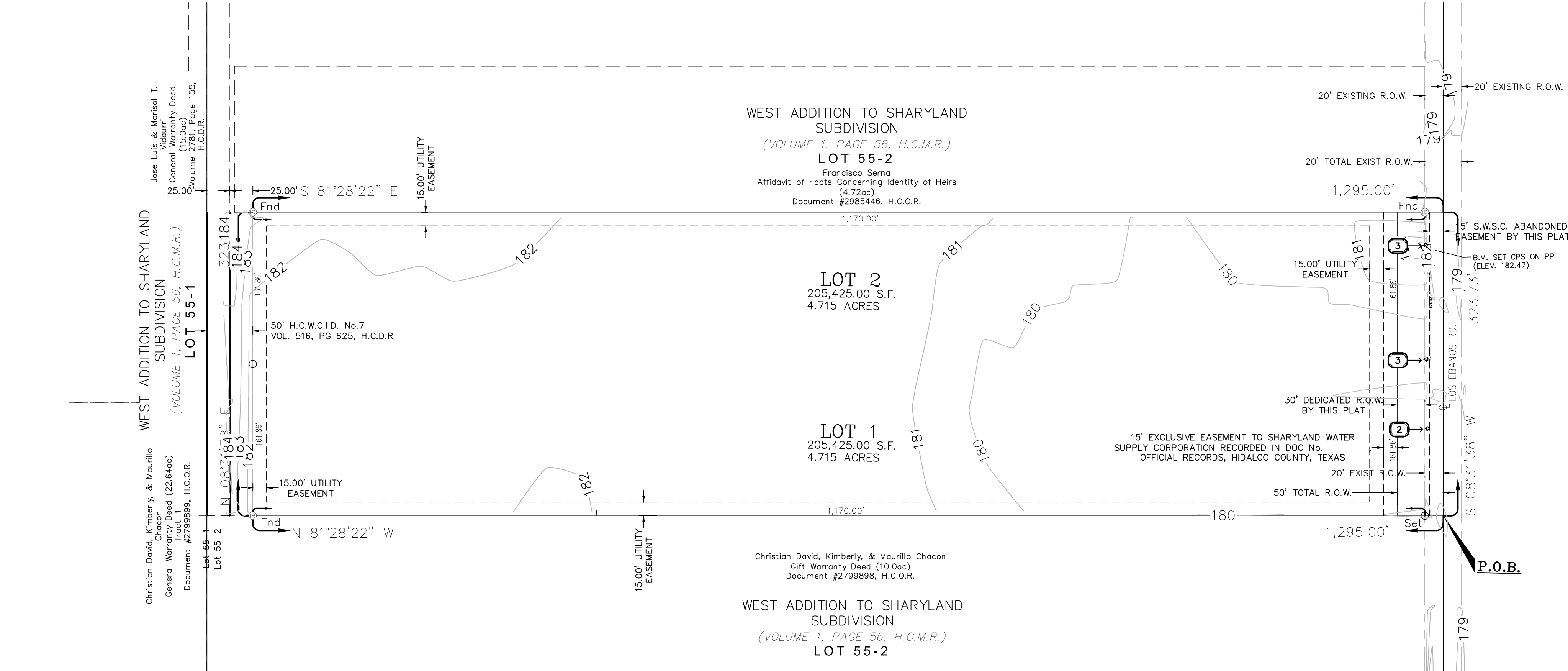
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JUAN LUIS SALINAS	3908 XENOPS AVENUE	MISSION, TEXAS 78504	(956) 867-1095
OWNER: LEONEL SALINAS JR.	13545 N. LOS EBANOS RD.	MISSION, TEXAS 78573	(956) 330-1631
ENGINEER: IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, STE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR: HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 249-8061



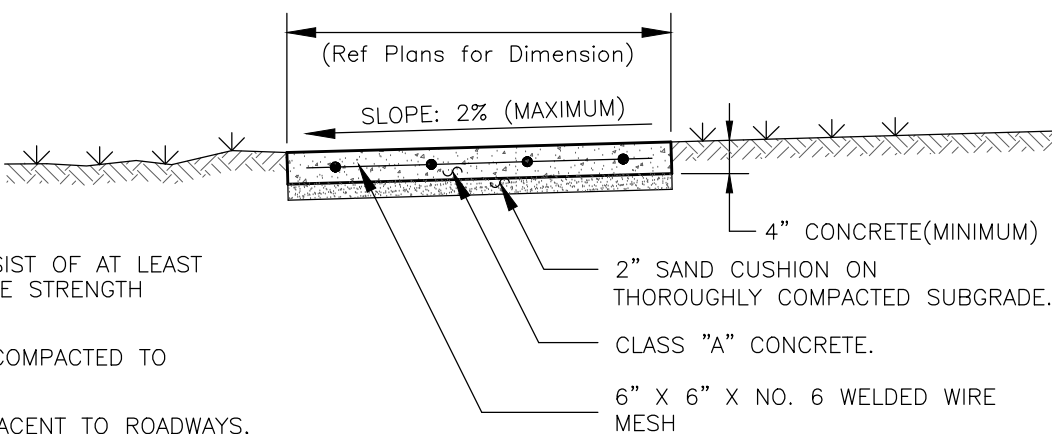
SCALE: 1"=80'

LEGEND

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD SET
- ⦿ - FND. 5/8" IRON ROD
- ⦿ - FND. 2" IRON PIPE
- R.O.W. - RIGHT OF WAY
- FND. - FOUND
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING



PLAN



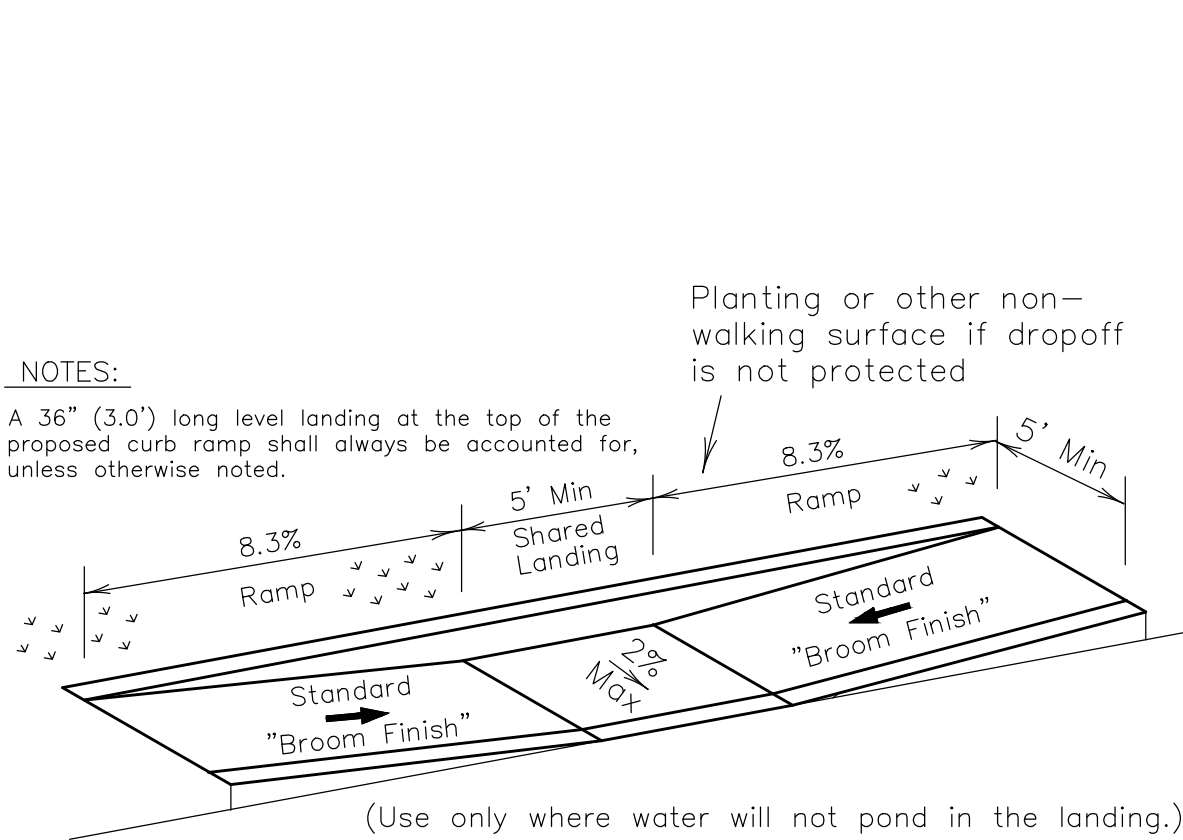
SECTION

TYPICAL SIDEWALK
DETAIL (public and private)

Not to Scale

CONTRACTOR NOTE:

ALL LANDSCAPING AREAS WILL HAVE IRRIGATION SYSTEM AND ROW
WILL HAVE DRIP IRRIGATION.



PARALLEL CURB RAMP
FOR PRIVATE PARKING FACILITIES

Not to Scale

SITE PLAN KEYNOTES

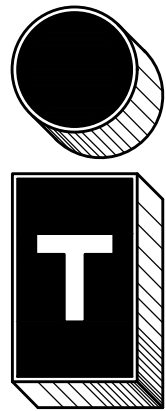
- 1 PROPOSED 6" CMU WALL ALONG THE WEST AND SOUTH LINE OF THIS PROPERTY.
- 2 EXISTING LIGHT POLE.
- 2 EXISTING LIGHT POLE AND PROPOSED STREET LIGHT.

SALINAS BROTHERS
SUBDIVISION

A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD.

SITE PLAN & STREET LIGHT

3.0



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Mission, Texas 78572

ident@trevinoengineering.com



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/3/2024

SUBDIVISION NAME: SALINAS BROTHERS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Los Ebanos Road: Proposing 30ft. dedication or as needed for 50 ft. from centerline for 100 ft. total R.O.W.
Paving: 65 ft. Curb & gutter: Both Sides
- An exclusive S.W.S.C. easement is shown within the existing ROW need to resolve any issue with overlap of R.O.W./easement. If new easement shown on plat, this will require existing easement to be abandoned, prior to recording.
- Must Include Document #'s on plat and must provide any documents as applicable regarding existing R.O.W. dedications for the North Los Ebanos Road, prior to recording.
- There is a reference to 20 ft. of existing ROW on both sides of centerline, but 20 ft. of total existing ROW clarify discrepancy, prior to recording.
***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
***Monies must be escrowed if improvements are not constructed prior to recording.

N/S Collector Street (West Side): Dedication as needed for 60 ft.- 70 ft. total ROW.
Paving 40 ft.-44 ft. Curb & gutter: Both Sides. Must Clarify Ownership for Collector Street.
Pending Items:
- Please provide ownership map to verify that no landlocked properties exist or will be created, prior to recording.
- Street alignment, transitions and R.O.W being reviewed by staff once status of 50 ft. Dedication to H.C.W.C.I.D No.7 is clarified and plat would need to be revised accordingly as applicable prior to recording. ROW subject to increase as applicable to accommodate transitions and street alignment, finalize prior to recording.
- Plat note must be provided that states" The owner of Lots 1 & 2 shall dedicate/donate sixty - seventy feet (60-70') of Right-of Way along the west side of lots 1 & 2 should future collector roadway be required along the west side of this subdivision.', wording or revisions for note as needed prior to recording.
- Contractual agreement would be finalized as may be applicable, prior to recording.
***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
***Monies must be escrowed if improvements are not constructed prior to recording.

Required

Required

Applied

Applied

NA

NA

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision is proposed to be single-family residential use in ETJ. Alley/Service street requirements subject to change, if property is annexed or if commercial use is proposed. ***Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: Proposing 50 ft. or in line with average setback of existing structures, or easement, whichever is greater. Pending Items: -Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to recording. **Subdivision Ordinance: Section 134-106 ****Zoning Ordinance: Section 138-356	Required
* Rear: Proposing 15 ft. or easement, whichever is greater. Pending Items: -Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to recording. -N/S collector street along west side will be finalized prior to recording. -Clarification needed on the 50 ft. Dedication to H.C.W.C.I.D No.7, prior to recording. *****Zoning Ordinance: Section 138-356	Required
* Sides: Proposing 6 ft. or easement, whichever is greater. ***Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setbacks are 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 North Los Ebanos Rd. and other street as applicable, prior to recording. Revisions needed: - Finalize wording for plat note #19 once ROW requirements have been finalized, prior to recording. Provide Doc. #'s and clarify ownership on Collector Street. *Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize wording for note prior to recording. ***Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable. Revisions needed: -Finalize wording for plat note #20 once Lot Frontage/ROW requirements have been finalized, prior to recording. **Landscaping Ordinance: Section 110-46	Required

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

* 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.	Applied
	Required
NOTES	
* No curb cut, access, or lot frontage permitted along. Revisions needed: --Finalize wording for note once Lot Frontage/R.O.W. requirements have been finalized, prior to recording. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
	NA
	Applied
	NA
	NA
	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
	Applied
ZONING/CUP	
* Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
	NA
PARKS	
* Land dedication in lieu of fee. Park fees do not apply to ETJ subdivision unless they are annexed. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fees do not apply to ETJ subdivision unless they are annexed.	NA
	NA

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

* Pending review by the City Manager's Office. Park fees do not apply to ETJ subdivision unless they are annexed.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Trip Generation for 2 Single Family Homes is waived.- TG Worksheet was still submitted, TG Approved, no TIA required * Traffic Impact Analysis (TIA) required prior to final plat.	Applied
	NA
COMMENTS	
Comments: - Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. - If any variance request is proposed, original application with fee must be submitted to the Planning Department. - Please provide ownership map of surrounding properties in order to verify that no landlocked properties exist or will be created, prior to recording. - Clarification needed on the 50 ft. Dedication to H.C.W.C.I.D No.7 regarding North/South Collector Street prior to recording. Engineer must clarify if dedication for collector road will be provided via contractual agreement or variance to not provide collector road. - Contractual agreement regarding public improvements must be recorded, prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCE.	Applied

WESTA

LOCATION

PROPOSED SALINAS BROTHERS
SUBDIVISION

LOS EBANOS ROAD (11600)

LA BONITA RANCH SUBD

56-1

56-2

56-3

55-1

55-2

55-3

LOT 1

LOT 2

54-1

54-2

54-3

53-2

53-3



City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>SILVERADO MOON SUBDIVISION</u>	
	Location _____	
	City Address or Block Number <u>8100 N TAYLOR RD</u>	
	Number of Lots <u>121</u> Gross Acres <u>24.54</u> Net Acres <u>N/A</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>ETJ</u> Proposed Zoning <u>ETJ</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>J.H. 06-02-23</u>	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>Single family</u> Irrigation District # <u>UD</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/> _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # _____ Tax Dept. Review _____	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
<small>BEING A 24.54 ACRE TRACT OF LAND OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, AND 42 AND VOLUME 28, PAGE 150, MAP RECORDS, HIDALGO COUNTY, AND ALL OF LOT 1 OF MINERVA SUBDIVISION, AS PER MAP THEREOF RECORDED IN VOLUME 28, PAGE 150, MAP RECORDS, HIDALGO COUNTY</small>		
Owner	Name <u>FORTIS LAND COMPANY, LLC</u>	Phone <u>(956)-292-0008</u>
	Address <u>222 WEST UNIVERSITY DRIVE</u>	E-mail <u>OMAR@OGBUILD.COM</u>
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78579</u>	
Developer	Name <u>FORTIS LAND COMPANY, LLC</u>	Phone <u>(956)-292-0008</u>
	Address <u>222 WEST UNIVERSITY DRIVE</u>	E-mail <u>OMAR@OGBUILD.COM</u>
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78579</u>	
	Contact Person <u>OMAR GARCIA</u>	
Engineer	Name <u>RIO DELTA ENGINEERING</u>	Phone <u>956 380 5152</u>
	Address <u>921 S. 10TH AVENUE</u>	E-mail _____
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>IVAN GARCIA P.E., R.P.L.S.</u>	
Surveyor	Name <u>RIO DELTA ENGINEERING</u>	Phone <u>956-380-5152</u>
	Address <u>921 S. 10TH AVENUE</u>	E-mail _____
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	

KF

JUN 02 2023
 BY: Nm/Cw

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

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.

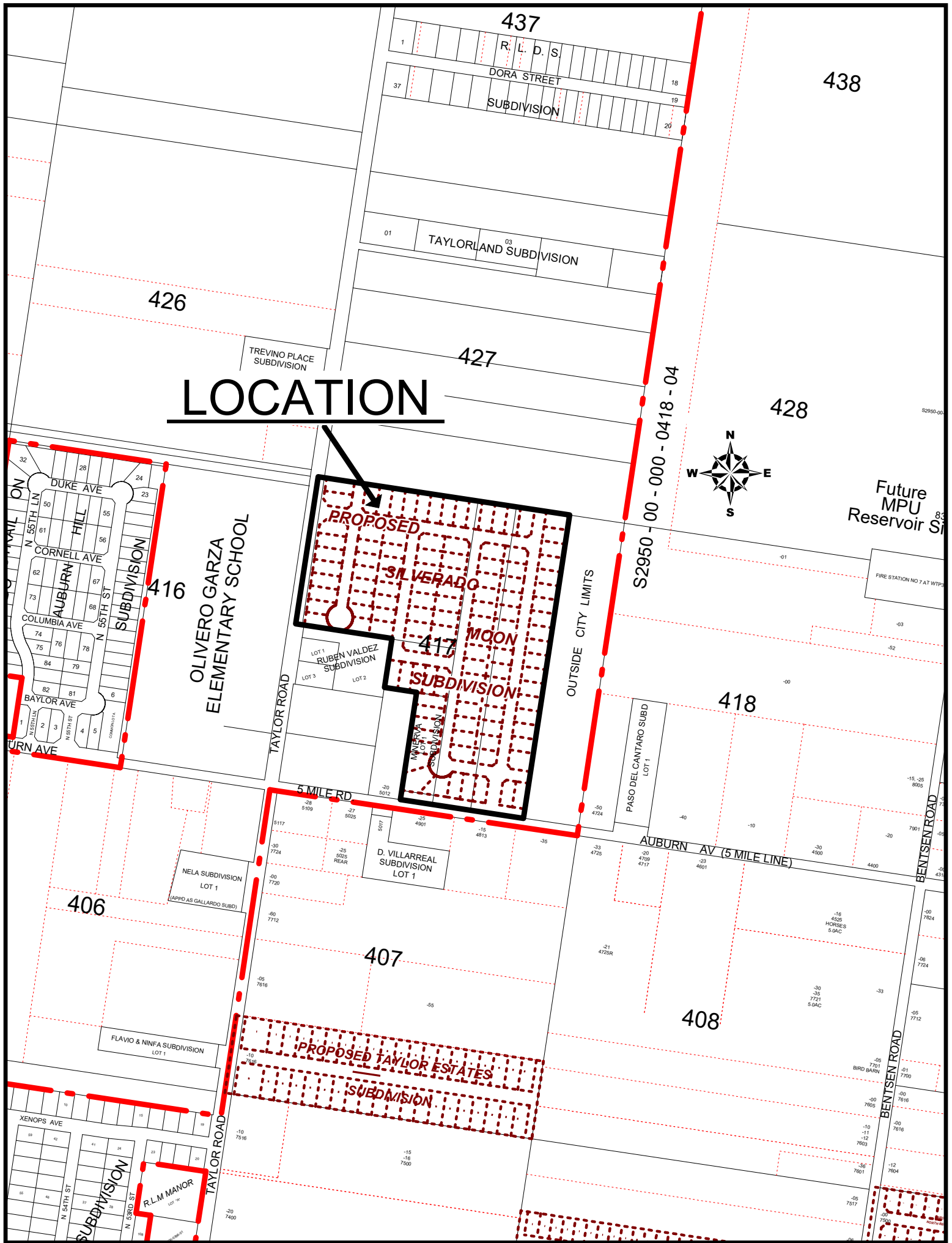
Signature  Date 5/12/23

Print Name Omar Garcia

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

LOCATION



SILVERADO MOON SUBDIVISION

A 25.07 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE, 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

(PRIVATE SUBDIVISION)

SCALE 1" = 100'

BASIS OF BEARING
TEXAS STATE PLANE, COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

PARCEL LINE TABLE

LINE #	Direction	Length
L2	N36° 20' 39"W	21.21'
L3	S53° 39' 10"W	21.21'
L4	N53° 39' 10"E	21.21'
L5	S36° 20' 50"E	21.21'
L6	N36° 20' 50"W	21.21'
L7	S53° 39' 10"W	21.21'
L8	N36° 20' 50"W	21.21'
L9	S53° 39' 10"W	21.21'
L10	S36° 20' 50"E	21.21'
L11	N53° 39' 10"E	21.21'
L12	N36° 20' 50"W	21.21'
L13	N36° 20' 50"W	21.21'
L14	S53° 39' 10"W	21.21'
L15	S8° 39' 10"W	18.51'
L16	S81° 20' 50"E	3.70'
L17	N8° 39' 10"E	9.72'
L18	N36° 20' 52"W	21.21'
L19	N53° 39' 10"E	21.21'
L20	S36° 20' 50"E	35.36'
L21	S53° 39' 10"W	35.35'
L22	N53° 35' 39"E	35.38'
L23	S36° 23' 50"E	35.32'

LEGEND

- FOUND 1/2 INCH IRON ROD
- FOUND 5/8 INCH IRON ROD
- FOUND COTTON PICKER SPINDLE
- SET COTTON PICKER SPINDLE
- NATURAL GROUND
- CALCULATED POINT
- CAPPED IRON ROD SET

ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
C.L.	CENTER LINE
L.I.	LOT LINE

METES AND BOUNDS DESCRIPTION

A 25.07 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE, 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 25.07 ACRES TRACT BEING THE SAME LAND DESCRIBED IN THE FOLLOWING WARRANTY DEEDS:

- 1)FROM SANJUAN, LLC, TO FORTIS LAND COMPANY, LLC, DATED JANUARY 11, 2023, RECORDED IN DOCUMENT #3412710 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
- 2)FROM SANDRA J. WOMACK AND CANDACE L. MCCOY TO SANJUAN, LLC, DATED OCTOBER 4, 2016, RECORDED IN DOCUMENT #2890550 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
- 3)FROM SVAD ENTERPRISE, INC. TO FORTIS LAND COMPANY, LLC DATED SEPTEMBER 5, 2023, RECORDED IN DOCUMENT #3480709 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 25.07 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING A COTTON PICKER SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID LOT 417 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING OF THE REMAINDER OF THE TRACT BEING DESCRIBED AS FOLLOWS:

THENCE, S 81°20'50" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 417, SAME BEING THE SOUTH BOUNDARY LINE OF LOT 427, JOHN H. SHARY SUBDIVISION, A DISTANCE OF 1117.91 FEET TO A SET 1/2- INCH CAPPED IRON ROD, BEING NORTH 81° 20' 50" WEST 200 FEET FROM THE NORTHEAST CORNER OF THE SAID LOT 417 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 83°91'0" W ALONG THE WEST BOUNDARY LINE OF THE REMAINDER OF A CALLED 7.24 ACRES CONVEYED TO SVAD ENTERPRISES, INC RECORDED IN DOCUMENT #1272330 O.R.H.C., A DISTANCE OF 1261.08 FEET TO A 1/2- INCH IRON ROD FOUND, ON THE NORTH ROW LINE OF A CALLED 0.024 ACRE TRACT CONVEYED TO TXDOT IN DOCUMENT# 3343232 FOR THE SOUTHEAST CORNER FOR THE HEREIN DESCRIBED TRACT;

THENCE, N 81°26'51" W ALONG THE NORTH LINE OF THE SAID 0.024 ACRE TRACT, SAME BEING A POINT ON THE EAST BOUNDARY LINE OF A CALLED 1.46 ACRE TRACT CONVEYED TO RGV PARTNERS LLC, RECORDED IN DOCUMENT# 1978999 O.R.H.C., TO THE NORTHWEST CORNER OF THE SAID 0.024 ACRE TRACT, A DISTANCE OF 566.01 FEET TO A 5/8" IRON ROD FOUND, FOR A THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83°91'8" E ALONG THE EAST BOUNDARY LINE OF THE SAID 1.46 ACRE TRACT, TO THE NORTHEAST CORNER OF THE SAID 1.46 ACRE TRACT, A DISTANCE OF 419.06 FEET TO 5/8" IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 1.46 ACRE TRACT, TO THE NORTHWEST CORNER OF THE SAID 1.46 ACRE TRACT, A DISTANCE OF 137.89 FEET TO A 1/2-INCH IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83°91'8" E ALONG THE EAST BOUNDARY LINE OF RUBEN VALDEZ SUBDIVISION, RECORDED IN DOCUMENT #3153639, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.50 FEET TO THE NORTHWEST CORNER OF THE SAID RUBEN VALDEZ SUBDIVISION, A DISTANCE OF 210.50 FEET TO A 1/2-INCH IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID RUBEN VALDEZ SUBDIVISION, TO A POINT ON THE WEST LINE OF THE SAID LOT 417, PASSING AT 387.28 FEET A 1/2 CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY OF N. TAYLOR ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 414.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

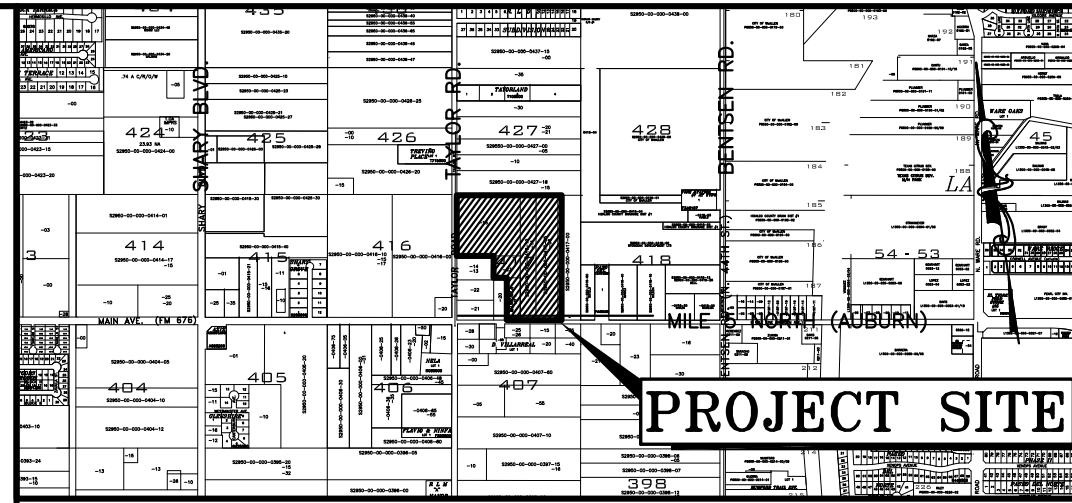
THENCE, N 83°91'8" E ALONG THE WEST LINE OF THE SAID LOT 417, A DISTANCE OF 632.50 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 25.07 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE WEST 26.72 FEET LIES 0.39 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF TAYLOR ROAD (60.00 FOOT R.O.W.).

GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
2. THE CORNER PINS ALONG AUBURN AVE. (MILE 5 NORTH) FOR LOTS 38, 39, 40, 71, 72, AND 73 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.
3. THE CORNER PINS ALONG TAYLOR RD. FOR LOTS 1, 2, 3, 4, 117, 118, 119, 120 AND 121 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.
4. THE CORNER PINS ALONG THE REAR SIDE FOR LOTS 4 THROUGH 38 ARE SET WITH AN OFF-SET OF 1 FT. INTO THE LOTS.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

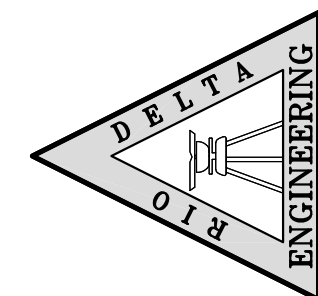
- FRONT: 25 FT. OR GREATER FOR EASEMENTS;
20 FT. OR GREATER FOR EASEMENTS ONLY FOR LOTS 19, 20, 21, 36, 37, 74, 75, 115, 116,
15 FT. OR GREATER FOR EASEMENTS ONLY FOR LOTS 3, 4, 5, 6, 38, 39, 40, 71, 72, 73, 117, AND 118.
- REAR: 10 FT. OR GREATER FOR EASEMENTS.
- INTERIOR SIDES: 5 FT. OR GREATER FOR EASEMENTS.
- CORNER: 10 FT. OR GREATER FOR EASEMENTS.
- GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

6. THE SUBDIVISION IS IN ZONE "X" (NON-SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.
7. DRAINAGE DETENTION OF 144.001 CF OR 3.326 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAILED IN THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO.1 MISSION-MALLEN LATERAN DRAIN DITCH.
8. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
9. 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.
10. THE CITY OF MCALLEN TO HAVE A 25'X25' SIDE OBSTRUCTION EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
11. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG AUBURN AVENUE (5 MILE LINE ROAD), NORTH TAYLOR ROAD, AND BOTH SIDES OF ALL INTERIOR STREETS.
12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG AUBURN AVENUE (5 MILE LINE ROAD) AND NORTH TAYLOR ROAD.
13. CITY OF MCALLEN BENCHMARK (MC47) A 30" ALUMINUM PIPE WITH A 3X3" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING:106110.603550 EASTING:16628009.54221 ELEV.=140.02
14. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND AUBURN AVENUE (5 MILE LINE ROAD) AND NORTH TAYLOR ROAD.
15. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
16. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
17. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
18. THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED RECORDED IN DOCUMENT# 1915-490033, #1915-490281 & #1917-4609, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
19. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITHIN LOT LINE POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
20. 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.
21. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
22. 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.
23. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SILVERADO MOON SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, THE CITY OF MCALLEN, TEXAS, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.
24. COMMON LOT A, IDENTIFIED AS A DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, SILVERADO MOON HOMEOWNERS' ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA. AFTER COMMON LOT A'S FIRST COMPLETION OF NOTICE REQUIREMENTS SINCE THE CITY OF MCALLEN'S ASSOCIATION, THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE SILVERADO MOON 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 ALL NOTICE REQUIREMENTS SIMILAR TO THOSE PROVIDED IN EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE: 1" = 2000'

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM NO. 10194027921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083ISSUED FOR:
FINALPLAT SHEET
SILVERADO MOON SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

PROJECT:

ENGINEER:

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

SURVEYOR:

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

CHECKED:

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

DRAWN:

O.A./H.G./Y.V.

SCALE:

1" = 100'

DATE:

APRIL 10, 2024

PROJECT:

SUB 22 064

REVISIONS:

PAGE NO.:

1-OF-1

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

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

OMAR GARCIA (MANAGING MEMBER) DATE _____
FORTIS LAND COMPANY, LLC
222 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

STATE OF TEXAS

COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2024.

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

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE SILVERADO MOON SUBDIVISION, LOCATED AT CITY OF MCALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

CARLOS LIMA DATE _____
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): FORTIS LAND COMPANY, LLC	222 W. UNIVERSITY DRIVE	EDINBURG, TX. 78539 (956) 292-0008 (956) 292-0896
SURVEYOR: IVAN GARCIA	921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

MARIA DEL CARMEN FERNANDEZ SANCHEZ
0.760 ACRES
LOT 416
JOHN H. SHARY SUBDIVISION
VOL.1, PG. 17 M.R.H.C.
DOC# 2948102, O.R.H.C.

N. TAYLOR RD.

EAST RIGHT-OF-WAY LINE

20.00' UNITED IRRIGATION DISTRICT EASEMENT (AS PER DOC# 1985-102759)

10.00' UNITED IRRIGATION DISTRICT EASEMENT (AS PER DOC# 1985-102759)

40.00' UNITED IRRIGATION DISTRICT EASEMENT (AS PER DOC# 1985-102759)

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40.00' UNITED IRRIGATION DISTRICT EASEMENT (AS PER DOC# 1985-102759)

STATE OF TEXAS

COUNTY OF HIDALGO

MAYOR'S CERTIFICATE

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

MAYOR, CITY OF MCALLEN DATE _____

STATE OF TEXAS

COUNTY OF HIDALGO

PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE _____

STATE OF TEXAS

COUNTY OF HIDALGO

PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

ON: ____ AT ____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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. 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER 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

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/3/2024

SUBDIVISION NAME: SILVERADO MOON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Taylor Road: Proposing 10 ft. of dedication for 40 ft. from centerline for 80 ft. total ROW
Paving: 52 ft. Curb & gutter: both sides

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

Auburn Avenue (5 Mile Line Road): 60 ft. of dedication from centerline for 120 ft. total ROW.

Paving: by the state Curb & gutter: by the state

- Based on the conversation with the engineer and documentation submitted on May 02, 2024, there is an existing 62 ft. ROW from centerline which includes a portion of the original ROW and acquisition from State and County; but the plat must be submitted showing these dedications prior to recording.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

Interior Street: Dedication as needed for 50 ft. total ROW.

Paving: 32 ft. Curb & gutter: Both Sides

Revisions Needed:

-Street names will be established prior to recording finalize street name prior to recording/
Mylar printing.

-Subdivision layout currently exhibits stub outs, clarify stub outs along lots 90 and 91 and lots 108 and 109, subdivision layout will have to be revised to provide for "Knuckle" design as dead end street are not permitted as this is a private subdivision, review and revise prior to recording. As per plat submitted on July 19th,2023, subdivision provides for knuckle design.

- As per plat submitted on June 2nd,2023 subdivision proposed to be private and for single family use, gate details are required. Gate details are under review and ROWs are subject to increase for gate areas, finalize prior to NTP/Recording..

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

E/W Quarter Mile Collector (northern boundary):Dedication as needed for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

Pending Items:

*Engineer submitted a variance application on July 7, 2023 in reference to the ROW dedication requirements for the E/W collector(1/4 Mile Collector) along the Northern Boundary the engineer has indicated that the street would not be able to extend east as there is an existing drain ditch and there are existing established developments to the north of this subdivision. After review of the ownership map submitted on July 12,2023, due to the developed properties to the north and existing canal to the west and collector alignment, the E/W collector street along the northern boundary is not feasible.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

Applied

Required

Required

Applied

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<p>N/S collector(Eastern Boundary,1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving _40 ft.__ Curb & gutter: Both Sides. *As per plat submitted on August 11th,2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. Street alignment and R.O.W being reviewed by staff and plat would need to be revised accordingly. After review of the submitted plans on August 25,2023, for the state drainage project from the engineer due to the developed properties to the north, collector alignment and state drainage project, the N/S collector street along the eastern boundary is not feasible. *Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. As per conversation with Engineer on September 15th,2023 remnant of additional 40 ft. tract to be utilized by the state for a drainage project. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Applied
<p>* 1,200 ft. Block Length. *Subdivision layout does not comply with 1200 ft. block length requirement. Engineer submitted a variance application on August 1, 2023 ,requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac Pending Items: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. As per conversation with Engineer on September 15th,2023, 10ft. U.E and Sidewalk easement proposed, engineer to continue to coordinating with corresponding departments to ensure compliance, finalize prior to NTP/ Recording. **Subdivision Ordinance: Section 134-105</p>	Required
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106</p>	NA
<p>SETBACKS</p>	

<p>* Front: 25 ft. or greater for easements. 20 ft. or greater for easements only for lots 19, 20, 21, 36, 37, 74, 75, 115, 116 15 ft. or greater for easements only for lots 3, 4, 5, 6, 38, 39, 40, 71, 72, 73, 117 and 118</p> <p>***Zoning Ordinance: Section 138-356</p> <p>*The project engineer submitted a variance application (VAR2024-0008), on behalf of the developer, which includes the following request: 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The letter submitted by the engineer indicates that the variance has been requested for irregular shaped lots fronting Cul-de-Sacs and knuckles to increase the buildable area of the lot. If the variance is approved, the garage setback will remain as 18 ft. or greater for easements.</p> <p>**At the Planning and Zoning Commission meeting of February 20, 2024, the Board considered the subdivision in revised final form and the variance request (VAR2024-0008) for 5 ft. side yard setback and 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The Board asked staff for recommendation and staff recommended approval for 5 ft. side yard setback for all lots and recommended 20 ft. front setback instead of 15 ft. for the requested lots. The developer and a representative from the engineering firm were present and requested 15 ft. front setback. After further discussion, the Board unanimously tabled the item so that the developer can have further discussion with staff. On February 27, 2024, staff had a meeting with the project engineer and the developer, and the request was revised to the following:</p> <p>a. 15 ft. front setback for Lots 3 to 6, 38 to 40, 71 to 73, 117, and 118; and b. 20 ft. front setback for Lots 19 to 21, 36, 37, 74, 75, 115, and 116.</p> <p>***At the Planning and Zoning Commission meeting of March 19, 2024, the Board approved the variance to the front setback as noted above.</p>	Applied
<p>* Rear: 10 ft. or greater for easements. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior sides: 5 ft. or greater for easements. ***Zoning Ordinance: Section 138-356</p> <p>*The project engineer submitted a variance application (VAR2024-0008), on behalf of the developer, which includes the following request: 5 ft. side yard setback for all lots. The letter submitted by the engineer indicates that the variance has been requested to increase the buildable area of the lot. If the variance is approved, it will be subject to being 5 ft. or greater for easements.</p> <p>**At the Planning and Zoning Commission meeting of February 20, 2024, the Board considered the subdivision in revised final form and the variance request (VAR2024-0008) for 5 ft. side yard setback and 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The Board asked staff for recommendation and staff recommended approval for 5 ft. side yard setback for all lots and recommended 20 ft. front setback instead of 15 ft. for the requested lots. The developer and a representative from the engineering firm were present and requested 15 ft. front setback. After further discussion, the Board unanimously tabled the item so that the developer can have further discussion with staff. On February 27, 2024, staff had a meeting with the project engineer and the developer, and the request was revised to the following:</p> <p>a. 15 ft. front setback for Lots 3 to 6, 38 to 40, 71 to 73, 117, and 118; and b. 20 ft. front setback for Lots 19 to 21, 36, 37, 74, 75, 115, and 116.</p> <p>***At the Planning and Zoning Commission meeting of March 19, 2024, the Board approved the variance to the side setback as requested for 5 ft. or greater for easements.</p>	Applied
<p>* Corner: 10 ft. or greater for easements ***Zoning Ordinance: Section 138-356</p>	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 along Auburn Avenue (5 Mile Line Road), North Taylor Road, and both sides of all interior streets. **5 ft. sidewalk might be required by Engineering Dept., finalize note wording requirements, prior to recording. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line Road) and North Taylor Road. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line Road) and North Taylor Road. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Add note as shown above, prior to recording.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required

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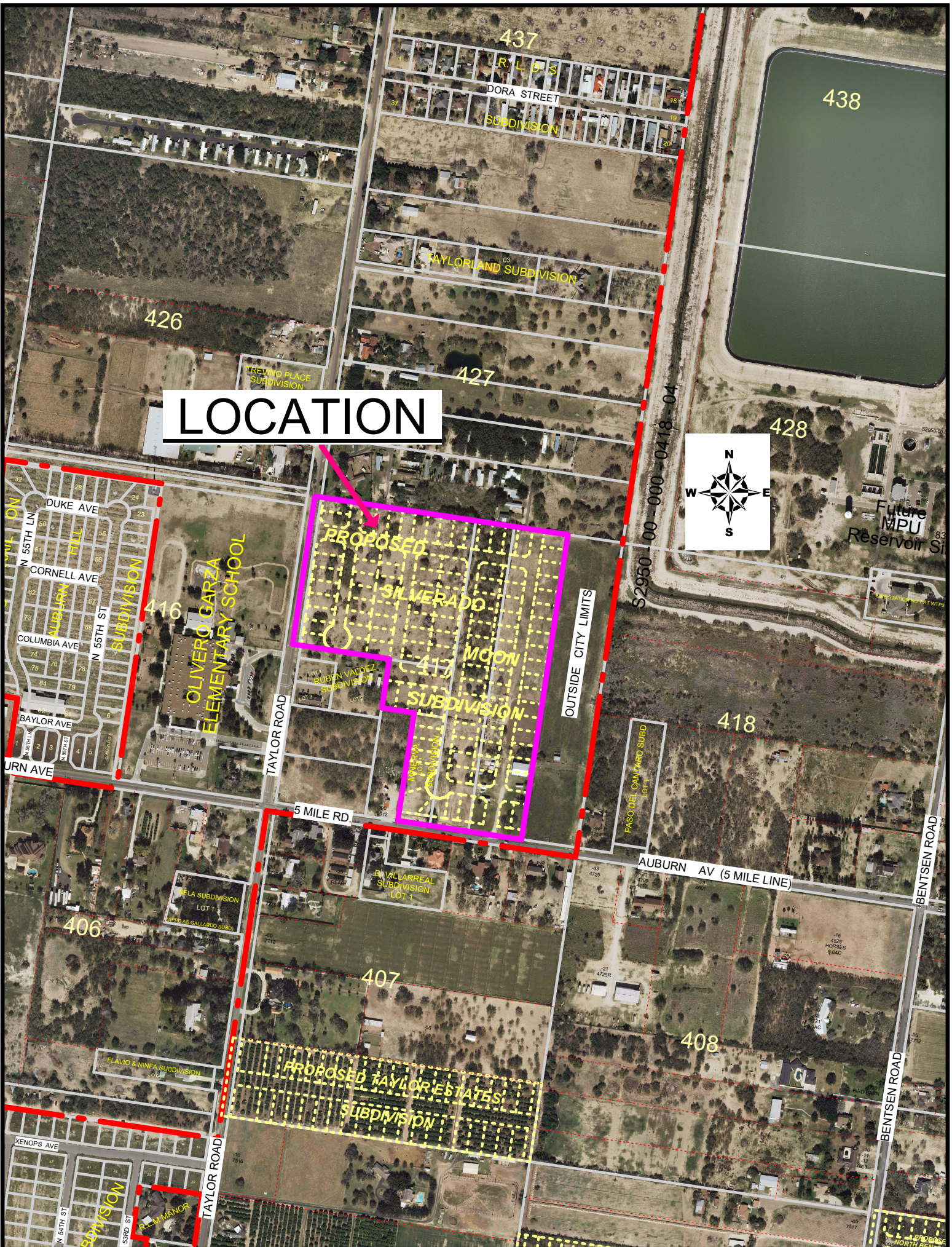
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets. **Private Subdivision proposed as per plat submitted on June 2nd,2023. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: (Extraterritorial jurisdiction) Proposed:R-1 (single-family residential) District **Annexation scheduled for the City Commission meeting of October 9th, 2023. ***Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th,2023 and City Commission meeting of October 9th,2023. ****Annexation approved at City Commission meeting of October 9, 2023. *****Zoning Ordinance: Article V * Rezoning Needed Before Recording. **Annexation scheduled for the City Commission meeting of October 9th, 2023. ***Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th,2023 and City Commission meeting of October 9th,2023. ****Annexation approved at City Commission meeting of October 9, 2023. ****Zoning Ordinance: Article V 	Applied
	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. Parkland fees were waived as part of the annexation. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. Parkland fees were waived as part of the annexation. * Pending review by City Manager's Office. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. Parkland fees were waived as part of the annexation. 	Applied
	Applied
	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation approved, TIA Level I triggered. * As per Traffic Department, Trip Generation approved, TIA Level I triggered. TIA Waiver granted with conditions, must comply with conditions as noted in TIA Waiver Letter. 	Completed
	Required

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COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. -Annexation scheduled for the City Commission meeting of October 9th, 2023.Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th,2023 and City Commission meeting of October 9th,2023. Zoning requirements must be finalized prior to recording. - At the Planning and Zoning Commission meeting of August 8th,2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted. - As per plat submitted on August 11th,2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. At the Planning and Zoning Commission meeting of August 22nd,2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted in the Planning Review. - Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. As per conversation with Engineer on September 15th,2023 remnant of additional 40 ft. tract to be utilized by the state for a drainage project. - Vacate and replat of the subdivision will be needed in regards to the existing underlying Minerva subdivision. <p>*The project engineer submitted a variance application (VAR2024-0008), on behalf of the developer, which includes the following requests:</p> <ol style="list-style-type: none"> 1. 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The letter submitted by the engineer indicates that the variance has been requested for irregular shaped lots fronting Cul-de-Sacs and knuckles to increase the buildable area of the lot. If the variance is approved, the garage setback will remain as 18 ft. or greater for easements. 2. 5 ft. side yard setback for all lots. The letter submitted by the engineer indicates that the variance has been requested to increase the buildable area of the lot. If the variance is approved, it will be subject to being 5 ft. or greater for easements. <p>**At the Planning and Zoning Commission meeting of February 20, 2024, the Board considered the subdivision in revised final form and the variance request (VAR2024-0008) for 5 ft. side yard setback and 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The Board asked staff for recommendation and staff recommended approval for 5 ft. side yard setback for all lots and recommended 20 ft. front setback instead of 15 ft. for the requested lots. The developer and a representative from the engineering firm were present and requested 15 ft. front setback. After further discussion, the Board unanimously tabled the item so that the developer can have further discussion with staff. On February 27, 2024, staff had a meeting with the project engineer and the developer, and the request was revised to the following:</p> <ol style="list-style-type: none"> a. 15 ft. front setback for Lots 3 to 6, 38 to 40, 71 to 73,117, and 118; and b. 20 ft. front setback for Lots 19 to 21, 36, 37, 74, 75, 115, and 116. <p>***At the Planning and Zoning Commission meeting of March 19, 2024, the Board approved the variance to the front setback as noted:</p> <ol style="list-style-type: none"> a. 15 ft. front setback for Lots 3 to 6, 38 to 40, 71 to 73,117, and 118; and b. 20 ft. front setback for Lots 19 to 21, 36, 37, 74, 75, 115, and 116. <p>and the side setback to be 5 ft. or greater for easements.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED.</p>	Applied

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LOCATION



SUB2024.0042

City of McAllen

Planning Department

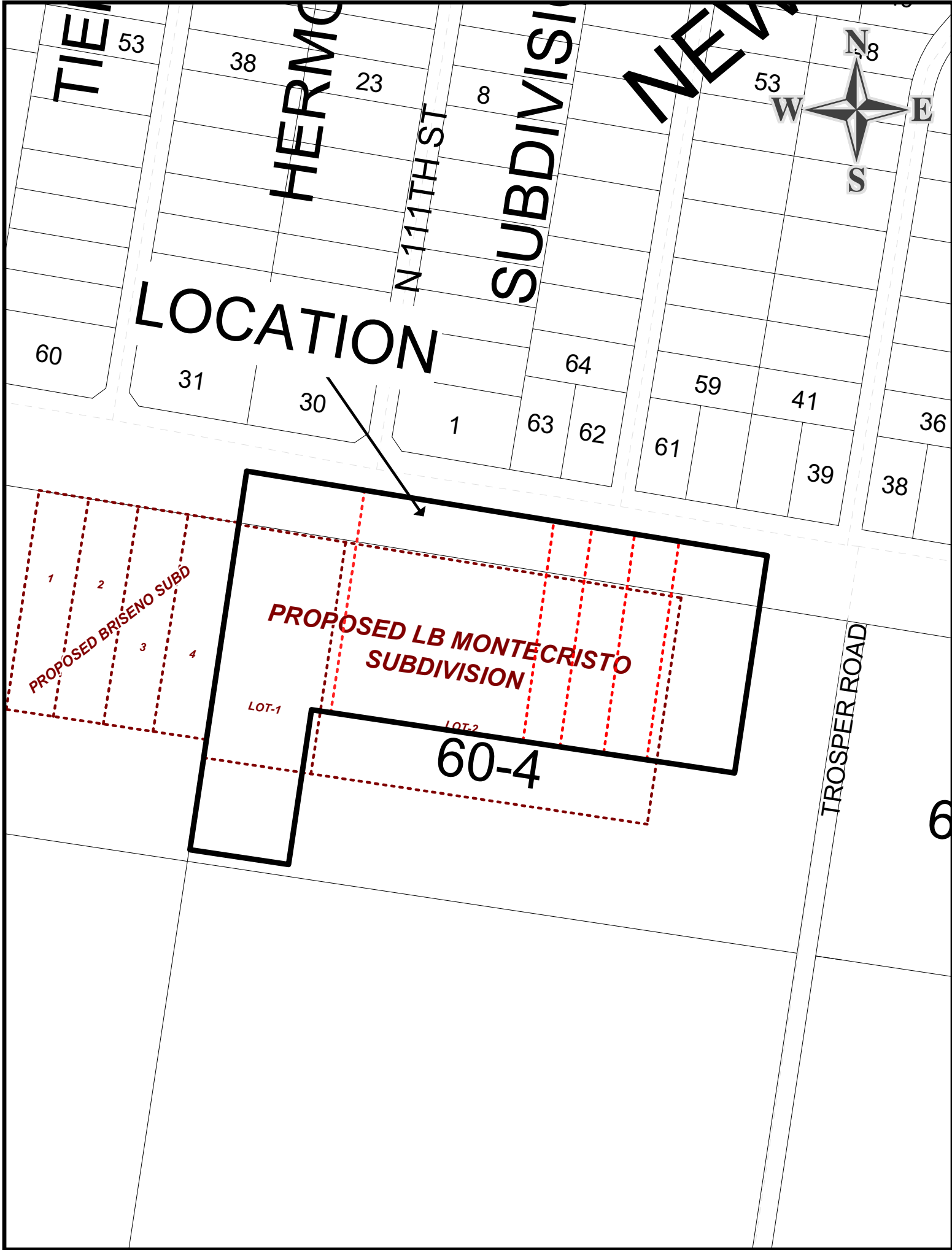
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

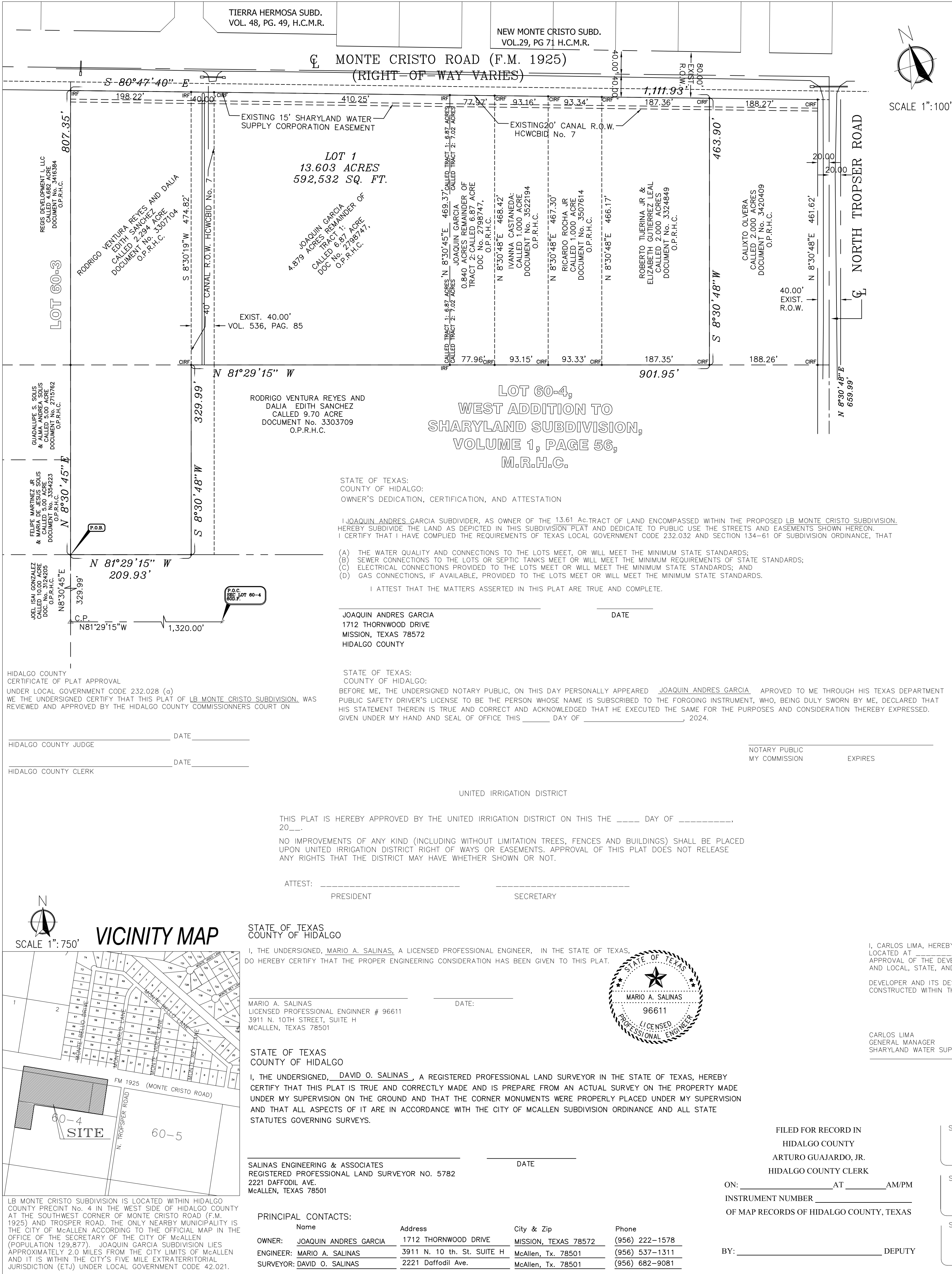
Project Information	Subdivision Name <u>LB MONTE CRISTO</u>	
	Legal Description <u>13.603 ACRES OUT OF LOT 60-4, WEST ADDITION TO SHARYLAND</u>	
	Location <u>SOUTH SIDE OF W. MONTE CRISTO RD., APPROXIMATELY 200' WEST OF N. TROSPER RD.</u>	
	City Address or Block Number <u>11201 W. Monte Cristo Road</u>	
	Total No. of Lots <u>2</u> Total Dwelling Units _____ Gross Acres _____ Net Acres _____	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>13.603</u> Acres) / <input type="checkbox"/> Residential (_____ Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>N/A</u> Proposed Zoning <u>N/A</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>COMMERCIAL</u>	
	Irrigation District # <u>UID</u> Water CCN: <input type="checkbox"/> MPUL / <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>1379494, 319396, 1568092, 1568091, 1380587, 1380521</u>		
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>MC 4-22-24</u>		
Owner	Name <u>PLEASE SEE ATTACHMENT</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
Developer	Name <u>JOAQUIN ANDRES GARCIA</u> Phone <u>956-222-1578</u>	
	Address <u>1308 OZARK AVENUE</u> E-mail <u>JAGARCIA7@OUTLOOK.COM</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>SAME AS ABOVE</u>	
Engineer	Name <u>MAS ENGINEERING, LLC.</u> Phone <u>956-537-1311</u>	
	Address <u>3911 N. 10TH STREET, SUITE H</u> E-mail <u>MSALINAS6973@ATT.NET</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>MARIO A. SALINAS / NIKKI M. CAVAZOS</u>	
Surveyor	Name <u>MANUEL CARRIZALES</u> Phone <u>512-470-1489</u>	
	Address <u>4807 GONDOLA AVENUE</u> E-mail <u>FNFCAD@GMAIL.COM</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78542</u>	

J.C.

APR 22 2024

DV.





HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
 THE TRACT LIES IN "ZONE X", IS DEFINED AS AREAS WITH 500-YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AN AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOODS. IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480334 0300 D, MAP REVISED JUNE 6, 2000.
2. SETBACKS:
 FRONT: 40.00 FEET OR GREATER FOR EASEMENT
 REAR: 30.00 FEET OR GREATER FOR EASEMENT
 SIDE: 15.00 FEET OR GREATER FOR EASEMENT
3. 4.0 FEET WIDE MINIMUM SIDEWALK IS REQUIRED ALONG MONTE CRISTO RD (F.M. 1925).
4. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THIS LOT. THIS MUST BE STIPULATED ON THE DEED AND CONTRACT FOR DEED. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
6. CITY OF McALLEN BENCHMARK: MC 29 IS LOCATED AT THE SOUTHEST CORNER OF THE INTERSECTION OF CONWAY RD & 8 MILE LINE THE MONUMENT IS 1/10' OF A MILE SOUTH FROM 8 MILE AND 26 FEET FROM THE ECP OF CONWAY RD. ELEV. 166.75 FEET.
 LOCAL BENCHMARK ELEVATION 171.00 N.G.V.D. 29 DESCRIPTION: 1'X1' CONCRETE SLAB SET APPROXIMATELY 10 FEET FROM THE NORTH EAST CORNER OF THE LOT.
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 27,335 CUBIC- FEET 0.63 ACRE-FEET OF STORM WATER RUNOFF FOR LOT 1 AND 100,321 CUBIC-FEET 2.30 AC-FT OF STORM WATER RUNOFF FOR LOT 2 OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOW: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.)
8. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
9. 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.
10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A 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.
11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCOO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

- A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
- B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

- 14.A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:

- ANCHORING OF SEPTIC TANK(S)
 BACK FLOW VALVES
 SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

15. JOAQUIN ANDRES GARCIA, THE OWNER'S & SUBDIVIDER OF LB MONTECRISTO SUBDIVISION, RETAINS A BLANKET EASEMENT UPON THIS LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

16. DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

17. 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.

18. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.

- 19.-8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES.

- 20.-THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

MAP
 OF
 LB MONTE CRISTO SUBDIVISION
 HIDALGO COUNTY, TEXAS

BEING A 13.603 ACRE TRACT OF LAND OR LESS, OUT OF LOT 60-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

METES AND BOUNDS DESCRIPTION
 BEING 13.603 ACRES OUT OF LOT 60-4, WEST ADDITION TO SHARYLAND, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO, TEXAS. SAME BEING COMPRISED OF THE FOLLOWING SEVEN TRACTS:

- (1) A CALLED 2.294 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, DATED JANUARY 28, 2022, CONVEYED TO RODRIGO VENTURA AND DALIA EDITH SANCHEZ, RECORDED IN DOCUMENT NO. 3307104, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.
- (2) 1.590 ACRES OUT OF A CALLED 9.70 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, DATED JANUARY 20, 2022, CONVEYED TO RODRIGO VENTURA AND DALIA EDITH SANCHEZ, RECORDED IN DOCUMENT NO. 3303709, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS
- (3) 4.879 ACRES OUT OF TRACT 1: CALLED 6.87 ACRE TRACT CONVEYED TO JOAQUIN GARCIA, IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2798747, OFFICIAL PUBLIC RECORDS
- (4) 0.840 ACRES OUT OF TRACT 2: CALLED 7.02 ACRE TRACT CONVEYED TO JOAQUIN GARCIA, IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2798747, OFFICIAL PUBLIC RECORDS
- (5) 1.000 ACRE TRACT DESCRIBED IN A CORRECTION WARRANTY DEED WITH VENDOR'S LIEN, CONVEYED TO IVANNA CASTANEDA, RECORDED IN DOCUMENT No. 3522194, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS
- (6) 1.000 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, CONVEYED TO RICARDO ROCHA JR., RECORDED IN DOCUMENT No. 3507614, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS
- (7) 2.000 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, CONVEYED TO ROBERTO TIJERNA JR. AND ELIZABETH GUTIERREZ LEAL, RECORDED IN DOCUMENT No. 3303709, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS

SAID 13.603 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 800 NAIL FOUND, THE NORTHEAST CORNER OF LOT 59-4, WEST ADDITION TO SHARYLAND, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO, TEXAS, SAME BEING THE SOUTHEAST CORNER OF THE SAID LOT 60-4; SAME BEING THE SOUTHEAST CORNER OF A CALLED 10.00 ACRE TRACT CONVEYED TO DANIEL GARCIA MARTINEZ AND ROLANDO DE LEON, RECORDED IN DOCUMENT NO. 3143879, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS;

THENCE, N81°29'15"W, ALONG THE SOUTH LINE OF THE SAID LOT 60-4, SAME BEING ALONG THE SOUTH LINE OF THE SAID 10.00 ACRE TRACT, A DISTANCE OF 1320.09 FEET TO A CALCULATED POINT, THE SOUTHWEST CORNER OF THE SAID LOT 60-4, SAME BEING THE SOUTHWEST CORNER OF THE SAID 10.00 ACRE TRACT;
 THENCE, N08°30'48"E, ALONG THE WEST LINE OF THE LOT 60-4, SAME BEING THE WEST LINE OF THE SAID 10.00 ACRE TRACT, A DISTANCE OF 329.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, A POINT ON THE WEST LINE OF LOT 60-4, SAME BEING THE NORTHWEST CORNER OF THE SAID 10.00 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE SAID 9.70 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N08°30'48"E, ALONG THE WEST LINE OF THE SAID LOT 60-4, SAME BEING ALONG THE WEST LINE OF THE SAID 9.70 ACRE TRACT, PASSING AT A DISTANCE OF 329.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, A POINT ON THE WEST LINE OF THE SAID LOT 60-4, SAME BEING THE NORTHWEST CORNER OF THE SAID 9.70 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE SAID 2.294 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 807.35 FEET TO A 1/2 INCH IRON ROD FOUND, A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF F.M. 1925 (MONTE CRISTO ROAD), SAME BEING THE NORTHWEST CORNER OF THE SAID 2.294 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S80°47'40"E, ACROSS THE SAID LOT 60-4, SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF F.M. 1925 (MONTE CRISTO ROAD), A DISTANCE OF 1111.93 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND, A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF F.M. 1925 (MONTE CRISTO ROAD), SAME BEING THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT CONVEYED TO CALIXTO OLVERA, RECORDED IN DOCUMENT NO. 3420409, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF THE SAID TIJERNA TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°30'48"W, ACROSS THE SAID LOT 60-4, SAME BEING ALONG THE WEST LINE OF THE SAID OLVERA TRACT, SAME BEING ALONG THE EAST LINE OF THE SAID TIJERNA TRACT, A DISTANCE OF 463.90 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, A POINT ON THE NORTH LINE OF THE SAID 9.70 ACRE TRACT, SAME BEING SOUTHWEST CORNER OF THE SAID OLVERA TRACT, SAME BEING THE SOUTHEAST CORNER OF THE SAID TIJERNA TRACT, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°29'15"W, ACROSS THE SAID LOT 60-4, SAME BEING ALONG THE NORTH LINE OF THE SAID 9.70 ACRE TRACT, A DISTANCE OF 901.95 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, A POINT ON THE WEST LINE OF A 40' CANAL RIGHT-OF-WAY, RECORDED IN VOLUME 536, PAGE 83, DEED RECORDS HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF THE SAID 2.294 ACRE TRACT, SAME BEING A POINT ON THE NORTH LINE OF THE SAID 9.70 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°30'19"W, ACROSS THE SAID LOT 60-4, SAME BEING ALONG THE WEST LINE OF THE SAID 40' CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 329.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, A POINT ON THE NORTH LINE OF THE SAID 10.00 ACRE TRACT, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 9.70 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°29'15"W, ACROSS THE SAID LOT 60-4, SAME BEING ALONG THE NORTH LINE OF THE SAID 10.00 ACRE TRACT, SAME BEING ALONG THE SOUTH LINE OF THE SAID 9.70 ACRE TRACT, A DISTANCE OF 209.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.603 ACRES OF LAND MORE OR LESS;

STATE OF TEXAS:
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LB MONTE CRISTO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE: _____

STATE OF TEXAS:
 COUNTY OF HIDALGO:

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

MAYOR, CITY OF McALLEN _____ DATE _____

STATE OF TEXAS:
 COUNTY OF HIDALGO:

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

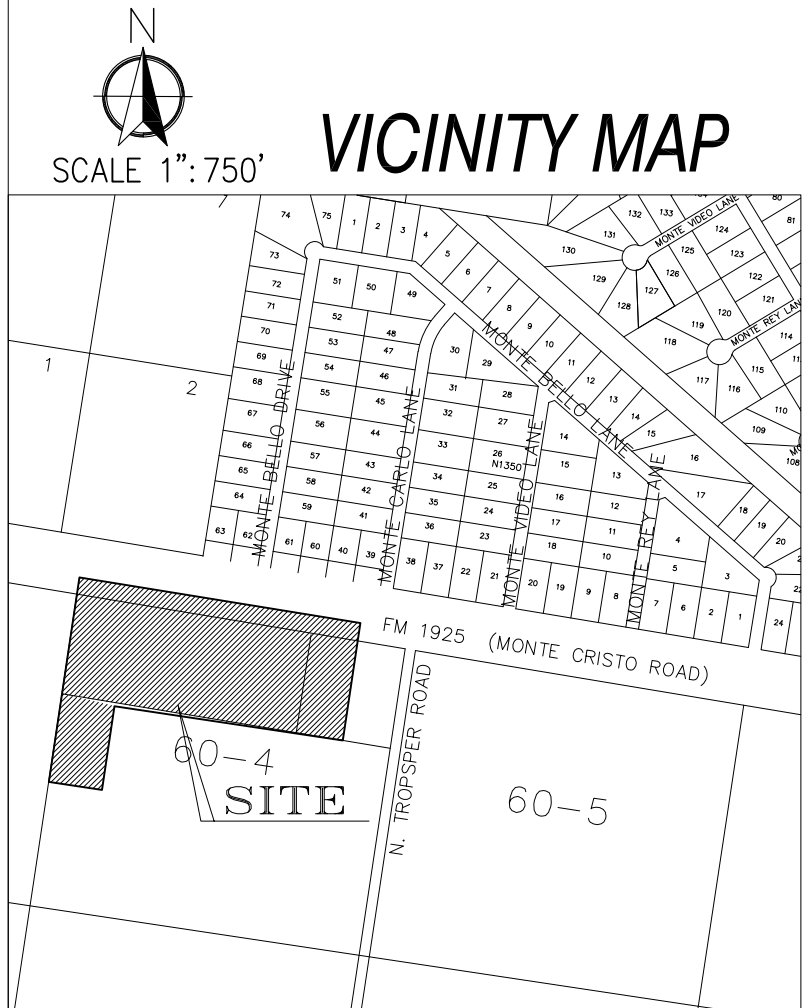
CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

BY: RAUL SESIN, P.E., C.F.M., DISTRICT MANAGER _____ DATE _____

DATE OF PREPARATION 4.15.2024



MAS ENGINEERING LLC.
 consulting engineering
 firm no. f-15499

3911 N. 10TH STREET, SUITE H
 McALLEN, TEXAS. 78501

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/1/2024

SUBDIVISION NAME: LB MONTE CRISTO

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Monte Cristo Road: Dedication as needed for 75 ft. from centerline for 150. total ROW.

Paving: by the state Curb & gutter: by the state

- No ROW dedication is being shown.

- Label existing ROW at points that vary.

- Clarify if existing 20 ft. canal ROW will conflict with ROW dedication requirements.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

N/S collector (west boundary): Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW

Paving: 40 ft. Curb & gutter: both sides

- No ROW dedication is being shown.

**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

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3C and R-3T Zone Districts

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

- Provide clarification if alley or service drive will be proposed, as it is not shown on plat.

**Subdivision Ordinance: Section 134-106

Non-compliance

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

SETBACKS	
<ul style="list-style-type: none"> * Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or inline with existing structures, whichever is greater applies. - Clarify/revise note as shown above prior to final. - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. <p>Proposing: 40 feet or greater for easement **Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Clarify/revise note as shown above prior to final. - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. - Proposing: 30 feet or greater for easement <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Clarify/revise note as shown above, prior to final. - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. <p>Proposing: 15 feet or greater for easement **Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Provide a plat note as shown above, prior to final. - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Garage <p>**Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Monte Cristo Road and along both sides of N/S collector road. - Provide a plat note as shown above, wording to be finalized, prior to final. <p>**Subdivision Ordinance: Section 134-120</p>	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Also, along N/S Collector road as applicable, prior to final. - Plat note wording to be finalized, prior to final. <p>**Landscaping Ordinance: Section 110-46</p>	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required

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

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N/S collector road as applicable. - Include plat note as shown above, wording to be finalized, prior to final. **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	NA
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Provide a plat note as shown above, prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. - Provide a plat note as shown above, prior to final. 	Non-compliance
<ul style="list-style-type: none"> * 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
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets - Application states 2 lots but only 1 lot is shown on plat clarify number of lots prior to final. **Subdivision Ordinance: Section 134-1 	Non-compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area - Application states 2 lots but only 1 lot is shown on plat clarify number of lots prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Subdivision is located in ETJ. Park fees do not apply to ETJ subdivisions unless they get annexed. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Subdivision is located in ETJ. Park fees do not apply to ETJ subdivisions unless they get annexed. 	NA
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. Subdivision is located in ETJ. Park fees do not apply to ETJ subdivisions unless they get annexed. 	NA

TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Pending Trip Generation submittal. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Use a bold line around the original subdivision boundary lines, prior to final. - Clarify overlap with canal ROW, required Monte Cristo Road ROW, and N/S collector Road. - Clarify number of lots for the subdivision as application states 2 lots and the plat only shows 1 lot. - Plat note #17 shows that an HOA will be established for this subdivision, but application states commercial use, please provide clarification on use. - Owners' signature block only shows one owner but there are multiple owners for multiple properties for this proposed subdivision, verify ownership and who will need to sign off on the plat. - Vicinity map shows subdivision boundary overlapping onto Montecristo Road but no ROW dedication is show, clarify on dedications needed. - Ensure compliance with requirements for City and County. *Must comply with City's Access Management Policy. 	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDCTIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.</p>	Applied

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

N 111TH ST



MONTE CRISTO AVE

PROPOSED BRIENO SUEB
1 2 3 4

PROPOSED LB MONTECRISTO
SUBDIVISION

LOT-1

LOT-2

TROSPER ROAD



City of McAllen

SUB 2024-0043

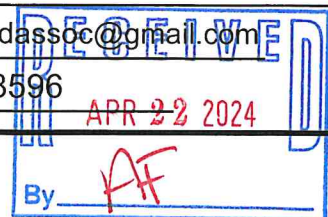
Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	Twelfth Street Commerce		
	Legal Description	2.547 Acres out of Lot 15, Northwest 1/4 Section 7, Hidalgo Canal		
	Company Subdivision			
	Location	The northwest corner of S. 12th Street and Expressway 83		
	City Address or Block Number	1374 Expressway 83		
	Total No. of Lots	1	Total Dwelling Units	
	Gross Acres	2.547	Net Acres	2.547
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (2.547 Acres)/ <input type="checkbox"/> Residential (___ Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No			
	Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____			
Existing Land Use Vacant / Paved Proposed Land Use Commercial				
Irrigation District # 3 Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other _____				
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # 591381				
Estimated Rollback Tax Due N/a 6 Tax Dept. Review MC 4-22-2024				
Owner	Name	Rigin, Inc. - Domestic For-Profit Corporation Phone 210-571-8000		
	Address	10175 S. Dixie Hwy E-mail brian.smith@meritcre.com		
	City	Miami	State	Florida Zip 33156
Developer	Name	McAllen City Center, Ltd. Phone 956-687-5217		
	Address	4316 N. 10th Street, Suite 500 E-mail mfallek@rgv.rr.com		
	City	McAllen	State	Texas Zip 78504
	Contact Person	Michael Fallek		
Engineer	Name	Spoor Engineering Consultants, Inc. Phone 956-683-1000		
	Address	202 S. 4th Street E-mail sec@spooreng.com		
	City	McAllen	State	Texas Zip 78501
	Contact Person	Steve Spoor, P.E.		
Surveyor	Name	Robles & Associates - Reynaldo Robles Phone 956-968-2422		
	Address	107 W. Huisache Street E-mail roblesandassoc@gmail.com		
	City	Weslaco	State	Texas Zip 78596

KCF



BILE AV

MAIN ST

H2550-00-007-0007-00
H2550-00-007-0007-06
H2550-00-007-0007-07
H2550-00-007-0010-08

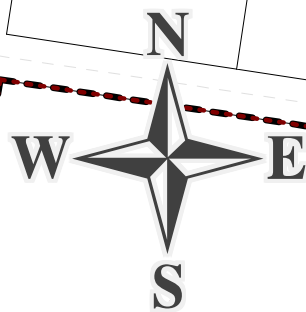
LOCATION

6

12TH ST

PROPOSED MAIN STREET
COMMERCE SUBD
(REVISED)
LOT 1

PROPOSED MCALLE
SUBD

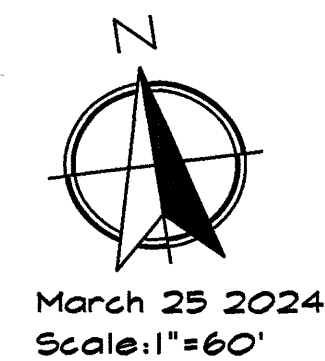
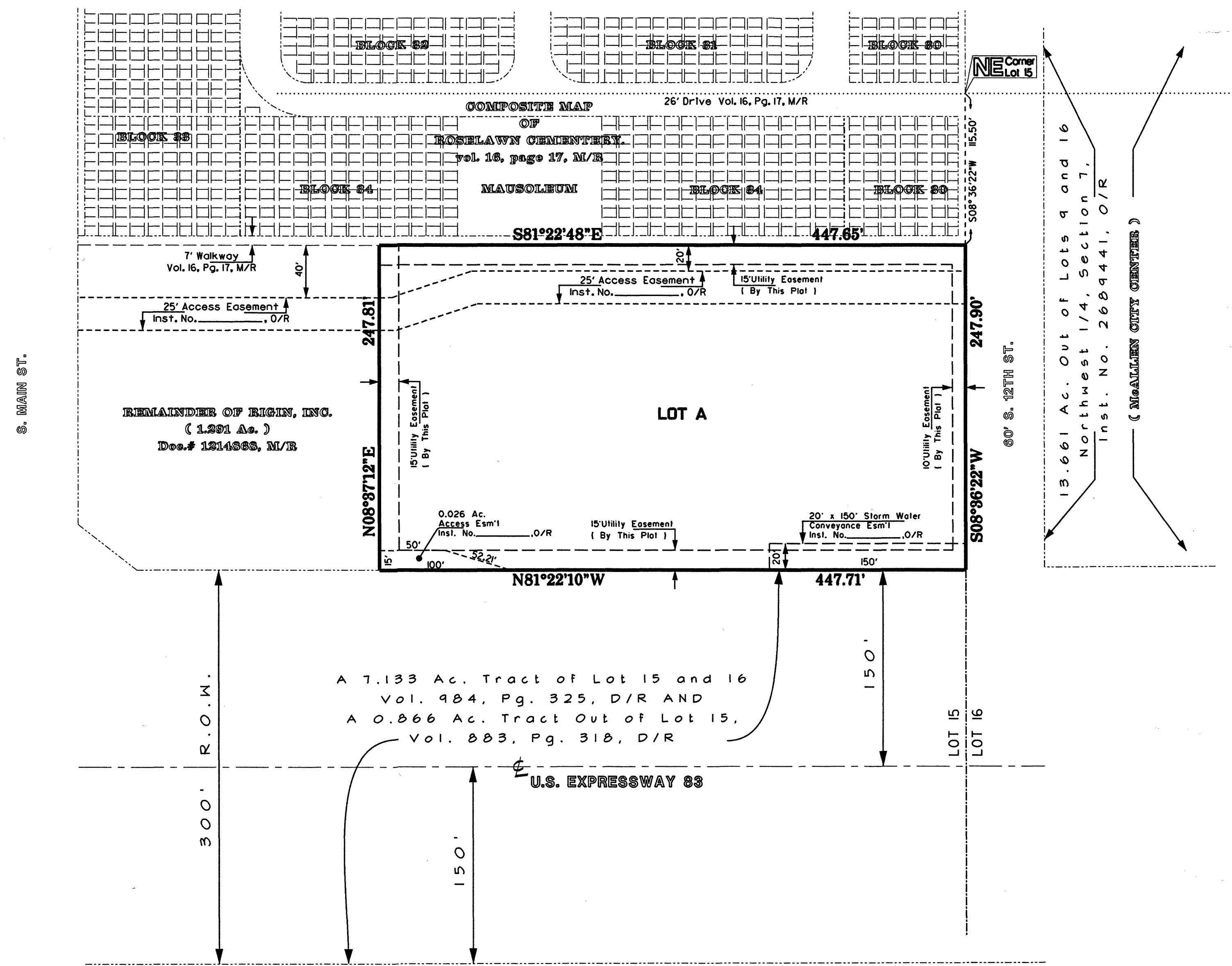


U.S. 83 EXPRESSWAY

MAIN ST

11TH ST

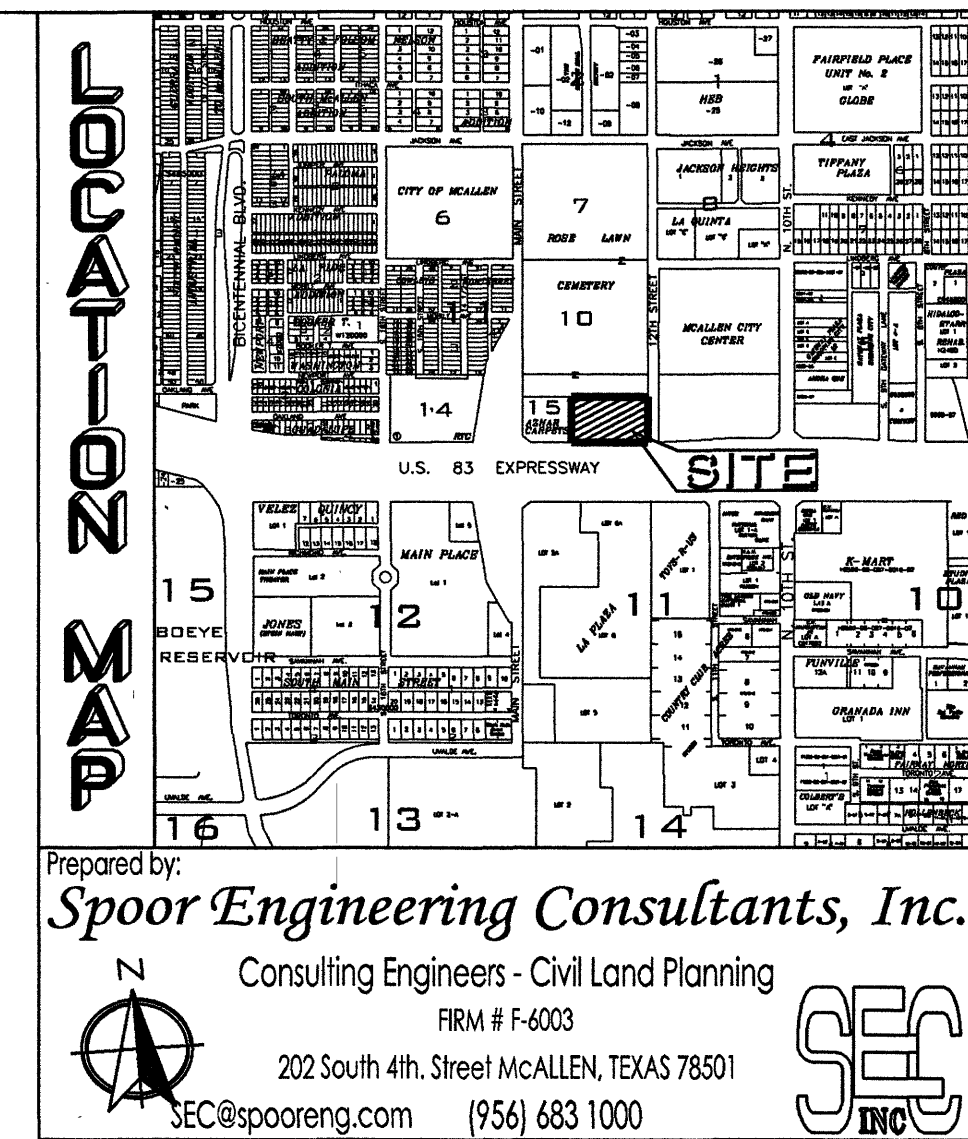
LOT 1



MAP OF TWELFTH STREET COMMERCE

McAllen, Texas

BEING A 2.547 ACRE TRACT OF LAND OUT OF LOT 15, NORTHWEST ¼ SECTION 7,
HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS,
ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS,
HIDALGO COUNTY, TEXAS.



STATE OF TEXAS: COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS TWELFTH STREET COMMERCE 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, 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 PUPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF, OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

Rigin, Inc, Domestic For - Profit Corporatoin

By: AZHAR SAID, Director
11905 South Dixie Highway
Miami, FL 33156

STATE OF TEXAS: COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AZHAR SAID, 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 CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS: COUNTY OF HIDALGO:

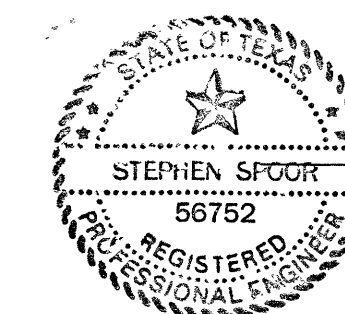
I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, RPLS # 4032
ROBLES AND ASSOCIATE, PLLC
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
TBPELS FIRM No. 10096700

DATE

STATE OF TEXAS: COUNTY OF HIDALGO:

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



REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(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

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

DATE

NOTES:

- SETBACKS
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
A. FRONT - 60 FEET OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.
B. REAR - 10 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
C. SIDES - ACCORDING TO ZONING ORDINANCE OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN WHICHEVER IS GREATER.
D. CORNER - 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOV. 2, 1982.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A 4' MIN. SIDEWALK IS REQUIRED ALONG S. 12TH STREET AND ALONG U.S. EXPRESSWAY 83
- BENCHMARK - STATION NAME: MC# 82 SET BY ARANDA & ASSOC. LOCATED AT N.W. CORNER OF JACKSON AVE. & BROADWAY AVE. ELEV:125.01
- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STORM WATER DETENTION OF 0.32 AC-FT IS REQUIRED FOR THIS SUBDIVISION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN
- COMMON AREAS AND PRIVATE DRIVES MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.

METES & BOUNDS

A 2.547 ACRE TRACT OF LAND OUT OF LOT 15, NORTHWEST ¼ SECTION 7, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID 2.547 ACRE TRACT BEING A PORTION OF A TRACT OF LAND DEEDED TO RIGIN, INC., A TEXAS CORPORATION, DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LINE, RECORDED IN INSTRUMENT NO. 1214868, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the East line of Lot 15, South 08 Deg. 36 Min. 22 Sec. West, 115.5 feet from the northeast corner of Lot 15, for the northeast corner of the following described tract of land; said point being on the West line of South 12th Street; said point being the northeast corner of the said Rigin, Inc. tract;
THENCE, with the East line of Lot 15, and the West line of South 12th Street, and with the East line of said Rigin, Inc. tract, South 08 Deg. 36 Min. 22 Sec. West, 247.90 feet (248.0 feet-Deed), to a point on the North line of U.S. Expressway 83, for the southeast corner hereof; said point being the southeast corner of said Rigin, Inc. tract;
THENCE, with the North line of U.S. Expressway 83, and the South line of said Rigin, Inc. tract, North 81 Deg. 22 Min. 10 Sec. West, 447.71 feet to a point for the southwest corner hereof;
THENCE, North 08 Deg. 37 Min. 12 Sec. East, 247.81 feet to a point on the North line of said Rigin, Inc. tract, for the northwest corner hereof; said point being on the South line of Composite Map of Roselawn Cemetery, McAllen, Texas, according to plat recorded in Volume 16, Page 17, Map Records;
THENCE, with the North line of said Rigin, Inc. tract and the South line of said Roselawn Cemetery, South 81 Deg. 22 Min. 48 Sec. East, 447.65 feet to the POINT OF BEGINNING; containing 2.457 acres of land more or less.



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2024

SUBDIVISION NAME: TWELFTH STREET COMMERCE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

U.S. Expressway 83: Dedication as needed for 175 ft. from centerline for 350 ft. total ROW
Paving: By state Curb & gutter: By state

- No ROW dedication is being shown on plat.
- Clarify overlap of 20 ft. x 150 ft. storm water conveyance easement and 0.026 ac. access easement with ROW dedication, prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

South 12th Street: Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW

- Label centerline and show total ROW and ROW from centerline, prior to final.
- Reference the document number for the existing ROW on the plat and provide a copy for staff review, prior to final.

Paving: 40 ft. Curb & gutter: Both sides

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3C and R-3T Zone Districts

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

Applied

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

- Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end.
- Private Access Service Drive Easement must be a minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements.
- Plat shows 25 ft. Access Easement need to include document number.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

Non-compliance

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

SETBACKS	
<p>* Front/U.S. Expressway 83: In accordance with the Zoning Ordinance or greater for easements or approved site plan or inline with existing structures, whichever is greater applies.</p> <p>- Clarify/revise note as shown above prior to final. Proposing: 60 feet or greater for easements or approved site plan, or inline with existing structures, whichever is greater. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>- Clarify/revise note as shown above prior to final. - Proposing: 10 feet or greater for easement or approved site plan. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>- Clarify/revise note as shown above, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>- Clarify/revise note as shown above, prior to final. - Proposing: 10 feet or greater for easements or approved site plan, whichever is greater. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on U.S. Expressway 83, and South 12th Street. - Sidewalk requirement may increase to 5 ft. per Engineering Department prior to final. Revise plat note #5 as applicable prior to final. **Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy</p>	TBD
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Applied

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

<ul style="list-style-type: none"> * Common Areas, any private service easements/drives/access easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #11 as shown above, prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
	Applied
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing:C-3 Proposed: C-3 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval - If zoning is proposed to be changed, rezoning process would be required. ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Commercial developments do not apply to Parks. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - Commercial developments do not apply to Parks. * Pending review by the City Manager's Office. - Commercial developments do not apply to Parks. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic, submit a Trip Gen with all proposed land uses to determine if a TIA will be required. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD

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

COMMENTS	
Comments: - Clarify overlap of 20 ft. x 150 ft. storm water conveyance easement and 0.026 ac. access easement with ROW dedication of U.S. Expressway 83. - Clarify 20 ft. dotted line along the north side of Lot A as it doesn't show any designation. - Provide dimensions of the 25 ft. access easement. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied



BILE AV

MAIN ST

H2550-00-007-0007-00
H2550-00-007-0007-06
H2550-00-007-0007-07
H2550-00-007-0010-08

LOCATION

6

12TH ST

PROPOSED MAIN STREET
COMMERCE SUBD
(REVISED)
LOT 1

PROPOSED MCA/
SUP

U.S. 83 EXPRESSWAY

IN ST

LOT 1



SUB2024-0045

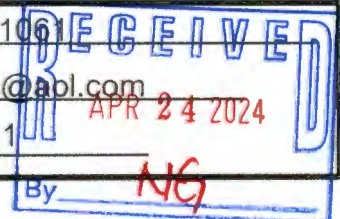
Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	<u>AAA Apartments Subdivision</u>		
	Legal Description	<u>East 190.00' of the West 584.00' of the South 660.00' of Lot 415, John H. Shary Subdivision</u>		
	Location	<u>5900 5 Mile Line Road</u>		
	City Address or Block Number	_____		
	Total No. of Lots	<u>2</u> ^{One Single Family}	Total Dwelling Units	<u>8</u>
		<u>And One Multi Family (4-24) RG.</u>	Gross Acres	<u>2.88</u>
			Net Acres	<u>2.71</u>
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated	within ETJ: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No		
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres)/ <input checked="" type="checkbox"/> Residential (<u>2</u> Lots)	Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No		
	Existing Zoning	<u>N/A</u>	Proposed Zoning	<u>N/A</u>
Applied for Rezoning	<input type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____			
Existing Land Use	<u>Single Family</u>			
Proposed Land Use	<u>Single Family/Multi-Family</u>			
Irrigation District #	<u>United</u>	Water CCN: <input type="checkbox"/> MPU/ <input checked="" type="checkbox"/> Sharyland Water SC	Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	Parcel # <u>282328</u>			
Estimated Rollback Tax Due	<u>N/A</u>	Tax Dept. Review	_____	
Owner	Name	<u>Anissa Izel Sanchez</u>		
	Address	<u>2501 E. Mile 5 Road</u>		
	City	<u>McAllen</u>		
Developer	Name	<u>Anissa Izel Sanchez</u>		
	Address	<u>2501 Mile 5 Road</u>		
	City	<u>McAllen</u>		
	Contact Person	<u>Agustin Sanchez</u>		
	State	<u>Texas</u>		
Engineer	Name	<u>Raul E. Garcia, PE, RPLS</u>		
	Address	<u>116 N. 12th</u>		
	City	<u>McAllen</u>		
	Contact Person	<u>Raul Garcia, PE, RPLS</u>		
Surveyor	Name	<u>Raul E. Garcia, PE, RPLS</u>		
	Address	<u>116 N. 12th</u>		
	City	<u>McAllen</u>		
	State	<u>Texas</u>		

KF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- 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

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- 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 separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

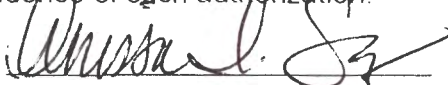
- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & 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

Owner(s) Signature(s)

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

Signature



Date

4-23-24

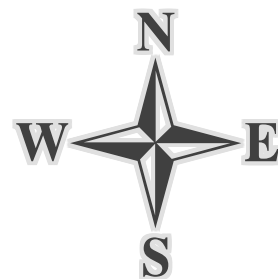
Print Name

Anissa Izel Sanchez

Owner ☒

Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



LOCATION

415

SHARY ROAD

PROPOSED A-A-A APARTMENTS
SUBDIVISION

LOT 2

LOT 1

SHARY GROVE ESTATES

RATTLER LN

5 MILE LINE

AZIZ
SHARYLAND
SUBDIVISION
5925

PROPOSED VIDA
SUBDIVISION

405





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/2/2024

SUBDIVISION NAME: AAA APARTMENTS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Auburn Avenue (5 Mile Road - FM 676): 20 ft. ROW dedication for 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides Revisions Needed: - Revise all street name references as shown above, prior to final. - Please label total ROW after accounting for dedication, prior to final. - Clarify if there are any issues with overlap of Sharyland water easement and dedicated ROW, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. - Please clarify proposed use for both lots to determine alley/service drive requirements, prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>* Front: Proposing: Front: Auburn Ave - 60 ft. or greater for easements. - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. - Clarify proposed use of both lots to determine setback requirements. **Zoning Ordinance: Section 138-356</p>	Non-compliance

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

<ul style="list-style-type: none"> * Rear: 15 ft. or greater for easements. Proposing: 15 ft. for easement Revisions needed: <ul style="list-style-type: none"> - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. - Clarify proposed use of both lots to determine setback requirements. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Sides: Proposing TBD based on easement as may be required Revisions needed: <ul style="list-style-type: none"> - Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. - Clarify proposed use of both lots to determine setback requirements. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions needed: <ul style="list-style-type: none"> - Please revise plat note as shown above prior to final. - Proposing: 18 ft. or greater for easements. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN Revisions needed: <ul style="list-style-type: none"> - Please remove note from plat as it is not needed as a plat note. 	Non-compliance
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Auburn Avenue (5 Mile Road - FM 676) - 5 ft. sidewalk required along Auburn Avenue (5 Mile Road - FM 676) as per Engineering Department. **Subdivision Ordinance: Section 134-120 	Applied
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy 	TBD
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Clarify proposed use for both lots and number of units for multifamily use, prior to final. - Clarify if voluntary annexation will be required. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas, any private drives, access easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Include a plat note as shown above, wording to be finalized prior to final. 	Non-compliance

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

<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Subdivision is located in ETJ. Park fees do not apply to ETJ subdivision unless they annexed. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Subdivision is located in ETJ. Park fees do not apply to ETJ subdivision unless they annexed. * Pending review by the City Manager's Office. Subdivision is located in ETJ. Park fees do not apply to ETJ subdivision unless they annexed. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Trip Generation has been honored from previous submittal. * Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic, Previous TG approved and honored no TIA required. 	Applied
	Applied

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Clarify if existing buildings will remain and number of units proposed, prior to final.- Clarify if there are any issues with overlap of Sharyland water easement and dedicated ROW, prior to final.- Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied



LOCATION

415

SHARY ROAD

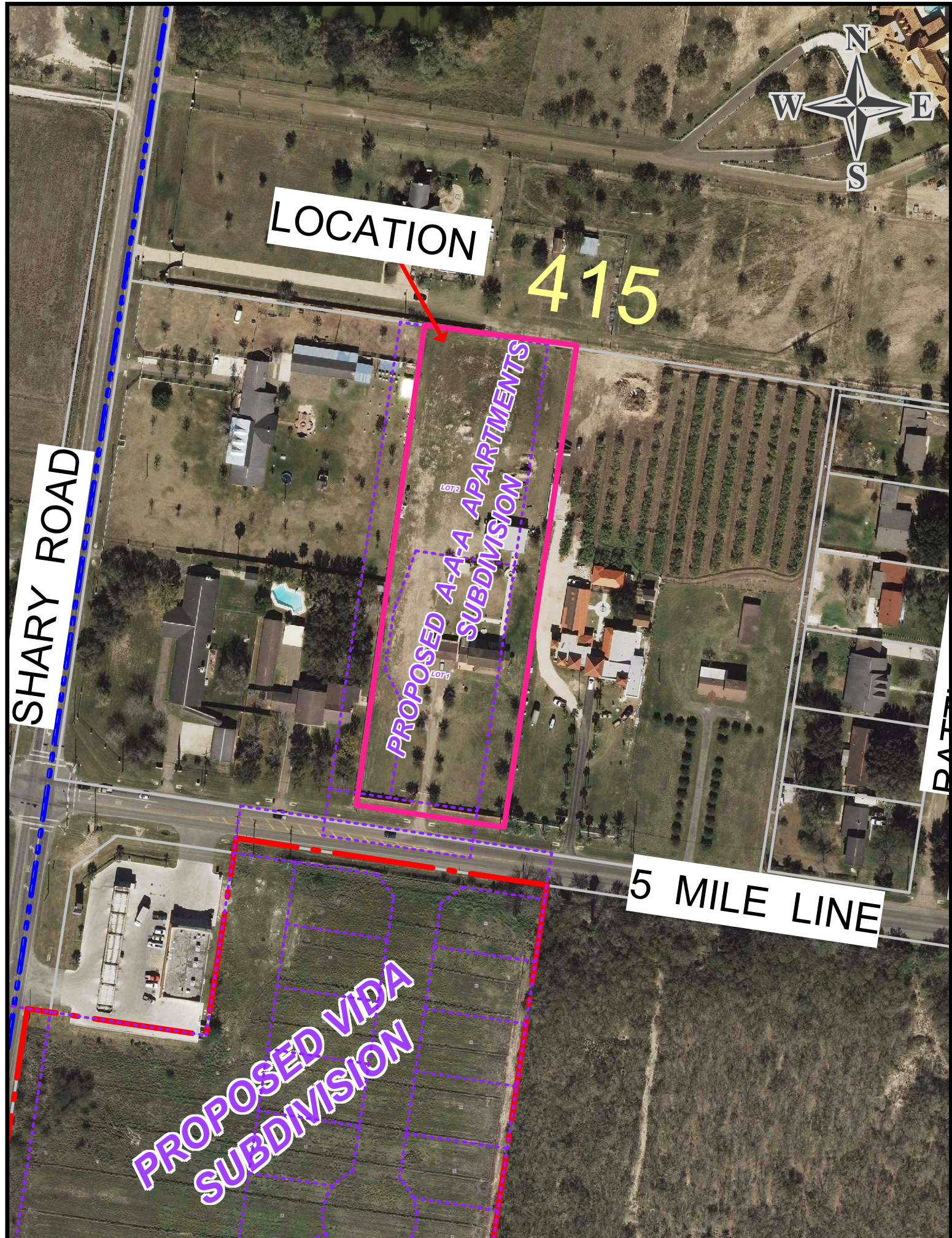
PROPOSED A-A-A APARTMENTS
SUBDIVISION

LOT 2

LOT 1

5 MILE LINE

PROPOSED VIDA
SUBDIVISION



City of McAllen

Planning Department

SUB2023-0107

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

Project Information	Texas -Mexican Railway Company Survey	
	Subdivision Name <u>Proposed Anaqua At Tres Lagos Phase I Subdivision</u>	
	Location <u>South of Cascada Phase II</u>	
	City Address or Block Number <u>6600 TRES LAGOS BLVD</u>	
	Number of Lots <u>137</u> Gross Acres <u>33.249</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>UID</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>236,129.77</u>	
	Parcel # <u>294609 & 1333607</u> Tax Dept. Review <u>mg</u>	
Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>33.249 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</u>		
Owner	Name <u>ML Rhodes, LTD</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th Street, Suite 1700</u> E-mail <u>bfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Rhodes Enterprises Inc</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th Street, Suite 1700</u> E-mail <u>bfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Nick Rhodes c/o Brad Frisby, Senior Director Land Development</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 W. McIntyre Street</u> E-mail <u>mario@meldenandhunt.com & drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E. & Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 W. McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owners Signature

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

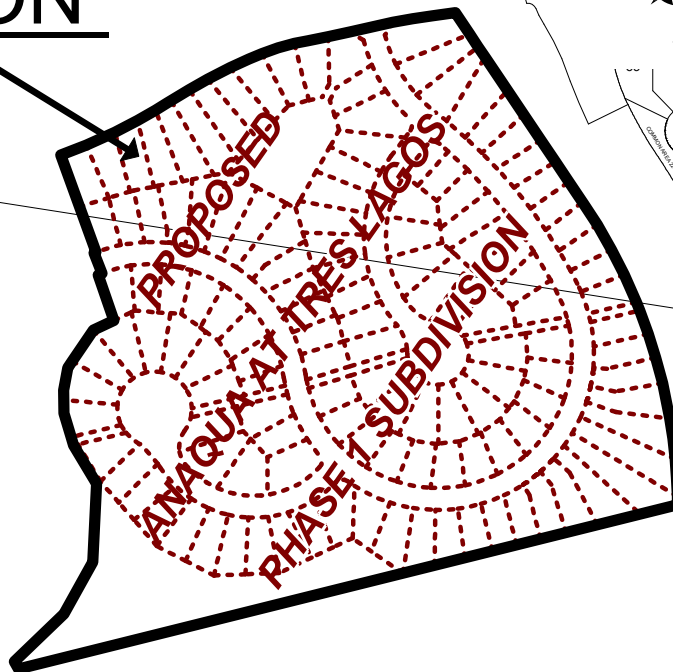
Signature  Date 09.28.2023

Print Name Mario A. Reyna, P.E.

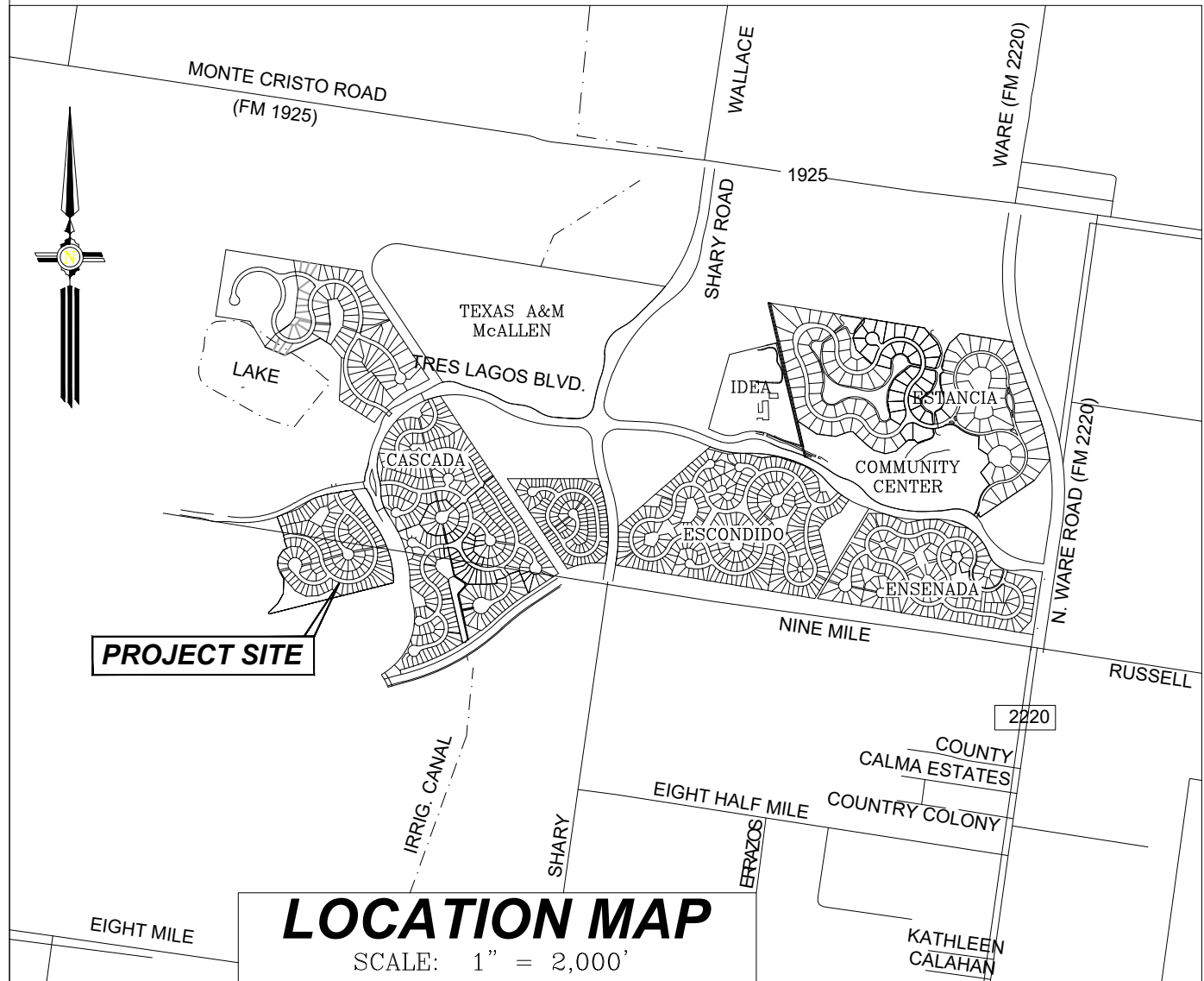
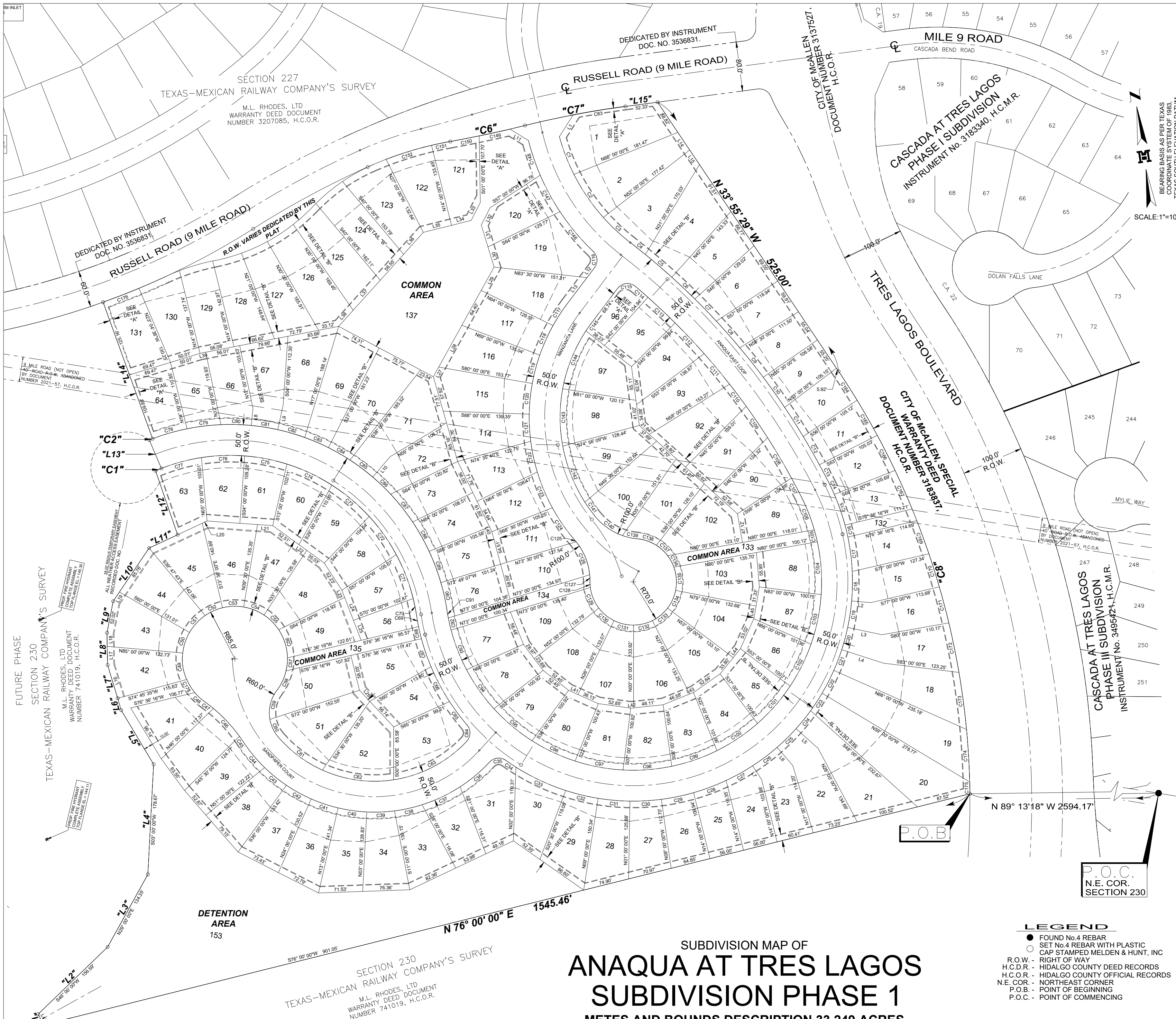
Owner ☐

Authorized Agent ☒

LOCATION



SUBDIVISION



SUBDIVISION MAP OF
ANAQUA AT TRES LAGOS
SUBDIVISION PHASE 1
METES AND BOUNDS DESCRIPTION 33.249 ACRES
SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT
OF SECTIONS 227 AND 230, TEXAS-MEXICAN RAILWAY COMPANY'S
SURVEY ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS



- LEGEND & ABBREVIATIONS**
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - R.O.W. - RIGHT-OF-WAY
 - N.E. COR. - NORTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - 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
 - ☉ - ROAD CENTER LINE
 - * - CURVED SETBACK LINE
 - - INDICATOR FOR BEGIN AND END CURVE
 - C.A. - COMMON AREA

DRAWN BY: C.P.I.R.D.J. DATE 04-10-2024
SURVEYED, CHECKED DATE
FINAL CHECK DATE

Lot Line Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	66.62	325.00	011° 34' 06"	S21° 03' 53"E	65.51	32.92
C2	84.77	325.00	014° 56' 40"	S34° 19' 16"E	84.53	42.63
C3	59.65	325.00	010° 31' 00"	S47° 03' 06"E	59.57	29.91
C4	31.21	1,145.00	001° 33' 42"	N51° 31' 45"W	31.21	15.61
C5	56.34	1,145.00	002° 49' 09"	N49° 20' 19"W	56.34	28.18
C6	51.30	1,145.00	002° 34' 02"	N48° 38' 43"W	51.30	25.65
C7	49.87	1,145.00	002° 29' 31"	N44° 06' 57"W	49.80	24.90
C8	57.61	1,145.00	002° 52' 58"	N41° 25' 42"W	57.61	28.81
C9	61.03	1,145.00	003° 03' 13"	N38° 27' 38"W	61.02	30.52
C10	59.84	1,145.00	002° 59' 41"	N35° 26' 09"W	59.84	29.93
C11	55.94	1,145.00	002° 47' 58"	N32° 32' 20"W	55.94	27.98
C12	52.75	1,145.00	002° 38' 22"	N29° 49' 10"W	52.74	26.38
C13	32.87	1,145.00	001° 38' 42"	N27° 40' 38"W	32.87	16.44
C14	20.75	355.00	003° 20' 55"	N25° 10' 49"W	20.74	10.38
C15	52.64	355.00	008° 29' 47"	N19° 15' 28"W	52.60	26.37
C16	20.00	355.00	003° 13' 42"	N13° 23' 44"W	20.00	10.00
C17	56.15	355.00	009° 03' 45"	N7° 15' 00"W	56.09	28.13
C18	47.82	355.00	007° 43' 08"	N1° 08' 26"E	47.79	23.95
C19	43.37	355.00	007° 00' 00"	N8° 30' 00"E	43.34	21.71
C20	37.18	355.00	006° 00' 00"	N15° 00' 00"E	37.16	18.60
C21	36.01	355.00	005° 48' 45"	N20° 54' 22"E	36.00	18.02
C22	41.56	355.00	006° 42' 30"	N27° 10' 00"E	41.54	20.81
C23	33.79	355.00	005° 27' 11"	N33° 14' 50"E	33.77	16.91
C24	37.34	355.00	006° 01' 34"	N38° 59' 13"E	37.32	18.69
C25	43.37	355.00	007° 00' 00"	N45° 30' 00"E	43.34	21.71
C26	49.57	355.00	008° 00' 00"	N53° 00' 00"E	49.53	24.82
C27	49.05	355.00	007° 54' 57"	N60° 57' 28"E	49.01	24.56
C28	56.43	355.00	009° 08' 25"	N69° 28' 09"E	56.37	28.27
C29	53.16	355.00	008° 34' 49"	N78° 18' 45"E	53.11	26.63
C30	51.11	355.00	008° 14' 57"	N86° 43' 38"E	51.07	25.60
C31	51.59	355.00	008° 19' 36"	S84° 59' 05"E	51.55	25.84
C32	54.32	355.00	008° 45' 59"	S78° 26' 18"E	54.26	27.21
C33	69.07	355.00	014° 22' 32"	S64° 52' 03"E	68.84	44.77
C34	19.74	355.00	003° 11' 09"	S59° 05' 12"E	19.74	9.87
C35	26.81	200.00	062° 31' 22"	S84° 14' 41"W	26.38	17.55
C36	62.41	255.00	014° 01' 25"	N49° 59' 43"E	62.26	31.36
C37	68.38	255.00	015° 21' 49"	N64° 41' 20"E	68.17	34.39
C38	45.95	255.00	010° 19' 32"	N77° 32' 00"E	45.89	23.04
C39	44.83	255.00	010° 04' 24"	N87° 43' 58"E	44.77	22.47
C40	46.98	255.00	010° 33' 06"	S81° 57' 17"E	46.89	23.55
C41	45.99	255.00	010° 20' 03"	S71° 30' 42"E	45.93	23.06
C42	46.81	255.00	010° 17' 39"	S61° 11' 51"E	45.75	22.97
C43	45.61	255.00	010° 14' 55"	S50° 55' 35"E	45.55	22.87
C44	54.54	255.00	012° 15' 14"	S39° 40' 30"E	54.43	27.37
C45	10.40	250.00	002° 23' 37"	N34° 44' 23"W	10.40	5.20
C46	62.06	250.00	014° 13' 26"	N43° 02' 36"W	61.90	31.19
C47	18.45	250.00	004° 13' 39"	N52° 16' 08"W	18.44	9.23
C48	21.15	85.00	014° 15' 32"	S47° 15' 12"E	21.10	10.63
C49	44.03	78.41	032° 10' 35"	S8° 20' 29"E	43.46	22.61
C50	35.14	85.00	023° 41' 15"	S18° 14' 26"W	34.89	17.83
C51	37.73	85.00	025° 25' 49"	S42° 47' 57"W	37.42	19.18
C52	30.97	85.00	020° 52' 37"	S65° 57' 10"W	30.80	15.66
C53	34.36	85.00	023° 09' 37"	S87° 58' 17"W	34.13	17.42
C54	35.59	205.00	023° 59' 14"	N68° 27' 17"W	35.33	18.06
C55	33.84	85.00	022° 48' 44"	N45° 03' 18"W	33.62	17.15
C56	48.42	85.00	032° 38' 16"	N17° 19' 49"W	47.77	24.89
C57	21.28	85.00	014° 20' 39"	N6° 09' 39"E	21.22	10.70
C58	36.30	85.00	023° 47' 35"	N25° 13' 45"E	35.04	17.91
C59	49.51	60.00	047° 16' 38"	S13° 29' 14"W	48.12	26.26
C60	31.83	60.00	030° 23' 59"	S25° 21' 05"E	31.46	16.30
C61	90.27	205.00	025° 13' 51"	S53° 10' 00"E	89.55	45.88
C62	117.85	205.00	032° 57' 57"	S82° 15' 54"E	116.33	60.66
C63	135.90	205.00	037° 59' 03"	N62° 15' 36"E	133.43	70.56
C64	29.31	20.00	083° 58' 50"	N1° 16' 47"E	26.76	18.00
C65	47.38	355.00	007° 38' 48"	S36° 53' 07"E	47.34	23.72
C66	63.93	355.00	010° 19' 03"	S27° 54' 12"E	63.84	32.05
C67	47.93	355.00	007° 44' 06"	S18° 52' 38"E	47.89	24.00
C68	20.00	355.00	003° 13' 42"	S13° 23' 44"E	20.00	10.00
C69	18.82	355.00	003° 02' 16"	S10° 15' 45"E	18.82	9.41
C70	27.47	305.00	005° 09' 37"	N11° 19' 25"W	27.46	13.74
C71	76.18	305.00	014° 18' 37"	N21° 03' 32"W	75.98	38.29
C72	76.03	305.00	014° 16' 59"	N35° 21' 20"W	75.84	38.21
C73	79.00	305.00	014° 59' 28"	N49° 55' 04"W	78.78	39.72
C74	80.89	305.00	015° 09' 26"	N54° 55' 01"W	80.45	40.58
C75	69.93	305.00	013° 08' 14"	N79° 03' 50"W	69.78	35.12
C76	69.94	305.00	013° 08' 22"	S87° 47' 52"W	69.79	35.13
C77	77.64	305.00	014° 35' 09"	S73° 56' 06"W	77.43	39.03
C78	58.12	355.00	009° 22' 48"	S73° 57' 02"W	58.05	29.12
C79	55.50	355.00	008° 57' 29"	S83° 07' 10"W	55.45	27.81
C80	46.96	355.00	007° 54' 05"	N88° 27' 02"W	46.92	24.52
C81	43.37	355.00	007° 00' 00"	N81° 00' 00"W	43.34	21.71
C82	45.48	355.00	007° 20' 23"	N73° 49' 49"W	45.44	22.77
C83	41.74	355.00	006° 44' 15"	N66° 47' 30"W	41.72	20.90
C83	85.81	1,460.00	003° 22' 03"	S80° 46' 53"W	85.80	42.92
C84	40.47	355.00	006° 31' 55"	N60° 09' 25"W	40.45	20.26
C85	45.79	355.00	007° 23' 28"	N53° 11' 44"W	45.76	22.93
C86	40.11	355.00	006° 28' 24"	N48° 15' 48"W	40.09	20.08
C87	57.40	355.00	009° 19' 50"	N39° 23' 40"W	57.34	28.76
C88	54.98	355.00	008° 48' 35"	N29° 21' 28"W	54.93	27.35

Lot Line Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C89	54.25	355.00	008° 45' 19"	N20° 34' 31"W	54.19	27.18
C90	46.19	355.00	007° 27' 15"	N12° 28' 14"W	46.15	23.13
C91	12.32	305.00	002° 16' 55"	S9° 54' 04"E	12.32	6.16
C92	20.05	305.00	003° 46' 02"	S12° 56' 32"E	20.05	10.03
C93	68.90	305.00	012° 56' 34"	S21° 17' 50"E	68.75	34.60
C94	77.55	305.00	014° 34' 04"	S35° 03' 09"E	77.34	38.98
C95	80.68	305.00	015° 09' 20"	S49° 54' 50"E	80.44	40.58
C96	77.51	305.00	014° 33' 40"	S64° 48' 20"E	77.30	38.97
C97	79.21	305.00	014° 52' 46"	S79° 29' 34"E	78.98	39.83
C98	79.18	305.00	014° 52' 30"	N85° 37' 49"E	78.96	39.82
C99	77.65	305.00	014° 35' 16"	N70° 53' 56"E	77.45	39.04
C100	79.24	305.00	014° 53' 06"	N66° 09' 44"E	79.01	39.84
C101	80.62	305.00	015° 08' 40"	N41° 08' 51"E	80.38	40.54
C102	75.94	305.00	014° 15' 54"	N26° 26' 34"E	75.74	38.17
C103	82.23	305.00	015° 26' 51"	N11° 35' 11"E	81.98	41.37
C104	85.92	305.00	016° 08' 25"	N4° 12' 27"W	85.64	42.60
C105	20.06	305.00	003° 46' 04"	N14° 09' 41"W	20.05	10.03
C106	57.54	305.00	010° 48' 34"	N21° 27' 00"W	57.46	28.86
C107	34.26	1,095.00	001° 47' 33"	N27° 45' 03"W	34.26	17.13
C108	75.80	1,095.00	003° 57' 59"	N30° 37' 49"W	75.79	37.92
C109	61.63	1,095.00	003° 13' 30"	N34° 13' 34"W	61.62	30.82
C110	44.65	1,095.00	002° 20' 10"	N37° 09' 24"W	44.65	22.33
C111	64.39	1,095.00	003° 22' 08"	N39° 51' 33"W	64.38	32.20
C112	68.37	1,095.00	003° 34' 40"	N43° 19' 57"W	68.36	34.20
C113	60.60	1,095.00	003° 10' 14"	N46° 42' 24"W	60.59	30.31
C114	26.72	1,095.00	001° 23' 52"	N48° 59' 27"W	26.71	13.36
C115	32.54	20.00	003° 13' 07"	S83° 42' 03"W	29.97	21.16
C116	29.19	20.00	083° 27' 30"	N4° 38' 16"W	26.62	17.84
C117	42.25	305.00	007° 56' 10"	S33° 07' 24"W	42.21	21.16
C118	52.63	305.00	009° 53' 14"	S24° 12' 43"W	52.57	26.38
C119	47.61	305.00	008° 56' 40"	S14° 47' 46"W	47.56	23.85
C120	49.80	305.00	009° 21' 19"	S5° 38' 47"W	49.74	24.96
C121	44.11	305.00	008° 17' 09"	S3° 10' 27"E	44.07	22.09
C122	50.74	305.00	009° 31' 51"	S12° 04' 57"E	50.68	25.43
C123	63.11	305.00	011° 51' 22"	S22° 46' 34"E	63.00	31.67
C124	64.34	305.00	012° 05' 10"	S34° 44' 49"E	64.22	32.29
C125	2.92	100.00	001° 40' 13"	N39° 57' 18"W	2.92	1.46
C126	98.53	100.00	003° 32' 05"	N22° 21' 08"W	97.70	50.33
C127	10.77	100.00	006° 10' 14"	N2° 29' 58"W	10.76	5.39
C128	9.86	100.00	008° 04' 16"	S3° 26' 59"E	9.85	4.94
C129	49.80	70.00	029° 51' 00"	S22° 34' 38"E	36.06	18.66
C130	32.17	70.00	026° 29' 59"	S60° 30' 33"E	31.91	16.39
C131	32.71	70.00	026° 24' 34"	S77° 04' 19"E	32.41	16.66
C132	31.68	70.00	025° 55' 04"	N76° 34' 57"E	31.40	16.11
C133	32.09	70.00	026° 15' 59"	N50° 29' 20"E	31.81	16.33
C134	31.74	70.00	025° 58' 44"	N24° 22' 04"E	31.47	16.15
C135	38.30	70.00	031° 20' 58"	N4° 17' 47"W	37.82	19.64
C136	21.19	70.00	017° 20' 34"	N28° 38' 33"W	21.11	11.67
C137	24.87	70.00	020° 21' 29"	N47° 29' 35"W	24.74	12.58
C138	32.99	70.00	027° 00' 00"	N71° 10' 20"W	32.68	18.81
C139	24.57	100.00	014° 04' 44"	S77° 37' 58"E	24.51	12.35
C140	55.55	100.00	031° 49' 34"	S54° 40' 50"E	54.84	28.51
C141	27.32	255.00	008° 06' 18"	S35° 41' 55"E	27.30	13.67
C142	98.43	255.00	002° 06' 57"	S21° 34' 18"E	97.82	49.83
C143	93.35	255.00	002° 58' 33"	S0° 01' 33"E	92.83	47.21
C144	101.44	255.00	002° 57' 32"	S21° 51' 29"W	100.77	51.40
C145	17.08	255.00	003° 50' 14"	S35° 10' 22"W	17.07	8.54
C146	83.85	255.00	012° 48' 48"	S39° 57' 40"E	83.68	42.10
C147	67.27	375.00	009° 16' 44"	S26° 24' 56"E	67.18	33.73
C148	59.30	375.00	007° 03' 38"	S18° 44' 45"E	59.24	29.71
C149	51.11	1,840.00	001° 35' 29"	N77° 34' 12"E	51.11	25.56
C150	54.52	1,250.00	002° 32' 42"	N32° 39' 08"W	55.52	27.77
C151	65.58	1,250.00	003° 00' 22"	N29° 52' 36"E	65.57	32.80
C152	63.74	1,250.00	002° 55' 18"	N26° 54' 46"E	63.73	31.88
C156	68.37	1,250.00	003° 06' 02"	N23° 53' 06"W	68.36	34.19
C169	57.04	1,250.00	002° 36' 53"	N20° 05' 02"W	57.04	28.53
C170	56.18	1,250.00	002° 34' 30"	N17° 29' 21"W	56.17	28.09
C171	60.34	1,250.00	002° 45' 57"	N14° 49' 07"W	60.34	30.18
C172	81.88	1,250.00	003° 45' 12"	N11° 33' 33"W	81.87	40.96
C173	93.18	1,250.00	004° 16' 16"	N7° 32' 49"W	93.16	46.61
C174	85.05	1,250.00	003° 53' 54"	N3° 27' 44"W	85.03	42.54
C175	19.19	1,250.00	001° 52' 46"	N1° 04' 24"W	19.19	9.59
C178	25.07	100.12	004° 20' 39"	S31° 47' 28"E	25.00	12.60



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/3/2024

SUBDIVISION NAME: ANAQUA AT TRES LAGOS PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Russell Road (9 Mile Line): Dedication as needed for 100 ft. Total ROW
Paving: 65 ft. Curb & gutter: Both Sides
**The Plat proposes 60-80ft R.O.W.
Revisions Needed:
-City of McAllen thoroughfare plan designates 9 Mile line (Russell Road), as a Minor arterial with 100 ft. of ROW, provide ROW detail along mile 9 road regarding, centerline existing dedication dimensions as applicable and Total ROW to establish compliance with required ROW dedications. Any ROW being dedicated by this plat must be included as well, finalize prior to Recording.
**Engineer submitted recorded Doc. 3536831, providing for the proposed road.
-Provide Centerline of existing street across Tres Lagos Blvd, to ensure compliance with minimum requirements street jog requirements. Street jogs with centerline offsets of less than 125 feet shall be avoided. Sec. 134-105(d)
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are not constructed prior to recording.
**The Engineer has requested final approval prior to amending the thoroughfare plan. If the plat is approved in Final form, it should be subject to amending the thoroughfare plan re-designating Russell Road from its current minor arterial designation. This amendment would have to be done prior to recording. If amendment is not approved, plan would need to be revised, and would require revised final approval.
**COM Thoroughfare Plan

Interior streets: Dedication as needed for 50 ft. minimum ROW.
Paving: 32 ft. Curb & gutter: both sides
Revisions needed:
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

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

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

* 1,200 ft. Block Length: Common areas and access walks/drives provided per agreement.
**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts.
**Subdivision Ordinance: Section 134-118

Required

Applied

NA

NA

Applied

NA

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

<p>* 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.</p> <p>Revisions needed:</p> <ul style="list-style-type: none"> -Provide Cul-De-Sac details, as per Fire Department, paving must be 96 ft. in diameter face to face with 10 ft. of ROW back of curb. They recommend if proposed removal of any islands, but if it remains, island must meet 36 ft. Back-to-Back paving all around and must be fire lane striped, finalize prior to final - Temporary turnaround easement required at west end of main interior street, additional notes as required may apply, finalize temporary turnaround requirements, prior to final. As per Fire Department, temporary turnaround paving must be 96 ft. in diameter face to face. <p>**Subdivision Ordinance: Section 134-105</p>	Required
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>*Service Street for lots 121-131: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide, and built to city plans and specifications by the developer, finalize service street requirements prior to recording.</p> <ul style="list-style-type: none"> - Label Service Street on the Plat. <p>**The Engineer has requested final approval prior to amending the thoroughfare plan. If the plat is approved in Final form, it should be subject to amending the thoroughfare plan re-designating Russell Road from its current minor arterial designation. This amendment would have to be done prior to recording. If amendment is not approved, plan would need to be revised, and would require revised final approval.</p> <p>***Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>* Front: Proposing 20 ft. minimum or as shown in "Front Setback Table" sheet 2 of 2 (Greater applies)</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Clarify reference to Sheet reference as a setback table is not presented, finalize note and setback requirements prior to final. -Note requirements subject to change once lot frontage requirements have been finalized. -For lots 121-131; In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; finalize wording for note prior to recording. <p>**The Engineer has requested final approval prior to amending the thoroughfare plan. If the plat is approved in Final form, it should be subject to amending the thoroughfare plan re-designating Russell Road from its current minor arterial designation. This amendment would have to be done prior to recording. If amendment is not approved, plan would need to be revised, and would require revised final approval.</p> <p>**Must comply with PID requirements.</p> <p>**Zoning Ordinance: Section 138-356, 134-106</p> <p>* Rear: Proposing: 11 ft. or greater for easements</p> <p>**Must comply with PID requirements.</p> <p>***Zoning Ordinance: Section 138-356</p>	<div>Required</div> <div>Applied</div>

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

<ul style="list-style-type: none"> * Interior Sides: 5 ft. or greater for easements **The proposed subdivision complies with minimum setback requirements, as per agreement. ***Must comply with PID requirements. ****Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements **Must comply with PID requirements. ***Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required; greater setback applies. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required along Russell Road (9 Mile Line). 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. Revisions needed: <ul style="list-style-type: none"> - 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
	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Russell Road (9 Mile Line) and Tres Lagos Blvd. as applicable. -Note requirement's subject to change once lot frontage requirements have been finalized. (I.E Lots fronting Russell Road). Finalize wording for note prior to final. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Required

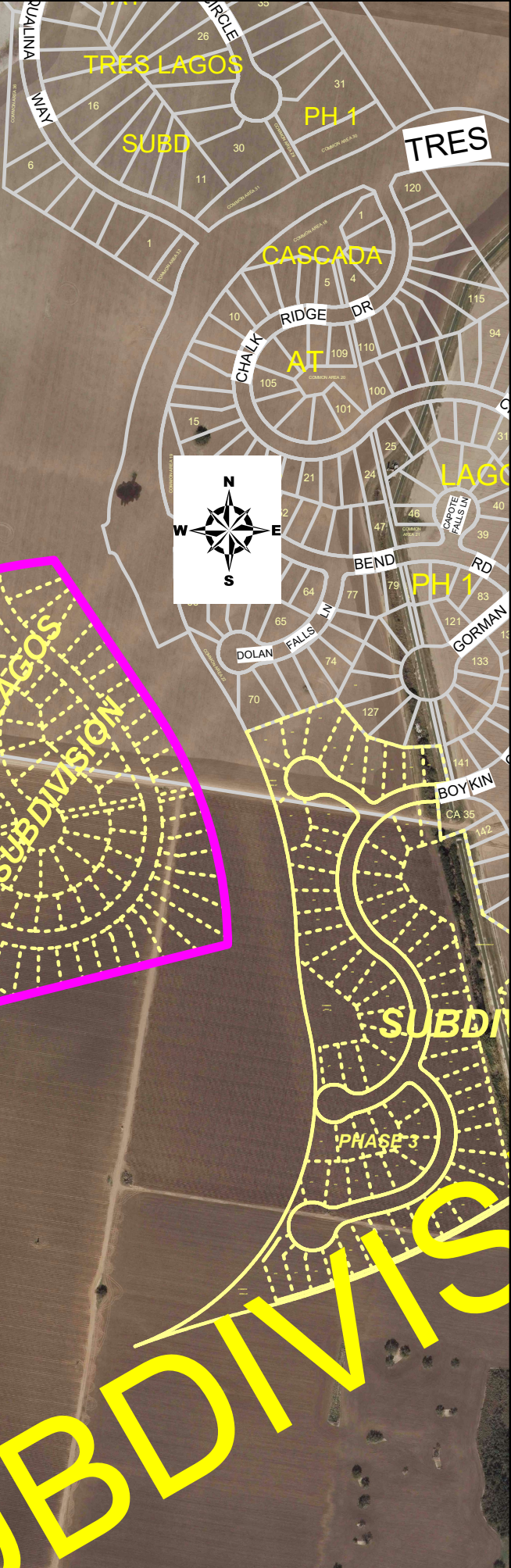
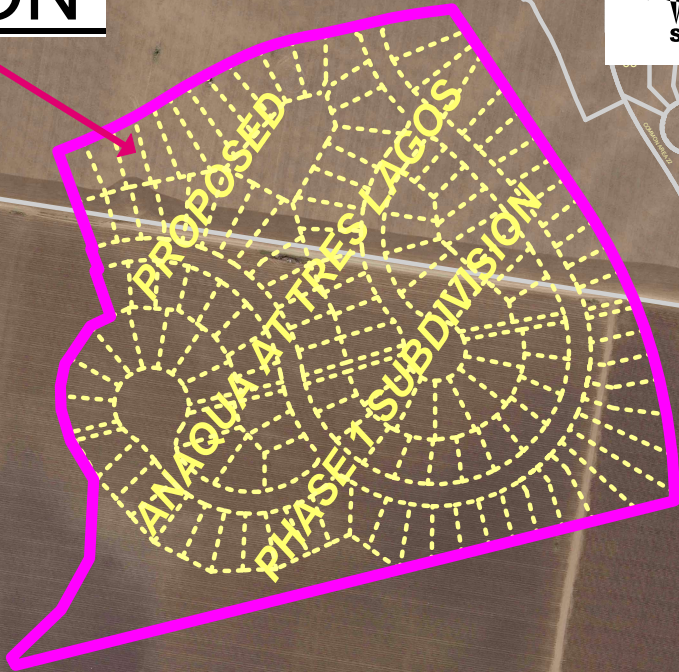
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Russell Road (9 Mile Line).</p> <p>**Lots fronting Russell road, lot frontage under review, the City of McAllen designates Russell Road as Minor Arterial with 100 ft. of ROW, finalize wording for note and lot frontage requirements prior to final. In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector</p> <p>**The Engineer has requested final approval prior to amending the thoroughfare plan. If the plat is approved in Final form, it should be subject to amending the thoroughfare plan re-designating Russell Road from its current minor arterial designation. This amendment would have to be done prior to recording. If amendment is not approved, plan would need to be revised, and would require revised final approval.</p> <p>***As per Traffic Department, As per McAllen Access Management, spacing requirement along Mile 9 is 250 ft. between streets/accesses- please show distance from intersection to the entrance of the subdivision</p> <p>****Must comply with City Access Management Policy</p>	Required
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	NA
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* 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.</p> <p>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Applied
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>Revisions Needed:</p> <p>-Area labeled as detention area lot 137 does not have frontage on a public street, finalize frontage requirements prior to final. Ensure that detention area meets 25' minimum frontage requirements for common/ detention areas prior to final Review and revise as applicable all detention and common areas prior to final.</p> <p>**Plat submitted on April 26, 2024 shows revised areas.</p> <p>-Clarify status of dedication of mile 9 road by separate instrument as lots 121-131 have frontage on mile 9 road (Russell Road), finalize prior to final. Any dedications by separate instrument must be finalized prior to final in this case as lot frontages are dependent on dedication.</p> <p>**Plat submitted on April 26, 2024 shows dedication, document submitted for staff review.</p> <p>**Subdivision Ordinance: Section 134-1</p>	Applied

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

* 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 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential ***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 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
TRAFFIC	
* As per Traffic Department, Trip Generation approved, TIA waived.	Applied
* As per Traffic Department, Traffic Impact Analysis (TIA) waived.	Applied
COMMENTS	
Comments: -Must comply with City's Access Management Policy. -Any abandonments must be done by separate process, not by plat. -Clarify status of remnant tract along eastern plat boundary, finalize prior to final. Subdivision requirement subject to change once clarified. -Remove island along dedication for Tres Lagos Blvd, finalize prior to final. **The Engineer has requested final approval prior to amending the thoroughfare plan. If the plat is approved in Final form, it should be subject to amending the thoroughfare plan re-designating Russell Road from its current minor arterial designation. This amendment would have to be done prior to recording. If amendment is not approved, plan would need to be revised, and would require revised final approval.	Applied
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

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

LOCATION





City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Subapp-0009

Project Information	Subdivision Name	<u>Las Brisas Phase I</u>				
	Location	<u>On the southwest corner of Rooth Road and Monte Cristo Road</u>				
	City Address or Block Number	<u>3101 MONTE CRISTO RD</u>				
	Number of Lots	<u>126</u>	Gross Acres	<u>23.74</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Existing Zoning	<u>AO</u>	Proposed Zoning	<u>R-1</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____		
	Existing Land Use	<u>Vacant</u>	Proposed Land Use	<u>Residential</u> Irrigation District # <u>1</u>		
	Replat	<input type="checkbox"/> Yes <input type="checkbox"/> No	Commercial	_____ Residential _____		
	Agricultural Exemption	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Estimated Rollback Tax Due	<u>8,080.26</u>		
	Parcel #	<u>224742</u>	Tax Dept. Review	<u>19</u>		
	Water CCN	<input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC	Other	_____		
Legal Description <u>95.465 acres out of Lots 1-5, Block 1, and part of portion out of Lots 6-10, Block 5, M & M Subdivision, recorded in Volume 8, Page 20, Hidalgo County Map Records, City of McAllen, Hidalgo County, Texas.</u>						
Owner	Name	<u>ML Rhodes, LTD</u>		Phone	<u>(956) 287-2800</u>	
	Address	<u>200 S 10th St, Suite 1700</u>		E-mail	<u>nick@rhodesenterprises.com</u>	
	City	<u>McAllen</u>	State	<u>Texas</u>	Zip	<u>78501</u>
Developer	Name	<u>Rhodes Development Inc</u>		Phone	<u>(956) 287-2800</u>	
	Address	<u>200 S 10th St, Suite 1700</u>		E-mail	<u>nick@rhodesenterprises.com</u>	
	City	<u>McAllen</u>	State	<u>Texas</u>	Zip	<u>78501</u>
	Contact Person	<u>Nick Rhodes, President</u>				
Engineer	Name	<u>Melden & Hunt, Inc.</u>		Phone	<u>(956) 381-0981</u>	
	Address	<u>115 West McIntyre Street</u>		E-mail	<u>mario@meldenandhunt.com</u>	
	City	<u>Edinburg</u>	State	<u>Texas</u>	Zip	<u>78541</u>
	Contact Person	<u>Mario A. Reyna, P.E.</u>				
Surveyor	Name	<u>Melden & Hunt, Inc.</u>		Phone	<u>(956) 381-0981</u>	
	Address	<u>115 West McIntyre Street</u>		E-mail	<u>robert@meldenandhunt.com</u>	
	City	<u>Edinburg</u>	State	<u>Texas</u>	Zip	<u>78541</u>

FEB 03 2023

BY:

CW

KF

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 02.03.2023

Print Name Mario A. Reyna, P.E.

Owner ☐

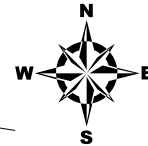
Authorized Agent ☒

07

09
LOCATION

12

11



MONTE CRISTO RD

15700

4

PROPOSED KALO SUBDIVISION

SAN JOSE RANCHO

9

8

6

MORENO

MORENO SR

PHASE 3

-06

2520

2623 2611 2611

14900

ROGERS RD

CITY OF MCALLEN

15300

BLK 1

BLK 2

PROPOSED TESORO DEL VALLE SUBDIVISION

BLK 2

ROGERS RD

11

BLK 4
BLK 2

BLK 5

BLK 1

BLK 1

BLK 2

BLK 3

BLK 4

BLK 5

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BLK 12

BLK 13

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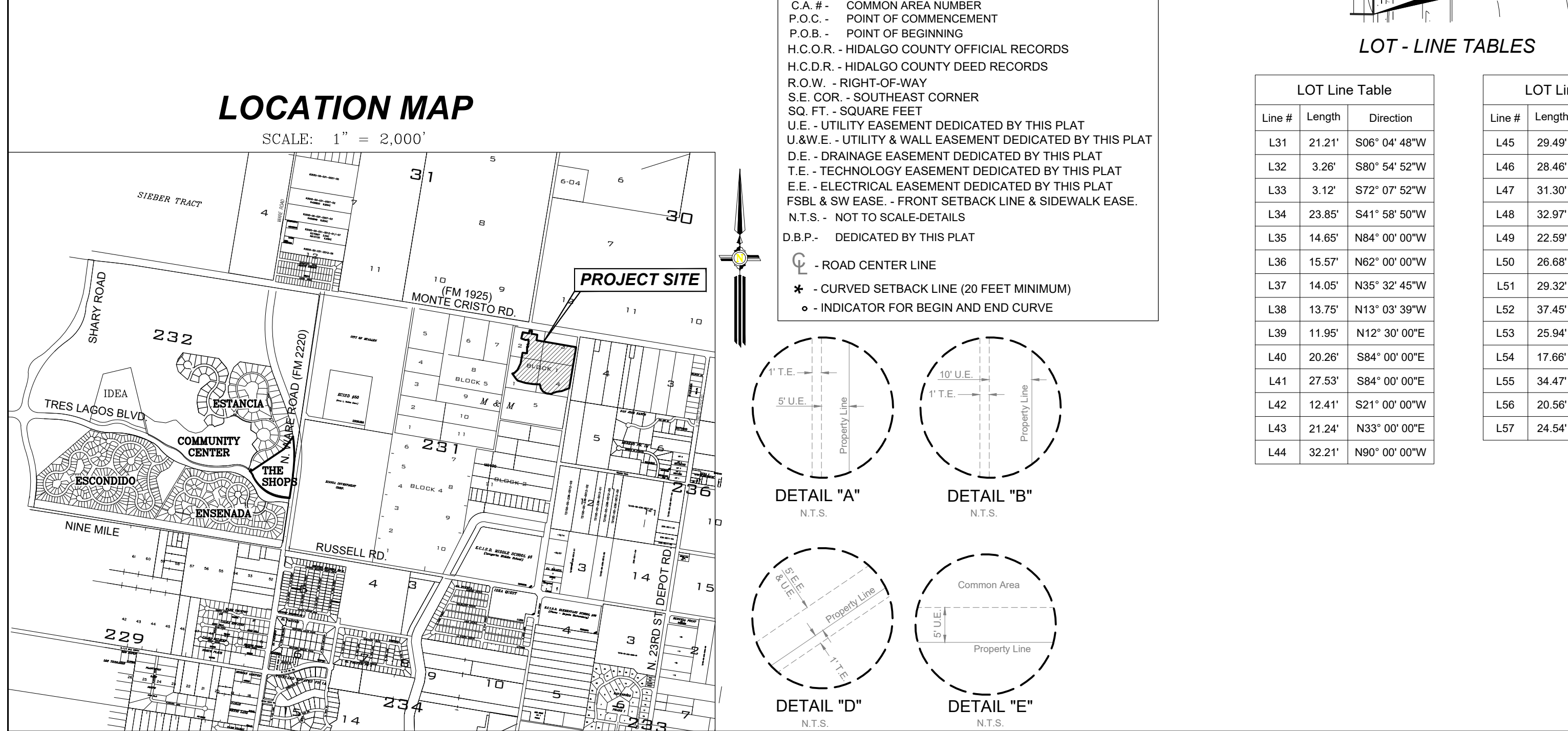
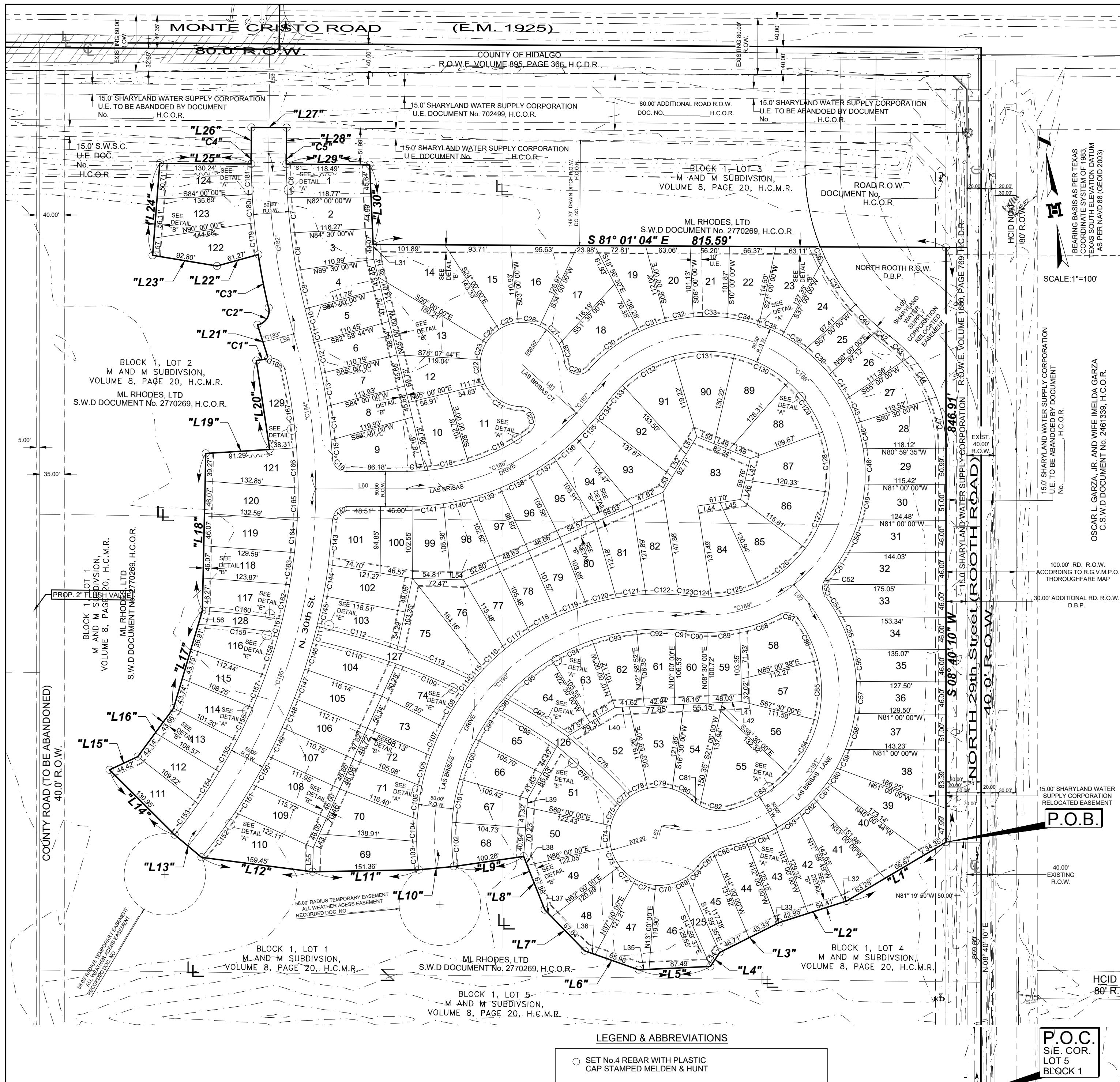
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CITY OF MCALLEN

SUBDIVISION



SUBDIVISION MAP OF
LAS BRISAS PHASE I
SUBDIVISION
23.363 ACRES OUT OF LOTS 1, 23 AND 4, BLOCK 1,
M AND M SUBDIVISION,
VOLUME 8, PAGE 20, H.C.M.R.,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

BOUNDARY LINE TABLES

LOT Line Table			LOT Line Table			LOT Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
"L1"	164.29'	S68° 00' 00"W	"L11"	151.34'	N82° 25' 40"W	"L21"	50.39'	N09° 04' 48"W
"L2"	100.64'	S81° 00' 00"W	"L12"	159.47'	N73° 53' 58"W	"L22"	61.27'	S83° 06' 02"W
"L3"	95.15'	S72° 00' 00"W	"L13"	50.00'	N41° 25' 11"W	"L23"	92.78'	N71° 53' 58"W
"L4"	23.85'	S41° 58' 50"W	"L14"	130.94'	N36° 23' 58"W	"L24"	131.37'	N13° 06' 02"E
"L5"	102.14'	N84° 00' 00"W	"L15"	44.42'	N73° 36' 02"E	"L25"	130.22'	S80° 56' 50"E
"L6"	81.54'	N62° 00' 00"W	"L16"	85.80'	N45° 06' 02"E	"L26"	37.64'	N09° 03' 10"E
"L7"	81.68'	N35° 30' 00"W	"L17"	144.95'	N25° 06' 02"E	"L27"	50.00'	S80° 53' 59"E
"L8"	81.63'	N13° 00' 00"W	"L18"	223.74'	N09° 53' 15"E	"L28"	37.60'	S09° 03' 10"W
"L9"	100.28'	N89° 30' 00"W	"L19"	91.29'	S84° 53' 58"E	"L29"	118.49'	S80° 56' 50"E
"L10"	50.06'	N86° 44' 13"W	"L20"	128.01'	N00° 06' 02"E	"L30"	113.49'	S06° 06' 02"W

BOUNDARY - CURVE TABLES

BOUNDARY Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
"C1"	17.26'	325.00'	003° 02' 37"	N88° 59' 22"E	17.26'
"C2"	32.57'	20.00'	093° 18' 52"	N42° 00' 28"E	29.09'
"C3"	77.38'	925.00'	004° 47' 34"	N2° 15' 12"W	77.35'
"C4"	14.47'	925.00'	000° 53' 47"	N8° 36' 17"E	14.47'
"C5"	14.47'	875.00'	000° 56' 52"	S8° 34' 44"W	14.47'

LOT AREA TABLES

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	AC.	Lot #	SQ. FT.	AC.	Lot #	SQ. FT.	AC.
1	5,548.76	0.127	44	6,143.63	0.141	87	6,765.45	0.155
2	5,599.27	0.129	45	5,963.84	0.137	88	6,889.04	0.158
3	5,573.13	0.128	46	6,828.76	0.157	89	7,117.05	0.163
4	5,548.85	0.127	47	6,595.68	0.151	90	7,038.55	0.162
5	5,417.64	0.124	48	6,783.01	0.156	91	7,002.87	0.161
6	5,187.60	0.119	49	6,774.05	0.156	92	6,601.92	0.152
7	5,227.68	0.120	50	6,905.65	0.159	93	7,408.06	0.170
8	5,446.92	0.125	51	7,924.77	0.182	94	5,744.96	0.132
9	7,606.75	0.175	52	7,420.59	0.170	95	5,072.88	0.116
10	6,099.83	0.140	53	6,638.63	0.152	96	4,648.39	0.107
11	8,178.68	0.188	54	6,529.39	0.150	97	4,694.44	0.108
12	5,877.44	0.135	55	9,738.15	0.224	98	5,803.33	0.133
13	8,678.67	0.199	56	7,199.70	0.165	99	5,155.64	0.118
14	12,215.76	0.280	57	6,670.29	0.153	100	4,540.38	0.104
15	7,159.48	0.164	58	7,181.13	0.165	101	6,187.02	0.142
16	7,108.95	0.163	59	4,728.95	0.109	102	5,616.79	0.129
17	7,289.59	0.167	60	4,821.94	0.111	103	5,735.70	0.132
18	7,055.44	0.162	61	5,360.33	0.123	104	5,704.10	0.131
19	6,636.01	0.152	62	5,590.99	0.128	105	5,367.85	0.123
20	5,395.99	0.124	63	5,490.64	0.126	106	5,169.93	0.119
21	5,296.35	0.122	64	6,309.12	0.145	107	5,132.07	0.118
22	5,949.82	0.137	65	5,149.99	0.118	108	5,226.98	0.120
23	6,777.49	0.156	66	5,312.84	0.122	109	5,460.00	0.125
24	6,145.37	0.141	67	5,343.60	0.123	110	7,449.49	0.171
25	4,667.94	0.107	68	5,358.63	0.123	111	5,783.89	0.133
26	5,263.44	0.121	69	6,969.08	0.160	112	5,213.81	0.120
27	6,178.91	0.142	70	6,349.29	0.146	113	4,934.59	0.113
28	6,699.38	0.154	71	5,114.69	0.117	114	4,974.77	0.114
29	5,904.75	0.136	72	4,743.28	0.109	115	5,142.67	0.118
30	6,065.84	0.139	73	4,620.28	0.106	116	5,801.53	0.133
31	6,129.60	0.141	74	5,479.04	0.126	117	5,657.27	0.130
32	7,332.92	0.168	75	7,860.49	0.178	118	5,841.23	0.134
33	7,669.46	0.176	76	6,863.69	0.158	119	6,041.48	0.139
34	6,588.16	0.151	77	5,258.97	0.121	120	6,116.60	0.140
35	6,001.38	0.138	78	4,824.87	0.111	121	6,340.96	0.146
36	5,874.58	0.135	79	4,787.29	0.110	122	6,315.47	0.145
37	6,899.91	0.158	80	5,230.41	0.120	123	6,699.36	0.154
38	8,389.65	0.193	81	5,916.02	0.136	124	6,230.61	0.143
39	8,783.67	0.202	82	6,319.08	0.145	125	2,459.63	0.056
40	7,537.50	0.173	83	14,324.32	0.329	126	4,562.18	0.105
41	6,887.26	0.158	84	6,672.58	0.153	127	4,634.17	0.106
42	6,357.69	0.146	85	6,994.14	0.161	128	2,303.30	0.053
43	5,806.13	0.133	86	6,843.68	0.157			

CENTERLINE - CURVE TABLES

Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
"C182"	16° 30' 12"	900.00'	259.23'	S0° 48' 04"W	258.34'
"C184"	16° 03' 26"	800.00'	224.20'	N0° 34' 41"E	223.47'
"C185"	39° 27' 02"	800.00'	550.84'	N28° 19' 55"E	540.02'
"C186"	47° 59' 38"	325.00'	272.24'	N74° 36' 35"E	264.35'
"C188"	196° 20' 44"	200.00'	665.38'	N33° 43' 10"W	395.94'
"C189"	45° 48' 45"	200.00'	159.92'	N83° 21' 35"E	155.69'
"C190"	105° 43' 24"	320.00'	590.47'	S53° 24' 15"W	510.20'
"C191"	143° 28' 42"	200.00'	500.83'	N42° 11' 33"E	379.86'

CENTERLINE - LINE TABLES

Line Table		
Line #	Direction	Length
L28	S 09° 03' 10"W	149.16'
L29	S 82° 31' 57"W	16.62'
L30	S 81° 23' 36"W	129.88'
L31	N 39° 23' 14"W	103.63'
L32	N 29° 32' 48"W	34.42'
L33	N 89° 59' 54"W	15.11'

Curve Table						Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C6	3° 04' 10"	892.56'	47.81'	N6° 31' 15"E	47.81'	C93	12° 23' 42"	299.80'	64.86'	N86° 12' 51"E	64.73'
C7	3° 28' 30"	827.85'	50.21'	N3° 19' 49"E	50.20'	C94	12° 07' 34"	302.93'	64.11'	N73° 41' 20"E	63.99'
C8	3° 33' 33"	869.33'	54.00'	N0° 04' 54"W	54.00'	C95	16° 24' 43"	300.71'	86.13'	N59° 05' 47"E	85.84'
C9	3° 18' 12"	972.39'	56.06'	N3° 41' 07"W	56.06'	C96	3° 57' 44"	295.00'	20.40'	N48° 44' 58"E	20.40'
C10	2° 08' 55"	785.72'	29.46'	N6° 27' 22"W	29.46'	C97	5° 55' 15"	1,009.87'	104.36'	S49° 29' 35"E	104.31'
C11	0° 57' 39"	1,207.69'	20.25'	N6° 47' 25"W	20.25'	C98	5° 55' 36"	989.87'	102.39'	N49° 43' 10"W	102.35'
C12	3° 10' 42"	812.27'	45.06'	N4° 28' 47"W	45.05'	C99	10° 09' 53"	295.00'	52.34'	N41° 41' 09"E	52.27'
C13	3° 21' 58"	812.68'	47.75'	N1° 15' 26"W	47.74'	C100	11° 52' 33"	295.00'	61.15'	N30° 39' 56"E	61.04'
C14	3° 39' 43"	754.90'	48.25'	N2° 04' 34"E	48.24'	C101	12° 08' 48"	295.00'	62.54'	N18° 39' 15"E	62.42'
C15	1° 50' 14"	809.34'	25.95'	N4° 41' 14"E	25.95'	C102	12° 16' 09"	295.00'	63.17'	N6° 27' 38"E	63.05'
C16	86° 56' 50"	20.00'	30.35'	N37° 55' 11"W	27.52'	C103	7° 17' 43"	319.04'	40.62'	S4° 06' 46"W	40.60'
C17	4° 57' 58"	300.00'	26.00'	N83° 52' 24"W	25.99'	C104	5° 00' 01"	362.07'	31.60'	S10° 06' 34"W	31.59'
C18	11° 56' 32"	300.00'	62.53'	S87° 40' 08"W	62.42'	C105	7° 40' 46"	352.98'	47.31'	S16° 39' 43"W	47.28'
C19	18° 32' 01"	300.00'	97.04'	S72° 55' 52"W	96.62'	C106	7° 33' 10"	345.00'	45.48'	S24° 22' 01"W	45.44'
C20	143° 01' 50"	20.00'	49.93'	S8° 21' 01"E	37.94'	C107	7° 19' 56"	349.70'	44.75'	S31° 51' 35"W	44.72'
C21	61° 11' 56"	60.00'	64.09'	S49° 15' 58"E	61.08'	C108	9° 46' 34"	338.57'	57.77'	S40° 22' 22"W	57.70'
C22	34° 10' 51"	60.00'	35.79'	S1° 32' 59"E	35.27'	C109	6° 16' 06"	957.26'	104.72'	S58° 39' 26"W	104.67'
C23	24° 07' 38"	60.00'	25.27'	S27° 34' 50"W	25.08'	C110	6° 54' 17"	1,019.71'	122.89'	N65° 14' 38"W	122.81'
C24	25° 22' 48"	60.00'	26.58'	S52° 18' 52"W	26.36'	C111	1° 23' 23"	824.84'	20.01'	N22° 58' 54"E	20.01'
C25	27° 57' 47"	60.00'	29.28'	S79° 01' 10"W	28.99'	C112	5° 55' 38"	1,146.69'	118.62'	S65° 24' 05"E	118.57'
C26	29° 41' 21"	60.00'	31.09'	N72° 10' 20"W	30.74'	C113	7° 27' 40"	901.54'	117.40'	S58° 42' 18"E	117.32'
C27	36° 44' 30"	60.00'	38.48'	N38° 57' 24"W	37.82'	C114	3° 24' 03"	345.00'	20.48'	S46° 52' 12"W	20.48'
C28	24° 52' 18"	60.00'	26.05'	N8° 08' 47"W	25.85'	C115	4° 18' 46"	303.93'	22.88'	S50° 28' 12"W	22.87'
C29	134° 03' 33"	20.00'	46.80'	N62° 44' 12"W	36.83'	C116	6° 12' 32"	376.76'	40.83'	S55° 45' 36"W	40.81'
C30	23° 05' 55"	225.00'	90.71'	S61° 46' 59"W	90.10'	C117	7° 03' 21"	352.62'	43.42'	S62° 45' 23"W	43.40'
C31	10° 05' 10"	225.00'	39.61'	S78° 22' 32"W	39.56'	C118	7° 15' 31"	356.39'	45.15'	S70° 06' 42"W	45.12'
C32	10° 12' 16"	225.00'	40.07'	S88° 31' 15"W	40.02'	C119	7° 18' 17"	353.93'	45.12'	S77° 36' 28"W	45.09'
C33	12° 32' 13"	225.00'	49.23'	N80° 06' 31"W	49.13'	C120	7° 12' 43"	343.61'	43.25'	S84° 56' 47"W	43.22'
C34	11° 36' 27"	225.00'	45.58'	N68° 02' 11"W	45.50'	C121	6° 30' 49"	373.23'	42.43'	N87° 56' 19"W	42.41'
C35	9° 15' 43"	225.00'	36.37'	N57° 36' 06"W	36.33'	C122	7° 24' 41"	360.77'	46.67'	N80° 32' 22"W	46.63'
C36	3° 32' 11"	248.22'	15.32'	S14° 55' 31"E	15.32'	C123	4° 25' 05"	228.63'	17.63'	N75° 11' 38"W	17.62'
C37	15° 41' 32"	297.28'	81.42'	S24° 14' 51"E	81.16'	C124	9° 41' 06"	175.00'	29.58'	N78° 34' 36"W	29.55'
C38	9° 40' 57"	225.00'	36.80'	N48° 07' 46"W	37.98'	C125	22° 35' 01"	175.00'	68.98'	S85° 17' 21"W	68.53'
C39	12° 41' 15"	225.00'	49.82'	N36° 56' 39"W	49.72'	C126	28° 30' 16"	175.00'	87.06'	S99° 45' 14"W	86.17'
C40	9° 15' 49"	297.28'	48.06'	S36° 43' 31"E	48.01'	C127	28° 30' 15"	175.00'	87.06'	S31° 14' 42"W	86.17'
C41	10° 47' 51"	225.00'	42.40'	N25° 12' 06"W	42.34'	C128	28° 30' 09"	175.00'	87.06'	N2° 44' 30"E	86.16'
C42	3° 31' 01"	297.28'	18.25'	S43° 06' 56"E	18.24'	C129	28° 30' 01"	175.00'	87.06'	N25° 45' 35"E	86.15'
C43	12° 02' 34"	197.31'	41.47'	S38° 51' 09"E	41.40'	C130	28° 29' 52"	175.00'	87.04'	N54° 15' 31"W	86.15'
C44	20° 06' 07"	197.31'	69.23'	S22° 46' 48"E	68.87'	C131	28° 30' 37"	175.00'	87.04'	N82° 52' 16"W	86.83'
C45	9° 32' 46"	225.00'	37.49'	N15° 01' 48"W	37.44'	C132	27° 46' 23"	175.00'	84.32'	N68° 57' 43"E	83.51'
C46	9° 22' 57"	225.00'	36.85'	N5° 33' 57"W	36.80'	C133	11° 03' 16"	175.00'	33.76'	N49° 39' 13"E	33.71'
C47	21° 52' 43"	197.31'	75.34'	S1° 47' 43"E	74.89'	C134	5° 36' 37"	273.69'	26.80'	N46° 16' 30"E	26.79'
C48	13° 02' 08"	225.03'	51.20'	N5° 38' 40"E	51.09'	C135	5° 58' 15"	377.16'	39.30'	N51° 42' 39"E	39.29'
C49	13° 12' 26"	225.00'	51.86'	N18° 46' 00"E	51.75'	C136	5° 58' 34"	406.48'	42.40'	N58° 24' 04"E	42.38'
C50	12° 43' 36"	225.00'	49.98'	N31° 44' 01"E	49.87'	C137	7° 04' 45"	349.74'	43.21'	N65° 24' 32"E	43.19'
C51	11° 47' 42"	225.00'	46.32'	N44° 00' 33"E	46.24'	C138	7° 24' 02"	350.00'	45.16'	N72° 38' 46"E	45.18'
C52	26° 30' 01"	20.00'	9.25'	N30° 20' 30"E	9.17'	C139	7° 25' 08"	350.00'	45.32'	N80° 03' 21"E	45.29'
C53	5° 51' 24"	20.00'	17.95'	N2° 20' 18"W	17.35'	C140	6° 19' 37"	350.00'	38.68'	N88° 55' 43"E	38.63'
C54	8° 46' 35"	225.00'	34.46'	N23° 39' 22"W	34.43'	C141	7° 09' 09"	350.00'	43.69'	S86° 19' 54"E	43.66'
C55	12° 39' 15"	225.00'	49.99'	N12° 56' 27"W	49.59'	C142	86° 56' 50"	20.00'	30.35'	N55° 07' 59"E	27.52'
C56	11° 54' 13"	225.00'	46.75'	N0° 39' 43"W	46.66'	C143	0° 16' 32"	13,308.91'	63.99'	N13° 52' 05"E	63.99'
C57	11° 44' 34"	225.00'	46.11'	N11° 09' 41"E	46.03'	C144	3° 06' 55"	825.00'	44.86'	N17° 39' 45"E	44.85'
C58	13° 27' 41"	225.00'	52.86'	N23° 45' 48"E	52.74'	C145	3° 06' 38"	825.00'	44.79'	N20° 47' 42"E	44.78'
C59	7° 28' 20"	225.00'	29.34'	N34° 13' 49"E	29.32'	C146	2° 58' 58"	825.08'	43.19'	N25° 13' 13"E	43.19'
C60	6° 15' 18"	225.00'	24.80'	N41° 05' 38"E	24.55'	C147	3° 01' 46"	832.54'	44.02'	N28° 14' 55"E	44.01'
C61	7° 35' 16"	225.00'	29.56'	N48° 00' 55"E	29.78'	C148	3° 04' 17"	842.51'	45.16'	N31° 20' 44"E	45.16'
C62	7° 15' 18"	222.68'	28.20'	N55° 23' 57"E	28.18'	C149	3° 01' 09"	867.52'	45.17'	N34° 30' 46"E	45.71'
C63	10° 21' 18"	225.00'	40.66'	N64° 10' 00"E	40.61'	C150	3° 01' 24"	874.82'	46.16'	N37° 41' 29"E	46.15'
C64	11° 44' 53"	225.00'	46.14'	N75° 13' 06"E	46.05'	C151	3° 13' 33"	825.00'	46.45'	N40° 54' 28"E	46.44'
C65	5° 43' 46"	224.85'	22.49'	N83° 57' 19"E	22.48'	C152	5° 30' 56"	830.62'	79.96'	N45° 17' 48"E	79.93'
C66	19° 40' 14"	80.00'	27.47'	N76° 58' 57"E	27.33'	C153	4° 06' 24"	775.00'	55.55'	S45° 59' 14"W	55.54'
C67	21° 08' 33"	80.00'	29.56'	S66° 34' 33"E	29.35'	C154	4° 04' 14"	775.00'	54.38'	S41° 55' 24"W	54.37'
C68	18° 25' 11"	70.00'	22.50'	N55° 12' 51"E	22.41'	C155	3° 48' 21"	775.00'	51.48'	S38° 00' 37"W	51.47'
C69	16° 26' 25"	70.00'	20.69'	N72° 38' 40"E	20.02'	C156	3° 48' 32"	775.00'	51.52'	S34° 17' 10"W	51.51'
C70	21° 50' 56"	70.00'	26.89'	S88° 12' 40"E	26.53'	C157	3° 09' 09"	775.00'	49.40'	S30° 26' 20"W	49.40'
C71	24° 24' 46"	70.00'	29.83'	S65° 04' 48"E	29.60'	C158	4° 40' 09"	775.00'	63.15'	S26° 18' 41"W	63.14'
C72	24° 18' 13"	70.00'	29.69'	S40° 43' 19"E	29.47'	C159	6° 40' 59"	990.13'	115.49'	S75° 02' 38"E	115.42'
C73	25° 10' 26"	70.00'	30.76'	N5° 58' 69"E	30.51'	C160	6° 30' 32"	1,010.14'	114.76'	S74° 51' 32"E	114.69'
C74	24° 41' 19"	70.00'	31.15'	S8° 56' 53"W	29.93'	C161	1° 29' 03"	775.00'	20.07'	S23° 14' 06"W	20.07'
C75	25° 29' 40"	70.00'	31.15'	S34° 02' 23"W	30.89'	C162	3° 24' 10"	857.74'	50.94'	S20° 36' 35"W	50.93'
C76	7° 11' 41"	986.91'	123.93'	S37° 53' 04"E	123.85'	C163	3° 24' 10"	704.14'	46.12'	S17° 01' 19"W	46.11'
C77	7° 15' 29"	979.89'	124.13'	N37° 42' 22"W	124.05'	C164	3° 42' 02"	712.39'	46.01'	S13° 36' 58"W	46.00'
C77	16° 25' 35"	70.00'	20.07'	S55° 00' 23"W	20.00'	C165	3° 44' 12"	703.07'	46.06'	S10° 12' 46"W	46.05'
C78	22° 10' 06"	70.00'	27.08'	S74° 17' 51"W	26.92'	C166	3° 35' 38"	915.35'	57.42'	S6° 22' 19"W	57.41'
C78	7° 15' 29"	979.89'	124.13'	N37° 42' 22"W	124.05'	C167	8° 22' 28"	775.00'	113.27'	S0° 04' 11"W	113.17'
C79	28° 58' 13"	70.00'	35.39'	N80° 08' 00"W	35.02'	C168	88° 25' 23"	20.00'	30.87'	S48° 19' 15"E	27.89'
C80	26° 19' 54"	69.97'	32.15'	N52° 29' 20"W	31.87'	C179	2° 52' 43"	903.40'	45.39'	S1° 32' 56"W	45.38'
C81	13° 39' 38"	60.00'	43.71'	N46° 09' 37"W	42.72'	C180	2° 32' 50"	912.85'	40.58'	S4° 12' 41"W	40.58'
C82	43° 37' 57"	60.02'	15.71'	N74° 48' 53"W	14.61'	C181	2° 31' 54"	960.99'	40.38'	N6° 48' 44"E	43.39'



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/3/2024

SUBDIVISION NAME: LAS BRISAS PHASE I SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Monte Cristo Road: Dedication as needed for 75 ft. from the centerline for 150 ft. total ROW.
Paving: 65 ft. to 105 ft. Curb & gutter: both sides

Revisions needed:

- Include ""Existing"" label in ROW.
- Label Center Line.
- Dedication must be finalized once centerline is established.
- Show and label R.O.W. from centerline after the dedication.
- Submit a copy of the referenced documents on the plat.
- Clarify 80 ft. additional R.O.W. by separate document; 160 ft. R.O.W.
- Need to clarify any issues for R.O.W. overlapping easements so that no issues exist.
- All comments referencing ""future"" must be changed to ""(by this plat)"" or reference the document number.
- Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on plat.
- Clarify if Monte Cristo Road is a State road to determine improvement requirements prior to Recording.
- Please finalize R.O.W requirements once centerline is established prior to Recording.
- **Subdivision Ordinance: Section 134-105
- **Monies must be escrowed if improvements are required prior to Recording.
- **COM Thoroughfare Plan

Required

North 29th Street (N. Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. total ROW. Additional R.O.W. for the alignment of 29th street and Monte Cristo to be provided by a separate Document.

Paving: 65 ft. Curb & gutter: on both sides

Revisions Needed:

- Correct the street label to ""North 29th Street (Rooth Road)""
- Please label Center Line.
- Dedication must be finalized once centerline is established.
- Please show and label R.O.W. from centerline after the dedication.
- Please submit a copy of the referenced documents on the plat.
- Please clarify ""30.00 ft. future additional ROW.""
- All comments referencing ""future"" must be changed to ""(by this plat)"" or reference the document number.
- Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on plat.
- Please finalize R.O.W requirements prior to final once centerline is established prior to Recording
- **Subdivision Ordinance: Section 134-105
- **Monies must be escrowed if improvements are required prior to final
- **COM Thoroughfare Plan

Required

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

<p>Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Revisions required: - Street names will be finalized prior to recording. - Show the R.O.W. for all streets. - Please finalize all ROW requirements prior to final. - Temporary paved turnarounds are required at the end of streets not continuing at this time by plat or separate document prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Required
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length: Common areas and access walks/drives provided per agreement. **Subdivision Ordinance: Section 134-118</p>	Required
<p>** 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118"</p>	NA
<p>* 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. Revisions needed: -Please provide dimensions of Cul-de-Sacs. -Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. -Provide Cul-De-Sac details, as per Fire Department, paving must be 96 ft. in diameter face to face with 10 ft. of ROW back of curb. They recommend if proposed removal of any islands, but if it remains, island must meet 36 ft. Back-to-Back paving all around and must be fire lane striped, finalize prior to final **Subdivision Ordinance: Section 134-105</p>	Required
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 20 ft. minimum or greater for easements, or as shown on "Front Setback Table" greater applies, as per agreement. **Zoning Ordinance: Section 138-356 **The proposed subdivision complies with minimum setback requirements, as per the agreement.</p>	Applied
<p>* Rear: 11 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: 5 ft. or greater for easements, as per agreement **Zoning Ordinance: Section 138-356 **The proposed subdivision complies with minimum setback requirements, as per the agreement.</p>	Applied
<p>* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	Applied

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

* 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 Monte Cristo Road and N. 29th Street. Sidewalk may increase to 5 ft. as per Engineering. Sidewalk for interior streets: Sidewalk design plan must be submitted. 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. **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 Monte Cristo Road and N. 29th Street (Rooth Road) Revisions needed: - Revise the plat note as shown above prior to Final. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions required: - Please correct plat note 9 to read as follows: ""8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses."" **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Monte Cristo Road and N. 29th Street (Rooth Road) Revisions required: - Revise the plat note as shown above prior to Final. **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
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 110-72 of the Vegetation Ordinance, including but not limited to common areas. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied

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

Public Improvement District (PID) or Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets: Access to subdivision from Monte Cristo Road. **The proposed subdivision must comply with minimum access points, as per agreement. **Subdivision Ordinance: Section 134-1	Required
* Minimum lot width and lot area: Project engineer to verify that all lots comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, and 5,000 sq. ft. minimum lot size, or in compliance per Agreement. **Zoning Ordinance: Section 138-356	Required
ZONING/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
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 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
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Applied
* Traffic Department, no TIA required.	Applied
COMMENTS	
Comments: - Please use a wider/bold line for the subdivision boundary on all sides. * Need to include document numbers for easements, R.O.W.'s etc. shown on plat. * Any abandonment must be done by separate document and referenced on plat. * 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
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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

08

07

09

LOCATION

12

11

MONTE CRISTO RD

15700



DOY TH RD

15300

PROPOSED TULO SUBDIVISION

SAN JOSE RA

MORENO

MORENO SR

2520

ROGERS RD

BLK 2

BLK 2

BLK 1

N 32ND ST

BLK 5

BLK 1

CITY OF MCALLEN

CITY OF MCALLEN

SUBDIVISION

ROGERS RD

M

7

11

10

9

8

5

6

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SUB 2024-0041

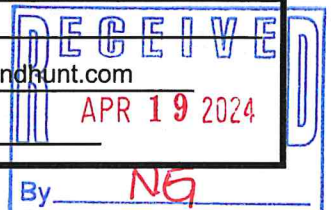
City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>THE FAMILY CHURCH AT TRES LAGOS SUBDIVISION</u> FT 411a	
	Legal Description <u>Tex-Mex Survey an IRR TR 4.80AC Sec 227 & 10.19AC-Sec 232 Bng N4277.09' S1862.70' - W934.01'</u> <u>15.00AC Net, as per Map or plat thereof recorded in Volume 4, Pages 142-143, H..D.R., McAllen, Hidalgo County, Texas.</u>	
	Location <u>Southeast corner of Tres Lagos Boulevard and North Shary Road</u>	
	City Address or Block Number <u>14500 N. Shary Road</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units _____ Gross Acres _____ Net Acres <u>15.00</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>15.00 Acres</u>) / <input type="checkbox"/> Residential (_____ Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-4</u> Proposed Zoning <u>C-4</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Religious Institution Use (Church)</u>	
	Irrigation District # <u>U.I.D.</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>1131585</u>		
Estimated Rollback Tax Due <u>see attached (\$1,613.30)</u> Tax Dept. Review <u>04-10-24 I.D.L</u>		
Owner	Name <u>The Family Church of McAllen</u> Phone <u>(956) 682-2092</u>	
	Address <u>2322 North McColl</u> E-mail <u>designbarney@gmail.com, elirodriguez@tfcrgv.com and diaparedes@tfcrcallen.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
Developer	Name <u>The Family Church of McAllen</u> Phone <u>(956) 682-2092</u>	
	Address <u>2322 North McColl</u> E-mail <u>designbarney@gmail.com, elirodriguez@tfcrgv.com and diaparedes@tfcrcallen.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>Barney Paradise, Eli Rodriguez (Pastor) and Claudia Paredes (CFO)</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street, Edinburg, Texas 781</u> E-mail <u>kelley@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Kelley Heller-Vela, P.E., Beto De La Garza, and Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street, Edinburg, Texas 781</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

KCF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- 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

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- 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 separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

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

Owner(s) Signature(s)

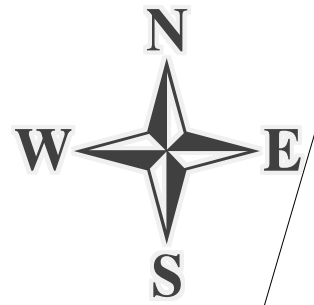
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Kelley A Heller Date 04.18.2024

Print Name Kelley Heller-Vela, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



LOCATION

TRES LAGOS BLVD

**PROPOSED FAMILY
CHURCH AT TRES LAGOS
SUBDIVISION**

LOT 1

PROPOSED FIRE STATION
NO. 8 SUBDIVISION

SHARY RD

SHARY RD

ERRA

PHASE 1

TRES

LAGOS

RIVER RD

ESTONE WAY

RIVER RD

JOE POOL LN

ESCONDIDO

BIG CREEK RD

PASS

CA 13

161

CA 12

160

165

155

154

BUFFALO SPRINGS WAY

147

174

175

176

225

223

222

94

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217

216

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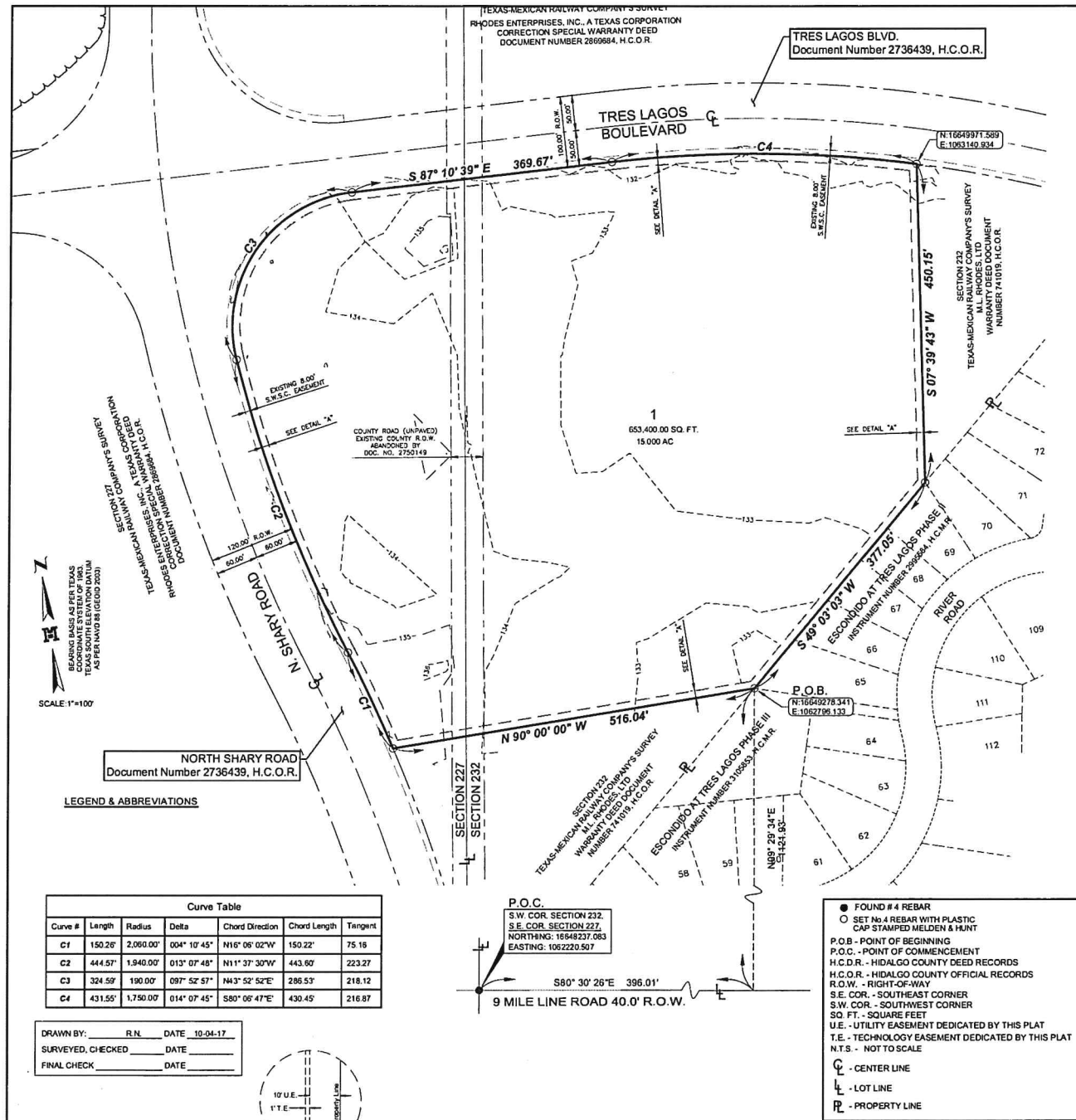
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CA 97

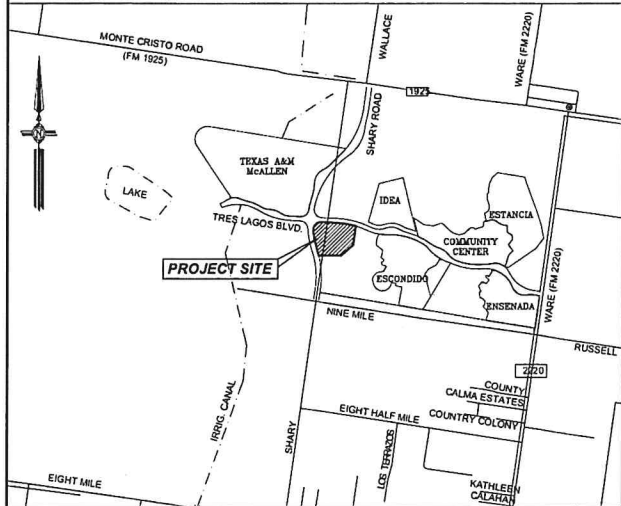
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CA 99

CA 100



LOCATION MAP



SUBDIVISION MAP OF THE FAMILY CHURCH AT TRES LAGOS

BEING A SUBDIVISION OF 15,000 ACRES
OUT OF SECTIONS 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF MCALLEN, HIDALGO COUNTY, TEXAS

THIS PLAT IS HEREBY APPROVED 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

METES AND BOUNDS DESCRIPTION:

- BEING A SUBDIVISION OF 15,000 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, SAID 15,000 ACRES OUT OF SECTIONS 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, SAID 15,000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- COMMENCING AT A NO. 4 REBAR FOUND [NORTHING: 1664227.083, EASTING: 1062220.507] AT THE SOUTHWEST CORNER OF SAID SECTION 232 AND THE SOUTHEAST CORNER OF SECTION 227, OF SAID TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD;
- THENCE, S 80° 30' 26" E ALONG THE SOUTH LINE OF SAID SECTION 232, AND WITHIN THE RIGHT-OF-WAY OF 9 MILE LINE ROAD, A DISTANCE OF 396.01 FEET TO A POINT BEING ON THE SOUTH LINE OF SAID SECTION 232;
- THENCE, N 09° 29' 34" E A DISTANCE OF 1,121.83 FEET TO A NO. 4 REBAR SET [NORTHING: 16649278.341, EASTING: 1062796.133] FOR THE SOUTHERNMOST SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 80° 00' 00" W A DISTANCE OF 516.04 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, IN A NORTH-WESTERLY DIRECTION, ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH SHARY ROAD, AND ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 04° 10' 45", A RADIUS OF 2,000.00 FEET, AN ARC LENGTH OF 150.26 FEET, A TANGENT OF 75.16 FEET, AND A CHORD THAT BEARS N 16° 06' 02" W A DISTANCE OF 150.22 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE LEFT, AND THE POINT CURVATURE FOR A CURVE TO THE RIGHT;
 - THENCE, IN A NORTH-WESTERLY DIRECTION, ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH SHARY ROAD, AND ALONG SAID CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 13° 07' 48", A RADIUS OF 1,940.00 FEET, AN ARC LENGTH OF 444.57 FEET, A TANGENT OF 223.27 FEET, AND A CHORD THAT BEARS N 11° 37' 30" W A DISTANCE OF 443.80 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE RIGHT, AND THE POINT CURVATURE FOR A CURVE TO THE RIGHT;
 - THENCE, IN A NORTH-EASTERLY DIRECTION, ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH SHARY ROAD, ALONG THE SOUTH RIGHT-OF-WAY LINE OF TRES LAGOS BOULEVARD, AND ALONG SAID CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 14° 07' 45", A RADIUS OF 1,750.00 FEET, AN ARC LENGTH OF 431.55 FEET, A TANGENT OF 216.87 FEET, AND A CHORD THAT BEARS S 80° 06' 47" E A DISTANCE OF 430.45 FEET TO A NO. 4 REBAR SET [NORTHING: 16649971.589, EASTING: 1063140.934] FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 07° 39' 43" W A DISTANCE OF 450.15 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
 - THENCE, S 49° 03' 03" W A DISTANCE OF 377.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,000 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBER 480334 0285 D, MAP REVISED, JUNE 06, 2009;
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL BE:
FRONT: TRES LAGOS BOULEVARD - 50 FEET OR GREATER FOR EASEMENTS.
REAR: IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
INTERIOR SIDES: IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
CORNER: N. SHARY ROAD - 60 FEET OR GREATER FOR EASEMENTS.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 34,644 CUBIC FEET (2.173 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.
- 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.
- CITY OF MCALLEN BENCHMARK NUMBER MC23, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP TOP AT THE NORTHWEST CORNER OF THE INTERSECTION OF F.M. 2220 AND F.M. 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 83 (GEOID 2003) N=16652949.4951, 1097206.29414, ELEV = 128.79
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- SIDEWALK REQUIRED AS PER APPROVED SIDEWALK PLAN AT BUILDING PERMIT STAGE 4 A FOOT MINIMUM WIDE SIDEWALK IS REQUIRED ON TRES LAGOS BOULEVARD AND N. SHARY ROAD.
- 6 FT. BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 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.
- 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 CLERKS FILE NO. 265620, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVOR. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/RESERVOR AND IS EXCLUSIVE.
- TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID), ITS SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF IMPROVEMENTS RELATED TO COMMON AREAS.
- 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.
- 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 AND TRES LAGOS (PID) OWNED STREETS.
- 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 IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 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 OWNER (OR IF CONVEYED TO A PROPERTY OWNERS ASSOCIATION, THE ASSOCIATION) THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE FAMILY CHURCH AT TRES LAGOS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 286159, 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 SUBDIVISION OWNER OR THE PROPERTY OWNERS 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.

- A 25 FT. BY 25 FT. SITE OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

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

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE FAMILY CHURCH AT TRES LAGOS SUBDIVISION LOCATED AT THE 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 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

DATE

STATE OF TEXAS
COUNTY OF TEXAS

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

THE FAMILY CHURCH OF MCALLEN
A TEXAS NON-PROFIT ORGANIZATION
JOHN BRADY, PRESIDENT
2322 N. MCCOLL ROAD
MCALLEN, TEXAS 78504-2431

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 TRES LAGOS PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1400
MCALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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: 07/07/2022
ENGINEERING JOB NO. 21165

DATE



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF 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: 10-31-17
SURVEY JOB NO. 21165-08

DATE



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

MAYOR, CITY OF MCALLEN

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.

CHAIRMAN, PLANNING COMMISSION

DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/30/2024

SUBDIVISION NAME: THE FAMILY CHURCH AT TRES LAGOS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Shary Road: 120 ft. ROW existing
Paving: min. 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

Compliance

Tres Lagos Blvd.: 100 ft. ROW existing
Paving: min. 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

Compliance

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

NA

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

NA

* 900 ft. Block Length for _____
**Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac _____
**Subdivision Ordinance: Section 134-105

NA

ALLEYS

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

NA

SETBACKS

Front: Tres Lagos Blvd.: Proposing 50 ft. or greater for easements
**Zoning Ordinance: Section 138-356

Compliance

Rear: In accordance with the Zoning Ordinance or greater for easements.
**Zoning Ordinance: Section 138-356

Compliance

Sides: In accordance with the Zoning Ordinance or greater for easements.
**Zoning Ordinance: Section 138-356

Compliance

Corner: N. Shary Road: Proposing 60 ft. or greater for easements
**Zoning Ordinance: Section 138-356

Compliance

* Garage _____
**Zoning Ordinance: Section 138-356

NA

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

Applied

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

SIDEWALKS	
4 ft. wide minimum sidewalk required on N. Shary Road and Tres Lagos Blvd. **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 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	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	Applied
Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
Common Areas must be maintained by the lot owners and not the City of McAllen, as may be applicable and/or per agreement.	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
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
Minimum lot width and lot area: **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
Existing: C-4 Proposed: Institutional Use ***Zoning Ordinance: Article V	Compliance
Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA

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

PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Conditional Use Permit (SUB2024-0050) has been applied for and must be finalized prior to building permit issuance. **Must comply with City's Access Management Policy and access spacing as specified by the Traffic Department ***Additional notes as needed prior to recording regarding maintenance responsibilities of any common areas. ****Must comply with Fire, Public Works and other departments as may be applicable at time of Conditional Use Permit review, including site plan requirements related to the C.U.P.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVALS.	Applied

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



LOCATION

TRES LAGOS BLVD

SHARY RD

**PROPOSED FAMILY
CHURCH AT TRES LAGOS
SUBDIVISION**

LOT 1

**PROPOSED FIRE STATION
NO. 8 SUBDIVISION**

LIMESTONE WAY

RIVER RD

BUFFALO

RD

JOE POOL LN

SECOND

RY RD

PHASE 1

RA

S