

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 17, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

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

#### CALL TO ORDER -

#### PLEDGE OF ALLEGIANCE -

#### INVOCATION -

#### 1) MINUTES:

- a) Approval/disapproval of the minutes from the October 3, 2023 meeting

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Laura L. Garza, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 13 through 19, Block 1, Las Cañadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road. **(CUP2023-0130)(Event Center)**
2. Request of Laura L. Garza for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lots 13 through 19, Block 1, Las Cañadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road. **(CUP2023-0132)(Portable Building)**
3. Request of Julian R. Aguilar, for a Conditional Use Permit, for One Year, and adoption of an ordinance, for a bar and vape/retail shop (The HotBOX) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite D. **(CUP2023-0135)**
4. Request of Rosa E. Estrada for a Conditional Use Permit, for 3 years, and adoption of an ordinance, for a home occupation (office), at Lot 6, J.W Martin Subdivision, Hidalgo County, Texas; 817 Kerria Avenue. **(CUP2023-0128)**
5. Request of CP5 Ronda Holdings, LLC. for a Conditional Use Permit, for one year, and adoption of an ordinance for a restaurant/bar at Lot 3, Lone Star National Bank Subdivision, Hidalgo County, Texas, 500 East Nolana Avenue. **(CUP2023-0129)TABLED ON 10/3/2023**

6. Request of Jorge L. Martinez for a Conditional Use Permit, for one year, and adoption of an ordinance for a food truck park at 1 tract of land North of Railroad Right of Way between 10th & 11th Streets South of Block 49, North McAllen Addition, Hidalgo County, Texas; 1001 Ash Avenue. **(CUP2023-0123) TABLED ON 10/3/2023**

### 3) CONSENT:

- a) Melissa Palma Estate Subdivision, 400 Northgate Lane, Cesar Palma and Melissa Ann Tijerina **(SUB2023-0108) (FINAL) RDE**
- b) RMZ Development Subdivision, 2900 Colbath Road, RMZ Investments, LLC **(SUB2022-0129) (REVISED FINAL) RDE**
- c) Grace Haven Subdivision, 7100 7 Mile Line, Isidro Quintero **(SUB2023-0068) (FINAL) SEA**

### 4) SUBDIVISIONS:

- a) North Ridge Estates Subdivision, 9501 North 23rd Street, Domain Development Corp. **(SUB2023-0067) (FINAL) M&H**
- b) McAllen Palms Business Park Subdivision, 4900 South Old 10th Street, Megaware Corp., A Texas Corporation **(SUB2020-0089) (REVISED PRELIMINARY) JHE**
- c) Anaqua at Tres Lagos Subdivision, 6600 Tres Lagos Boulevard, Rhodes Enterprises Inc. **(SUB2023-0107) (PRELIMINARY) M&H**
- d) Matias Estates Subdivision, 11600 North Rooth Road, Matias Gonzalez **(SUB2022-0097) (PRELIMINARY SIX-MONTH EXTENSION) SEA**
- e) Sustaita Logistics Subdivision, 4901 South Old 10th Street, Sustaita Properties, LLC **(SUB2023-0106) (PRELIMINARY) STIG**

### ADJOURNMENT:

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



STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday October 3, 2023, at 3:30p.m. at the McAllen City Hall, 3<sup>rd</sup> Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

<b>Present:</b>	<b>Michael Fallek Gabriel Kamel Jesse Ozuna Reza Badiozzamani</b>	<b>Chairperson Vice Chairperson Member Member</b>
<b>Absent:</b>	<b>Marco Suarez Emilio Santos Jr. Jose Saldana</b>	<b>Member Member Member</b>
<b>Staff Present:</b>	<b>Austin Stevenson Michelle Rivera Edgar Garcia Luis Mora Omar Sotelo Mario Escamilla Kaveh Forghanparast Samuel Nunez Adriana Solis Samantha Trevino Porfirio Hernandez Jacob Salazar Carmen White</b>	<b>Assistant City Attorney III Assistant City Manager Planning Director Deputy Director Senior Planner Planner III Planner III Planner II Planner II Planner I Planner I Planner Technician II Administrative Assistant</b>

**CALL TO ORDER** – Chairperson Mr. Michael Fallek  
**PLEDGE OF ALLEGIANCE**  
**INVOCATION**-. Mr. Jesse Ozuna

**1) MINUTES:**

- a) Approval/disapproval of the minutes for the September 19, 2023 meeting.

The minutes for the regular meeting held on September 19, 2023 was approved as submitted by Vice Chairperson Mr. Gabriel Kamel. Seconding the motion was Mr. Jesse Ozuna which carried unanimously with four members present and voting.

**2) PUBLIC HEARING:**

- a) **CONDITIONAL USE PERMITS:**

- 1) Request of Emilio D. Santos Jr., for a Conditional Use Permit, for one year, and adoption of an ordinance for a restaurant/bar at Lot 3, Lone Star National Bank Subdivision, Hidalgo County, Texas, 500 East Nolana Avenue.  
**(CUP2023-0129)**

Planning Director, Mr. Edgar Garcia stated the applicant requested the item be tabled. Mr. Jesse Ozuna motioned to table the item. Vice Chairperson Mr. Gabriel Kamel second the motion to table with four members present and voting.

- 2) Request of Pedro A. Rodriguez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Event Space with mixed use - BYOB at Lot 10 and N 10' of Lot 11, Block 13, North McAllen Subdivision, Hidalgo County, Texas; 610 North Main Street, Suite B & C **(CUP2023-0107)**

Ms. Samantha Trevino stated that the property is located on the east side of North Main Street and North of Fir Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the North, West, and South and R-3A to the East. An event center is allowed in a C-3 district with a conditional use permit subject to conditions.

This is the initial conditional use permit for an event center with mixed use at this location.

The applicant is proposing to operate an event center with a mixed use and BYOB. The applicant stated that "Tropicasa is a vegan convenient store, vintage shop, gallery and DJ hub." They will be using the space for indoor/outdoor events, markets and social events. Outdoor events on the side patio will be until 11:00 P.M. only, and the indoor events in the gallery will be open until 2:00 A.M. The applicant stated that there will be no alcohol sold. The proposed hours of operation are Monday-Friday from 4:00 P.M. to 2:00 A.M and Saturday-Sunday from 12:00 P.M. to 2:00 A.M.

A police activity report is attached for service calls from September 2022 to present, as well as Code Enforcement noise complaint. Code Enforcement had received multiple calls regarding noise, byob, outdoor events, use of porta pottys and running a business without a permit. The Fire Department is still pending inspection at this time. The Planning Department has received a few complaints regarding this use with concerns of noise and a letter of opposition from neighbors. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the northeast;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Main Street;
- 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. Approximately 11 parking spaces are required and 5 are provided as per site plan.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties

including, when necessary, the installation of fences and hedges, and the reorientation of entrances.

- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process

Staff is recommending disapproval of the request based on noncompliance with requirements # 1 (distance), and #3 (parking) of the zoning ordinance.

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

Applicant, Mr. Pedro Rodriguez, 2709 North 7<sup>th</sup> Street, stated his background experience with bars and other businesses he has upheld in the past. He also explained what he plans to do with this location. Mr. Rodriguez stated he was open to suggestions on how to fix the issues of the noise that citizens have complained about in the past. Vice Chairperson Mr. Gabriel Kamel questioned Mr. Rodriguez about the parking spaces. Mr. Jesse Ozuna also had questions about the parking. Chairperson Mr. Michael Fallek stated that he can have a parking agreement with the surrounding businesses and that would have to be presented to the board.

After a short discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove. Mr. Jesse Ozuna seconded the motion, which was disapproved with four members present, three voting nay and 1 voting for the motion.

- 3) Request of Maria I. Salazar, for a Conditional Use Permit, for two years, and adoption of an ordinance for a Home Occupation (beauty salon), at .55 acres out of Lot 327, John H. Shary Subdivision, Hidalgo County, Texas; 5009 Buddy Owens Boulevard. **(CUP2023-0122)**

Mr. Porfirio Hernandez stated that the property is located on the south side of Buddy Owens Boulevard, approximately 460 ft. east of North Taylor Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east, south, and west, with R-1 (single family residential) District to the north. Surrounding land uses include commercial and single-family residential. A home occupation is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.

According to the Hidalgo County Appraisal District, the home was built in 1987. The City of McAllen annexed the property in 1999 with an existing residential structure. The original conditional use permit

application for a home occupation was submitted on June 10, 2022, and approved August 3, 2022.

The applicant is proposing to continue to operate a beauty salon from an approximately 528 sq. ft. area within the existing residence. The proposed hours of operation will be 9:00 A.M. to 5:00 P.M., Monday through Friday and 9:00 A.M. to 1:00 P.M. Saturdays; the beauty salon will be closed on Sundays.

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 home occupation may not be operational until the issuance of the certificate. The Fire Department has inspected the building, and approved to continue with the conditional use permit. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and the specific requirements are as follows:

- 1) The home occupation must be clearly secondary to the residential use;
- 2) No signs are permitted. No sign is proposed or installed;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. There will be no additional unrelated employees residing on the premises.
- 5) There shall be no outside storage of materials or products. The applicant does not propose any outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer.
- 7) No retail sales (items can be delivered). The applicant did not propose any retail sales from home;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business.
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location for which the permit was issued.

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

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

Being no discussion, Vice Chairperson, Mr. Gabriel Kamel moved to approve. Mr. Reza Badiozzamani seconded the motion, which was approved with four members present and voting.

- 4) Request of Jorge L. Martinez for a Conditional Use Permit, for one year, and adoption of an ordinance for a food truck park at 1 tract of land North of Railroad Right of Way between 10th & 11th Streets South of Block 49, North McAllen Addition, Hidalgo County, Texas; 1001 Ash Avenue. **(CUP2023-0123)**

Mr. Samuel Nunez stated that the subject property is located north of US Business 83 between 10<sup>th</sup> and 11<sup>th</sup> Streets. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 in all directions. A food truck park is permitted in a C-3 District, subject to compliance with Conditional Use Permit requirements.

The applicant is proposing to continue to operate a food truck park on the subject property with 5 food trucks. The initial food truck park Conditional Use Permit was approved by City Commission on September 12, 2022. Based on the submitted site plan, 46 parking spaces will be available on the subject property. The food truck park's proposed days and hours of operation would be 7:00 AM to 2:00 AM Monday through Sunday.

Since the initial approval of the food truck park, non-permitted structures used for seating have been built by food truck owners on the property. Staff has been in communication with the property owner working to obtain building permits for the constructions. However, the areas that the structures were built over are part of the required landscape area for the property; areas that must remain free of any structures for compliance purposes. Relocation of some of these structures has been proposed within the parking lot of the property, however due to parking requirements for the exiting uses on the property, relocation was not considered feasible. Moreover, the property owner has proposed additional parking from a nearby lot at 1110 Ash Avenue, but this parking lot has no surplus parking to offer since it is tied to an existing commercial use located south across Ash Avenue.

Under the original parking agreement, the food truck park lot was originally designated for an existing medical office building under the same address. The parking lot at 1110 Ash Avenue was made available for the medical office building to free the existing food truck park lot to be used by the existing tenants. Staff has observed that this lot is being used for storage of ambulances and medical equipment. Parking lot cannot be used for storage of this kind since it must remain available for general customer and or employee parking only.

The Fire and Health Departments have completed their inspections and found no violations with the proposed site. The food truck park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

- 1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property;
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court;

- 3) Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM;
- 4) Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated;
- 5) Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor;
- 6) Mobile food vendors may not be placed or parking on unimproved surfaces. Food truck owners on site have built non-permitted structures for seating over unimproved surfaces;
- 7) Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court;
- 8) Mobile food vendor courts shall provide on-premise parking areas sufficient to accommodate staffing needs and seating areas.

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

Staff recommends disapproval of the Conditional Use Permit request due to non-compliance with requirements #6 (construction over unimproved surfaces) and non-compliance with parking agreement for food truck park.

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

Applicant, Mr. Jorge L Martinez, 1505 Woods Drive, Mission, Texas, stated that he is in compliance with what the city is requesting and explained what the past issues have been and the reasons behind the concerns.

After a lengthy discussion regarding parking and other concerns, Mr. Reza Badiozzamani moved to table the item. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was tabled with four members present and voting

b) REZONING:

- 1) Rezone from to R-1 (single-family residential) District to R-3C (condominiums) District: 0.845 acre (36,821.51 sq. ft.) tract being called 0.30 acre tract of land, more or less, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 7809 North Ware Road 7801 North Ware Road.  
**(REZ2023-0047)**

Ms. Adriana Solis stated that the property is located south of Auburn Avenue and west of North Ware Road. This particular tract is comprised of .845 acres (36,821.51 sq. ft.) with existing structures.

The applicant is proposing to rezone the property to R-3C (condominiums) District in order to develop the tract of land for an existing home and condominiums to the rear. No feasibility plan or site plan have been submitted for the proposal. The subdivision process will be required prior to building permit issuance.

The subject property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District in all directions. The subject property to the north is C-3 (general business) District.

The property currently has an existing home with existing condominiums to the rear. Surrounding land uses are mostly vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Nodes. The most appropriate type of development includes townhomes, triplex/quadplex, small/large multifamily, as well as mixed-use urban on a neighborhood and community scale. Mixed-Use Nodes uses are considered most appropriate for this property.

The development trend for this area along North Ware Road is mixed with single-family, agricultural open spaces and commercial properties.

El Rancho Deluxe Condominiums Declaration was recorded in 1982, as per the Hidalgo County Clerk's Office records, and the condominium units were built in 1983, as per the Hidalgo County Appraisal District records. The property was annexed and initially zoned R-1 District in 1989, which resulted in a non-conforming use and structure.

The requested zoning does conform to mixed-use nodes use designation on the Envision McAllen Future Land Use Plan.

Based on the submitted survey, the subject property consists of three structures. The existing structure along North Ware Road is proposed by the applicant as the main house/office. There two existing structures to the rear to be considered as the condominiums. The north building contains two floors; each floor consists of two units. The south building has one floor and consists of three units, in total making six units.

The applicant at this time has not proposed additional units; however, the following are the permitted number of dwelling units for R-3 multifamily exclusive of townhomes:

One-bedroom units allows for 37 units, two-bedroom units allows for 30 and three-bedroom units allows for 25 units.

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

Staff recommends approval of the rezoning request from R-1 (single-family residential) District to R-3C (condominiums).

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning request. There was none.



Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve. Mr. Jesse Ozuna seconded the motion which was approved with four members present and voting.

### 3) SITE PLAN:

- a) Site plan approval for LOT 1B, La Plaza Phase 1A Subdivision, Hidalgo County, Texas; 2200 South 10th Street. **(SPR2023-0038)**

Mr. Samuel Nunez stated that the subject property is located on South 11<sup>th</sup> Street and Toronto Avenue. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 District in all directions. Surrounding land uses include commercial retail and office uses.

The applicant is proposing to construct a 49,536 square-foot building for a Primark retail store and improvements to Macy's north parking lot. The site plan requires approval by Planning and Zoning Commission prior to building permit issuance.

Access to the site is from existing curb cuts on U.S. Expressway 83, South 11<sup>th</sup> Street, South Main Street, Toronto Avenue, Wichita Avenue, and Uvalde Avenue. Based on 49,536 square feet that will be used for retail use, 127 parking spaces are required for the site. The total mall square footage is 1,316,277 square feet, which requires 3,294 parking spaces and 6,087 parking spaces are provided. 70 of the provided parking spaces must be accessible, nine of which must be van accessible with an eight-foot wide aisle. The applicant is meeting parking requirements for the new development. The applicant is meeting landscaping requirements for green area and trees. The development will have a total of 114,765 square feet of landscaping of which 23,184 square feet will be proposed improvements for the proposed project. A minimum ten feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the existing development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A six-foot buffer is required around dumpsters/compactors if visible from the street.

No structures are permitted to be built over any easements. The new development setbacks comply with plat note and zoning ordinance requirements.

The required sidewalks are already in place as well as exterior landscaping and trees.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the site plan subject to conditions noted. Mr. Jesse Ozuna seconded which was approved with four members present and voting.

### 4) SUBDIVISIONS:

- a) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An. **(SUB2022-0146)**

**(REVISED PRELIMINARY) (TABLED ON 09/19/2023) SEA**

Mr. Mario Escamilla requested the item be removed from table. Vice Chairperson Mr. Gabriel Kamel motioned to remove. Mr. Jesse Ozuna second the motion with four members present and voting. Item was removed from table.

McColl Road (F.M. 2061): 20 ft. of additional dedication for 60 ft. from centerline for 120 ft. total ROW. Paving 65 ft.-85 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105 and/or COM thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording, if not done by the state. E. Dove Avenue: Dedication as needed for 60 ft. from centerline for 120ft. total ROW. Paving: 65 ft. to 85 ft. Curb & gutter: Both Sides Revisions needed: City of McAllen thoroughfare plan designates E. Dove Avenue, as a Principle arterial with 120 ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements. Engineer submitted a variance request to allow existing 100 ft. ROW as depicted on plat with no additional dedication. If approved dedication requirements to maintain existing 100 ft. of ROW throughout the plat boundary would apply.(Ex . NE Corner of plat that was not included in conveyance to the City of McAllen.) Label ROW being dedicated by this plat along Dove Avenue please see requirements above, prior to final. Clarify NE corner of plat not included in conveyance to the City of McAllen, prior to final. Clarify area conveyed to the City Of McAllen, submit copy of referenced documents for staff review prior to final. Include any document numbers regarding existing dedication of Dove Avenue, as applicable and provide copies for staff review, prior to final. A new corner clip will be required after dedication, review and revise as applicable, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Revisions Needed: As per plat submitted on August 14th, 2023, plat proposes a 20 ft. service drive , if proposing Private Service Drive Easement, Easement must be private with 24 ft. of dedication with 24 ft. of paving in compliance with Public Works and Fire Department requirements. Alley or service drive easement cannot dead-end, provide for extension or looping of alley or service drive easement on the plat prior to recording. Finalize alley/ service drive requirements prior to recording. Subdivision Ordinance: Section 134-106. Front: McColl Road (F.M. 2061)/ E. Dove Avenue: In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356 Corner: See front setback note. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along N. McColl Road and 4 ft. wide minimum sidewalk required along E. Dove Avenue. 5 ft. Sidewalk requirements as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Revise note as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Include note as shown

above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. As per McAllen's Access Management Policy, spacing requirement along both McColl Road at 55 MPH and Dove Avenue is 425 ft. between any entrances/streets. Site plan must be approved by the Planning Development 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. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Compliance. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Include original subdivision boundary. Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line, finalize prior to final. Zoning Ordinance: Section 138-356. Existing : A-O(Agricultural and Open-Space) District and C-4 (Commercial Industrial) District Proposed: C-4 (Commercial Industrial) District. At the City Commission meeting of December 12th, 2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. At the City Commission meeting of December 12th, 2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. Subdivision boundaries may need to be adjusted as needed due to existing dedications as needed, prior to final. Including bold boundary lines as applicable.

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

After a short discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subject to conditions noted, drainage and utilities approvals and clarification of the requested variance for E. Dove Avenue. Mr. Reza Badiozzamani second the motion, which was approved with four members present and voting.

- b) Salinas Brothers Subdivision, 13401 North Los Ebanos Road, Juan Luis Salinas  
**(SUB2022-0034) (PRELIMINARY 6-MONTH EXTENSION) Trevino Engineering**

Mr. Mario Escamilla stated the applicant is requesting a preliminary six months extension.

North Los Ebanos Road: Proposing 30ft. dedication or as needed for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both Sides Revisions Needed: Remove "Prop" from ROW labeling as applicable, prior to final. Label ROW dimension after accounting for dedication, to existing property line across North Los Ebanos Road as "total", prior to final. Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for North Los Ebanos Road, 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. Non-compliance 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. Pending Items: Please provide

ownership map to verify that no landlocked properties exist or will be created, prior to final. Clarification needed on the 50 ft. Dedication to H.C.W.C.I.D No.7, and provide a copy of any referenced document for staff review prior to final. 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 final. ROW subject to increase as applicable to accommodate transitions and street alignment, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 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, clarify annexation status prior to final. Subdivision Ordinance: Section 134-106. 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 final. Subdivision Ordinance: Section 134-106. Zoning Ordinance: Section 138-356. Non-compliance. Proposing: Rear: 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 final. N/S collector street along west side will be finalized prior to final. Clarification needed on the 50 ft. Dedication to H.C.W.C.I.D No.7, and provide a copy of any referenced document for staff review prior to final. Zoning Ordinance: Section 138-356 Non-compliance. Proposing: Sides: 6 ft. or easement, whichever is greater. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks are required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along North Los Ebanos Road and other street as applicable, prior to final. Revisions needed: Finalize wording for note once ROW requirements have been finalized, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable Revisions needed: Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. Landscaping Ordinance: Section 110-46 Non-compliance. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions needed: Add note as shown above prior to final. Landscaping Ordinance: Section 110-46 Non-compliance. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Revisions needed: Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: ETJ Proposed: Residential Pending items: Engineer must clarify annexation status prior to final. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Pending items: Engineer must clarify annexation status prior to final. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Engineer must clarify annexation status prior to final, park fee will be required if property is annexed. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Engineer must clarify annexation status prior to final, park fee will be

required if property is annexed. Pending review by the City Manager Office. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Engineer must clarify annexation status prior to final, park fee will be required if property is annexed. As per Traffic Department, Trip Generation waived for two single-family residences, no TIA required. As per Traffic Department, Trip Generation waived for two single-family residences, no TIA required. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Engineer must clarify annexation status prior to final. If annexation is proposed, process must be finalized prior to final along with initial zoning process. If any variance request is proposed, original application with fee must be submitted to the Planning Department. Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. Clarification needed on the 50 ft. Dedication to H.C.W.C.I.D No.7, and provide a copy of any referenced document for staff review prior to final. The subdivision was approved in Preliminary form at the Planning and Zoning Commission meeting of April 5th, 2022.

Staff recommends approval of the preliminary 6-month extension subject to conditions noted, drainage, and utility approvals.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve a 6-month extension subject to conditions noted, drainage, and utility approvals. Mr. Reza Badiozzamani second the motion, which was approved with four members present and voting.

c) **Victoria's Oaks Subdivision, 2700 North Taylor Road, Victoria Alvarez (SUB2023-0101) (PRELIMINARY) JHE**

Mr. Mario Escamilla stated North Taylor Road: Dedication as needed for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides. Plat proposes 20 ft. additional dedication by this plat. Revisions needed Include "Existing" labeling for existing ROW prior to final. Include "Total" labeling for ROW dimension from new property line to existing across North Taylor Road, prior final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. E/W collector(Southern Boundary, 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving 40 ft. Curb & gutter: Both Sides. Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. Clarify status of remnant tract along southern plat boundary, finalize prior to final. Street alignment, transitions and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final once ROW requirements have been established. 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. ROW: 20 ft. Paving: 16 ft. Service Street: 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 final. Subdivision Ordinance: Section 134-106. Front/North Taylor Road: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Revisions Needed: Revise note as shown above, prior to final. Proposing: 45 ft. or in line with existing

structure, whichever is greater applies. Subdivision Ordinance: Section 134-106. Zoning Ordinance: Section 138-356 Non-compliance. Rear: Proposing: In accordance with the zoning ordinance, or greater for easement. Zoning Ordinance: Section 138-356. Sides: Proposing: In accordance with the zoning ordinance, or greater for easement. Zoning Ordinance: Section 138-356. Corner: Interior Lot. Current subdivision layout does not propose any buildable lots abutting a street. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along North Taylor Road and other street as applicable, prior to final. Revisions needed: Finalize wording for note once ROW requirements have been finalized, prior to final. Proposing: A 4 foot wide sidewalk required on east side of N. Taylor Road. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120 Non-compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. Required. 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 note once ROW requirements have been finalized, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Revise note #14 as shown above prior to final. Landscaping Ordinance: Section 110-46 non-compliance. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along Revisions needed: Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. Must comply with City Access Management Policy. As per Traffic Department, Only one driveway would be permitted along N. Taylor Road. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Revisions Needed: Clarify status of remnant tract along southern plat boundary and ensure compliance with minimum lot frontage requirements, finalize prior to final. Subdivision Ordinance: Section 134-1. Non-compliance. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential. Zoning Ordinance: Article V. Park Fee of \$700 (\$700 X 1 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording. As per Traffic Department, Trip Generation for one-single family lot subdivision is waived. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Notes regarding sidewalks, buffers, and lot frontage subject to change once E/W collector ROW requirements are established, finalize prior to final. Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. Clarify status of remnant tract along southern plat boundary and ensure compliance with minimum lot frontage requirements, finalize prior to final. Subdivision requirement subject to change once clarified.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form, subject to conditions noted, drainage, & utility approvals. Mr. Jesse Ozuna seconded the motion, which was approved with four members present and voting.

d) **Harvest Cove Subdivision, 2501 North Ware Road, Erickson Construction  
(SUB2023-0104) (PRELIMINARY) M&H**

Mr. Mario Escamilla stated North Ware Road: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides Revisions needed: Label centerline prior to final. Label existing ROW from both sides of centerline to determine if any ROW dedication is required prior to final. Identify existing ROW by plat or instrument and label total ROW prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Non-compliance Internal Streets for R-1 (single-family residential): 50 ft. Total ROW Paving: 32 ft. Curb & gutter: both sides Revisions needed: Clarify connection to existing recorded subdivision under Arrow Head Subdivision Phase I, prior to final. Street names will be assigned prior to final. Provide Cul-de-Sac details on plat, 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. Provide distance from main interior street ROW to the back of Cul-De-Sac's to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize 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/S 1/4 mile collector: Dedication as needed for 60 ft. total ROW. Paving 40 ft. Curb & gutter: Both Sides Revisions Needed: Provide for N/S 1/4 mile collector dedication, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. E/W 1/4 mile collector(Northern Boundary): Dedication as needed for 60 ft. total ROW. Paving 40 ft. Curb & gutter: Both Sides Revisions Needed: Provide for E/W 1/4 mile collector dedication, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Revisions Needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions needed: Provide Cul-de-Sac details on plat, 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. Provide distance from main interior street ROW to the back of Cul-De-Sac's to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final. Subdivision Ordinance: Section 134-105. Front: 25 feet or greater for easement. Revisions needed: Revise note as shown above prior to final. Proposing: 20 feet or greater for easement. Zoning Ordinance: Section 138-356 Non-compliance. Rear: Proposing: 10 feet or greater for easement. Zoning Ordinance: Section 138-356. Sides: Proposing: 6 feet or greater for easement. Zoning Ordinance: Section 138-356. Corner: Proposing: 10 feet or greater for easement. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Ware Road both sides of all interior streets and N/S Collector street as applicable. Revisions needed: Plat note will need to be revised as shown above, and once sidewalk requirements are determined and ROW requirements are finalized, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. Non-compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. Required. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along the collector street, if applicable. Revisions Needed: Buffer requirements will be finalized prior to final based on the collector street, if applicable. finalize note wording prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or



multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required No curb cut, access, or lot frontage permitted along North Ware Road and other streets as applicable. Revisions needed: Finalize wording for note once ROW requirements have been finalized, 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. Revision Needed: Remove plat note #19 prior to final. Proposing: Common or Detention areas, any private streets/alleys or drives, and/ or gates must be maintained by the property owners/HOA and not the City of McAllen. Revisions needed: Finalize wording for note once subdivision requirement's have been finalized prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions required: Revise note#14 to show the correct section reference, please see below, finalize prior to final. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Revisions needed: Multiple lots under current subdivision layout do not comply with minimum frontage requirements review and revise lot frontages as applicable prior to final. Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots. Multiple lots under current subdivision layout do not comply with minimum lot area requirements review and revise as applicable prior to final. Minimum lot area is 5,000 square feet. Common areas do not comply minimum frontage requirements of 25 ft. review and revise as applicable prior to final. Zoning Ordinance: Section 138-356 Non-compliance. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential. Zoning Ordinance: Article V. Land dedication in lieu of fee. Parkland dedication requirements are under review and any exiting approvals may have to be re-assessed, finalize prior to final. Required. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Parkland dedication requirements are under review and any exiting approvals may have to be re-assessed, finalize prior to final. Required. Pending review by the City Manager's Office. Parkland dedication requirements are under review and any exiting approvals may have to be re-assessed, finalize prior to final. Required. As per Traffic Department, please submit a Master Trip Generation required to determine if TIA is required, prior to final plat. Non-compliance Traffic Impact Analysis (TIA) required prior to final plat. Pending Items: As per Traffic Department, please submit a Master Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Clarify dashed line running through front of lots, prior to final.-Clarify connection to existing recorded subdivision under Arrow Head Subdivision Phase I, prior to final.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form, subject to conditions noted, drainage, & utility approvals. Mr. Reza Badiozzamani seconded the motion, which was approved with four members present and voting.

e) D' Costa Subdivision, 801 North 23rd Street, D. Costa Inc. **(SUB2023-0100)**  
**(PRELIMINARY) SEA**

Mr. Mario Escamilla stated North 23rd Street (FM 1926): Proposed 20ft. dedication for 50 ft. from centerline for 100 ft. total ROW Paving: By the state Curb & gutter: By the state. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. North 24th Street: Proposed 30 ft. dedication from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: Clarify if there are any existing dedications, along plat boundary prior to final. Dedication requirements subject to change once finalized. 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. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multi-family properties. Revisions Needed: -Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Provide for looping or turnaround for existing 20 ft. Alley abutting Northern property line dedicated by Falcon Addition, finalize prior to final. Turnaround and or looping(alley ,service drive easement, etc. )must be in compliance with Fire and Public Works Department requirements. Subdivision Ordinance: Section 134-106. Front: (N.23rd Street/N.24th Street):In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Clarify lot frontage and include street reference in setback note, once clarified note subject to change. Clarify proposed setback, prior to final. Proposing:40.0 FT or greater for easements or in line with existing structures, whichever is greater. Zoning Ordinance: Section 138-356,138-367 Non-compliance. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Clarify lot frontage, once clarified note subject to change. Clarify proposed setback, prior to final. Proposed: 25.0 FT or greater for easements or in line with existing structures, whichever is greater. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to final. Proposed: As per zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356 Non-compliance. Corner: Interior Lot Pending Items: Corner setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. sidewalk along North 23rd Street and 4 ft. wide minimum sidewalk required on North 24th Street. 5 ft. sidewalk requirement as per Engineering Department. Sidewalk requirement for North 24th Street subject to be increased to 5 ft. prior to final by Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 24th Street. Buffer requirement on N. 24th Street will be finalized prior to final. A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Finalize plat note wording for note #8 once buffer requirements have been finalized, prior to final. Landscaping Ordinance: Section 110-46,110-49 Non-compliance. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.

Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along. Pending items: Engineer must clarify lot frontage(front and rear), subdivision/requirements subject to change once clarified finalize prior to final. Must comply with City Access Management Policy. As per Traffic Department, As per Access Management Policy, spacing requirement along S. 23rd Street is 250 ft. between access, a shared access with the norther lot would be preferred in order to avoid entrance across Hackberry Avenue. 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. Revisions Needed: Include note as shown above, prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. Non-compliance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Pending items: Engineer must clarify lot frontage(front and rear), subdivision requirements subject to change once clarified finalize prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing :C-3 (General Business) District Proposed :C-3 (General Business) District. As per application dated September 08,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Non-compliance. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. Engineer must clarify lot frontage(front and rear), subdivision requirements subject to change once clarified finalize prior to final. Provide for looping or turnaround for existing 20 ft. Alley abutting Northern property line dedicated by Falcon Addition, finalize prior to final. Turnaround and or looping(alley ,service drive easement, etc.) must be in compliance with Fire and Public Works Department requirements. Engineer must continue to finalized ownership requirements prior to final. Required

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form, subject to conditions noted, drainage, & utility approvals. Mr. Jesse Ozuna seconded the motion, which was approved with four members present and voting.

- f) **Northgate Estates Subdivision, 1900 Northgate Lane, Urban City Developers, LLC (SUB2023-0034) (REVSIED PRELIMINARY) Turbo Engineers**

Mr. Kaveh Forghanparast stated Northgate Lane: Dedication as needed for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: Reference the document number on the plat for the existing ROW, and provide a copy of the document for staff review prior to final. Remove any reference to "Centergrove Ave." from the Plat. Instead of variable ROW, please show existing ROW at multiple points to show how it varies, prior to final. Provide total ROW width and the ROW to the centerline after the dedication on the plat. All ROW requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Hobbs Drive: Dedication as needed for 40 ft. for 80 ft. total ROW. Proposed: 20 ft. ROW dedication for 60 ft. total ROW. Paving: 52 ft. Curb & gutter: Both Sides Revisions as needed: Provide a copy of the document for existing ROW for staff review prior to final. All ROW requirements must be addressed

prior to final approval. A variance request for 20 ft. dedication for total 60 ft. ROW was submitted by the project engineer. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Interior Street: 50 ft. for single-family residential development Paving: 32 ft. Curb & gutter: both sides Revisions as needed: The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, paving width of the interior street would be 40 ft. and sidewalk easement might be required on both sides. Show the ROW diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and 10ft. ROW back of curb prior to final. Remove "Proposed" label from street names prior to final. Coordinate with staff for names of the interior streets prior to final. Clarify if the subdivision is proposed to be private or public and submit gate details if it will be private prior to final. Additional ROW may be required at the gate area. Submit revised paving layout to finalized the ROW requirement prior to final. A variance to 600 ft. maximum Cul-de-Sac length was submitted, proposing a paving width of 40 ft. for the interior street. If the variance is approved, it should be subject to sidewalk easement on both sides. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, paving width of the interior street would be 40 ft. A variance to 600 ft. maximum Cul-de-Sac length was submitted, proposing a paving width of 40 ft. for the interior street. If the variance is approved, it should be subject to sidewalk easement on both sides. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Northgate Lane, Hobbs Drive, and both sides of all interior and entrance streets. Revise the plat note as shown above prior to final Minimum sidewalk width is subject to increase as per the Engineering Department. Revise the proposed plat note for 4 ft. minimum sidewalk on "Frontera Lane", since the property does not front it. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Hobbs Drive. Other buffers as may be applicable prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Hobbs Drive. Others as may be applicable prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Please clarify if the subdivision is proposed to be public or private. If private, 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. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Clarify if the

subdivision is proposed to be private or public and add the plat note referencing the correct ordinance. 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. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Clarify if the subdivision is proposed to be private or public. Submit a copy of the draft HOA covenant referencing the correct ordinance. A plat note to reference the HOA document is required prior to recording. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. a revise plat submitted on 6/16/2023, shows 14 residential lots. Clarify and revise the application prior to final. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. a revise plat submitted on 6/16/2023, shows 14 residential lots. Clarify and revise the application prior to final. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. Pending review by the City Management's Office. Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. a revise plat submitted on 6/16/2023, shows 14 residential lots. Clarify and revise the application prior to final. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. As per Traffic Department, Trip Generation is waived. There seem to be some discrepancies between the property dimensions as shown on the two submitted surveys and the plat. Please submit a new survey showing the boundaries of the subdivision and clarify any discrepancies prior to final. The owner's signature block follows public street template. Clarify if the subdivision is public or private and provide a gate detail if it is private. If the subdivision is proposed to be private, label "(Private Subdivision)" in smaller font under the name of the subdivision prior to final. If the subdivision is proposed to be private, "(Private Street)" will be needed after the name of the street prior to final. If the subdivision is proposed to be private, proper wording for owner's signature block is required. Label Detention area as Common Lot A prior to final. A plat note to reference the common lot might be required as well. Clarify point on west side of Lot 11 prior to final. Use a call out for L1 between lots 1 and 14 to be legible prior to final. Show how many feet of the 20 ft. U.E. is on Lot 7 and how many feet on detention lot prior to final. Show and label the width of the U.E. on east side of Lot 8 & 12, and west side of Lot 11. Submit revised paving layout and gate details to finalized the ROW requirement prior to final. Must comply with City's Access Management Policy. The project engineer submitted a variance application (VAR2023-0026) including the following variances: 1. A variance to the maximum 600 ft. Cul-de-Sac Length, proposing to provide 40 ft. of paving back to back for the interior street. 2. A variance to dedicate 20 ft. ROW for total 60 ft. ROW for Hobbs Drive, instead of 40 ft. dedication for total 80 ft. ROW. If the variance is approved, it should be subject to providing sidewalk easement on both sides.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approval, and the board's clarification on the requested variances.

After a short discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in revised preliminary form, subject to the conditions noted, drainage, and utilities approval, and recommended approval for the requested variances. Mr. Reza Badiozzamani seconded the motion, which was approved with four members present and voting.

g) Quinta Luz Subdivision, 4300 Pecan Boulevard, Alvarado Iglesias **(SUB2023-0099)**  
**(PRELIMINARY) SEA**

Mr. Kaveh Forghanparast stated Pecan Blvd: Dedication for 60 ft. from centerline for 120 ft. total ROW Paving: by the State Curb & gutter: by the State Revisions needed: Label the centerline and the ROW dedicated by this plat from centerline to establish ROW requirements prior to final. For the existing ROW, show the document number 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 recording. COM Thoroughfare Plan. Interior Street: Dedication for 60 ft. in commercial area and 50 ft. for residential area Paving: 32-40 ft. Curb & gutter: both sides Revisions needed: Clarify the commercial lot(s) and revise the ROW to comply with requirements prior to final. Clarify if the subdivision is public or private prior to final. If proposed to be private, submit gate details. Additional ROW may be required to comply with gate requirements prior to final. Submit the paving layout to show compliance with minimum 96 ft. of paving face to face in Cul-de-Sac and minimum 10 ft. ROW around it prior to final. Revise the ROW to comply prior to final. Revise the plat to comply with 600 ft. maximum Cul-de-Sac length. If a variance is requested and approved, it will be subject to minimum paving width of 40 ft. Interior Street names will be assigned by the City prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Quince Ave (northern boundary): Dedication for total 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Project Engineer/Staff will review the possible requirement of ROW dedication for Quince Ave. on the north side prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revisions needed: Revise the layout to comply with Cul-de-Sac maximum length requirement prior to final. If a variance is requested instead and approved, it will be subject to 40 ft. minimum of paving for interior streets. Please submit paving detail to show compliance with minimum 96 ft. of paving face to face in the Cul-de-Sac and 10 ft. ROW around it prior to final. Revise the ROW to comply prior to final. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Clarify which lot(s) is/are commercial and provide alley/service drive easement prior to final. Subdivision Ordinance: Section 134-106. Front: Lots 1-12: 25 ft. or greater for easements Lot 13: In accordance with the zoning ordinance or greater for easements, or approved site plan, or in line with existing structures, whichever is greater. Clarify if only lot 13 is commercial and lots 1-12 will be single-family residential prior to final. Revise plat notes 1 and 2 and combine them as shown above prior to final. Proposed: Minimum setback lines = Front: 25 ft. or greater for easement or in line with existing structures. Minimum setback line for Lot 13 only = Front: 75 ft. or greater for easements or in line with existing Structures. Zoning Ordinance: Sections 138-356 & 138-367. Rear: Lots 1-12: 10 ft. or greater for easements Lot 13: In accordance with the zoning ordinance or greater for easements, or approved site plan, whichever is greater. Clarify if only lot 13 is commercial and lots 1-12 will be single-family residential prior to final. Revise plat notes 1 and 2 and combine them as shown above prior to final. Clarify minimum rear setback for Lot 13 prior to final. Proposed: Minimum setback lines = Rear: 10 ft. or greater for easements Minimum setback line for Lot 13 only = Rear: 20 ft. or greater for easements or in line with existing Structures. Zoning Ordinance: Section 138-356. Interior Sides: Lots 1-12: 6 ft. or greater for easements Lot 13: In accordance with the zoning ordinance or greater for easements, or approved site plan, whichever is greater. Clarify if only lot 13 is

commercial and lots 1-12 will be single-family residential prior to final. Revise plat notes 1 and 2 and combine them as shown above prior to final. Proposed: Minimum setback lines = Interior sides: In accordance with the zoning ordinance or greater for easements Minimum setback line for Lot 13 only = East Side: as per zoning ordinance or greater for Easements. Corner Lots 1-12: 10 ft. or greater for easements Lot 13: In accordance with the zoning ordinance or greater for easement, or approved site plan, whichever is greater. Clarify if only lot 13 is commercial and lots 1-12 will be residential prior to final. Revise plat notes 1 and 2 and combine them as shown above prior to final. Proposed: Minimum setback lines Lot 13 only = West Side: zero feet or as per zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage (Lots 1-12): 18 ft. except where greater setback is required, greater setback applies. Clarify if Lot 13 is the only commercial lot prior to final. Revise setback note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Pecan Boulevard and both sides of the interior street. Engineering Department may require 5 ft. sidewalk prior to final. Finalize the sidewalk note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments for commercial lots prior to building permit issuance. Required Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Clarify if the subdivision is public or private, gated or not, to finalize the plat note requirement 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. Clarify if the subdivision is public or private to finalize the note requirement prior to final. Add a plat note as shown above prior to final. 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. Submit the draft HOA for staff review prior to recording. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168 Required. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Provide the curve table to check compliance prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1 & C-3. The rezoning must be finalized prior to final. Zoning Ordinance: Article V Non-compliance. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per the application submitted on September 9, 2023, there are 13 lots in this subdivision which will be single-family and commercial. A clarification is needed on the number of single family lots. As per Park Department, a park fee of \$700 per dwelling unit is required prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the application submitted on September 9, 2023, there are 13 lots in this subdivision which will be single-family and commercial. A clarification is needed on the number of single family lots. As per Park Department, a park fee of \$700 per dwelling unit is required prior to recording, As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.. Traffic Impact Analysis (TIA) required



prior to final plat. Ownership must be verified and all required signatures must be submitted prior to final. Use a solid line for lot lines including south side of Lot 13 and north side of Detention Pond Area. Show the legal description of all adjacent lots on all sides, including south side of Pecan Blvd. It seems that 16 ft. on the west side of the subdivision is part of the existing 200 ft. HCWD No.1 Canal ROW. Provide the document number on the plat and a copy for staff review prior to final. Use a solid line if that is the not part of the common lot. Dimension of the lots or curves must exclude the portion if it's not part of the lot. Clarify, review, and revise as applicable. If the 16 ft. on the west side is part of the HCWD No.1 Canal ROW, remove the extension of curve line on the north side of Lot 1 into the area prior to final. Review and revise as applicable. Signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance. Provide the curve table prior to final. Use a letter or number for common lot and revise the name, e.g. Common Lot A, prior to final. Use a solid line to show lot lines on the north side of Common Lot. Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form, subject to conditions noted, drainage, & utility approvals. Mr. Jesse Ozuna seconded the motion, which was approved with four members present and voting.

h)      Huerta Subdivision, 11501 North Bryan Road, Luis Roberto Huerta **(SUB2023-0103)**  
**(PRELIMINARY) SEA**

Mr. Kaveh Forghanparast stated N. Bryan Rd: ROW dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: 65-85 ft. Curb & gutter: both sides Revisions needed: Revise the layout to show compliance with ROW dedication requirement prior to final. Show the total existing ROW and ROW on both sides of the centerline prior to final. Reference the document number on the plat for the existing ROW, and provide a copy for staff review prior to final. Show the total ROW after the ROW dedication and label as "total ROW" prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. If rear garbage pickup and/or rear access are not available, a service street shall be required, in addition to the planting area, 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. Subdivision Ordinance: Section 134-106. Front: 45 ft. or greater for easements or in line with existing structures, whichever is greater. Revise plat note #2 as shown above prior to final. Proposed: 40 ft. Zoning Ordinance: Section 138-356 & 138-367. Subdivision Ordinance: Section 134-106. Rear: 10 ft. or greater for easements. Clarify 15 ft. or revise plat note #2 as shown above prior to final. Proposed: 15 ft. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Revise plat note #2 as shown above prior to final. Proposed: 6 ft. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Add a plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Bryan Road. Revise plat note #15 as shown above prior to final. Engineering Department may require 5 ft. sidewalk prior to final. Revise the plat note as applicable. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required. 6 ft. opaque buffer required from adjacent/between multi-family

residential and commercial, and industrial zones/uses. 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. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1 Compliance. Minimum lot width and lot area. Show the remaining frontage of the property to determine compliance with minimum frontage requirement prior to final. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation for one lot single-family is waived. Use a solid line for the lot line after the ROW dedication prior to final. Show the legal description of all adjacent lots on all sides, including the east side on N. Bryan Road, prior to final. Show the remaining frontage of the property to determine compliance with minimum frontage requirement prior to final. Correct the location map to match the subdivision boundary prior to final. Adjust the location map to show State Highway 107 (on the south side) prior to final. Signature blocks must comply with Sec. 134-61 of the Ordinance prior to recording. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jesse Ozuna moved to approve in preliminary form, subject to conditions noted, drainage, & utility approvals. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

i) **Santoy Subdivision, 3321 Highway 83, Juan F. Santoy (SUB2023-0105)**  
**(PRELIMINARY) SEC**

Mr. Kaveh Forghanparast stated U.S. Highway 83: Dedication required for 50 ft. from centerline for total 100 ft. ROW Paving: By the State Curb & gutter: By the State Proposing: 7.5 ft. additional ROW for 52 ft. from "PVMT U.S. HWAY 83" centerline for total 92.5 ft. ROW Revisions needed: Clarify "PVMT" centerline to finalize the ROW dedication requirement prior to final. Show the ROW from centerline after ROW dedication, and total ROW along the property after ROW dedication and label as "Total ROW" prior to final. Any additional ROW dedication requirement must be shown on the plat, if applicable, or a variance request must be submitted and approved prior to final. Submit a copy of the referenced documents shown on the plat prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Plat shows 15 ft. alley on the rear side of the property. Revise the plat prior to final as needed to comply with requirements for City services. Alley/service drive easement may not dead-end. Revise as applicable prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements, or in line with existing structures, whichever is greater. Clarify/revise the plat note as shown above prior to final. Proposing: 50 ft. or greater for approved site plan or easements. Zoning Ordinance: Section 138-356 & 138-367. Rear: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Highway

83. Clarify/revise plat note as shown above prior to final. Engineering Department may require 5 ft. wide sidewalk prior to final. Subdivision Ordinance: Section 134-120 Non-compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy Applied. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 & R-4 Proposed: C-3. The rear portion of the property is zoned is R-4. Engineer to verify and submit the rezoning request. Rezoning must be approved prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The rear portion of the property is zoned is R-4. Engineer to verify and submit the rezoning request. Rezoning must be approved prior to final. Zoning Ordinance: Article V. As per Traffic Department, confirm Land use to determine if Previous Trip Gen could be honored, if different use is proposed a revised Trip Gen would be needed. Traffic Impact Analysis (TIA) required prior to final plat. The bearing of the south subdivision boundary on the plat does not match the survey. Clarify, review and revise as applicable prior to final. Show the legal description of all adjacent properties on all sides, including the triangular shaped lot on the southwest corner of the lot, and the properties located on the north side of Highway 83. Must comply with City's Access Management Policy. All signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance. An older subdivision for the same property (SUB2020-0041 & SUB2021-0053) with the same name "Santoy Subdivision" was expired. The engineer submitted the new subdivision application on September 19, 2023. Some variances for the expired submittal were approved. A new variance application and approval is required for the new application.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form, subject to conditions noted, drainage, & utility approvals. Mr. Reza Badiozzamani seconded the motion, which was approved with four members present and voting.

#### **ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 4:26p.m. with Vice Chairperson Mr. Gabriel Kamel seconding the motion with four members present and voting.

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Chairperson Michael Fallek

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

## **Memo**

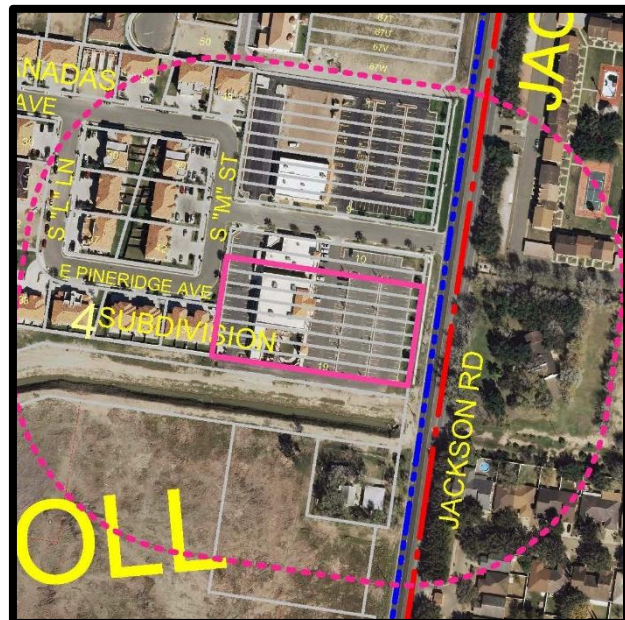
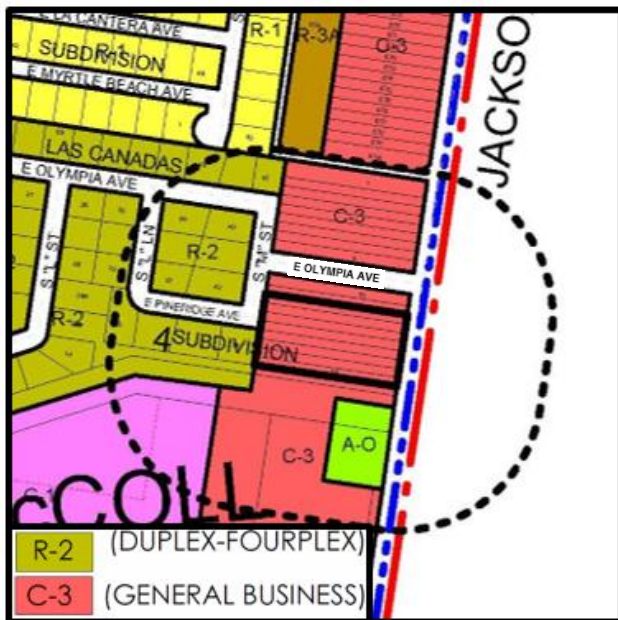
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** October 10, 2023

**SUBJECT: REQUEST OF LAURA L. GARZA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER AT LOTS 13 THROUGH 19, BLOCK 1, LAS CAÑADAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 3012 SOUTH JACKSON ROAD. (CUP2023-0130)**

**BRIEF DESCRIPTION:** The property is located at the southwest corner of East Olympia Avenue and South Jackson Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north and south, and R-2 (duplex-fourplex residential) District to the west. The area to the east is outside city limits. Surrounding land uses include fourplex units, offices, and vacant land. An event center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** The initial Conditional Use Permit was approved by the City Commission on March 8, 2010. It was renewed annually until 2014, then in both 2016 and 2017. The last approval was on March 25, 2019 by the City Commission with a variance to the distance requirement.

**SUMMARY/ANALYSIS:** The applicant is proposing to continue to operate a 17,000 sq. ft. event center which consists of 15,760 sq. ft. of floor area. The proposed days and hours of operation are Monday – Sunday from 8:00 AM – 2:00 AM.

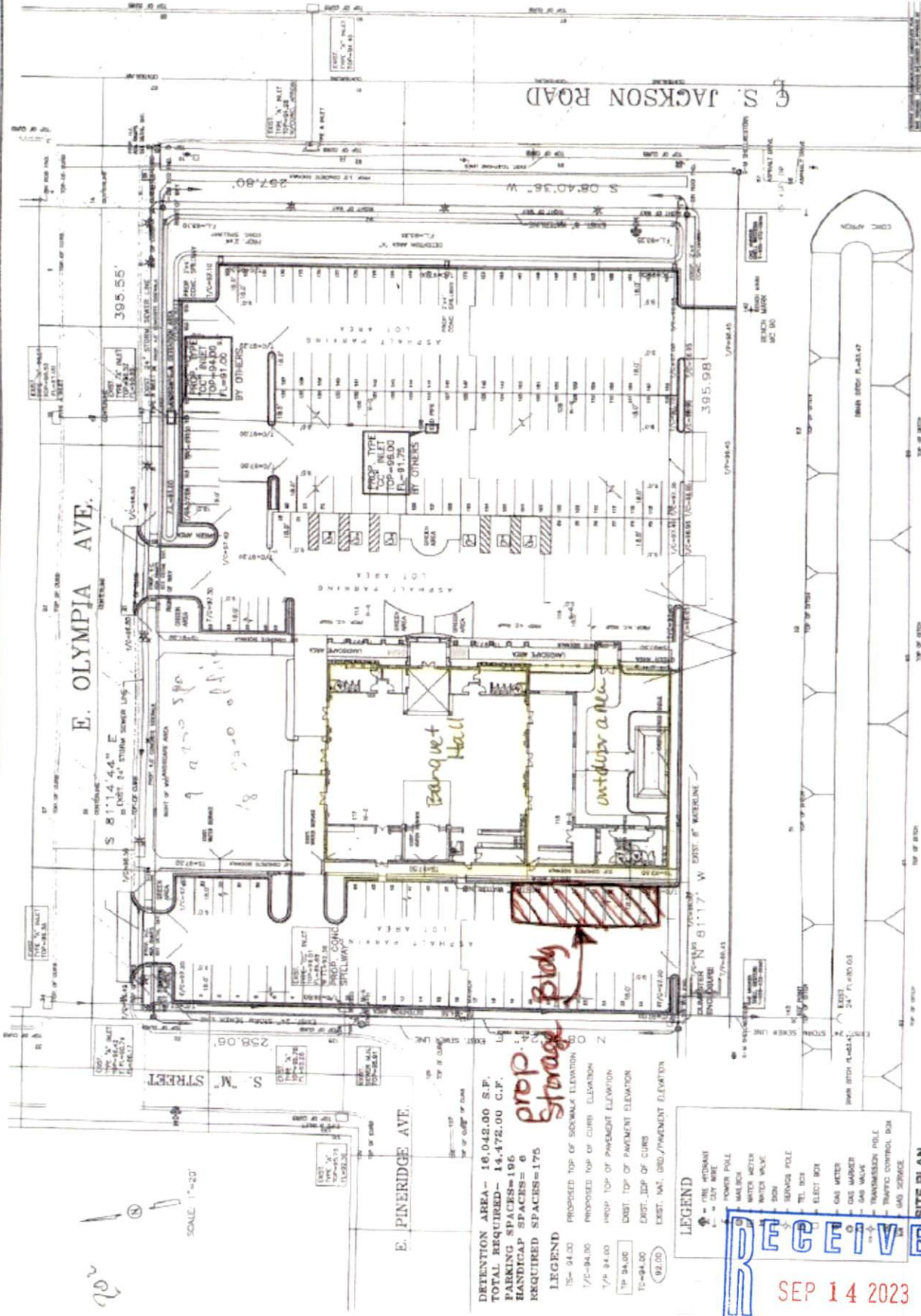
The Fire & Health Departments' approved and have allowed the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the abovementioned 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. from the nearest residentially zoned property;
2. The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to East Olympia Avenue which connects to South Jackson Road;
3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footages and uses, 27 parking spaces are required for the spa and office areas. The event center would require 158 parking spaces. For the uses of the overall development to operate at the same time, 185 parking spaces are required; 191 parking spaces are provided on site. The parking lot has to be free of potholes and clearly striped;
4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
5. The abovementioned 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 of 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 Planning Director.

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

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









# VALENCIA EVENT CENTER

3012





Valencia  
EVENT CENTER

3012

NOTICE  
EVENT CENTER  
FOR  
THIS PROPERTY  
CUP 2023-0130





## **Memo**

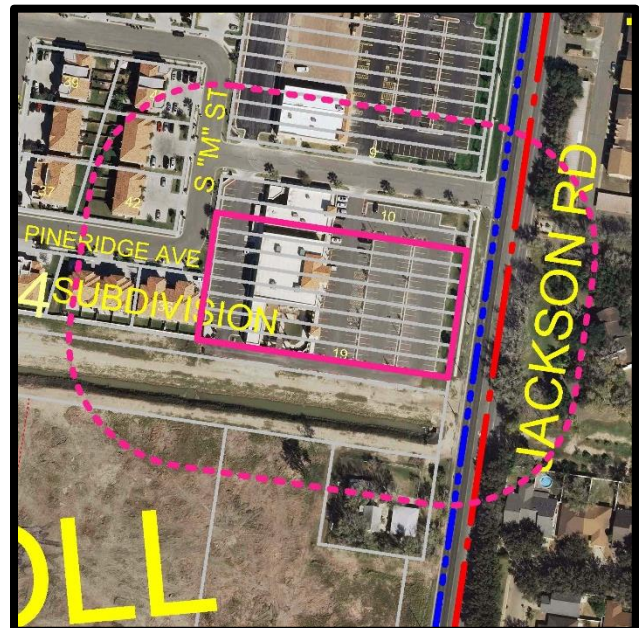
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** October 10, 2023

**SUBJECT: REQUEST OF LAURA L. GARZA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10 FEET BY 12 FEET AT LOTS 13 THROUGH 19, BLOCK 1, LAS CAÑADAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 3012 SOUTH JACKSON ROAD. (CUP2023-0132)**

**BRIEF DESCRIPTION:** The property is located at the southwest corner of East Olympia Avenue and South Jackson Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north and south, and R-2 (duplex-fourplex residential) District to the west. The area to the east is outside city limits. Surrounding land uses include fourplex units, offices, and vacant land. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** A Conditional Use Permit for one year for a portable building greater than 10 feet by 12 feet was approved on February 22, 2016 with a variance to the building separation. The Conditional Use Permit was renewed for one year, and it was approved on March 21, 2017. The last approval for the request was on March 19, 2019. The current separation of the portable building to the main building is in compliance with the current Zoning Ordinance.

**SUMMARY/ANALYSIS:** The applicant is proposing to utilize an 8 feet by 40 feet portable building on the subject property for storage for the event center. There is approximately 9

feet of separation between the building and the portable building.

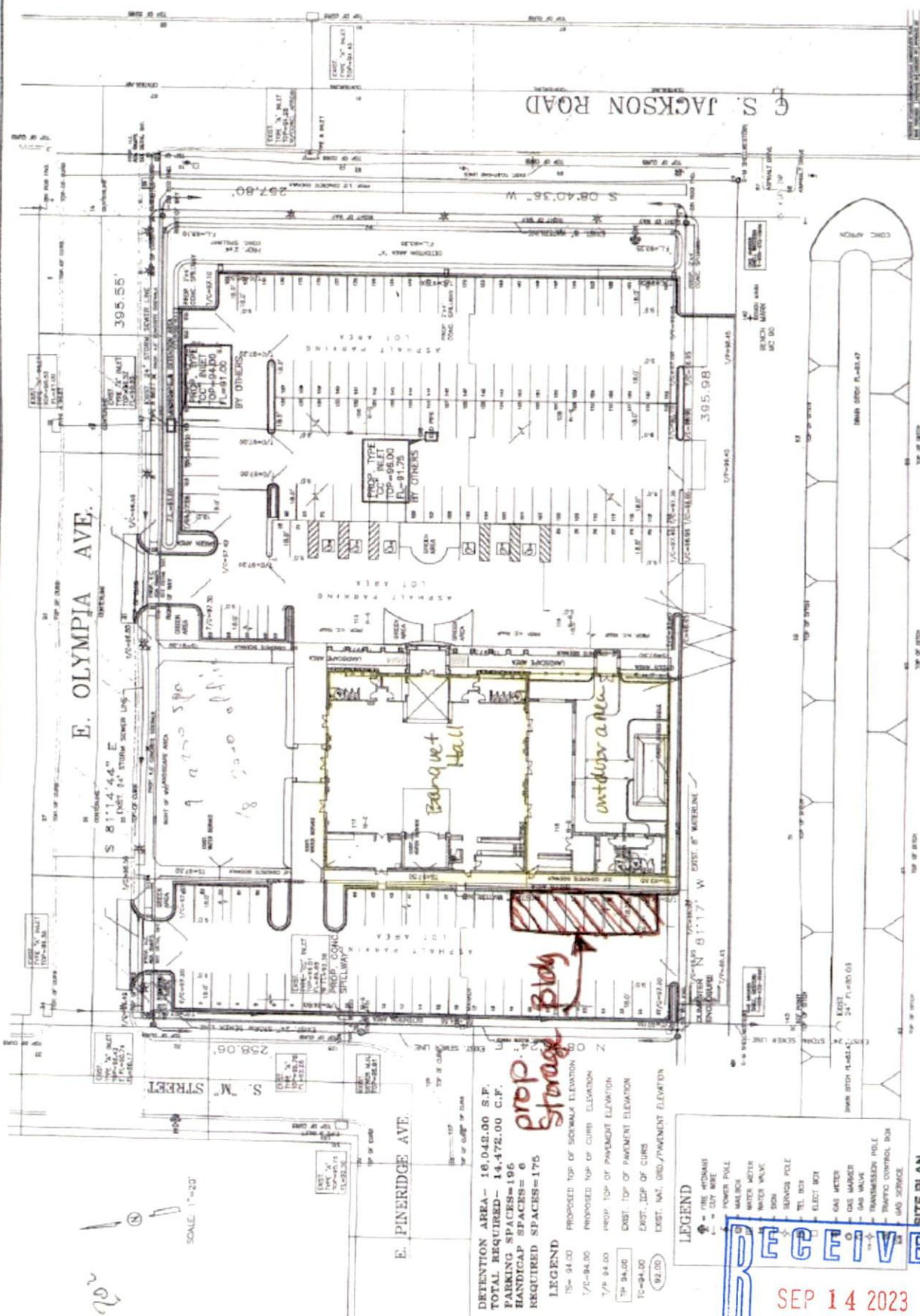
The Fire Department has conducted their necessary inspection and no violations were found. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The portable building must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The home or building must be located in such a manner as to have access to a public right-of way within 200 feet;
- 2) Portable buildings, if approved for occupancy, must have an approved water distribution and sewage disposal system available for its use;
- 3) There must be a provision for garbage and trash collection and disposal.

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 one year, subject to Section 138-118 of the Zoning Ordinance, Building, and Fire Department requirements.



DETENTION AREA - 16,042.00 S.F.  
TOTAL REQUIRED - 14,472.00 C.F.  
PARKING SPACES=196  
HANDICAP SPACES= 6  
REQUIRED SPACES=176

*group*  
*Storage*

LEGEND

15'- 94.00	PROPOSED TOP OF SIDEWALK ELEVATION
7/9'-94.00	PROPOSED TOP OF CURB ELEVATION
7/9' 94.00	PROP. TOP OF PARAPET ELEVATION
7'9' 94.00	EXIST. TOP OF PARAPET ELEVATION
10'-94.00	EXIST. TOP OF CURB
(94.00)	EXIST. AND PROPOSED ELEVATION

LEGEND

POWER POLE  
WATER METER  
WATER METER  
WATER VALVE  
SEWER  
SEWER POLE  
TEL BOX  
ELECT BOX  
GAS METER  
GAS MARKER  
GAS VALVE  
TRANSMISSION  
TRAFFIC CONTROL  
GAS SERVICE

SITE PLAN

SEP 14 2023

By GMM





A large, light-colored mobile storage unit is parked in an asphalt lot. The unit has a blue logo with the text "mobile mini" in white, followed by the phone number "1-800-950-6464" and the website "mobilemini.com". The unit is positioned in front of a larger, tan-colored building with several small, dark rectangular vents or lights along its upper edge. The sky is overcast with grey clouds. The foreground shows a dark asphalt parking area with white painted lines.

**mobile mini**  
1-800-950-6464 • mobilemini.com





Valencia  
EVENT CENTER

3012

NOTICE  
PORTABLE  
BUILDING  
THIS PROPERTY  
CUP2023-0132

8497422  
8827



# Planning Department

## Memo

**TO:** Planning and Zoning Commission

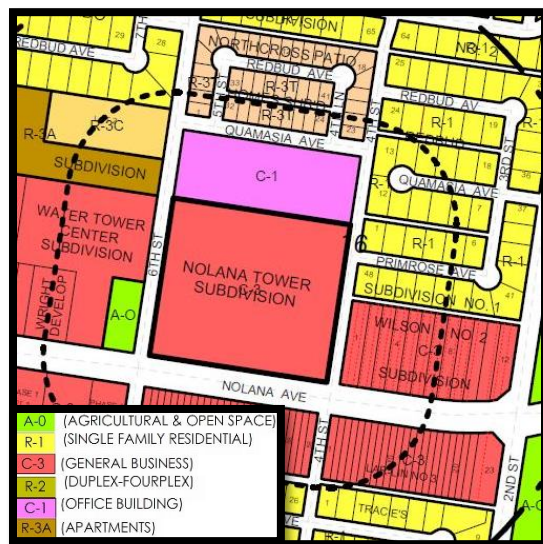
**FROM:** Planning Staff

**DATE:** October 11, 2023

**SUBJECT: REQUEST OF JULIAN R. AGUILAR FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR AND VAPE/ RETAIL SHOP AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITE D. (CUP2022-0135)**

### BRIEF DESCRIPTION:

The property is located along the North side of Nolana Avenue between North 4<sup>th</sup> and North 6<sup>th</sup> Streets, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the North, C-3 District to the East, South and West. There is also R-1 (single family residential) District to the East and A-O (agricultural and open space) District to the West. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



### HISTORY:

The initial CUP for a bar and vape/ retail shop at this location was submitted on August 15, 2022.

### REQUEST/ANALYSIS:

The applicant is proposing to operate a bar and vape/ retail shop (The Hotbox) from the existing 2,398.5 sq. ft. lease space within the retail center. The proposed hours of operation are from 12:00 p.m. to 12:00 am (midnight), Monday through Sunday.

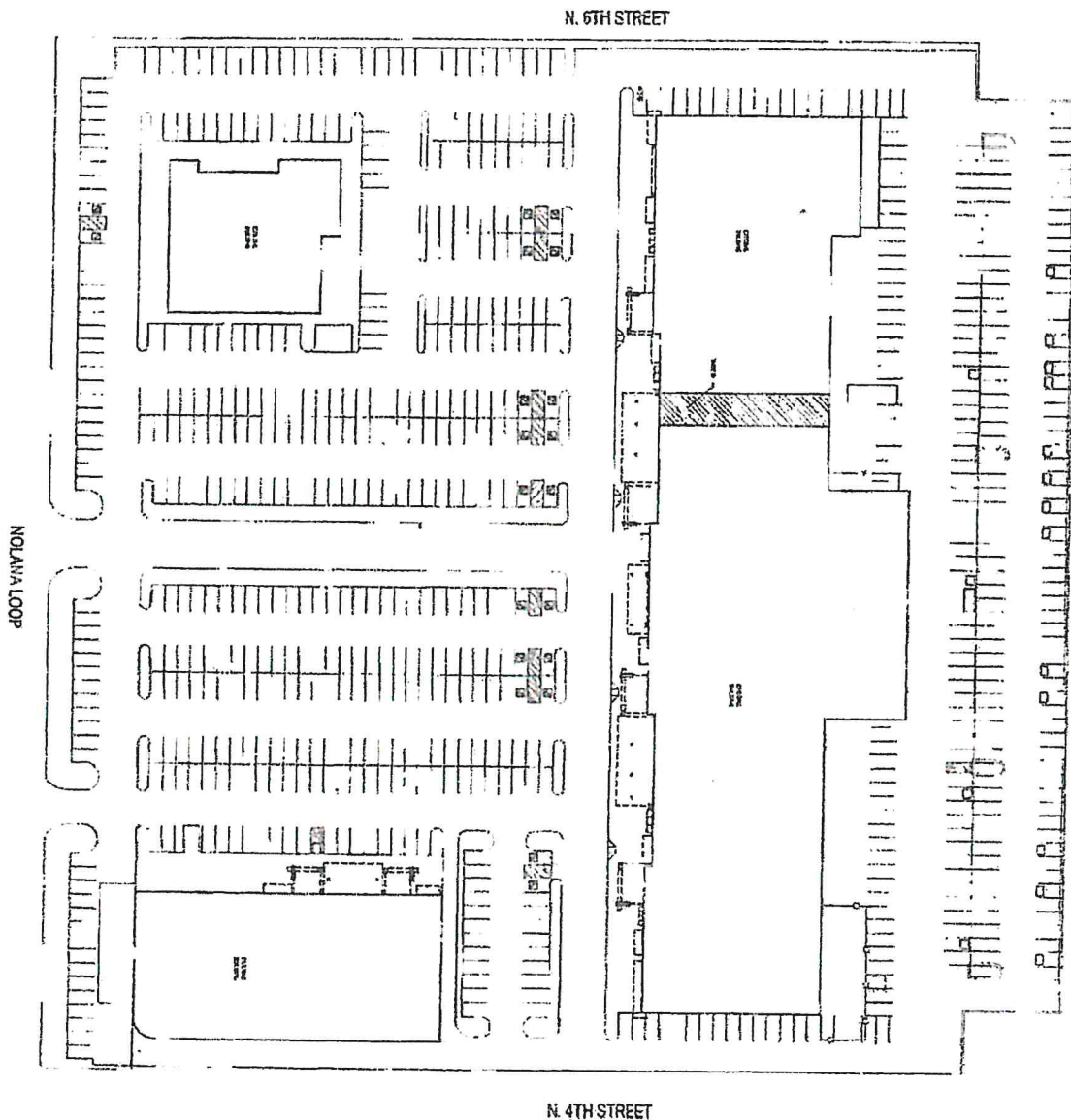
The Fire Department conducted an inspection of the establishment and items are pending for compliance. The Health Department conducted an inspection. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue. The existing gates on North 4<sup>th</sup> Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;
- c) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 2,398.5 sq. ft. bar/vape shop hall requires 24 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 1 accessible parking space is required and are provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;
- d) 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;
- e) 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;
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) 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 Inspection Department as part of the building permit review process.

**RECOMMENDATION:**

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



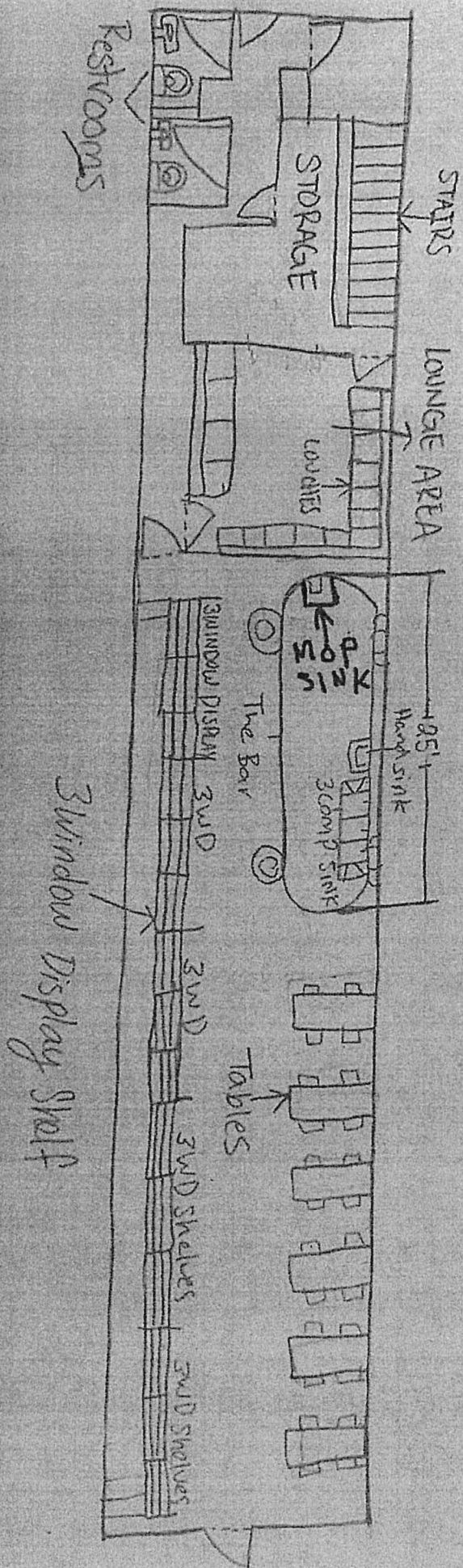


THE HOT BOX  
 400 W. Nolana St D  
 McAllen Tx 78504



# The Hotbox

400 W. Nolana St. D.







"I NEVER LET MY HEAD DOWN,  
IT'S TO ADMIRE MY SHOES"

OPEN  
SHOES  
CAPS  
CLOTHING  
SPORTS  
MEMORABILIA



CAFE  
COCKTAIL BAR  
BARBERSHOP  
VIDEO GAMES

KUMORI



**NOTICE  
BAR  
FOR  
THIS PROPERTY  
CUP2023-0135**

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







# McALLEN POLICE DEPARTMENT

## CALLS FOR SERVICE REPORT

**From Date/Time:** 09/01/2022 00:00

**Incident Type:** All

**To Date/Time:** 09/28/2023 23:59

**Location:** 400 Nolana Ave #D., McAllen

<u>Call Date/Time</u>	<u>Incident Number</u>	<u>Incident Type</u>	<u>Location</u>
7/9/2023 11:07	2023-00049317	Alarm Burglary	400 NOLANA AVE D, MCALLEN
2/19/2023 20:51	2023-00012900	Domestic Disturbance	400 NOLANA AVE D, MCALLEN

- Disclaimer:** The figures reflected above are 'calls for service' for the City of McAllen. They are NOT lists of Crimes or Crime Reports. Calls are titled as they are called in and dispatched.

## **Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

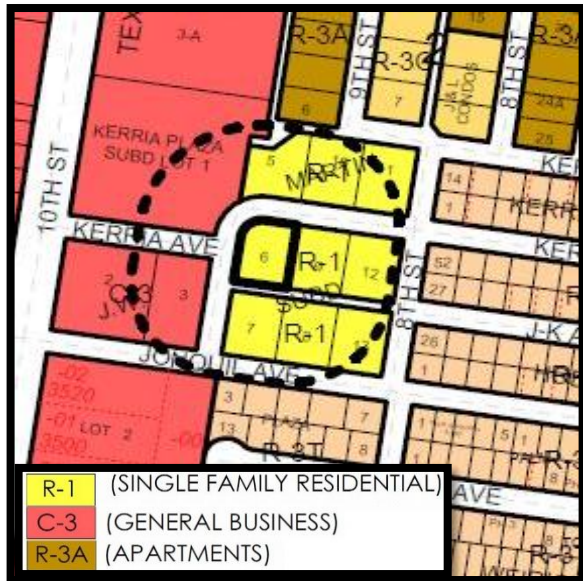
**DATE:** October 11, 2023

**SUBJECT: REQUEST OF ROSA E. ESTRADA FOR A CONDITIONAL USE PERMIT, FOR THREE YEARS, FOR A HOME OCCUPATION (OFFICE) AT LOT 6, J.W MARTIN SUBDIVISION, HIDALGO COUNTY, TEXAS; 817 KERRIA AVENUE (CUP2023-0128)**

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### **BRIEF DESCRIPTION:**

The property is located on the Southeast corner of Kerria Avenue and North 9<sup>th</sup> Street and it is zoned R-1 (single family residential) District. The adjacent zoning is R-1 to the North, South, East & C-3 (general business) districts to the west. Surrounding land uses include single-family residences, townhouse, IBC bank and offices. A home occupation is permitted in an R-1 with a conditional use permit.



### **HISTORY:**

The initial Conditional Use Permit for this property was approved in May 17, 2005. The applicant was inconsistent in renewing the application annually. The last Conditional Use Permit was approved by the Planning and Zoning Commission meeting on June 16, 2020. The applicant stated she was not operational last year therefore she did not renew.

**REQUEST/ANALYSIS:**

The applicant proposes to continue to operate an office for cleaning services from the existing residence. The hours of operation are from 9:00 AM to 4:00 PM. Monday thru Friday. The office will be used for placing orders and payroll. The applicant stated that the only time employees will report to the office is when they pick up their paycheck on the first and sixteenth day of each month. Paychecks will be picked up by each employee at different times of the day to provide accommodations with parking.

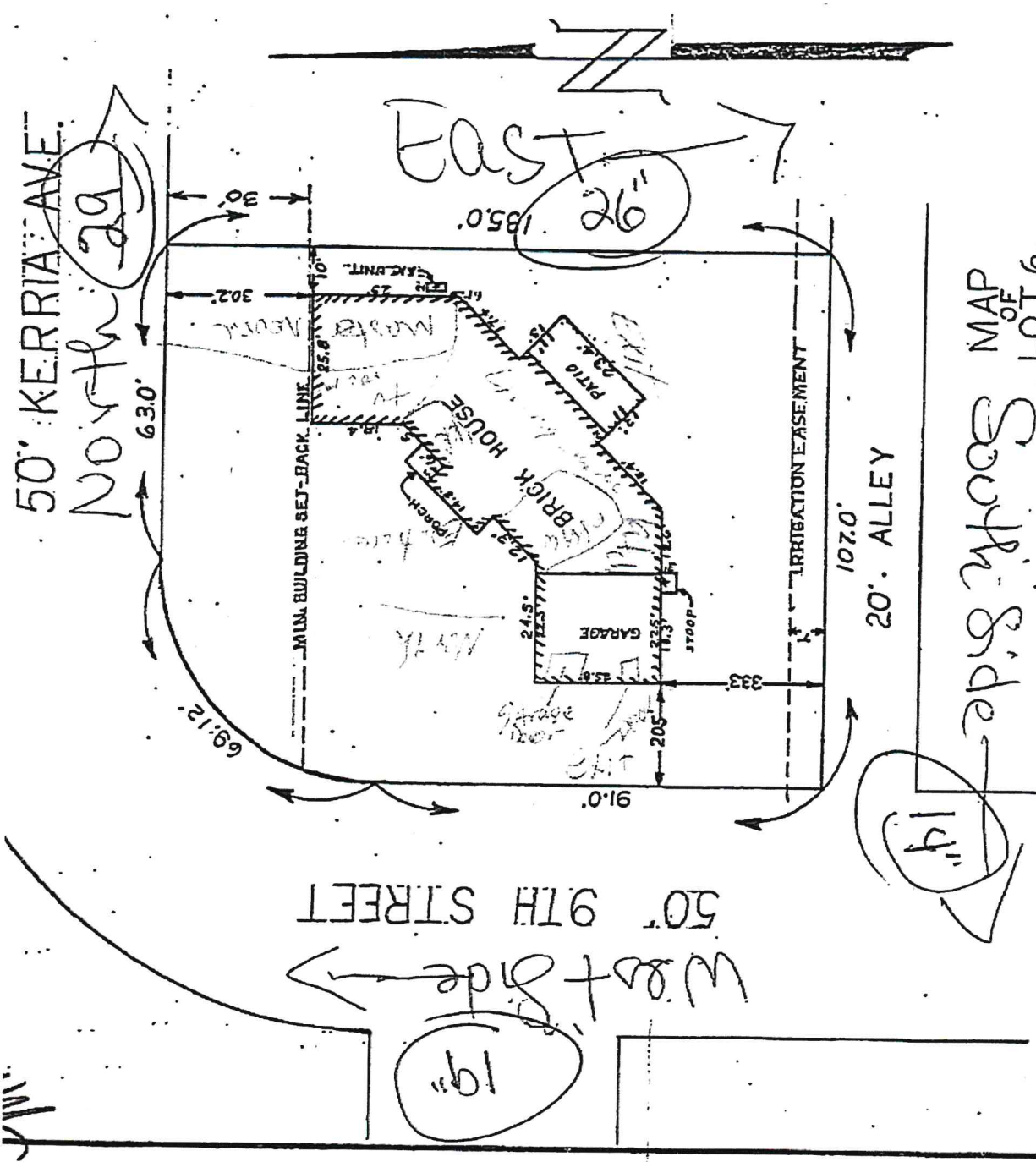
The Fire Department has inspected the location and has allowed to continue the CUP process. Should the conditional use permit be approved, the applicant would require to sign the certificate acknowledging and agreeing to the conditions of the permit. The establishment must also comply with requirements set forth in Section 138-118 (1) of the Zoning Ordinance and other specific requirements as follows:

- a) The home occupation shall be clearly secondary to the residential use. The applicant lives in a residence.
- b) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district. No signs are proposed.
- c) No exterior display or alterations indication that the building is being used for any purpose other than residential shall be permitted.
- d) No more than one additional unrelated employee other than immediate family members residing on the premises shall be permitted.
- e) No outside storage of materials or products shall be permitted. The applicant proposed no storage of chemicals or equipment's will be at the residence.
- f) Traffic generated by the proposed use shall not exceed 10 % of the average load per hour per street.
- g) No retail sales shall be permitted. (items may be delivered)
- h) No additions to the residence or accessory building specifically to accommodate the use shall be permitted.
- j) The propose use shall take place in the primary residential structure rather than a detached garage or accessory building.
- k) The proposed use shall take place at the location specified on the permit.

We did receive one phone call in opposition to this request with concerns about traffic.

**RECOMMENDATION:**

Staff is recommending disapproval of the request for three years due to inconsistency with renewals.



MAP OF LOT 6  
J.W. MARTIN SUB'D,  
CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS

PREPARED BY  
**FABIAN & NELSON, INC.**  
McALLEN, TEXAS

C. L. FABIAN - P. C. MEDINA  
Registered Public Surveyors



RECEIVED  
MAY 13 2020

BY: *[Signature]*



817 Kerria Ave  
New Hen. TX

Front  
Entrance

Office

Hall

Entrance

Entrance  
to the  
Kitchen

Room  
9/24/23

Master Room

Room

Hall

Open  
Space

To  
the

TV Room  
divided by a counter

TV Room



Entrance to Patio

2

Garage

Entrance









NOTICE  
HOME  
OCCUPATION  
FOR  
THIS PROPERTY  
CUP2023-0128



## Memo

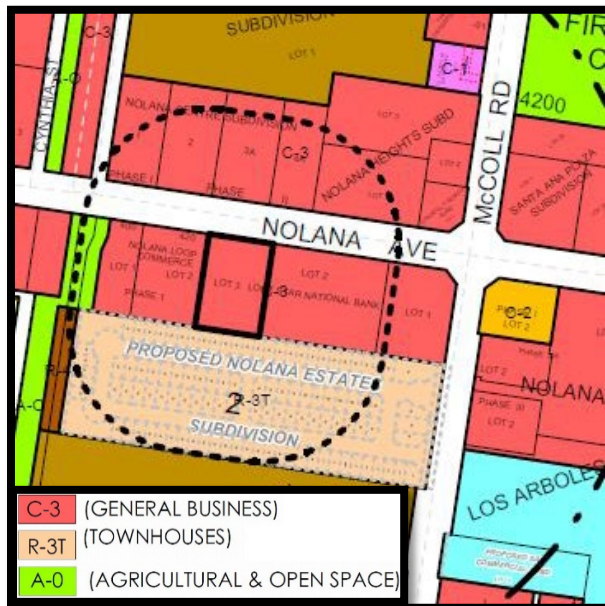
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** October 4, 2023

**SUBJECT: REQUEST OF CP5 RONDA HOLDINGS LLC., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A RESTAURANT/BAR AT LOT 3, LONE STAR NATIONAL BANK SUBDIVISION, HIDALGO COUNTY, TEXAS, 500 EAST NOLANA AVENUE. (CUP2023-0129)**

**BRIEF DESCRIPTION:** The property is located on the south side of Nolana Avenue, approximately 635 ft. west of North McColl Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east and west, and R-3T to the south. Surrounding land uses include retail, offices, multi-family apartments and vacant land. A bar is allowed in a C-3 district with a conditional use permit.



**HISTORY:** The initial conditional use permit for a bar was approved by the City Commission on May 29, 2007 with a variance to the distance requirement. The permit was renewed annually by the same applicant until 2018. A new applicant applied the following year and the last permit was approved by City Commission on August 13, 2019.

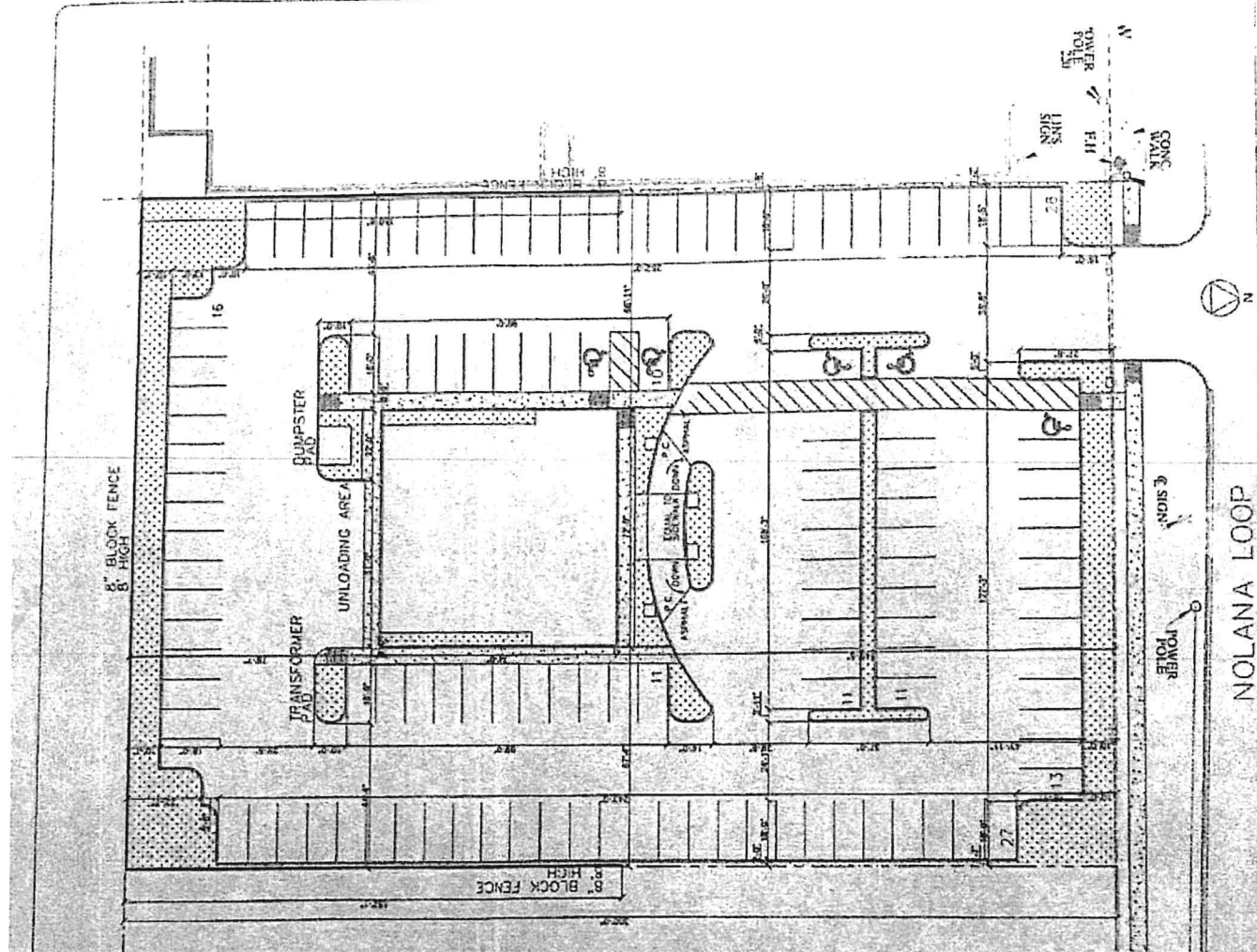
**SUMMARY/ANALYSIS:** The applicant is proposing to operate a bar and grill, 5A Ronda Cantina, from the approximately 8,900 sq. ft. building. The hours of operation are from Tuesday-Sunday from 5:00 P.M. to 2:00 A.M.

The Fire Department inspection is still pending. The Health Department inspected the establishment, and has approved for the CUP process to be continued. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residence and residentially zoned property;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on a major arterial, East Nolana Avenue, and does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the building, 89 parking spaces are required and 126 are provided. Parking lot has to be clear of potholes and well striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties. An 8 ft. wall is provided;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** At the Planning and Zoning Commission meeting of October 3, 2023, The Board unanimously voted to table the request. There were four Board members present and voting.



- PROJECT INFORMATION**
- BUILDING INFORMATION:**
- 1. BUILDING OCCUPANCY: A-2 ASSEMBLY GROUP
  - 2. BUILDING AREA:
    - 1ST FLOOR: 4,964 S.F.
    - 2ND FLOOR: 3,951.2 S.F.
    - TOTAL AREA: 8,915.2 S.F.
  - 3. PARKING REQUIRED: 127 P.S. (1 P.S. PER 70 S.F.)
  - 4. PARKING PROVIDED: 127 P.S.
  - 5. PROPERTY AREA: 62,100.0 S.F.
  - 6. LANDSCAPING REQUIRED: 8,210.0 S.F.
  - 7. LANDSCAPING PROVIDED: 8,335.1 S.F.

**BUILDING FOOT PRINT**

**LANDSCAPING**

**SIDEWALK**

**1 of 18**

DATE: 09/15/21  
DRAWN BY: JRM  
CHECKED BY: JRM  
DATE: 09/15/21

**LISTI**  
ARCHITECTS  
1000 N. GULF BLVD., SUITE 100  
HOUSTON, TEXAS 77028  
TEL: 281.441.1111  
WWW.LISTIARCHITECTS.COM

**CLUB HAVANA**  
PROJECT  
LONE STAR NATIONAL BANK  
SUBDIVISION LOT 3, McAllen, TX

**SITE PLAN**  
TITLE

**CANTU**  
CONSULTING ENGINEERS  
P.O. Box 2017  
McAllen, TX 78501-2017  
TEL: 361.666.8888  
WWW.CANTUENGR.COM  
DATE: 09/15/21



**HAVANA CLUB**  
 HAVANA CLUB  
 HAVANA CLUB

**01 FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"

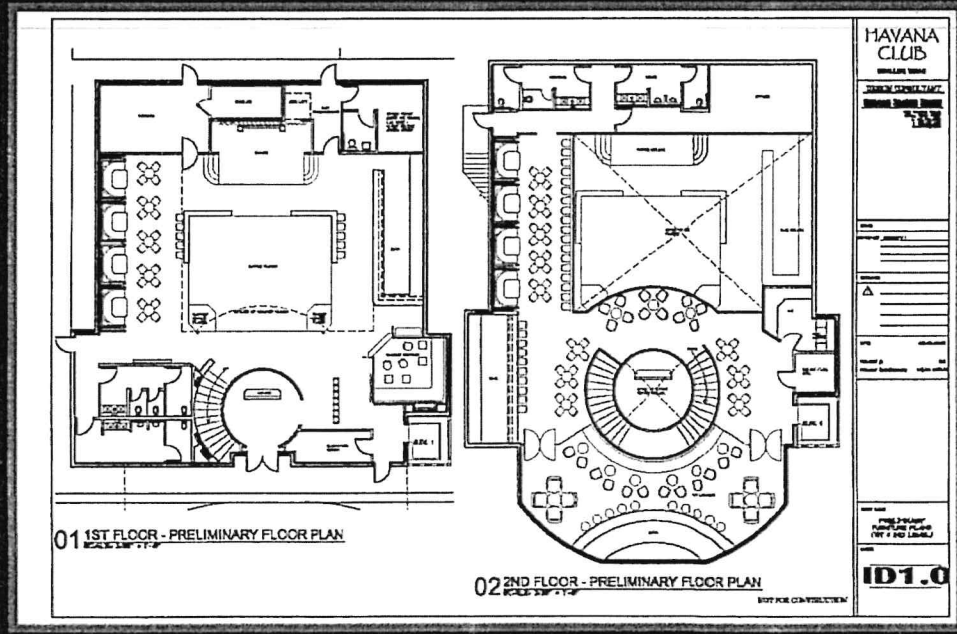
**A5.0**

NOT FOR CONSTRUCTION

Design by local company and national nightclub consultants

# Havana Club and Grill- Floor Plan

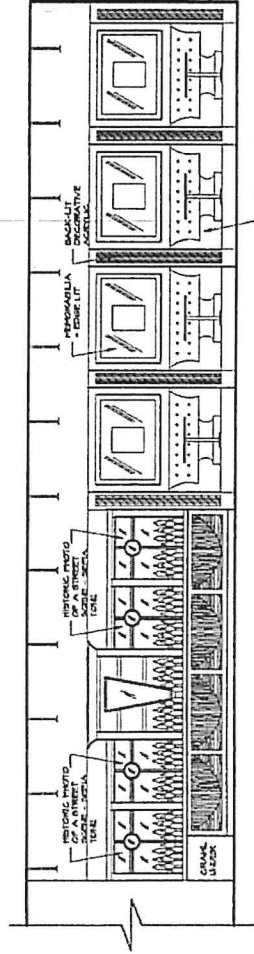
- 9,000 sq ft
- Approved occupancy: 483
- 2 stories
- 3 bars / VIP section
- State-of-the-art audio/video/lights
- Open for lunch and dinner
- Mediterranean and Latin-American dishes
- Live (Latin) music and DJ nightly





# Havana Club and Grill

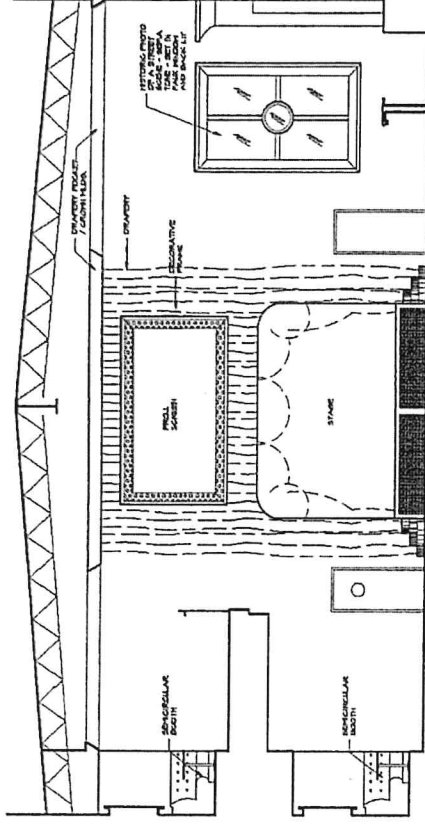
## *Some Interior Elevations*



HAVANA MEZZANINE BAR - OPTION 2  
DUNCAN DESIGN GROUP #167 APRIL 23, 2007

### Second Floor Bar and Booths

Engineer consultants  
for sound-proofing and inside  
acoustics



HAVANA STAGE - OPTION 2  
DUNCAN DESIGN GROUP #167 APRIL 23, 2007

### Stage

# Location

500 E. Nolana, McAllen 78501 (corner of Nolana and McColl)





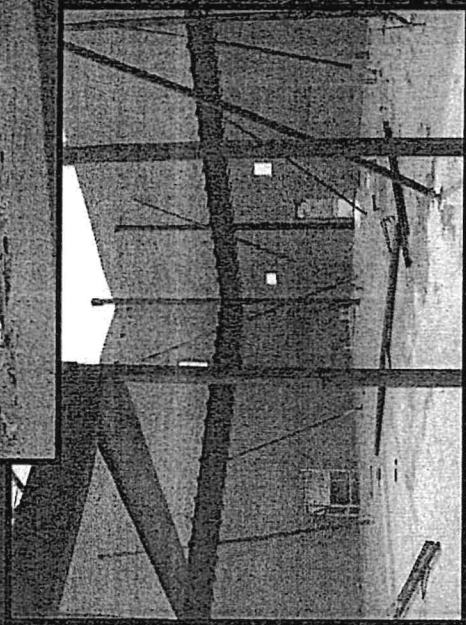
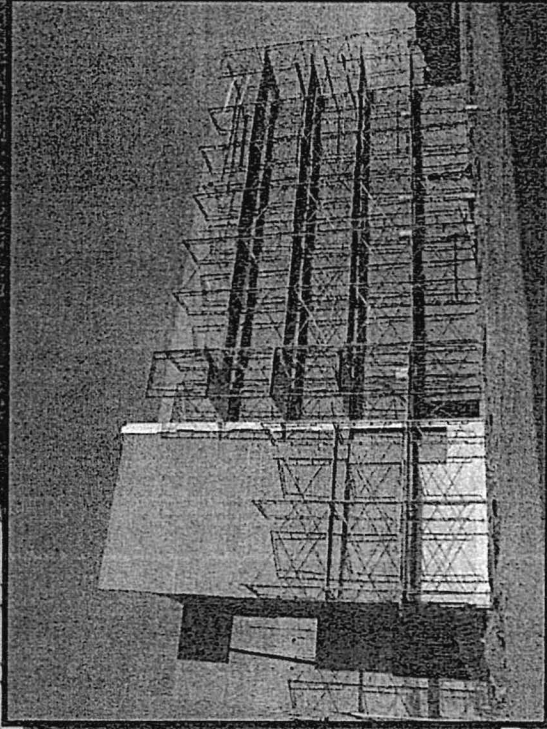
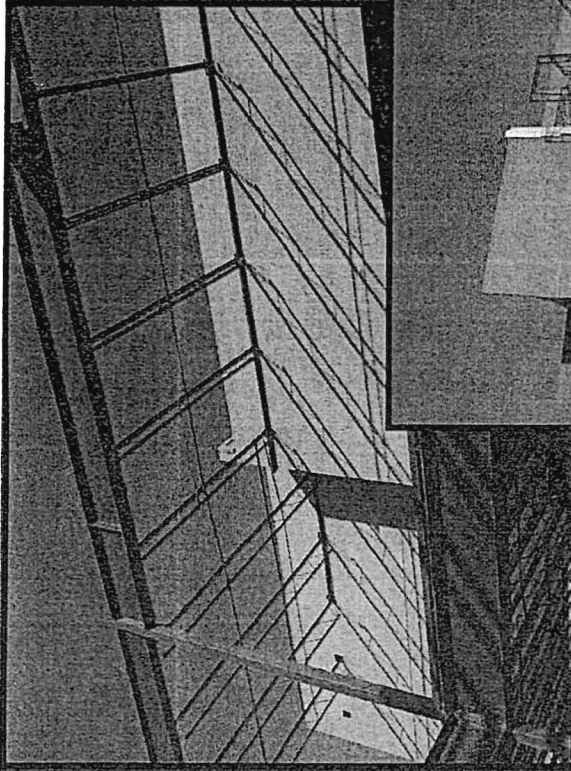


# IN THE WORKS

## NEW VALLEY CONSTRUCTION HAVANA CLUB & GRILL

A new restaurant and nightclub is under construction near the corner of McColl Road and Nolana in McAllen. Havana Club & Grill will serve international and Latin American-inspired dishes for lunch and dinner, and is to feature live music daily. It is expected to be completed this spring.

James Colburn | [jcolburn@themonitor.com](mailto:jcolburn@themonitor.com)



*The Monitor, January 11<sup>th</sup>, 2008*





5<sup>a</sup>  
RONDA

CANTINA  
RESTAURANT

500

5a RONDA  
CANTINA  
RESTAURANT







5<sup>a</sup>  
RONDA

CANTINA  
RESTAURANT

**NOTICE  
BAR  
FOR  
THIS PROPERTY  
CUP2023-0129**



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







# McALLEN POLICE DEPARTMENT

## CALLS FOR SERVICE REPORT

**From Date/Time:** 09/01/2022 00:00

**Incident Type:** All

**To Date/Time:** 09/26/2023 23:59

**Location:** 500 E Nolana Ave., McAllen

Call Date	Time	Incident Number	Incident Type	Location
9/24/2023	0:10	2023-00069183	Domestic Disturbance	500 E NOLANA AVE, MCALLEN
7/6/2023	0:59	2023-00048432	Intoxicated Person	500 E NOLANA AVE, MCALLEN
7/2/2023	10:26	2023-00047511	Police Services	500 E NOLANA AVE, MCALLEN
6/9/2023	0:53	2023-00041376	Domestic Disturbance	500 E NOLANA AVE, MCALLEN
5/5/2023	21:21	2023-00032497	Domestic Disturbance	500 E NOLANA AVE, MCALLEN
5/4/2023	23:26	2023-00032258	Intoxicated Person	500 E NOLANA AVE, MCALLEN
4/22/2023	2:04	2023-00028475	Domestic Disturbance	500 E NOLANA AVE, MCALLEN
4/15/2023	2:56	2023-00026662	Intoxicated Person	500 E NOLANA AVE, MCALLEN
3/10/2023	23:21	2023-00017836	Domestic Disturbance	500 E NOLANA AVE, MCALLEN
3/8/2023	0:43	2023-00017034	Intoxicated Person	500 E NOLANA AVE, MCALLEN
2/19/2023	19:26	2023-00012885	Noise Complaint	500 E NOLANA AVE, MCALLEN
1/15/2023	22:15	2023-00003877	Police Services	500 E NOLANA AVE, MCALLEN

Incident Type	Count of Incident Number
Domestic Disturbance	5
Intoxicated Person	4
Noise Complaint	1
Police Services	2
<b>Grand Total</b>	<b>12</b>



## Memo

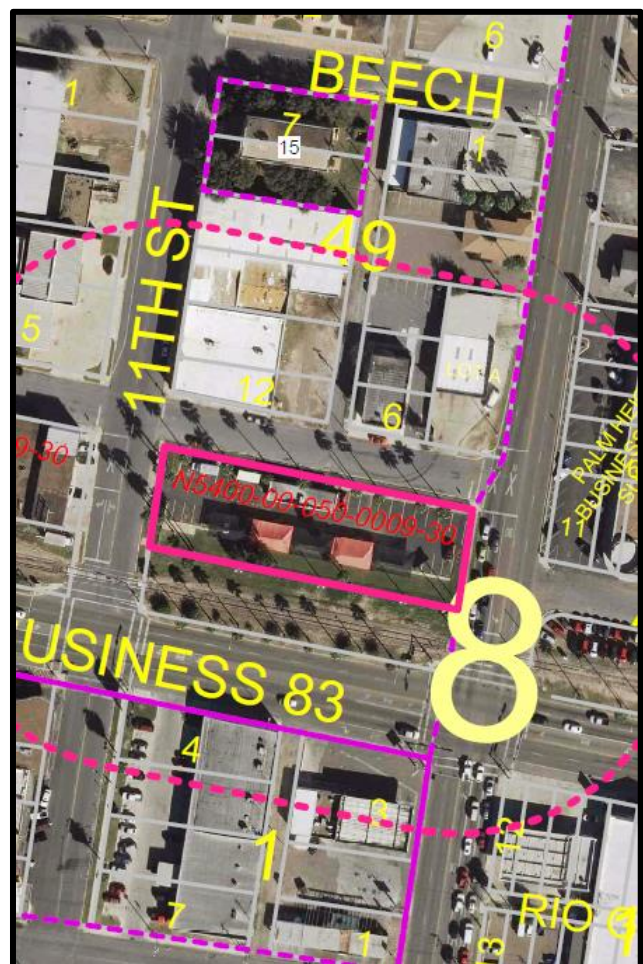
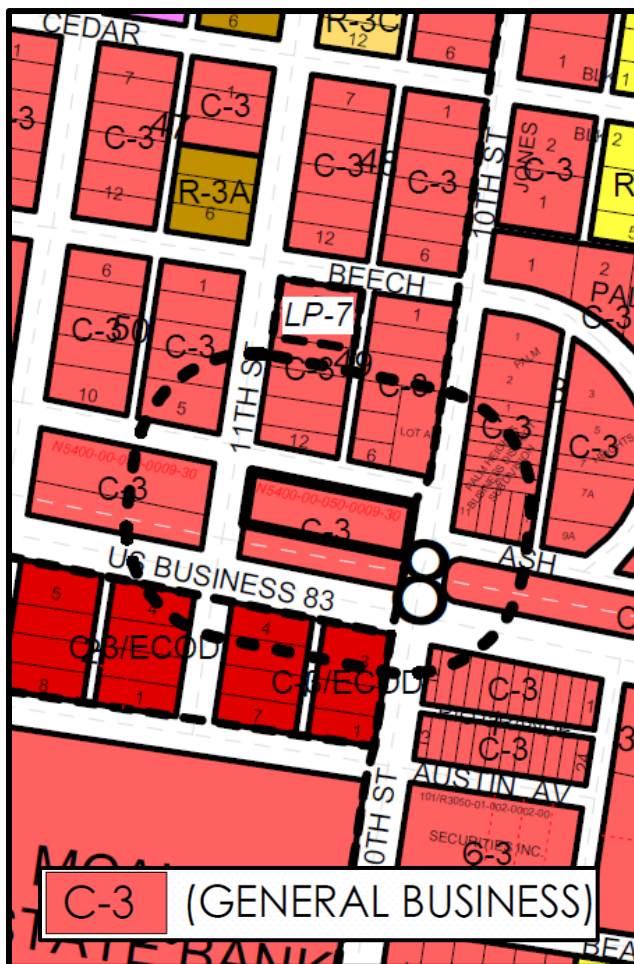
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** October 11, 2022.

**SUBJECT:** REQUEST OF JORGE L. MARTINEZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A FOOD TRUCK PARK AT 1 TRACT OF LAND NORTH OF RAILROAD RIGHT OF WAY BETWEEN 10<sup>TH</sup> & 11<sup>TH</sup> STREETS SOUTH OF BLOCK 49, NORTH MCALLEN ADDITION, HIDALGO COUNTY, TEXAS; 1001 ASH AVENUE. (CUP2023-0123).

**BRIEF DESCRIPTION:** The subject property is located north of US Business 83 between 10<sup>th</sup> and 11<sup>th</sup> Streets. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 in all directions. A food truck park is permitted in a C-3 District, subject to compliance with Conditional Use Permit requirements.



**REQUEST/ANALYSIS:** The applicant is proposing to continue to operate a food truck park on the subject property with 5 food trucks. The initial food truck park Conditional Use Permit was approved by City Commission on September 12, 2022. Based on the submitted site plan, 46 parking spaces will be available on the subject property. The food truck park's proposed days and hours of operation would be 7:00 AM to 2:00 AM Monday through Sunday.

Since the initial approval of the food truck park, non-permitted structures used for seating have been built by food truck owners on the property. Staff has been in communication with the property owner working to obtain building permits for the constructions. However, the areas that the structures were built over are part of the required landscape area for the property; areas that must remain free of any structures for compliance purposes. Relocation of some of these structures has been proposed within the parking lot of the property, however due to parking requirements for the exiting uses on the property, relocation was not considered feasible. Moreover, the property owner has proposed additional parking from a nearby lot at 1110 Ash Avenue, but this parking lot has no surplus parking to offer since it is tied to an existing commercial use located south across Ash Avenue.

Under the original parking agreement, the food truck park lot was originally designated for an existing medical office building under the same address. The parking lot at 1110 Ash Avenue was made available for the medical office building to free the existing food truck park lot to be used by the existing tenants. Staff has observed that this lot is being used for storage of ambulances and medical equipment. Parking lot cannot be used for storage of this kind since it must remain available for general customer and or employee parking only.

The Fire and Health Departments have completed their inspections and found no violations with the proposed site. The food truck park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

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

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

**RECOMMENDATION:**

Staff recommends disapproval of the Conditional Use Permit request due to non-compliance with requirements #6 (construction over unimproved surfaces) and non-compliance with parking agreement for food truck park.

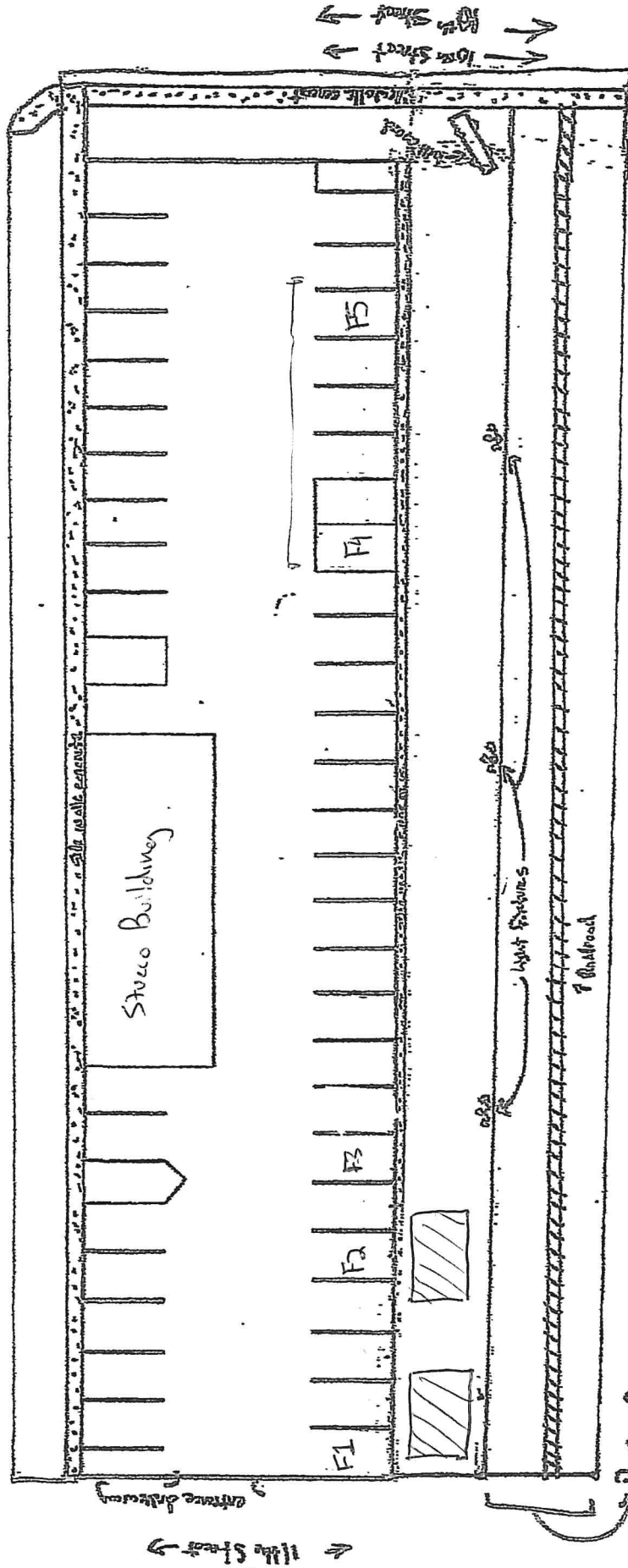


**PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 3, 2023:**

At the Planning and Zoning Commission meeting of October 3, 2023 no one appeared in opposition of the request. After staff presented their analysis and their recommendation of disapproval, the Board requested to speak to the owner. Mr. Jorge Martinez addressed the Board concerning questions about the unpermitted structures built over the landscape area and parking issues brought up by staff. After some discussion, the Board requested staff look into any permits issued for the structures and the parking issue to get a more accurate parking requirement for both the food truck park and the medical office building to the west. The item was tabled by the Board to give staff time to discuss these matters with the owner.

Staff has since discussed both the unpermitted structures and the parking requirements with the owner. No permits were found for the structures over the landscape area. The owner has agreed to remove these structures. Moreover, regarding the parking requirements, the owner has agreed to restripe the existing parking lot for the food truck park and make the parking lot at 1110 Ash Avenue available. Based on these agreements, staff is now recommending approval of the food truck park, for one year, subject to the conditions noted.

← Ash Avenue →



### 43 Total Parking Spaces Available

- 5 food Trucks = 20 required Spaces
- 2 ordering spaces
- 4 spaces the food Trucks are on
- 8 parking spaces required for the Building

24 available parking spaces = 120 available seats

Business 83

Tract V

Tract VI





**C & C Grill**  
MEXICAN LOCAL  
(956) 478-6521

YA - HAMBURGESA - ALITAS  
TACOS  
- BURRITOS  
- TRIPAS  
- FAJITAS  
- CARNITAS  
- SUAPERO  
- PASTOR

1001 ASD

PAPA ASADA HOT DOGS - TORTAS - Y MAS!

LAW OFFICES OF  
**MARIO DAVILA**  
IN CASE OF AN  
ACCIDENT.COM

LAW OFFICES OF  
**MARIO DAVILA**  
682-3

NOTICE  
FOOD TRUCK  
PARK  
FOR  
THIS PROPERTY  
CUP2023-0123





City of McAllen  
Planning Department  
**APPLICATION FOR**

**SUBDIVISION PLAT REVIEW**

SUB 2023-0078

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

**Project Description**

Subdivision Name MELISSA PALMA ESTATE

Location APPROXIMATELY 1,900 FEET EAST OF THE INTERSECTION OF N. 10 STREET AND NORTHGATE LANE.

City Address or Block Number 400 NORTHGATE LN

Number of lots 1 Gross acres 2.72 Net acres N/A

Existing Zoning R-1 Proposed R-1 Rezoning Applied For ☐ Yes ☒ No Date \_\_\_\_\_

Existing Land Use SINGLE FAMILY RESIDENTIAL Proposed Land Use SINGLE FAMILY RESIDENTIAL Irrigation District # 2

Residential Replat Yes ☒ No ☐ Commercial Replat Yes ☐ No ☒ ETJ Yes ☐ No ☒

Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due 0

Parcel No. 1461140 Tax Dept. Review (M)

Legal Description BEING A 2.72 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 9 AND THE WEST 1.88 ACRES OF LOT 10, FRONY HEIGHTS CITRUS GROVES UNIT NO. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**Owner**

Name CESAR PALMA AND MELISSA ANN TIJERINA Phone \_\_\_\_\_

Address 16210 THE HILLS DRIVE

City EDINBURG State TEXAS Zip 78542

E-mail cpalma002@yahoo.com

**Developer**

Name CESAR PALMA AND MELISSA ANN TIJERINA Phone \_\_\_\_\_

Address 16210 THE HILLS DRIVE

City EDINBURG State TEXAS Zip 78542

Contact Person CESAR PALMA

E-mail cpalma002@yahoo.com

**Engineer**

Name RIO DELTA ENGINEERING Phone (956) 380-5152

Address 921 S. 10TH AVE.

City EDINBURG State TEXAS Zip 78539

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

E-mail RIODELTA2004@YAHOO.COM

**Surveyor**

Name RIO DELTA ENGINEERING Phone (956) 380-5152

Address 921 S. 10TH AVE.

City EDINBURG State TEXAS Zip 78573



## 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 7/27/23

Print Name Ivan Garcia, P.E., R.P.L.S. - Rio Delta Engineering

Owner ☐

Authorized Agent ☒



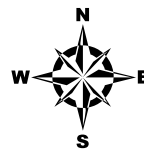
RVEY

LOT 11

HOBBS DR

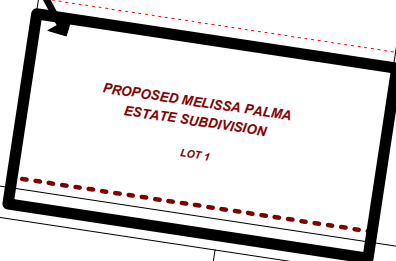
9299

LOCATION



10

IT 1



CARLINA SUBDIVISION  
LOT 1

NORTHGATE LN

14

13

12

11

OVES

LOT 1  
EBONY CENTER  
SUBDIVISION

LOT 2

N 2ND ST

0013-01

-02

-01

0013-06

-04

0013-02

PROPOSED LIMAS  
SUBDIVISION

PROPOSED EAGLE'S NEST  
SUBDIVISION

7



# MELISSA PALMA ESTATE SUBDIVISION

BEING A 2.72 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 9 AND THE WEST 1.88 ACRES OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GREGORY LAMANTIA M  
5.16 ACRES  
THE NORTH 1/2 OF LOT 8,  
EBONY HEIGHTS CITRUS  
GRAVES UNIT NO. 1,  
AN ADDITION TO  
THE CITY OF McALLEN,  
DOC#2303965  
H.C.O.R.

KRISTIN MCCULLOUGH  
5.162 ACRES  
THE SOUTH 1/2 OF LOT 8,  
EBONY HEIGHTS CITRUS  
GRAVES UNIT NO. 1,  
AN ADDITION TO  
THE CITY OF McALLEN,  
DOC#2135252  
H.C.O.R.

RAMON GARCIA  
5.36 ACRES  
REMAINDER OF ALL OF  
LOT 9 AND THE  
REMAINDER OF THE WEST  
1.88 ACRES OF LOT 10,  
DOC#511414  
H.C.O.R.

ALVARO GONZALEZ  
AND WIFE, IRMA  
GONZALEZ  
0.90 ACRES  
OUT OF AND  
FORMING PART OR  
PORTION OF LOT 10,  
EBONY HEIGHTS  
CITRUS GROVES  
UNIT NUMBER 1,  
VOL. 5, PG. 39  
M.R.H.C.  
DOC#3110580  
H.C.O.R.

ALVARO G GONZALEZ  
3.14 ACRES  
OUT OF LOT 10, EBONY  
HIGHTS CITRUS GROVE  
UNIT NO. 2  
VOL. 5, PG. 39 M.R.H.C.  
DOC#943903  
H.C.O.R.

CARLINA FAMILY LP  
3.191 ACRES  
OUT OF LOT 10, EBONY HIGHTS  
CITRUS GROVES UNIT NO. 1  
VOL. 5, PG. 39 H.C.M.R.  
DOC#2516975  
H.C.O.R.

LOT 1  
CARLINA  
SUBDIVISION  
1.412 ACRES  
DOC#2835423  
H.C.M.R.

## 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 MELISSA PALMA ESTATE 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.

CEGAR PALMA \_\_\_\_\_ DATE  
16210 THE HILLS DRIVE  
EDINBURG, TEXAS 78542

MELISSA ANN TIJERINA \_\_\_\_\_ DATE  
16210 THE HILLS DRIVE  
EDINBURG, TEXAS 78542

## STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CESAR PALMA AND MELISSA ANN TIJERINA, 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 \_\_\_\_\_, 2023.

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

## HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

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

\_\_\_\_\_  
PRESIDENT

## HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

## 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

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

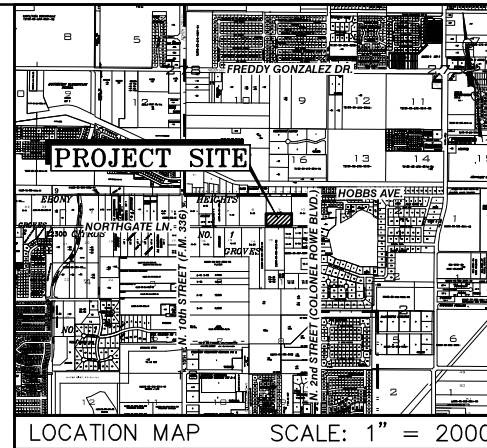
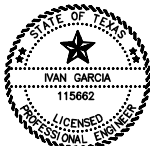
IVAN GARCIA P.E., R.P.L.S. \_\_\_\_\_ DATE  
REG. PROFESSIONAL LAND SURVEYOR No. 6469  
SURVEY FIRM No. 10194027



## 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



## METES AND BOUNDS DESCRIPTION:

BEING A 2.72 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 9 AND THE WEST 1.88 ACRES OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 2.72 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 9 OF THE SAID EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID LOT 10, AND SAME BEING A POINT ON THE CENTERLINE OF HOBBS DRIVE;

THENCE S 81° 32' 28" E ALONG THE NORTH LINE OF THE SAID LOT 10, SAME BEING ALONG THE CENTERLINE OF HOBBS DRIVE, A DISTANCE OF 5.00 FEET TO A CALCULATED POINT;

THENCE S 8° 36' 03" W ACROSS THE SAID LOT 10, SAME BEING PARALLEL TO THE WEST LINE OF THE SAID LOT 10, A DISTANCE OF 255.50 FEET TO A CALCULATED POINT;

THENCE N 81° 23' 57" W ACROSS THE SAID LOT 10, SAME BEING PARALLEL TO THE SOUTH LINE OF THE SAID LOT 10, A DISTANCE OF 0.75 FEET TO A CALCULATED POINT;

THENCE S 8° 36' 03" W ACROSS THE SAID LOT 10, SAME BEING PARALLEL TO THE WEST LINE OF THE SAID LOT 10, A DISTANCE OF 237.42 FEET TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 8° 36' 03" W ACROSS THE SAID LOT 10, PASSING AT A DISTANCE OF 230.00 FEET A 1/2-INCH IRON ROD FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF NORTHGATE LANE, AND CONTINUING FOR A TOTAL DISTANCE OF 250.00 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81° 23' 57" W ALONG THE SOUTH LINE OF THE SAID LOTS 10 AND 9, SAME BEING ALONG THE CENTERLINE OF NORTHGATE LANE, A DISTANCE OF 473.45 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8° 36' 03" E ACROSS THE SAID LOT 9, SAME BEING PARALLEL TO THE WEST LINE OF THE SAID LOT 10, PASSING AT 20.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2.72 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 20.00 FEET (0.22 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NORTHGATE LANE (40.00 FOOT ROAD).

## GENERAL PLAT NOTES:

- THE BUILDABLE AREAS OF EACH LOT LIE IN ZONE "AH", AREAS OF FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF FLOODING), WITH BASE FLOOD ELEVATION 107.00 (NAVD 83) OR 106.85 (NAVD 88) DETERMINED, BUT NOT FLOOD HAZARD FACTORS ARE DETERMINED, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0325 D MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR DATED MAY 17, 2001.
- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50 (NAVD 88). ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT OR 18" ABOVE TOP OF CURB, WHICHEVER IS HIGHER.
- MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
FRONT: 45 FT. OR IN LINE WITH AVERAGE SETBACKS OF EXISTING STRUCTURES OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER FOR EASEMENTS.  
REAR: 10 FT. OR GREATER FOR EASEMENTS.  
SIDES: 6 FT. OR GREATER FOR EASEMENTS.  
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- A DRAINAGE DETENTION OF 2.277 OF OR 0.002 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION, THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- 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.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTHGATE LANE.
- CITY OF McALLEN BENCHMARK (MC50.1) SET BY J.A. GARZA ASSOCIATES L.L.C. A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT THE WEST BOUND OF 10TH STREET, IN BETWEEN TRENTON ROAD AND FULLERTON ROAD  
NORTHING=16626260.81559 EASTING= 1076787.99709 ELEV= 106.511
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN 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.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- A 25FT. X 25FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SAN FELIPE ON NORTHGATE LANE SUBDIVISION, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS OF THE SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.



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

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

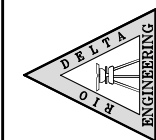
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

NAME	ADDRESS	PHONE & FAX
OWNER(S): CESAR PALMA AND MELISSA ANN TIJERINA	16210 THE HILLS DRIVE	EDINBURG, TX. 78542
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:  
**FINAL**

PLAT SHEET

MELISSA PALMA ESTATE SUBDIVISION  
McALLEN, TEXAS  
HIDALGO COUNTY

PROJECT I:

DRAWN BY: 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: EDWIN PENA/ G.F./Y.V.  
SCALE: AS SHOWN

DATE: AUGUST 31, 2023

PROJECT: SUB 21 055

REVISIONS:

PAGE NO. SHT 2





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 10/9/2023

### SUBDIVISION NAME: MELISSA PALMA ESTATE

#### REQUIREMENTS

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

Northgate Lane: 15 ft. ROW dedication for 35 ft. from centerline for 70 ft. total ROW.  
 Paving: 44 ft. Curb & gutter: Both Sides.  
 \*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  
 \*\*Monies must be escrowed if improvements are required prior to recording.

Applied

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

Compliance

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

\*\*Subdivision Ordinance: Section 134-118

NA

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
 \*Alley/service drive easement required for commercial properties  
 \*\*Subdivision Ordinance: Section 134-106

NA

##### SETBACKS

\* Front: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies.

\*\*Zoning Ordinance: Section 138-356 & 138-367

Applied

\* Rear: 10 ft. or greater for easements

\*\*Zoning Ordinance: Section 138-356

Applied

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

\*\*Zoning Ordinance: Section 138-356

Applied

\* Corner

\*\*Zoning Ordinance: Section 138-356

NA

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

\*\*Zoning Ordinance: Section 138-356

Applied

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

Applied

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



SIDEWALKS	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on Northgate Lane.</li> <li>**Sidewalk requirements may increase to 5 ft. per Engineering Department requirements.</li> <li>Finalize wording for plat note prior to final.</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
BUFFERS	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Required
NOTES	
<ul style="list-style-type: none"> <li>**Must comply with City Access Management Policy</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>***The previous application for the property submitted as "San Felipe Subdivision" showed multiple lots. The new application and plat for "Melissa Palma Estate Subdivision" shows 1 lot. An HOA is not required for 1 lot subdivision.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>***The previous application for the property submitted as "San Felipe Subdivision" showed multiple lots. The new application and plat for "Melissa Palma Estate Subdivision" shows 1 lot. An HOA is not required for 1 lot subdivision.</li> </ul>	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance

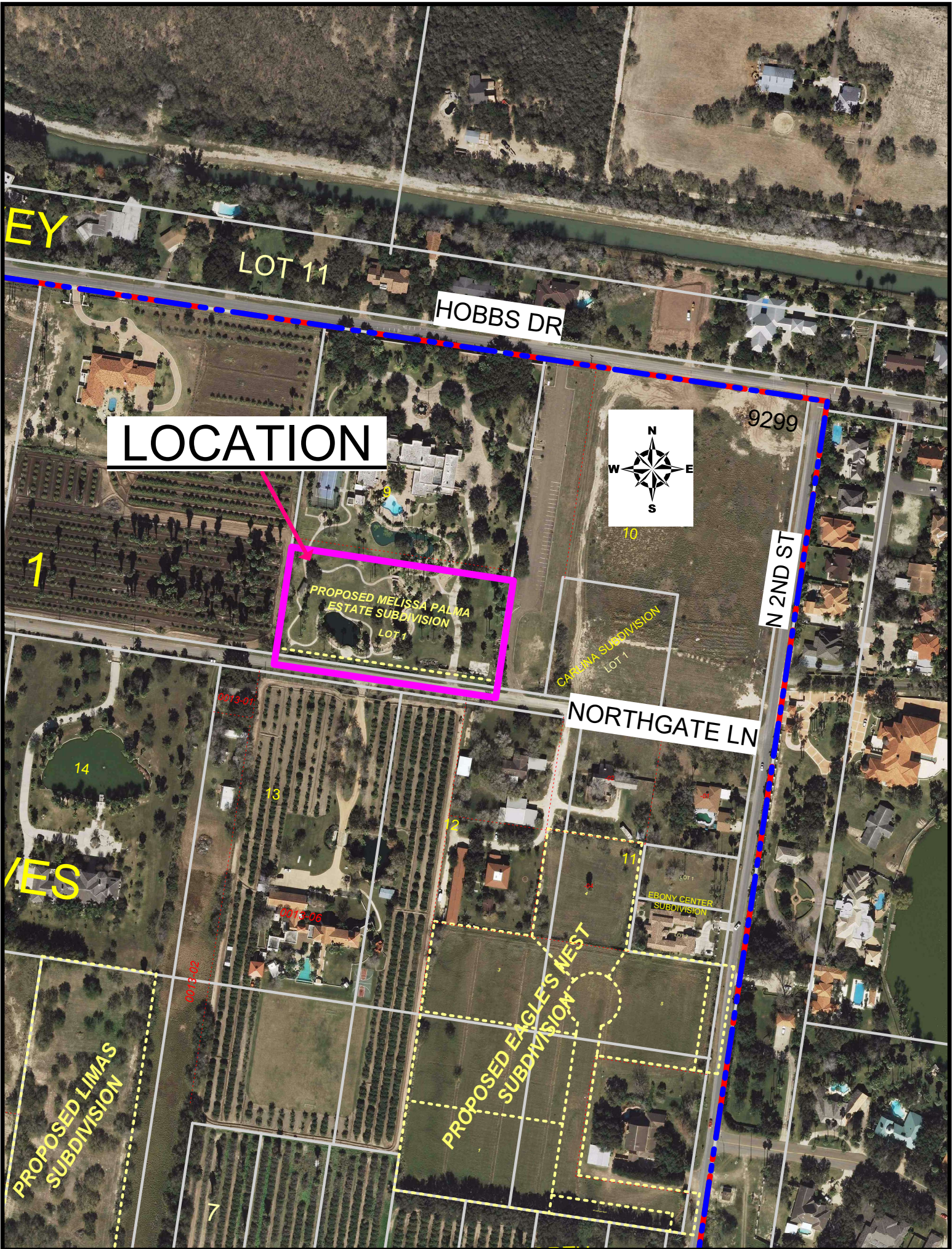
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



<b>ZONING/CUP</b>	
* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Fees are payable prior to recording and can go up or down; they are dependent on the amount of units. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
* Pending review by the City Manager's Office.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation for 1-Lot single family subdivision is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
Comments: **Must comply with City's Access Management Policy. **Any abandonments must be done by separate process, not by plat **The new subdivision application is submitted as one-lot subdivision. Any change in the layout will require additional review and Board approval. **At the Planning and Zoning commission meeting of August 22nd, 2023, the subdivision was approved in Preliminary form subject to conditions noted in the Planning Review. **All signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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





EY

LOT 11

HOBBS DR

LOCATION



9299

1

PROPOSED MELISSA PALMA  
ESTATE SUBDIVISION  
LOT 1

CAREMA SUBDIVISION  
LOT 1

N 2ND ST

NORTHGATE LN

IES

14

13

12

11

EBONY CENTER  
SUBDIVISION  
LOT 1

PROPOSED EAGLES NEST  
SUBDIVISION

PROPOSED LIMAS  
SUBDIVISION

7



L130000000016620  
L130000000016606

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

**Subarea-0044**  
1300 Houston Avenue  
McAllen, TX 78501  
P. O. Box 220  
McAllen, TX 78505-0220  
(956) 972-7050  
(956) 972-7046 (fax)

**Project Description**

Subdivision Name RMZ Development Subdivision  
LOCATED AT THE NORTHWEST CORNER OF 29TH STREET AND  
Location COLBATH AVENUE.  
City Address or Block Number 2901 COLBATH RD  
Number of lots 1 Gross acres 2.78 Net acres \_\_\_\_\_  
Existing Zoning C-4 Proposed C-4 Rezoning Applied For Yes ☐ No ☐ Date \_\_\_\_\_  
Existing Land Use VACANT Proposed Land Use COMMERCIAL INDUSTRIAL  
Residential Replat Yes ☐ No ☐ Commercial Replat Yes ☐ No ☐ ETJ Yes ☐ No ☒  
Agricultural Tax Exemption Yes ☐ No ☐ Estimated Rollback tax due No Rollback Tax  
Legal Description BEING A 2.78 ACRE TRACT OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOPLUME 20 PAGE 67 AND 68 HIDALGO COUNTY, TEXAS.

**Owner**

Name RMZ INVESTMENTS, LLC Phone 956 310 2633  
Address 1809 SOUTH ERICA ST  
City PHARR State TEXAS Zip 78577  
E-mail ramireztrading@hotmail.com 1809 SOUTH ERICA ST

**Developer**

Name RMZ INVESTMENTS, LLC Phone 956 310 2633  
Address 1809 SOUTH ERICA ST  
City PHARR State TEXAS Zip 78577  
Contact Person Monica Ramirez  
E-mail ramireztrading@hotmail.com

**Engineer**

Name IVAN GARCIA P.E., R.P.L.S.- RIO DELTA ENGINEERING Phone (956) 380-5152  
Address 921 S. 10TH AVENUE  
City EDINBURG State TEXAS Zip 78539  
Contact Person IVAN GARCIA P.E., R.P.L.S.  
E-mail riodelta2004@yahoo.com

**Surveyor**

Name IVAN GARCIA P.E., R.P.L.S.- RIO DELTA ENGINEERING Phone (956) 380-5152  
Address 921 S. 10TH AVENUE  
City EDINBURG State TEXAS Zip 78539  
E-mail riodelta2004@yahoo.com

**ENTERED**

**APR 12 2022**

Initial: Am



## 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" 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 DWG file of plat
- \_\_\_\_\_ Letter of Authorization from the owner, if applicable
- \_\_\_\_\_ Proof of authority of person signing application on behalf of  
partnership/corporation, if applicable

### 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 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 03/30/22

Print Name Monica Ramirez

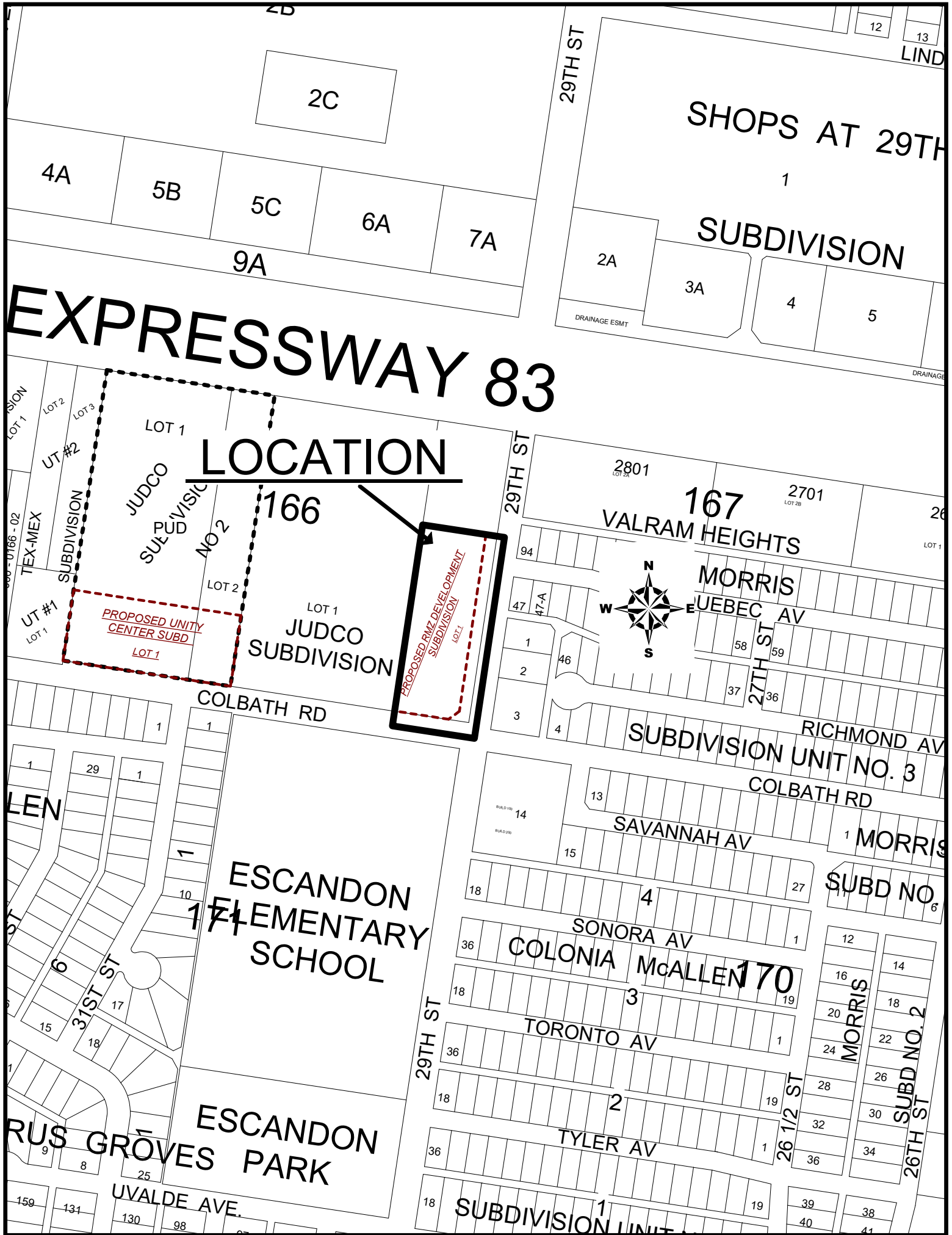
Owner ☐

Authorized Agent ☐



# EXPRESSWAY 83

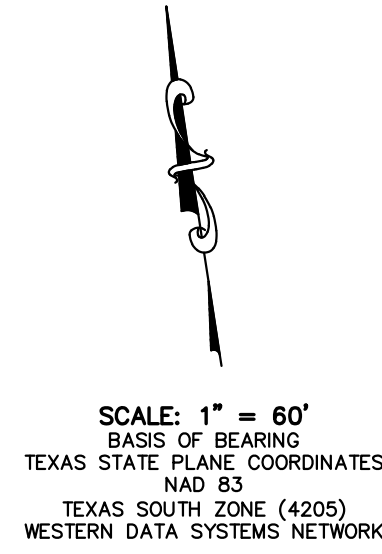
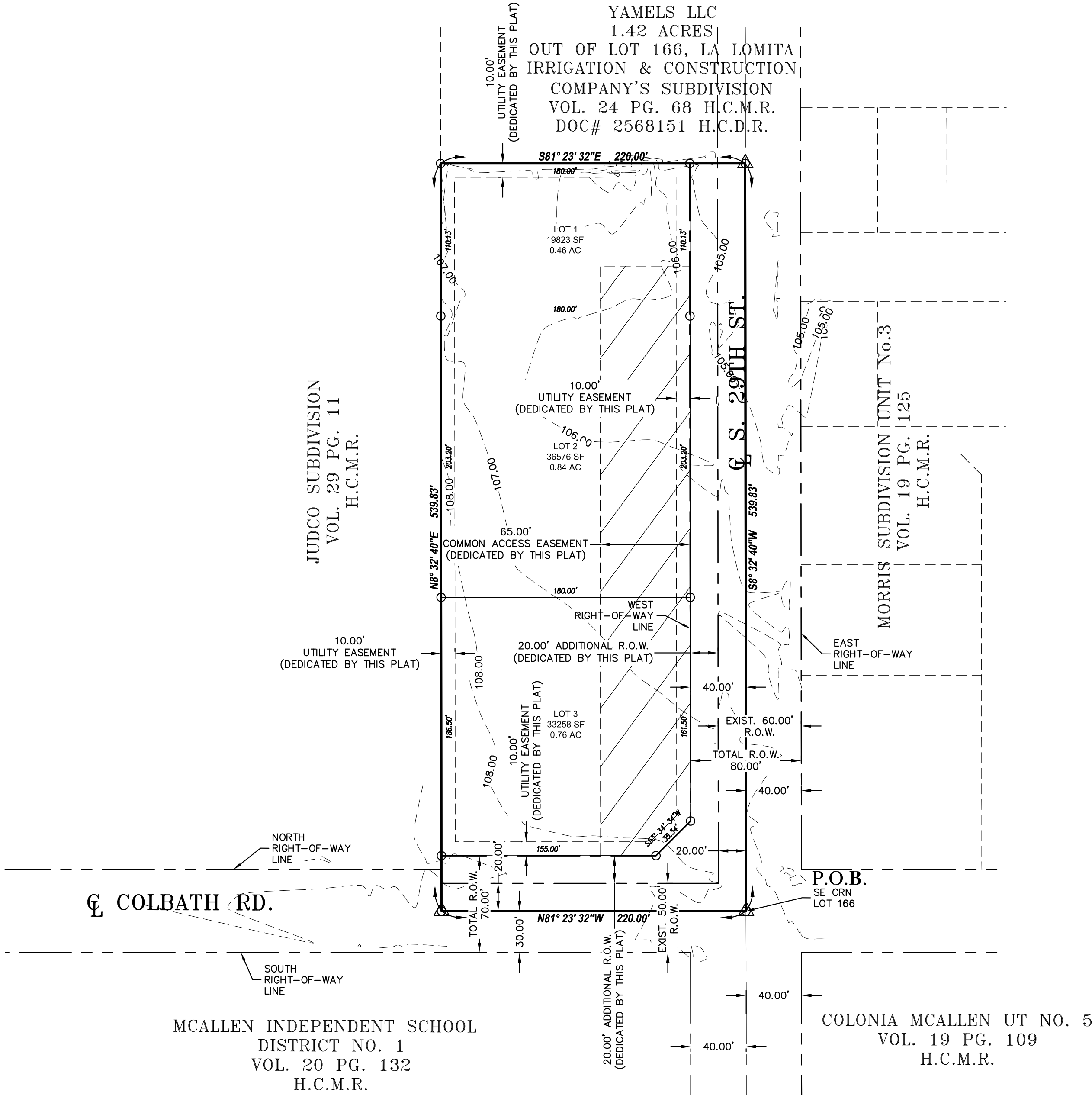
## LOCATION





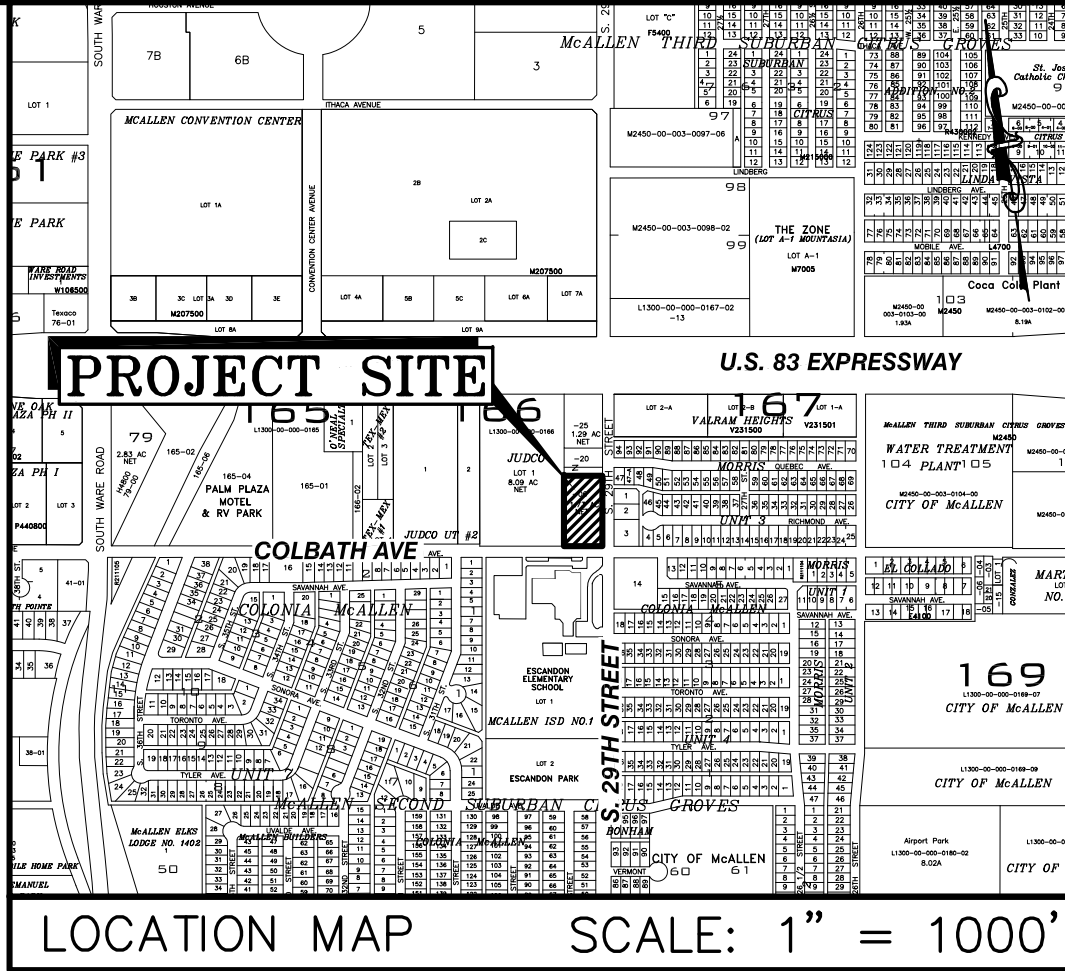
# RMZ DEVELOPMENT SUBDIVISION

BEING A 2.73 ACRES TRACT OF LAND OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20 PAGE 67 AND 68 HIDALGO COUNTY, TEXAS.



ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
N.W.C.	NORTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C	CENTER LINE
L	LOT LINE

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
△	COTTON PICKER SPINDLE SET
X	"X" MARK SET IN CONCRETE
○	5/8" IRON ROD FOUND



## METES AND BOUNDS DESCRIPTION:

BEING A 2.73 ACRES TRACT OF LAND OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20 PAGE 67 AND 68 HIDALGO COUNTY, TEXAS, AND SAID 2.73 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A COTTON PICKER SPINDLE SET ON THE SOUTHEAST CORNER OF THE SAID LOT 166, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**:

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

**THENCE** N 8°32'40" E ACROSS THE SAID LOT 166, PASSING AT 20.00 FEET A 12-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY OF S. COLBATH AVENUE (EXISTING 60.00 FOOT RIGHT-OF-WAY), AND CONTINUING FOR A TOTAL DISTANCE OF 539.83 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 81°23'32" E ACROSS THE SAID LOT 166, PASSING AT 200.00 FEET A 12-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY OF S. 29TH STREET (EXISTING 60.00 FOOT RIGHT-OF-WAY), AND CONTINUING FOR A TOTAL DISTANCE OF 220.00 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 8°32'40" W ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 166, SAME BEING ALONG THE CENTERLINE OF S. 29TH STREET (EXISTING 60.00 FOOT RIGHT-OF-WAY), A DISTANCE OF 539.83 FEET TO THE **POINT AND PLACE OF BEGINNING**, SAID TRACT CONTAINING 2.73 ACRES OF LAND, MORE OR LESS.

## GENERAL PLAT NOTES:

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

2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

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

SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

3. THE SUBDIVISION IS IN ZONE "B" (SHADED), AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD, MAP COMMUNITY PANELS NO.: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982.

4. A DRAINAGE DETENTION OF **20,574** CF OR **0.472** ACRE FEET IS REQUIRED FOR THE SUBDIVISION. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.

5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.

6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

THE CITY OF MCALLEN TO HAVE A 25'X25' SIGHT OBSTRUCTION EASEMENT.

7. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG SOUTH 29TH STREET & COLBATH ROAD.

8. CITY OF MCALLEN BENCHMARK (MCSB\_1) SET BY ARANDA & ASSOC. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE NORTH BOUND OF N WARE RD. CLOSE TO BUDDY OWENS BLVD. NAVD 88

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

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

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

12. A PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN.

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

MONICA RAMIREZ  
RMZ INVESTMENTS, LLC  
1809 SOUTH ERICA ST  
PHARR, TEXAS 78577

## LIENHOLDER'S ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HIDALGO  
I (WE), THE UNDERSIGNED, HOLDERS(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 THE DESIGNATED HEREIN AS THE **RMZ DEVELOPMENT SUBDIVISION**, OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

GREATER STATE BANK  
3300 N. 10TH STREET  
MCALLEN, TEXAS 78501

## HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE 29<sup>TH</sup> DAY OF \_\_\_\_\_, 2023.

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

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
PRESIDENT

## STATE OF TEXAS COUNTY OF HIDALGO MAYOR'S CERTIFICATE

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

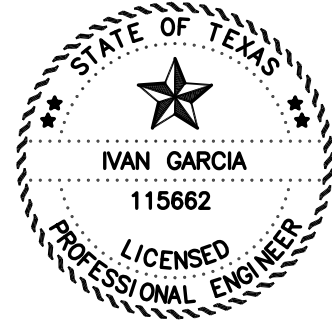
\_\_\_\_\_  
CITY MAYOR

\_\_\_\_\_  
DATE

## 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.  
REG. PROFESSIONAL ENGINEER No. 115662



## HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

\_\_\_\_\_  
PLANNING AND ZONING CHAIR

\_\_\_\_\_  
DATE

## STATE OF TEXAS – COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR No. 6496  
SURVEY FIRM No. 10194027



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

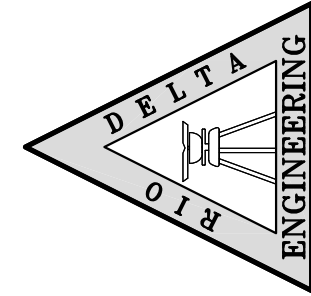
BY: \_\_\_\_\_ DEPUTY

## PRINCIPAL CONTACTS:

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

## RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:  
**FINAL**

PLAT SHEET  
RMZ DEVELOPMENT SUBDIVISION  
CITY OF MCALLEN, TEXAS  
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:  
EDWIN PENA

SCALE:  
1" = 60'

DATE:  
FEBRUARY 14, 2023

INSTRUMENT NUMBER  
SUB 22 018

REVISIONS:

PAGE NO.:  
1-OF-1





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 10/9/2023

### SUBDIVISION NAME: RMZ DEVELOPMENT SUBDIVISION

#### REQUIREMENTS

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

South 29th Street: 20 ft. dedication for 40 ft. from centerline for 80 ft. total R.O.W.  
Paving \_\_65 ft.\_\_ Curb & gutter \_\_Both Sides\_\_  
\*\*\*\*As per the Foresight Comprehensive Map, S. 29th Street is projected to be a minor arterial 100 ft. ROW.  
\*\*\*Initial plat submittal on April 12, 2022, demonstrated compliance with ROW requirement  
\*\*\*Engineer submitted variance request on July 15, 2022 to reduce the ROW requirement from 100 ft. ROW to 80 ft. ROW. At the Planning and Zoning Commission meeting of August 16, 2022, the board recommended approval of the request and was approved at the City Commission meeting of September 12, 2022.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are not built prior to recording.  
\*\*COM Thoroughfare Plan

Colbath Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. total R.O.W.  
Paving \_52 ft.\_ Curb & gutter \_\_Both Sides\_\_  
Revisions Needed:  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are not built 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

Applied

Applied

Applied

Compliance

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
\*Alley/service drive easement required for commercial properties.  
Revisions Needed:  
-Revise plat note #12 as shown prior to recording: "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."  
\*\*Proposing: A private service drive easement will be established as part of the site plan and will be maintained by the lot owner and not the City of McAllen  
\*\*\*The plat submitted on September 26, 2023, shows 65 ft. common access easement. If the easement is labeled as "65 ft. private service drive/common access easement" then plat note #12 could be removed.  
\*\*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>* S.29th Street /Colbath Road: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording.</p> <p>**Zoning Ordinance: Section 138-356</p>	Required
<p>*Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: See front setback section above. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: Proposed Commercial Development. **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along S.29th Street and Colbath Road. ***Sidewalk requirements might increase to 5 ft. prior to recording subject to Engineering Department requirements. ****Please finalize plat note prior to recording. *****Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
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>	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted. **Must comply with City Access Management Policy. ***Plat notes as may be required regarding Variance request to be established as applicable prior to recording.</p>	Required
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Required

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



<p>* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Pending Items: - Add a plat note as shown above prior to final. * The plat submitted on September 26, 2023, shows a 65 ft. common access easement. **Proposing: Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **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
	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<p>* Existing: C-4(Commercial-Industrial) District Proposed: C-4(Commercial-Industrial) District ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	Compliance
	NA
<b>PARKS</b>	
<p>* Land dedication in lieu of fee. As per Parks Department, Commercial developments do not apply to Parks * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Commercial developments do not apply to Parks. * Pending review by City Manager's Office. As per Parks Department, Commercial developments do not apply to Parks.</p>	NA
	NA
	NA
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation is waived for warehouse/industrial. * Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation is waived for warehouse/industrial.</p>	Completed
	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"> <li>- The plat submitted on September 26, 2023, shows a 65 ft. common access easement. Show the distance from the north property line to the access easement prior to final/recording.</li> <li>- The subdivision layout has changed; therefore, a revised final approval will be required from the Planning and Zoning Commission.</li> </ul> <p>*Must comply with City's Access Management Policy.</p> <p>**Provide a site plan for lot to ensure existing building will comply setback requirements prior to recording, any setback changes in the future may require for subdivision to be presented before the Planning and Zoning Commission.</p> <p>***The subdivision approved in Final form at the Planning and Zoning Commission meeting of November 16th, 2022, as a 1-lot commercial development. As per plat submitted on February 14th, 2023 2-lot subdivision proposed within original approved subdivision boundary.</p> <p>****Subdivision was approved in Revised Final form at the Planning and Zoning Commission meeting of March 21, 2023, as a 2-lot commercial development. As per plat submitted on September 26th, 2023 2-lot subdivision proposed within original approved subdivision boundary.</p>	Required
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO CONDITIONS NOTED.</p>	Applied





LOCATION

COLBATH RD

ESCANDON  
ELEMENTARY  
SCHOOL

ESCANDON  
PARK

UVALDE AVE.

29TH ST

29TH ST



SHOPS AT 29TH  
SUBDIVISION

VALRAM HEIGHTS

MORRIS

QUEBEC AV

RICHMOND AV

SUBDIVISION UNIT NO. 3

SAVANNAH AV

MORRIS

SONORA AV

COLONIA McALLEN

TORONTO AV

TYLER AV

26 1/2 ST

26TH ST

29TH ST

31ST ST

EN

IS GROVES

SUBDIVISION UNIT NO. 1





# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>GRACE HAVEN SUBD.</u>	
	Location <u>1/2-1320' WEST OF GUADALUPE AVE. N. SIDE OF MI. 7</u>	
	City Address or Block Number <u>7100 7 MILE LINE</u>	
	Number of Lots <u>1</u> Gross Acres <u>0.6</u> Net Acres <u>0.58</u> ETJ <input type="checkbox"/> Yes <input checked="" 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>OPEN</u> Proposed Land Use <u>RES.</u> Irrigation District # <u>UNITED</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <u>-</u> Residential <input checked="" type="checkbox"/>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>6</u>	
	Parcel # <u>533610</u> Tax Dept. Review <u>52950-00-000-0491-18</u> <u>NPG</u>	
Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>A 0.6 ACRES 1/2 LOT 492, JOHN H. SLACK SUBD.</u>		
Owner	Name <u>ISIDRO QUINTERO</u> Phone <u>289-0898</u>	
	Address <u>7200 MI. 7 RD.</u> E-mail <u>RICHIE_1814@YAHOO.COM</u>	
	City <u>MISSION</u> State <u>TX</u> Zip <u>78574</u>	
Developer	Name <u>SAME AS OWNER</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>DAVID SALINAS (SEA)</u> Phone <u>682-9081</u>	
	Address <u>2221 DAFFODIL AVE.</u> E-mail <u>DSALINAS@SALINASENGINEERING.COM</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>DAVID</u>	
Surveyor	Name <u>SAME AS ENGINEER</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	

ENTERED

MAY 05 2023

Name: NM



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) ✓
- Title Report N/A
- 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 N/A

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature  Date 5-3-2023

Print Name DAVID SALINAS

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

ENTERED

MAY 05 2023

Name: NM



PROPOSED NORTH V  
SUBDIVISION

CANTU  
LOT 1  
SUBD.

7200

502

LOCATION

STATE HIGHWAY 107

492

MCALLEN SH 107  
SUBDIVISION  
LOT 1

BOGERT SUBD  
1 2 3 4 5  
9 8 7 6

-10  
7200

7 MILE LINE (11000)



WILLIAMS ACRES SUBD  
6897  
6899  
6891

GLASS COCK SPUR

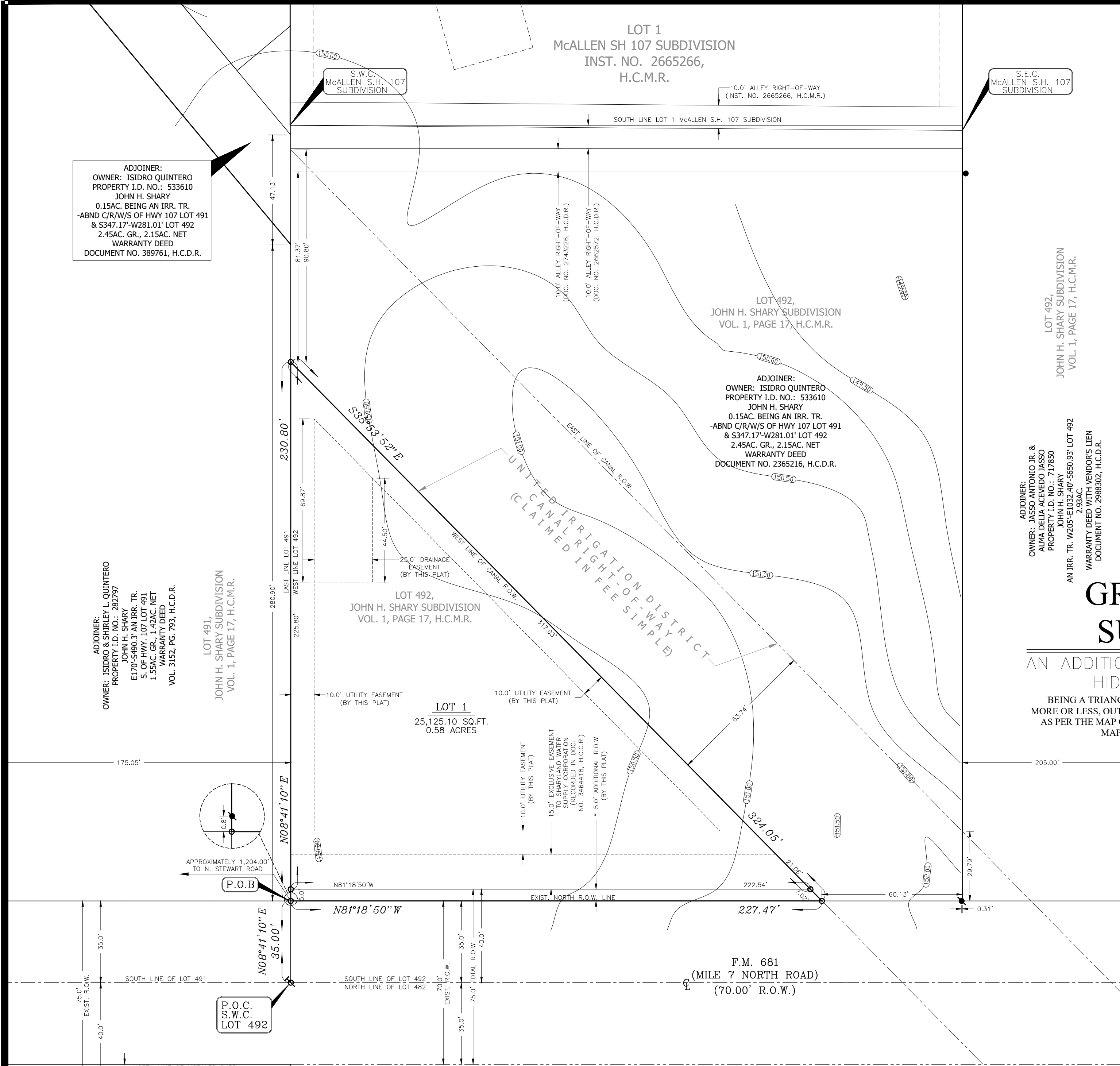
PROPOSED MORALES  
MORALES SUBD  
SUBDIVISION  
1

481

482

PROPOSED STEC TRES LAGOS  
SUBDIVISION





SCALE: 1" = 30'

LEGEND

- FOUND 1/2" IRON ROD
- FOUND PIPE
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- SET NAIL
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- S.E.C. SOUTHEAST CORNER
- S.W.C. SOUTHWEST CORNER

ADJOINER:  
OWNER: JASSO ANTONIO JR. &  
AUMA DELIA ABERDO JASSO  
PROPERTY I.D. NO.: 282757  
E1/4 SEC. 17, T17S, R17E  
S. OF HWY. 17 LOT 491  
1.5AC. GR. 1.42AC. NET  
WARRANTY DEED  
VOL. 3126, PG. 793 H.C.D.R.

ADJOINER:  
OWNER: ISIDRO QUINTERO  
PROPERTY I.D. NO.: 533610  
JOHN H. SHARY  
0.15AC. BEING AN IRR. TR.  
-ABND C/R/W/S OF HWY 107 LOT 491  
& 5347.17'-W281.01' LOT 492  
2.45AC. GR. 2.15AC. NET  
WARRANTY DEED  
DOCUMENT NO. 2365216, H.C.D.R.

ADJOINER:  
OWNER: KATHERINE D. JULIA  
PROPERTY I.D. NO.: 282745  
JOHN H. SHARY  
21.29AC. W. OF CANAL LOT 482  
WARRANTY DEED WITH VENDOR'S LIEN  
DOCUMENT NO. 2388302, H.C.D.R.

## GRACE HAVEN SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS

BEING A TRIANGULARLY SHAPED 0.60 GROSS ACRE TRACT OF LAND,  
MORE OR LESS, OUT OF LOT 492, JOHN H. SHARY, HIDALGO COUNTY, TEXAS,  
AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17,  
MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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.

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

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NOW 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 WOUT 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.

13. \* DENOTES FUTURE ROW TO BE DEDICATED WHEN EXISTING UTILITY BLOCK BUILDING NEAR SOUTHWEST CORNER OF LOT 1 IS REMOVED AND/OR DEMOLISHED.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2023.

STATE OF TEXAS  
CITY OF McALLEN

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

STATE OF TEXAS  
CITY OF McALLEN

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

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
CITY OF McALLEN

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

CHAIRMAN,  
PLANNING AND ZONING COMMISSION

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #5782

DATE \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT:

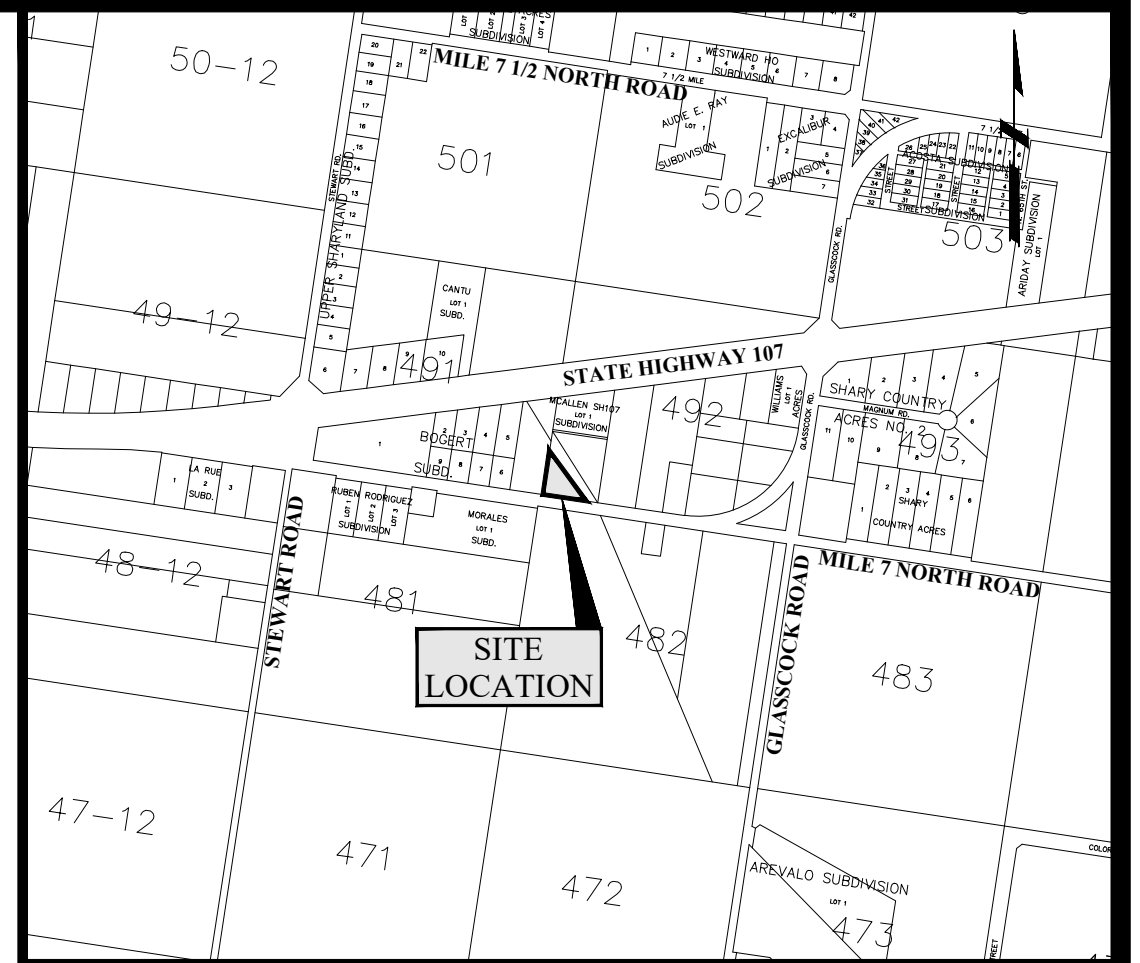
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE \_\_\_\_\_

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON SEPTEMBER 26, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



LOCATION MAP SCALE : 1" = 1000'

### METES AND BOUNDS DESCRIPTION

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

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

- NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 492, A DISTANCE OF 35.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 492, A DISTANCE OF 230.80 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH AN WESTERN LINE OF THAT CERTAIN 63.47 FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY (CLAIMED IN FEE SIMPLE) FOR THE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 35 DEGREES 53 MINUTES 52 SECONDS EAST, COINCIDENT WITH THE WESTERN LINE OF SAID IRRIGATION DISTRICT RIGHT-OF-WAY, A DISTANCE OF 324.05 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD, A DISTANCE OF 227.47 FEET TO THE **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT, CONTAINING 0.60 GROSS ACRES OF LAND, MORE OR LESS.

BASEIS OF BEARING: DEED  
N:M&B.2021\GRAVEHAVEN.SUB\0.60.052023

SHARYLAND APPROVAL:

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

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

CARLOS LIMA  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

DATE \_\_\_\_\_

## GRACE HAVEN SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.  
DATE OF PREPARATION: SEPTEMBER 26, 2023  
JOB NUMBER: SP-21-25640

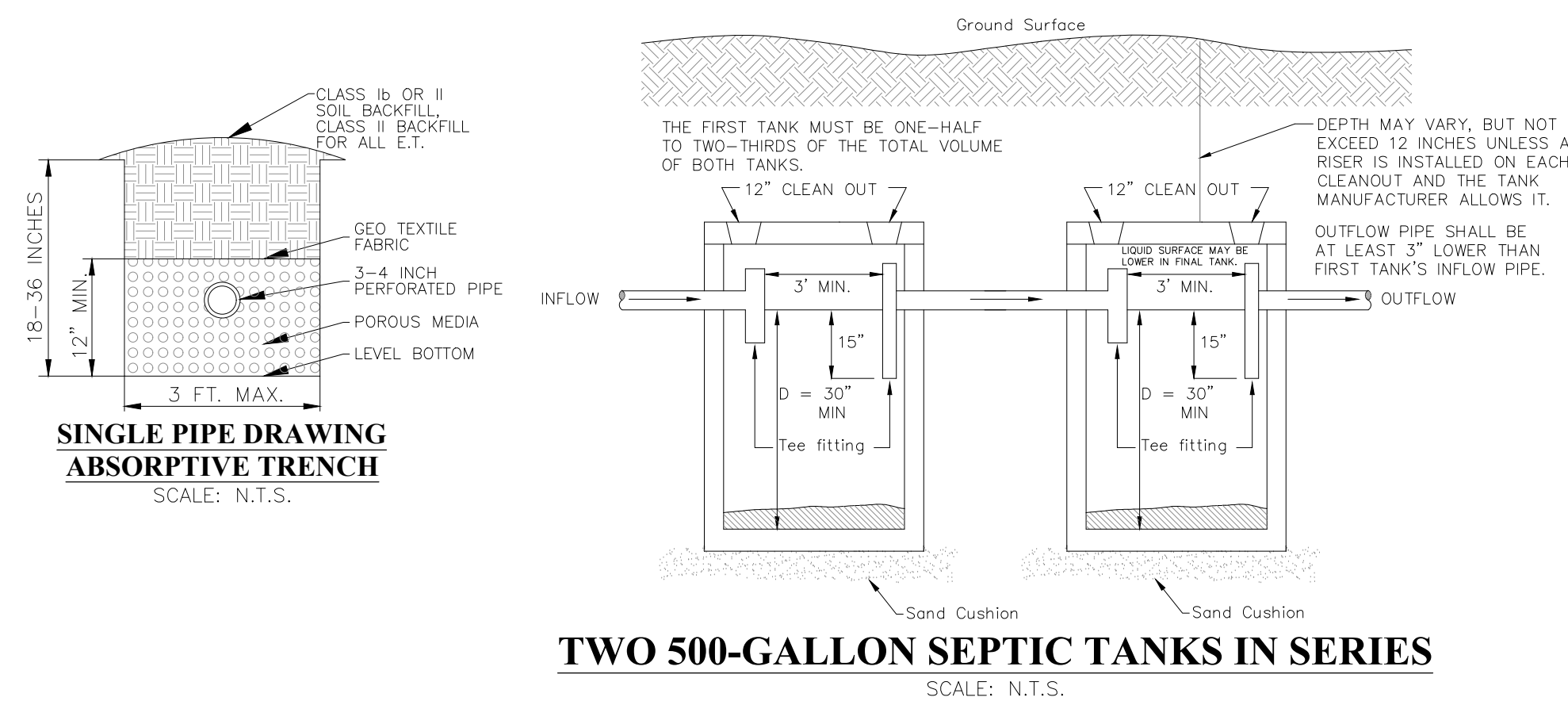
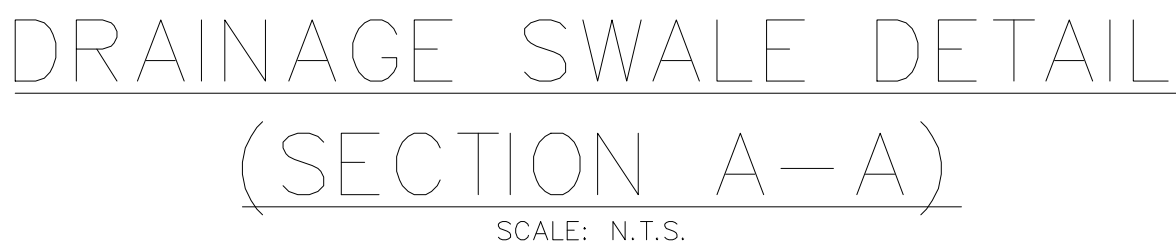
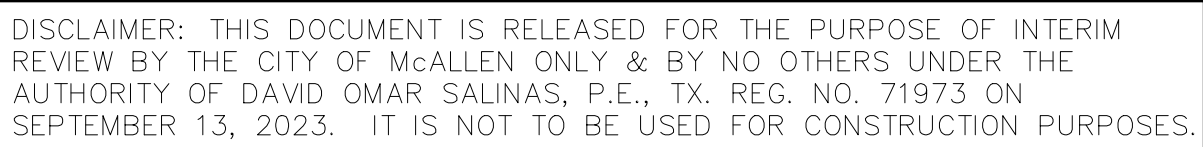
OWNER: ISIDRO QUINTERO  
P-2709 MILE 7 ROAD  
MISSION, TEXAS 78573

SEA  
SALINAS ENGINEERING & ASSOC.  
(P-6675) (TBPLS-10065700)  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL AVE. McALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)  
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

- GENERAL PLAT NOTES:
- MINIMUM SETBACK LINES = FRONT: 40.0 FT. OR GREATER FOR EASEMENTS OR OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.  
SIDE CORNER: 10.0 FT. OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.  
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.  
REAR: 10.0 FT. OR GREATER FOR EASEMENTS.  
GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
  - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "X" (UNSHADED) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED JUNE 6, 2000, COMMUNITY PANEL NO. 480334 0295 D. ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
  - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG MILE 7 NORTH ROAD
  - MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON MILE 7 NORTH ROAD.
  - THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 992.82 CUBIC FEET, OR, 0.02 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER: ISIDRO QUINTERO	P-2709 MILE 7 ROAD	MISSION, TEXAS 78573	(956) 289-0898	NONE	
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	









# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 10/13/2023

### SUBDIVISION NAME: GRACE HAVEN SUBDIVISION

#### REQUIREMENTS

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

7 Mile Line: 5 ft. additional dedication for 40 ft. from centerline for 80 ft. total ROW  
Paving: 52 ft. Curb & gutter: Both Sides

Revisions needed:

- Clarify "Utility Block Building" written on plat note number 13 prior to recording,

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

N/S 1/4 Mile Street (west boundary): 35 ft. dedication for 70 ft. ROW

Paving: 40 ft. Curb & gutter: Both Sides

\*\*After further review, 1/4 mile collector on western boundary does not seem feasible due to the existing irrigation canal along the north side of the property.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

Required

NA

Applied

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*A service drive or access easement for one-lot residential is not required.

\*\*Subdivision Ordinance: Section 134-106

NA

##### SETBACKS

\* Front: 45 ft. or greater for easements or in line with existing structure, whichever is greater applies

- Revise the plat note as shown above prior to recording.

\*Proposed: 40 ft. or greater for easements or in line with existing structure, whichever is greater

\*\*Zoning Ordinance: Section 138-356

\* Rear: 10 ft. or greater for easements

\*\*Zoning Ordinance: Section 138-356

\* Interior Sides: In accordance with the zoning ordinance, or greater for easements.

\*\*Zoning Ordinance: Section 138-356

\* Corner: 10 ft. or greater for easements or line line with existing structures, whichever is greater applies.

- Remove plat note for side corner prior to recording, as it is not applicable to this plat.

\*\*Zoning Ordinance: Section 138-356

Required

Applied

Applied

Required

**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
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on Mile 7 Road. * Engineering Department may require 5 ft. sidewalk. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. - Clarify/revise plat note #7 as shown above prior to recording. - Proposed: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South Bentsen Road. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
**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
* Site plan review is not required for single-family developments.	
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Subdivision is proposed to be one lot single-family development.	
**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.	NA
**Section 110-72 applies if private subdivision is proposed.	
* Subdivision is proposed to be one lot single-family development.	
**Landscaping Ordinance: Section 110-72	
**Subdivision Ordinance: Section 134-168	
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied

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



* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording As per the application submitted on 5/5/2023, the subdivision is proposed to have one single-family lot; therefore, a park fee of \$700 must be paid prior to recording as per Parks Department.	Required
* Pending review by City Manager's Office. As per the application submitted on 5/5/2023, the subdivision is proposed to have one single-family lot; therefore, a park fee of \$700 must be paid prior to recording as per Parks Department.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip generation waived for one single residential home.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
Comments: - 5 ft. additional ROW dedication shown on the plat with an "*" and plat note #13 states "Denotes future ROW to be dedicated when existing utility block building near southwest corner of Lot 1 is removed and/or demolished." Clarify "utility block building" review and revise as applicable prior to recording. - A second page for the plat is provided labeled as "Water, Sanitary Sewer, Paving, and Drainage Layout." Clarify including the second page prior to recording, since the property is inside the City of McAllen limits and the recording the second page is not required. * Must comply with City's Access Management Policy. * Plat note #11 states a blanket easement for United Irrigation District. The engineer, developer, or property owner, and not the City of McAllen, are responsible to contact the Irrigation District to resolve it prior to submitting a building permit request.	Required
<b>RECOMMENDATION</b>	
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



PROPOSED NORTH VIL  
SUBDIVISION

CANTU  
LOT 1  
SUBD

502

LOCATION

STATE HIGHWAY 107



492

MCALLEN SH 107  
SUBDIVISION  
LOT 1

BOGERT SUBD

E LINE

JOSE RODRIGUEZ SID

PROPOSED MORALES  
MORALES SUBD  
SUBDIVISION

7 MILE LINE (11000)

GLASS COCK SPUR

481

482

PROPOSED STEC TRES LAGOS  
SUBDIVISION



SUB2022-0125



# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>North Ridge Estates Subdivision</u>	
	Location <u>West ROW of Nth 23rd Street and north of Oxford Avenue</u>	
	City Address or Block Number <u>9501 N. 23<sup>RD</sup> ST.</u>	
	Number of Lots <u>13</u>	Gross Acres <u>11.425</u> Net Acres _____ 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>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>HCID#1</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial <u>N/A</u> Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>\$,094.97 (ESTIMATE)</u>	
	Parcel # <u>297644</u> Tax Dept. Review <u>[Signature]</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>11.425 acres, being out of Lot 14, Section 279, Texas Mexican Railway Company Survey Subdivision, according to the plat thereof recorded in Volume 24, Page 168-171, H.C.D.R.</u>		
Owner	Name <u>Domain Development Corp</u> Phone <u>(956) 661-8888</u>	
	Address <u>100 East Nolana Avenue</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Domain Development Corp</u> Phone <u>(956) 661-8888</u>	
	Address <u>100 East Nolana Avenue</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Shavi Mahtani</u>	
Engineer	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A Reyna and/or Della Robles</u>	
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>956.381.0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

ENTERED

OCT 26 2022

Initial: Nm

Namb



7810-8802802

## Proposed Plat Submittal

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

### PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

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

Signature  Date 10-24-20

Print Name Mario A. Reyna, P.E

Owner ☐

Authorized Agent ☒

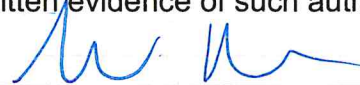
Owners Signature





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

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

<b>Project</b>	<p>Legal Description <u>A 11.425 acres of land, being part or portion out of Lot 14, Section 279, Texas Mexican Railway Company's Survey,</u> <u>according to the plat recorded in Vol. 24, Pages 168-171, H.C.D.R., City of McAllen, Hidalgo County, Texas.</u></p> <p>Street Address <u>9501 North 23rd Street</u></p> <p>Number of lots <u>12 lots &amp; 1 outparcel</u> Gross acres <u>11.425</u></p> <p>Existing Zoning <u>R1</u> Existing Land Use <u>Vacant</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required</p>
<b>Applicant</b>	<p>Name <u>Domain Development Corporation</u> Phone <u>(956) 661-8888</u></p> <p>Address <u>100 East Nolana Loop, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p>
<b>Owner</b>	<p>Name <u>Domain Development Corporation</u> Phone _____</p> <p>Address <u>100 East Nolana Loop, Suite 130</u> E-mail <u>mario@meldenandhunt.com</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p>
<b>Authorization</b>	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u></u> Date <u>July 28, 2023</u></p> <p>Print Name <u>Mario A. Reyna, P.E.</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
<b>Office</b>	<p>Accepted by _____ Payment received by _____ Date _____</p> <p>Rev 10/18</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.

Variance for the extension for the E/W Quarter Mile Collector, the property on the west is a solar farm that is currently in use and does not allow for right of way through the property. They have an ingress and egress to their property through Oxford Avenue not requiring the use of an additional right of way. Currently there is also 100.0' right-of-way that is claimed by Hidalgo County Irrigation District No#1 on the west traveling north and south, which we do not foresee being developed in the future. We are asking for a variance to the cul-de-sac dimensions a 10' sidewalk and utility easement is being proposed in lieu of the additional 10' right of way. Lastly, we are asking for variance to the 600' block length for a cul-de-sac, we are proposing an 803.71' for the block length. This subdivision is a private gated subdivision with one entrance and once exit proposed, it has a cul-de-sac both on the north and south end, it will have high end homes with 12 larger lots and not allowing for through traffic.

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

The variance is necessary because an additional street running east and west is not feasible due to the current solar farm developed and already existing on the west. The proposed subdivision is also a private subdivision with 12 lots (average of half acre lots), this will be a high end gated community not allowing for through traffic and the cul-de-sac meets all other requirements with a 10' utility and sidewalk easement in lieu of the 10' additional right of way. The variance to the block length is necessary because it is a one street subdivision only.

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 and all other areas surrounding the proposed subdivision have been developed already.





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

October 09, 2023

City of McAllen  
Edgar Garcia, Planning Director  
311 N. 15<sup>th</sup> Street  
McAllen, Texas 78501

**Re: North Ridge Estates – Variance Request**

Dear Mr. Garcia:

This letter is to inform you that Melden & Hunt, Inc. is providing engineering services to Domain Development Corp., for the development of the proposed North Ridge Estates Subdivision. We are respectfully requesting a variance to the extension of the east and west quarter mile (Rice Avenue) through the proposed North Ridge Estates Subdivision, we are requesting a variance to the cul-de-sac dimensions, and lastly, we are asking for a variance to the maximum block length of 600-foot for a cul-de-sac within a subdivision.

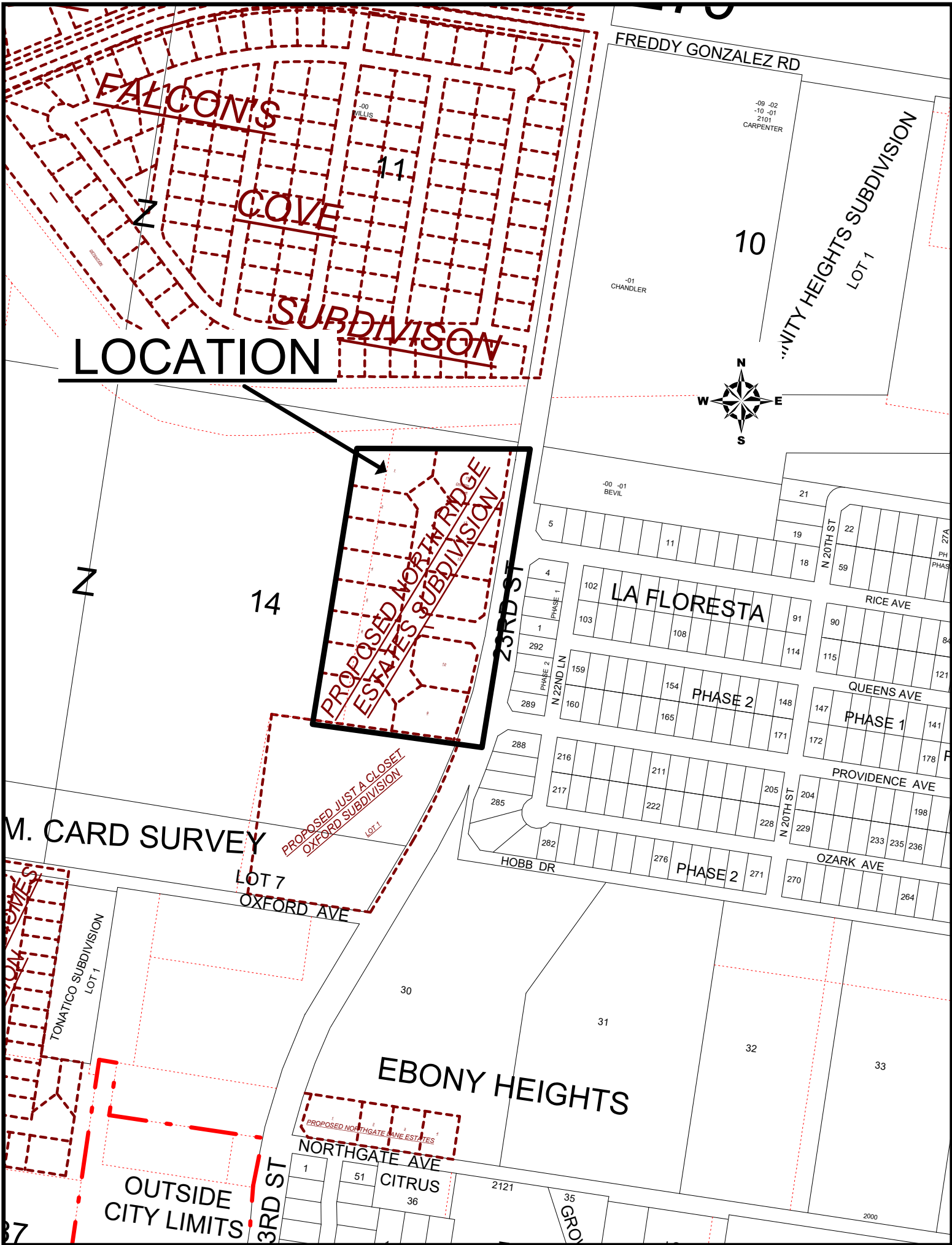
At this time, there is a solar farm currently located on the west side of the proposed development and still further west there is a 100.0' Right-of-Way Canal claimed by Hidalgo County Irrigation District No. 1, in which we do not anticipate any foreseeable development in the future. The proposed North Ridge Estates, which is currently in the process of being developed, is a proposed single-family residential district with 12 lots averaging half an acre each. This subdivision is intended to be a private higher end gated community. Any additional traffic will disrupt the peace and tranquility of a smaller private subdivision and cause unnecessary havoc to a relatively quiet area. Lastly, we are asking for a variance to the maximum 600-foot block length ordinance. Again, this is a one street subdivision intended for 12 larger than average lots. Within the proposed North Ridge Estates Subdivision, the developer is proposing wider streets and larger than average lots to be able to accommodate young families that want a sense of security within a small tight neighborhood. By having a maximum block length of 600 feet you remove the added security of a private subdivision because there is the possibility that the city will request an additional ingress or egress into this subdivision.

Your consideration and response to this request is greatly appreciated. If you have any questions or comments, please contact our office at (956) 381-0981. Thank you.

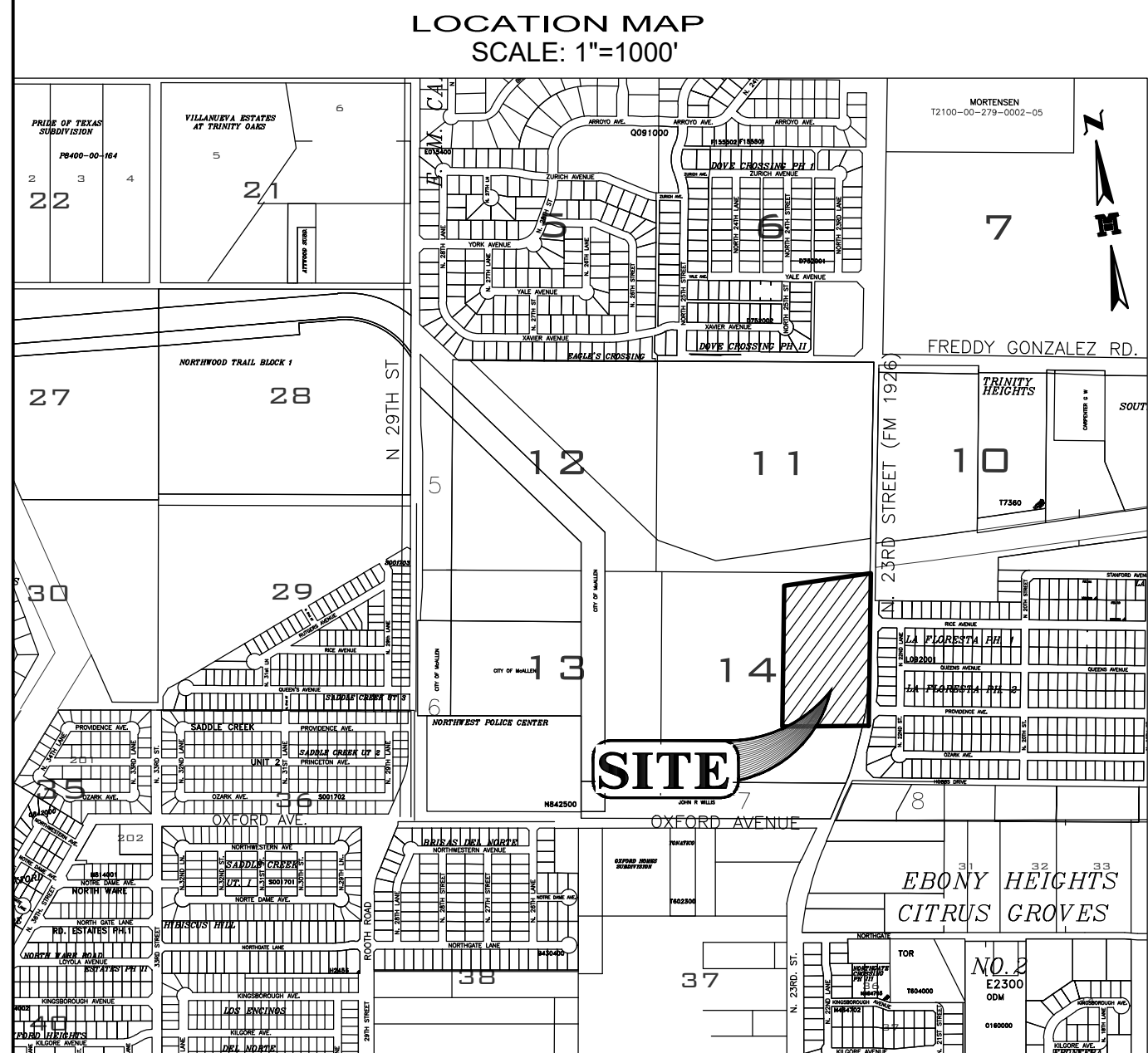
Respectfully,

Mario A. Reyna, P.E.  
President









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





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 10/13/2023

### SUBDIVISION NAME: NORTH RIDGE ESTATES SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

N. 23rd Street (F.M. 1926) : Dedication required for 60 ft. from centerline for 120 ft. total ROW  
Paving: By the state Curb & gutter: By the state

\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  
\*\*Monies must be escrowed if improvements are required prior to recording.

Rice Avenue: Proposing 70 ft. total ROW.

Paving 32 ft. min Curb & gutter: Both Sides

\*Boulevard islands are proposed 20ft. of paving from face to face is required.

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

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

N. 23rd Lane: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

Revisions Needed:

- The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Engineer submitted a Variance request on October 9th, 2023 to the 600 ft. maximum cul-de sac length, should the variance be approved it should be subject to 60 ft. of ROW with 40 ft. of paving.

-Street name under review, finalize prior to recording/ Mylar printing.

\*\*Plat proposes 60ft. total ROW, if boulevard islands are proposed 20ft. of paving from face to face is required. As per paving layout submitted October 6th, 2023 no boulevards proposed.

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

\*\*Monies must be escrowed if improvements are required 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

\*Engineer submitted variance request on August 10, 2023 regarding E/W Quarter mile requirement, request is under review, and plat will have to be adjusted as applicable prior to final once Board action or review is finalized. After review of the surrounding area due to the existing irrigation canal to the west and collector alignment, the E/W collector street along the western boundary is not feasible.

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

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

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

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

\*\*Monies must be escrowed if improvements are required 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

Applied

Applied

Required

Applied

NA

Compliance

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. Revisions Needed: -Engineer submitted a variance request on October 9th, in reference to the the 10 ft. of ROW back of curb requirements around Cul-de Sac's proposing a 10 ft. U.E, E.E, and S.W Easement, in lieu of the required 10 ft. ROW back of Curb. Should the Variance be approved, it is recommended to require a minimum of 7 feet additional ROW for the diamond turn arounds, which would be used for sidewalk and placement of water meters and sewer service clean-outs. **As per Fire Department requirements, 96 ft. of paving face-to-face required for Cul-De-Sac turnaround area, minimum 10 ft. of ROW back of curb around Cul-De-Sac area. ***Subdivision Ordinance: Section 134-105</p>	Required
<b>ALLEYS</b>	
<p>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. ***Subdivision Ordinance: Section 134-106</p>	NA
<b>SETBACKS</b>	
* Front:25 feet or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 feet or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides:6 feet or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner :10 feet or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Garage:18 ft. except where greater setback is required, great setback will applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<p>*5 ft. wide minimum sidewalk required along North 23rd Street (F.M.1926), and a 4 ft. wide minimum sidewalk required along both sides of all internal streets. Revisions needed: -Revise note as shown above prior to recording. ***5 ft. sidewalk requirement as per engineering department. ****Subdivision Ordinance: Section 134-120</p>	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 23rd Street (F.M. 1926). ***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
*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**



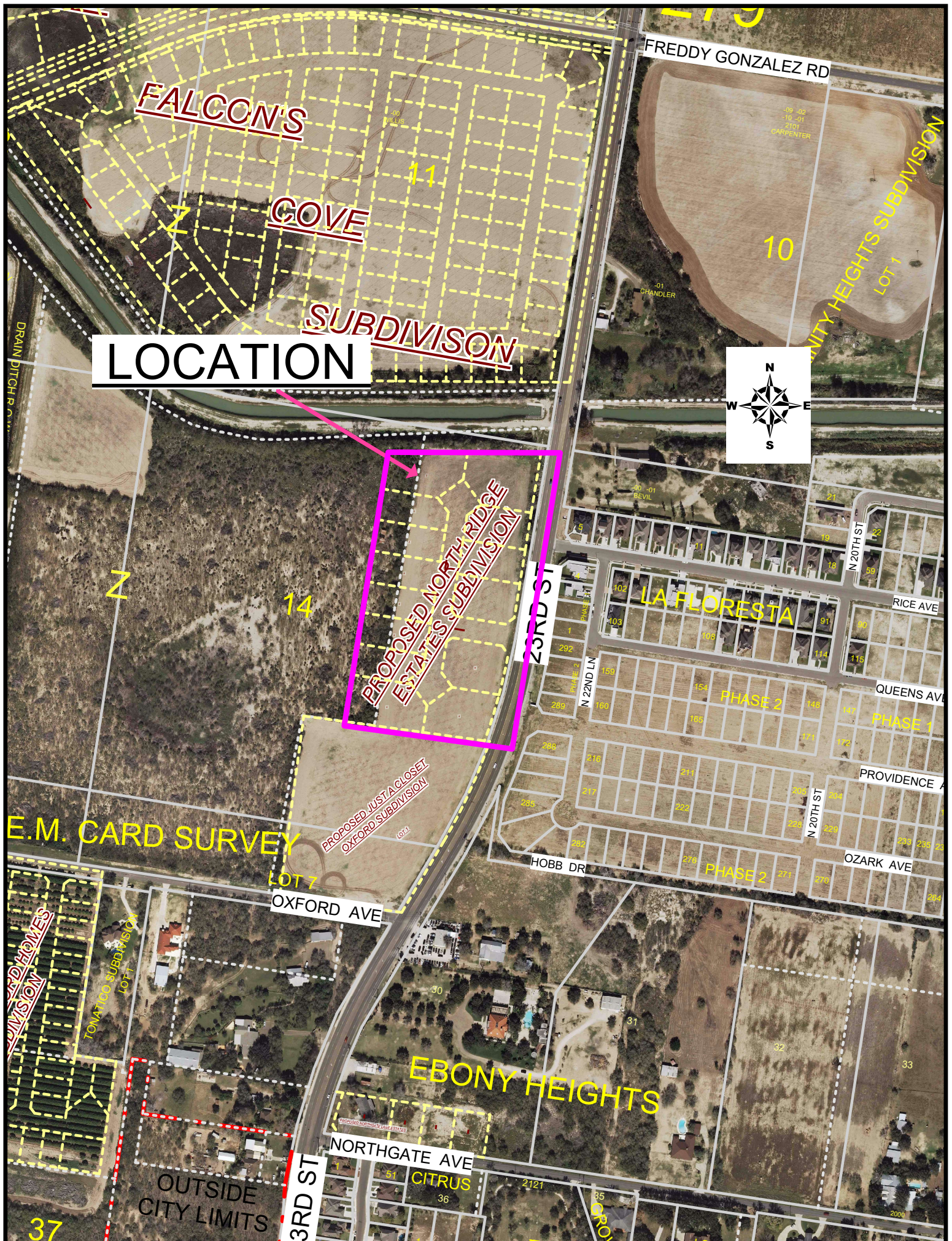
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North 23rd Street (F.M. 1926)  ***Must comply with City Access Management Policy  ****As per Traffic Department, access management policy along N. 23rd Street at 55 MPH is 425 ft. between access.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>*Proposing: Common or Detention Areas, any private streets/alleys, and or gates areas must be maintained by the property owners/HOA and not the City of McAllen.</p> <p>**Finalize wording for note prior to final. Please review note wording above.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 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> <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>	Applied
	NA
	NA
	Required
	Required
	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets.  **Subdivision is being processed as a private.  ***Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.  **Outparcel A, must meet minimum lot frontages requirements of 25 ft. for Common Areas. As per plat submitted on October 6th,2023, outparcel A now exhibits 25 ft. of frontage.  ***As per plat submitted on July 28th,2023, plat provides requested lot tables.  ****Zoning Ordinance: Section 138-356</p>	Applied
	Applied
ZONING/CUP	
<p>* Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District  ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval  ***Zoning Ordinance: Article V</p>	Compliance
	NA
PARKS	
<p>* Land dedication in lieu of fee. As per R-1 plat submitted on July28th,2023 there are 13 total lots proposed, with out parcel A to be used for landscaping. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance, Park fees apply at rate of \$700 per lot/dwelling unit and payable prior to plat recording. In this case fees amount to \$8,400. (12X \$700). Fees are dependent on the number of lots/dwelling units, so fees can go up or down.</p>	NA

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



<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per R-1 plat submitted on July28th,2023 there are 13 total lots proposed, with out parcel A to be used for landscaping. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance, Park fees apply at rate of \$700 per lot/dwelling unit and payable prior to plat recording. In this case fees amount to \$8,400. (12X \$700). Fees are dependent on the number of lots/dwelling units, so fees can go up or down.</p> <p>* Pending review by the City Manager's Office. As per R-1 plat submitted on July28th,2023 there are 13 total lots proposed, with out parcel A to be used for landscaping. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance, Park fees apply at rate of \$700 per lot/dwelling unit and payable prior to plat recording. In this case fees amount to \$8,400. (12X \$700). Fees are dependent on the number of lots/dwelling units, so fees can go up or down.</p>	Required
	NA
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation is waived for a 13-lot single-family and 1 outparcel subdivision.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p> <p>** As per Traffic Department, Trip Generation is waived for a 13-lot single-family and 1 outparcel subdivision.</p>	Completed
	Applied
<b>COMMENTS</b>	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>*HOA's need to be reviewed prior to recording.</p> <p>*Any abandonments must be done by separate process, not by plat.</p>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED AND CLARIFICATION OF THE REQUESTED VARIANCES.</p>	Applied





LOCATION



PROPOSED NORTH RIDGE  
ESTATES SUBDIVISION

FALCON'S

COVE

SUBDIVISION

FREDDY GONZALEZ RD

10

UNITY HEIGHTS SUBDIVISION  
LOT 1

14

LA FLORESTA

PHASE 2

QUEENS AVE

PHASE 1

PROVIDENCE A

OZARK AVE

E.M. CARD SURVEY

PROPOSED JUST A CLOSET  
OXFORD SUBDIVISION

OXFORD AVE

EBONY HEIGHTS

NORTHGATE AVE

CITRUS

OUTSIDE  
CITY LIMITS

3RD ST

37



Sub 2020-0089

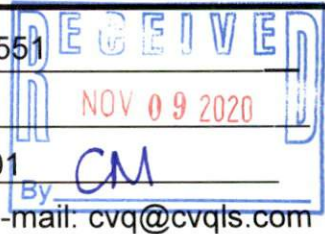


City of McAllen  
Planning Department

**APPLICATION FOR  
SUBDIVISION PLAT REVIEW**

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

Project Description	<p>Subdivision Name <u>McAllen Palms Business Park Subdivision</u></p> <p>Location <u>West side of old south 10th St. approx. 2,000' north of W. Military Highway</u></p> <p>City Address or Block Number <u>4900 S. OLD 10<sup>th</sup> ST.</u></p> <p>Number of lots <u>25</u> Gross acres <u>76.03</u> Net acres <u>74.28</u></p> <p>Existing Zoning <u>I-1</u> Proposed <u>I-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Open</u> Proposed Land Use <u>Light Industrial</u> Irrigation District # _____</p> <p><b>Residential</b> Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Commercial</b> Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>ETJ</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Legal Description <u>75.81 acres out of lots 11 and 12, section 5, Hidalgo Canal Company Subdivision, Hidalgo County, Texas recorded in Volume Q, Page 177, Deed Records.</u></p>
Owner	<p>Name <u>Megaware Corp., A Texas Corporation</u> Phone <u>(956) 631-2133</u></p> <p>Address <u>2501 Military Highway, Suite F-8</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u></p> <p>E-mail <u>eliojb@usa.net</u></p>
Developer	<p>Name <u>Megaware Corp., A Texas Corporation</u> Phone <u>(956) 631-2133</u></p> <p>Address <u>2501 Military Highway, Suite F-8</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u></p> <p>Contact Person <u>Elio Botello</u></p> <p>E-mail <u>eliojb@usa.net</u></p>
Engineer	<p>Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u></p> <p>Address <u>416 E. Dove Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>Contact Person <u>Javier Hinojosa, P.E.</u></p> <p>E-mail <u>javhin@rgv.rr.com</u></p>
Surveyor	<p>Name <u>CVQ Land Surveyors, LLC</u> Phone <u>(956) 618-1551</u></p> <p>Address <u>517 Beaumont Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person: <u>Carlos Vasquez, R.P.L.S.</u></p>





## 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 11-4-2020

Print Name Elio Botello

Owner ☒

Authorized Agent ☐

09/15



VAR-2023-0025



City of McAllen

**Planning Department**  
**VARIANCE TO SUBDIVISION**  
**PROCESS APPLICATION**

311 North 15<sup>th</sup> Street  
 McAllen, TX 78501  
 P. O. Box 220

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

Project

Legal Description 75.81 Acres, being a part or portion of Lots 11 and 12, Section 5, Hidalgo Canal Company's Subdivision, as recorded in Vol. Q, Pg. 177, H.C.D.R.

Street Address 5300 Old S. 10th Street

Number of lots 25 Gross acres 75.81 Acres

Existing Zoning I-1 Light Industrial Existing Land Use Agriculture

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

Applicant

Name Megaware Corp., Elio J. Botello, President Phone (956) 631-2133

Address 2501 Military Highway, Ste. F-8 E-mail eliojb@abastocorp.com

City McAllen State TX Zip 78503

Owner

Name Megaware Corp., Elio J. Botello, President Phone (956) 631-2133

Address 2501 Military Highway, Ste. F-8 E-mail eliojb@abastocorp.com

City McAllen State TX 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?

☐ 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 Date 8-23-23Print Name Elio J. Botello, President☒ Owner☐ Authorized Agent

Office

\*FOR OFFICE USE ONLY\*

APPLICATION FILING FEE: ☐ \$250.00

Accepted by \_\_\_\_\_ Payment received by \_\_\_\_\_ Date \_\_\_\_\_

Rev 06/21

AUG 24 2023

BY: CW





# 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.

This property is over 2900 feet in length with 936 feet of frontage. Variance request waiving street length of 1200 feet. Property is bound on north by a City of McAllen Reservoir and on the west by a HCWID No. 3 Main Canal. Note: the developer is proposing a 1/4 mile collector going south at the midpoint of the development.

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

Because of the overall shape of the development of the property and it's surrounding features, the overall length of the street is unavoidable.

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 area is zoned light industrial with projected land use of cold-storage warehouses for the surrounding area. By allowing alignment of the streets as proposed should not be detrimental to the public or pose any safety concerns.

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.

This variance will not deter orderly development in the area.





# City of McAllen

## Planning Department

### REASON FOR APPEAL

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

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

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

Reason for Appeal

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

The City of McAllen planning department is requesting the extension of S. 17th Street to the south.

The developer is already extending S. Main Street to the south which aligns itself as being a 1/4 mile collector. The extension of the 1/4 mile collectors extending to the north is a moot point with a City of McAllen reservoir immediately to the north of this development.

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

Extending two streets to the south with a large temporary turn-around to a tract of land that may be many years before being developed makes those lots around the turn-arounds unsellable.

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.

Granting this variance has no impact to the public health, safety or welfare and also does not effect other property owners.

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.

This variance will not deter orderly development in the area.



# 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.

This property is over 2900 feet in length with 936 feet of frontage. Variance request waiving the maximum length of 600 foot for a cul-de-sac.

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

Because of the overall shape of the development of the property and it's surrounding features, the overall cul-de-sac length of the street is unavoidable.

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.

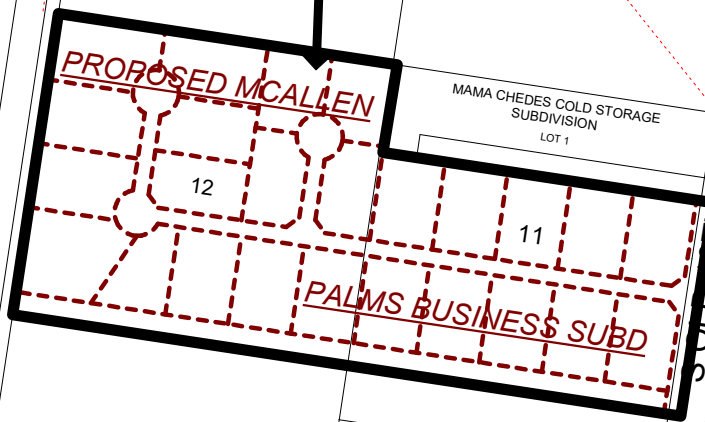
This area is zoned light industrial with projected land use of cold-storage warehouses for the surrounding area. By allowing the overall length of the cul-de-sacs as proposed should not be detrimental to the public or pose any safety concerns.

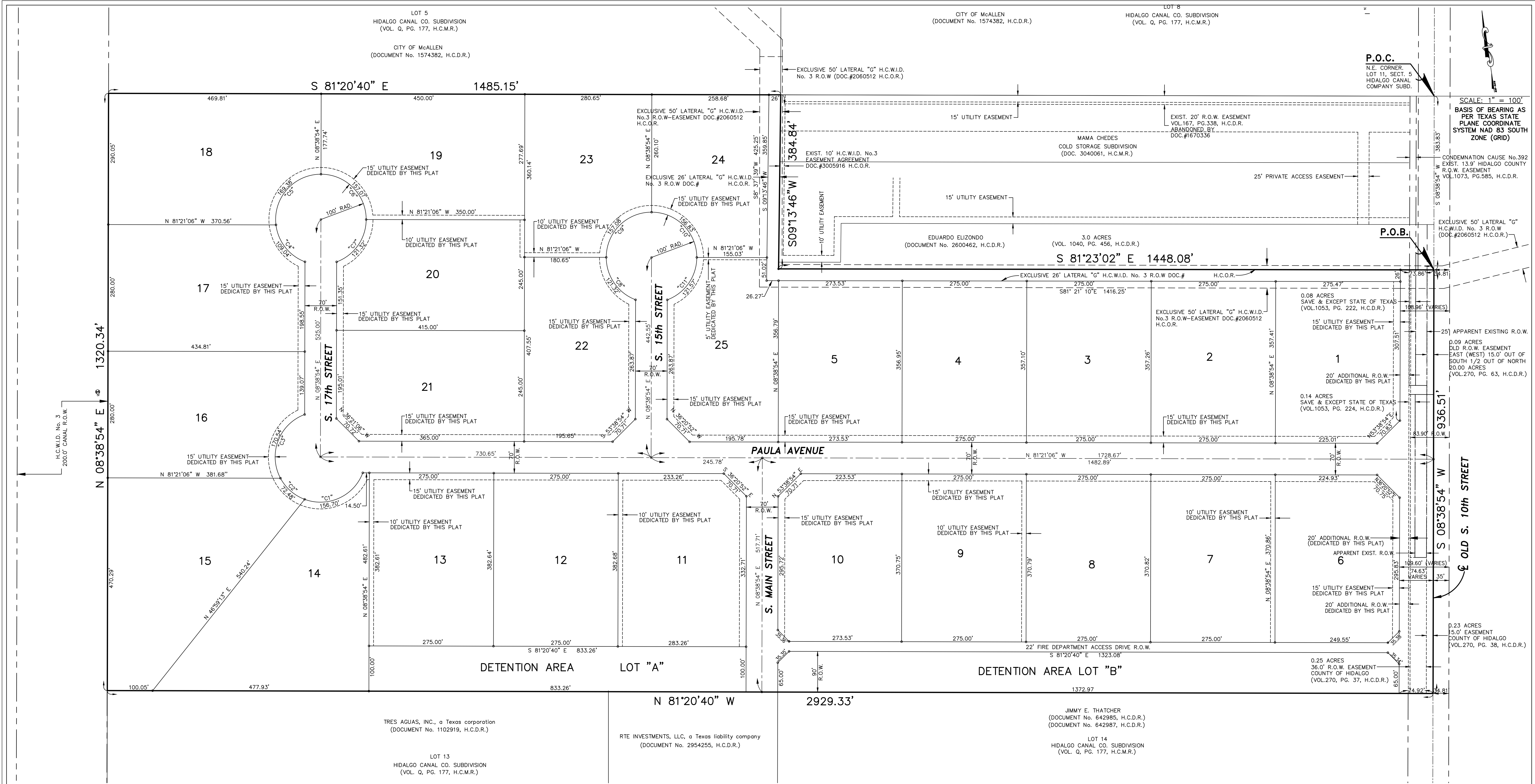
4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

This variance will not deter orderly development in the area.



# LOCATION





CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CH. BEARING
"C1"	89°46'57"	100.00'	99.62'	156.70'	S74°01'37"W
"C2"	41°31'51"	100.00'	37.92'	72.48'	N40°19'27"W
"C3"	97°43'26"	100.00'	114.48'	170.56'	N29°18'12"E
"C4"	62°30'49"	100.00'	60.70'	109.04'	S29°38'50"E
"C5"	97°02'20"	100.00'	113.11'	169.36'	S50°07'44"W
"C6"	90°00'00"	100.00'	100.00'	157.08'	N36°21'06"W
"C7"	69°28'23"	100.00'	69.34'	121.32'	N43°23'05"E
"C8"	69°30'46"	100.00'	69.34'	121.32'	S26°06'29"E
"C9"	90°00'00"	100.00'	100.00'	157.08'	S53°38'54"W
"C10"	89°51'34"	100.00'	99.75'	156.83'	N36°25'19"W
"C11"	69°39'11"	100.00'	69.57'	121.57'	N43°20'04"E

IRREGULAR LOTS			
LOT #	SQ. FT.	ACRES	
1	97,427	2.237	
2	98,541	2.262	
3	98,499	2.261	
4	98,456	2.260	
5	97,889	2.247	
6	103,949	2.386	
7	105,281	2.417	
8	105,271	2.417	
9	105,262	2.416	
10	105,253	2.416	
11	105,244	2.416	
12	105,234	2.415	
13	105,225	2.415	
LOT #	SQ. FT.	ACRES	
14	133,325	3.061	
15	132,101	3.033	
16	114,435	2.627	
17	118,124	2.712	
18	127,180	2.920	
19	117,118	2.689	
20	97,241	2.232	
21	100,420	2.305	
22	94,436	2.168	
23	93,213	2.140	
24	84,959	1.950	
25	93,285	2.142	

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: MEGAWARE CORPORATION	2501 MILITARY HIGHWAY, SUITE F-8	MCALLEN, TX 78503	(956) 631-2133
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 618-1551



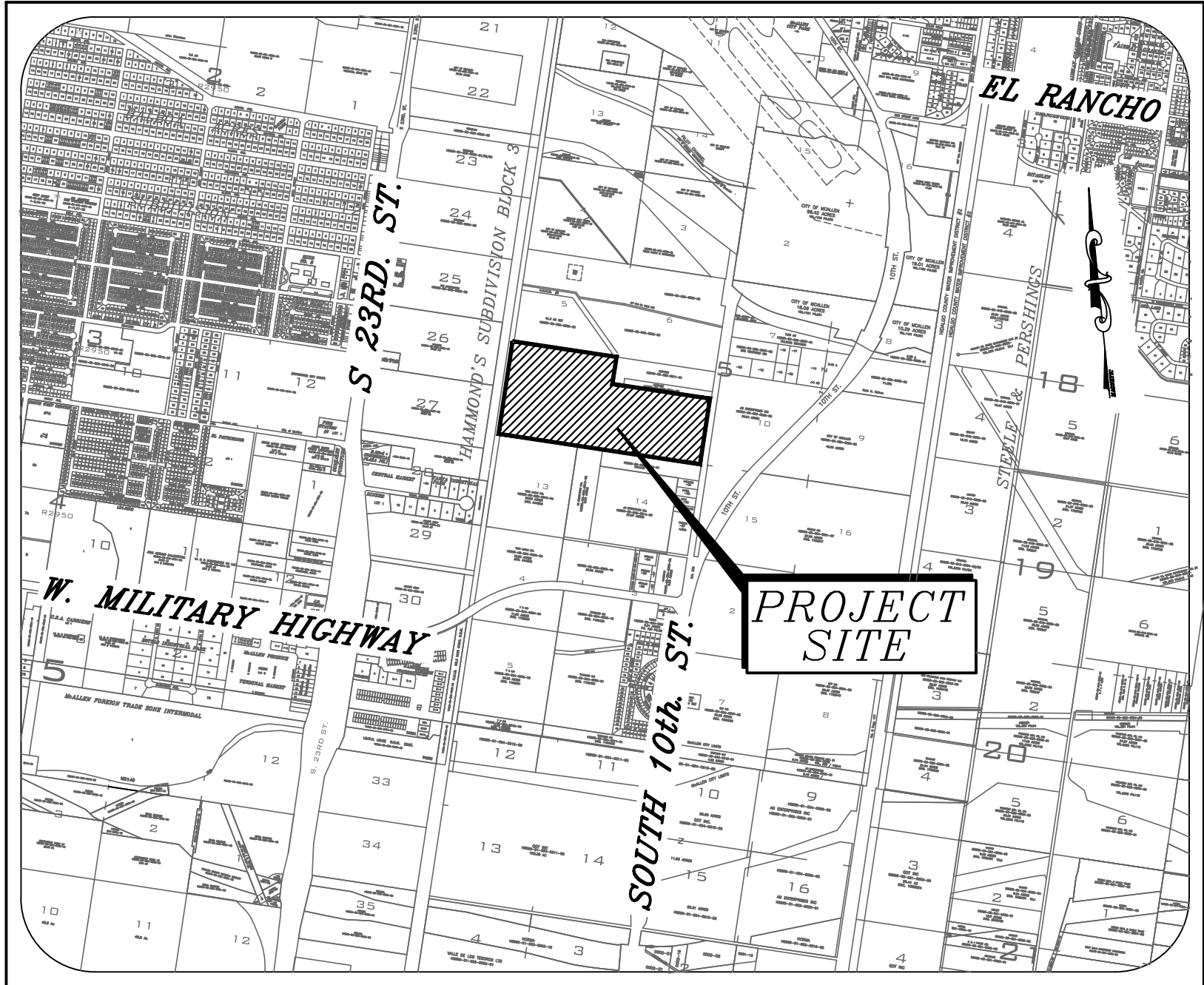
FILE FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

SUBDIVISION PLAT OF  
**McALLEN PALMS  
BUSINESS PARK**

A TRACT OF LAND CONTAINING 75.81 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 11 AND 12, SECTION 5, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME Q, PAGE 177, DEED RECORDS.





LOCATION MAP  
SCALE: 1" = 2000'



FILE 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

REVISION DATE: AUGUST 28, 2023  
DATE OF PREPARATION: AUGUST 01, 2020

DRAWN BY: P.GONZALEZ



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

#### GENERAL NOTES

- THIS PROPERTY IS LOCATED IN ZONES "B" AND "AH" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0400C, REVISED NOVEMBER 6, 1982. ZONE "B" IS DEFINED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD." ZONE "AH" IS DEFINED AS "AREAS OF 100-YEAR FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED." A BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE ELEVATION 95.00 AS PER THIS FLOOD INSURANCE RATE MAP.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: 75 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
REAR: AS PER ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
INTERIOR SIDE: AS PER ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
CORNER SIDE: AS PER ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- A TOTAL OF 16,873 ACRE FEET (734,991 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION SHALL BE PROVIDED WITHIN AN AREAS DESIGNATED AS LOCATED ALONG THE SOUTHEAST CORNER OF THIS SUBDIVISION.
- NEAREST CITY OF McALLEN BENCHMARK: (MC 88)  
MC 88 IS LOCATED ON THE BACK PARKING LOT OF THE CASCADE POOL, WHICH IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF S. 10TH STREET AND BALES STREET. THE MONUMENT IS 457 FEET WEST FROM THE BACK OF CURB OF S. 10TH STREET AND 190 FEET SOUTH FROM THE CENTERLINE OF BALES STREET.
- A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG THE WEST SIDE OF OLD S. 10TH STREET AND A 4' SIDEWALK SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS.
- SET 1/2" Ø IRON ROD WITH A PLASTIC CAP STAMPED "CVOQLS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG OLD S. 10TH STREET.
- 8 FOOT 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 OLD S. 10TH STREET.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY WATER IMPROVEMENT DISTRICT #3 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- MAINTENANCE OF THE DETENTION AREA LOT A AND B WILL BE THE RESPONSIBILITY OF THE OWNERS OF McALLEN PALMS BUSINESS PARK. THIS DETENTION AREA IS PART OF THE OVERALL DETENTION REQUIRED FOR THIS SUBDIVISION.
- A 25' X 25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- A BUFFER SHALL BE PROVIDED TO SCREEN REFUSE AREAS (INCLUDING REFUSE DUMPSTERS, COMPACTORS AND CONTAINED COMPACTORS), OUTDOOR STORAGE AREAS AND LOADING DOCKS FROM PUBLIC STREETS.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND OTHER DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
- A MINIMUM 22 FT. FIRE DEPARTMENT ACCESS DRIVE R.O.W. WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE CITY OF McALLEN.

#### METES AND BOUNDS

A TRACT OF LAND CONTAINING 75.81 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 11 AND 12, SECTION 5, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 75.81 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, FOR REFERENCE AT THE NORTHEAST CORNER OF SAID LOT 11, WITHIN OLD 10TH STREET, (STATE HIGHWAY 336) RIGHT-OF-WAY, THENCE S 08°38'54" W, WITH THE EAST LINE OF SAID LOT 11 WITHIN SAID OLD 10TH STREET, (STATE HIGHWAY 336) A DISTANCE OF 383.83 FEET, TO A COTTON PICKER SPINDLE FOUND, ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO EDUARDO ELIZONDO RECORDED IN DOCUMENT NUMBER 2600462 HIDALGO COUNTY, TEXAS, FOR THE POINT OF BEGINNING, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08°38'54" W, CONTINUING WITH THE EAST LINE OF SAID LOT 11 WITHIN SAID OLD 10TH STREET, (STATE HIGHWAY 336) A DISTANCE OF 936.51 FEET, TO A COTTON PICKER SPINDLE FOUND, ON THE SOUTHEAST CORNER OF SAID LOT 11, FOR THE SOUTHEAST HEREOF;

THENCE N 81°20'40" W, ALONG THE SOUTH LINE OF SAID LOT 11, AT A DISTANCE OF 51.00 FEET PASS THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO THE STATE OF TEXAS RECORDED IN VOLUME 1053 PAGE 224 DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 54.92 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE SOUTHWEST CORNER OF SAID STATE OF TEXAS TRACT, AND THE WEST RIGHT-OF-WAY LINE OF SAID OLD 10TH STREET, (STATE HIGHWAY 336), CONTINUING ALONG THE SOUTH LINE OF SAID LOT 11, AT A DISTANCE OF 1464.39 FEET PASS THE COMMON CORNER OF SAID LOTS 11 AND 12, AT A DISTANCE OF 2889.33 PASS THE EAST LINE OF A 40.0 FOOT ROAD EASEMENT RECORDED IN VOLUME R PAGE 91 DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 2929.33 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 12, AND THE EAST LINE OF A 200 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 3 CANAL RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 08°38'54" E, ALONG THE WEST LINE OF SAID LOT 12, AND THE EAST LINE OF SAID 200 FOOT CANAL RIGHT-OF-WAY, A DISTANCE OF 1320.34 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET ON THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER HEREOF;

THENCE S 81°20'40" E, ALONG THE NORTH LINE OF SAID LOT 12, AT A DISTANCE OF 40.0 FEET PASS THE EAST RIGHT-OF-WAY LINE OF SAID 40.0 FOOT ROAD EASEMENT, AT A DISTANCE OF 1464.93 FEET PASS AN IRON PIPE FOUND ON THE COMMON CORNERS OF SAID LOTS 11 AND 12, CONTINUING A TOTAL DISTANCE OF 1485.15 FEET TO THE CENTER LINE OF A CONCRETE CANAL FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF;

THENCE S 091°3'46" W, ALONG THE CENTERLINE OF SAID CONCRETE CANAL A DISTANCE OF 384.84 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND FOR AN INSIDE CORNER HEREOF;

THENCE S 81°23'02" E, ALONG THE CENTERLINE OF SAID CONCRETE CANAL A DISTANCE OF 1394.22 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID OLD 10TH STREET (STATE HIGHWAY 336) AND THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO THE STATE OF TEXAS RECORDED IN VOLUME 1053 PAGE 222 DEED RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 1408.08 FEET PASS THE NORTHEAST CORNER OF SAID STATE OF TEXAS TRACT, CONTINUING A TOTAL DISTANCE OF 1448.08 FEET TO THE POINT OF BEGINNING, CONTAINING 75.81 ACRES OF LAND MORE OR LESS, OF WHICH 0.95 ACRES LIES IN OLD THE STREET (STATE HIGHWAY 336).

#### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER(S), OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S), OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE McALLEN PALMS BUSINESS PARK SHOWN ON THIS PLAT AND DESIGNATED HEREIN THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

BANK NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
PRINTED NAME & TITLE \_\_\_\_\_

#### STATE OF TEXAS COUNTY OF HIDALGO

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

\_\_\_\_\_, KNOWN TO ME TO BE THE INDIVIDUAL WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 \_\_\_\_\_, 20\_\_\_\_ A.D.

NOTARY PUBLIC, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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 THIS 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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

## SUBDIVISION PLAT OF McALLEN PALMS BUSINESS PARK

A TRACT OF LAND CONTAINING 75.81 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 11 AND 12, SECTION 5, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME Q, PAGE 177, DEED RECORDS.

#### STATE OF TEXAS COUNTY OF HIDALGO

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

MEGAWARE CORP., A TEXAS CORPORATION  
2501 MILITARY HIGHWAY, SUITE F-8  
McALLEN, TX 78503  
BY: ELIO BOTELLO, PRESIDENT

#### STATE OF TEXAS COUNTY OF HIDALGO

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

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

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

MAYOR, CITY OF McALLEN DATE

THIS SUBDIVISION PLAT OF McALLEN PALMS BUSINESS PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

CHAIRMAN, PLANNING AND ZONING COMMISSION

#### STATE OF TEXAS COUNTY OF HIDALGO

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

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

#### STATE OF TEXAS COUNTY OF HIDALGO

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

CARLOS VASQUEZ, R.P.L.S. DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608  
C.V.Q. LAND SURVEYORS, LLC  
517 BEAUMONT AVE.  
McALLEN, TEXAS 78501  
TEL (956) 618-1551 DATE SURVEYED APRIL 09, 2019  
TBPELS FIRM NO. 10119600



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 10/13/2023

### SUBDIVISION NAME: MCALLEN PALMS BUSINESS PARK

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

S. Old 10th Street: Proposing 20 ft. of additional ROW for 108.96' to 109.60' total ROW.  
Paving: 65 ft. Curb & gutter: Both sides

Revisions needed:

- Label existing ROW and on both sides of centerline prior final.

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

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

Non-compliance

Interior Streets : 70 ft. total ROW

Paving: 44 ft. Curb & gutter: Both sides

Pending items needed:

- Unlabeled stub out street cannot dead end, plat needs to be revised accordingly or provide for approved turnaround, prior to final. Future streets/ stub outs must provide temporary turnaround within this subdivision boundary, finalize prior to final.

- Street names to be established prior final, finalize prior to final.

-Proposed S. Main Street stub out street shown cannot dead end, revise accordingly prior to final approval. Future streets/ stub outs must provide temporary turnaround within this subdivision boundary, finalize prior to final.

\*Proposed Paula Avenue exceeds the 1200 ft. in length. Plat needs to be revised or engineer needs to submit a variance letter. Engineer submitted a variance application on August 24th, 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.

\*\*Proposed South 17th Street was proposed to extend south into Lots 14 & 15; revise plat accordingly or submit variance request prior to final. Engineer submitted variance request on August 24th, 2023 regarding N/S Quarter mile requirement, After review of the surrounding area due to the existing irrigation canal to the west and collector alignment, the N/S half mile collector street along the western boundary is not feasible.

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

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

Non-compliance

N/S Half Mile Collector (Western boundary): Dedication as needed for 70ft. total ROW

Paving: 44 ft. Curb & gutter: Both sides

Pending Items:

-Clarify if previously referenced 40 ft. Easement provides for ROW dedication, prior to final. Once clarified if dedication turns out to be ROW, additional requirements may apply to the development regarding perimeter streets, looping, etc. and the plat would have to be revised accordingly, finalize prior to final.

-Please submit a copy of referenced Vol. Q, Pg. 177, H.C.M. R for staff review prior to final.

-Please submit ownership map of surrounding properties to verify that no landlocked properties exist or will be created, prior to final.

\*Engineer submitted variance request on August 24th, 2023 regarding N/S Quarter mile requirement, After review of the surrounding area due to the existing irrigation canal to the west and collector alignment, the N/S half mile collector street along the western 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.

Non-compliance

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



<p>Paving _____ Curb &amp; gutter _____</p> <p>* 1,200 ft. Block Length. Revision needed: -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement. Engineer submitted a variance application on August 24th,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> <p>* 600 ft. Maximum Cul-de-Sac Revision needed: -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement. Engineer submitted a Variance request on August 24th,2023 to the 600 ft. maximum cul-de sac length, should the variance be approved it should be subject to 60 ft. of ROW with 40 ft. of paving. **In general, cul-de-sacs shall not exceed 600 feet in length, and shall have a turnaround of not less than 100 feet in diameter (right-of-way) with a pavement diameter of 80 feet in residential areas, and shall have a turnaround not less than 200 feet in diameter (right-of-way) with pavement diameter of 180 feet in commercial and industrial areas. Sec 134-105(g) ***Subdivision Ordinance: Section 134-118</p>	Applied
	Applied
	Non-compliance
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: -Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. If note is proposed wording for note must be included on plat and finalized prior to final. **Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Clarify proposed note or revise plat note as shown above prior to final. *Proposing: 75 feet or greater for approved site plan or easements. ****Zoning Ordinance: Section 138-356,134-367</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. **Proposing: As per zoning ordinance or greater for approved site plan or easements. ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. **Proposing: As per zoning ordinance or greater for approved site plan or easements. ***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"> <li>* Corner side: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</li> <li>Revisions Needed: <ul style="list-style-type: none"> <li>-Revise note as shown above prior to final.</li> </ul> </li> <li>**Proposing: As per zoning ordinance or greater for approved site plan or easements.</li> <li>***Zoning Ordinance: Section 138-356</li> <li>* Garage: Commercial/Industrial Development.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Non-compliance
	NA
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 5 ft. wide minimum sidewalk required on S. Old 10th Street and 4 ft. sidewalk required on both sides of all interior streets.</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Applied
	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Old 10th Street and other streets as may be applicable</li> <li>Revisions needed: <ul style="list-style-type: none"> <li>-Finalize wording for note prior to final.</li> </ul> </li> <li>**A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets.</li> <li>***Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Non-compliance
	Applied
	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along S. Old 10th Street.</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.</li> <li>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen</li> <li>Pending Items: <ul style="list-style-type: none"> <li>-Include note, finalize wording for note prior to final.</li> </ul> </li> <li>**Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	Applied
	Applied
	Non-compliance
	Applied
	NA

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

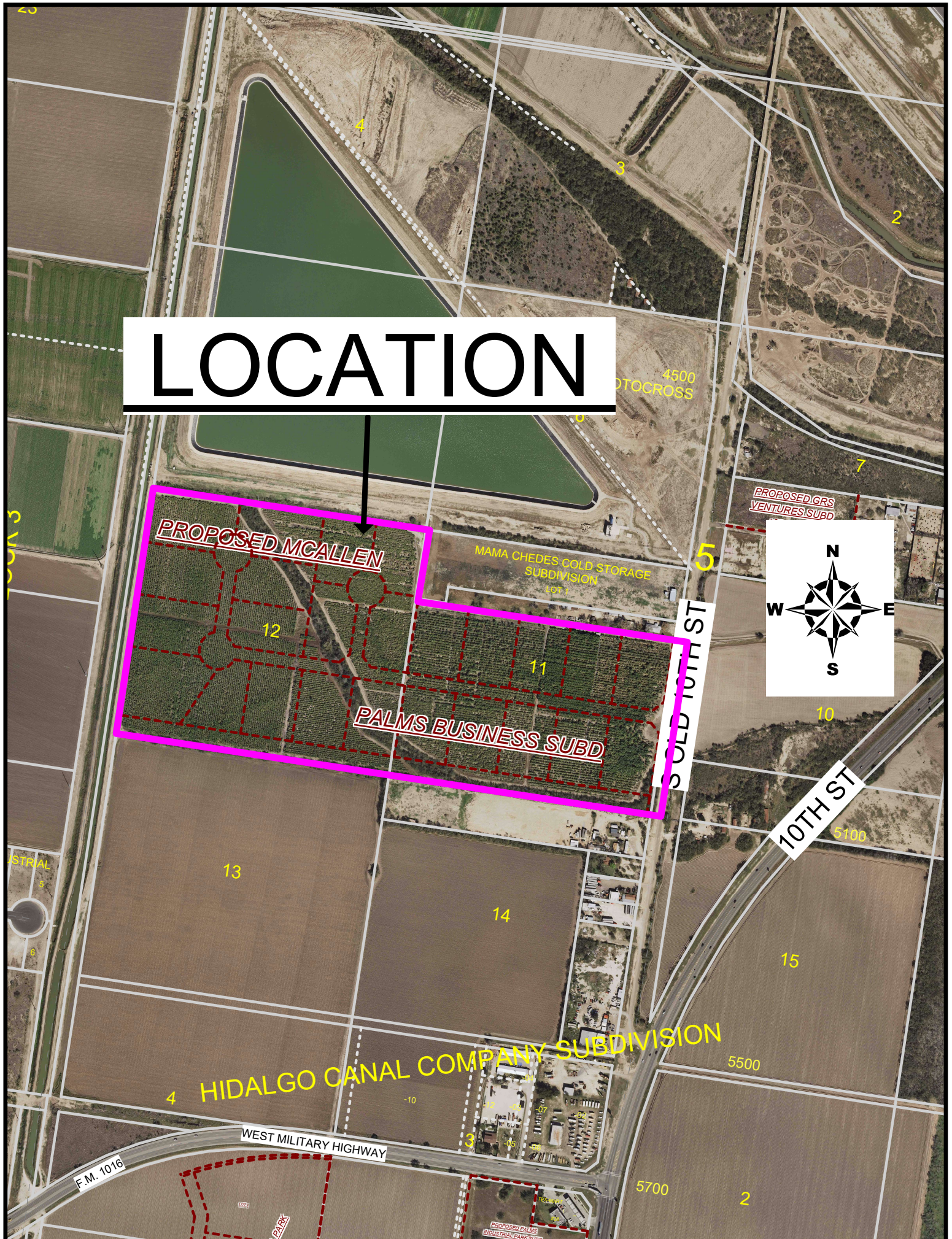


<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>* Minimum lot width and lot area.</li> </ul> Revisions Needed: -Clarify ownership of Exclusive 26' Lateral G.H.C.W.I.D No.3 R.O.W D as lot lines for lots 1-5 and 24-25 do not extend to subdivision boundary as previously shown, clarify and finalize prior to final.	Compliance
	Non-compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> </ul>	Compliance
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per application dated November 09,2020 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated November 09,2020 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</li> <li>* Pending review by the City Manager's Office. As per application dated November 09,2020 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</li> </ul>	NA
	NA
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation approved, TIA LEVEL-1 required.</li> <li>* Traffic Impact Analysis (TIA) Level 1 required prior to final plat per Traffic Department.</li> </ul>	Completed
	Non-compliance

COMMENTS	
<p>Comments/Revisions needed:</p> <ul style="list-style-type: none"><li>-Remove note 15 as it is a requirement not a required plat note finalize prior to final.</li><li>-Remove note 17, finalize secondary access requirements prior to final, ROW subject to increase once proposed building heights are established, finalize prior to final.</li><li>-Any abandonments must be done by separate process, not by plat.</li><li>- Requirements subject to change once updated plat has been submitted and reviewed by staff.</li><li>- Plat needs to be revised to provide for a minimum 24 ft. service drive for waste collection services</li><li>- Proposed S. Main Street stub out street shown cannot dead end, revise accordingly prior to final approval. Future streets/ stub outs must provide temporary turnaround within this subdivision boundary, finalize prior to final.</li><li>-Subdivision approved in Preliminary form at the P&amp;Z meeting of December 1, 2020.</li><li>-At the Planning &amp; Zoning Commission meeting of February 7th, 2023, the board voted to approve the preliminary 6-month extension subject to conditions noted, drainage, and utility approvals.</li><li>-Must comply with City's Access Management Policy</li></ul>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE, & UTILITY APPROVALS AND CLARIFICATION OF THE REQUESTED VARIANCE	Applied



# LOCATION





# City of McAllen

## Planning Department

SUB2023-0107

311 NORTH 15<sup>TH</sup> 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 &amp; 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 &amp; 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 &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 W. McIntyre Street</u> E-mail <u>mario@meldenandhunt.com &amp; drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E. &amp; Della Robles</u>	
Surveyor	Name <u>Melden &amp; 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.

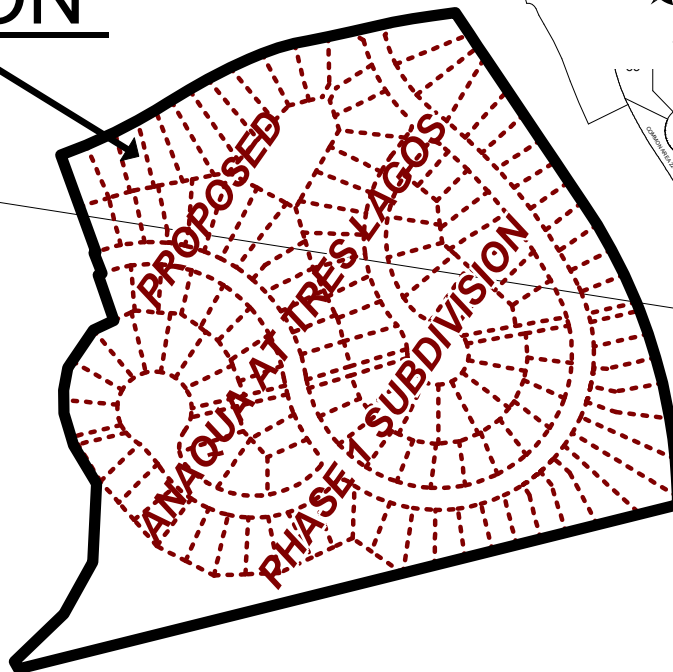
Signature  Date 09.28.2023

Print Name Mario A. Reyna, P.E.

Owner ☐

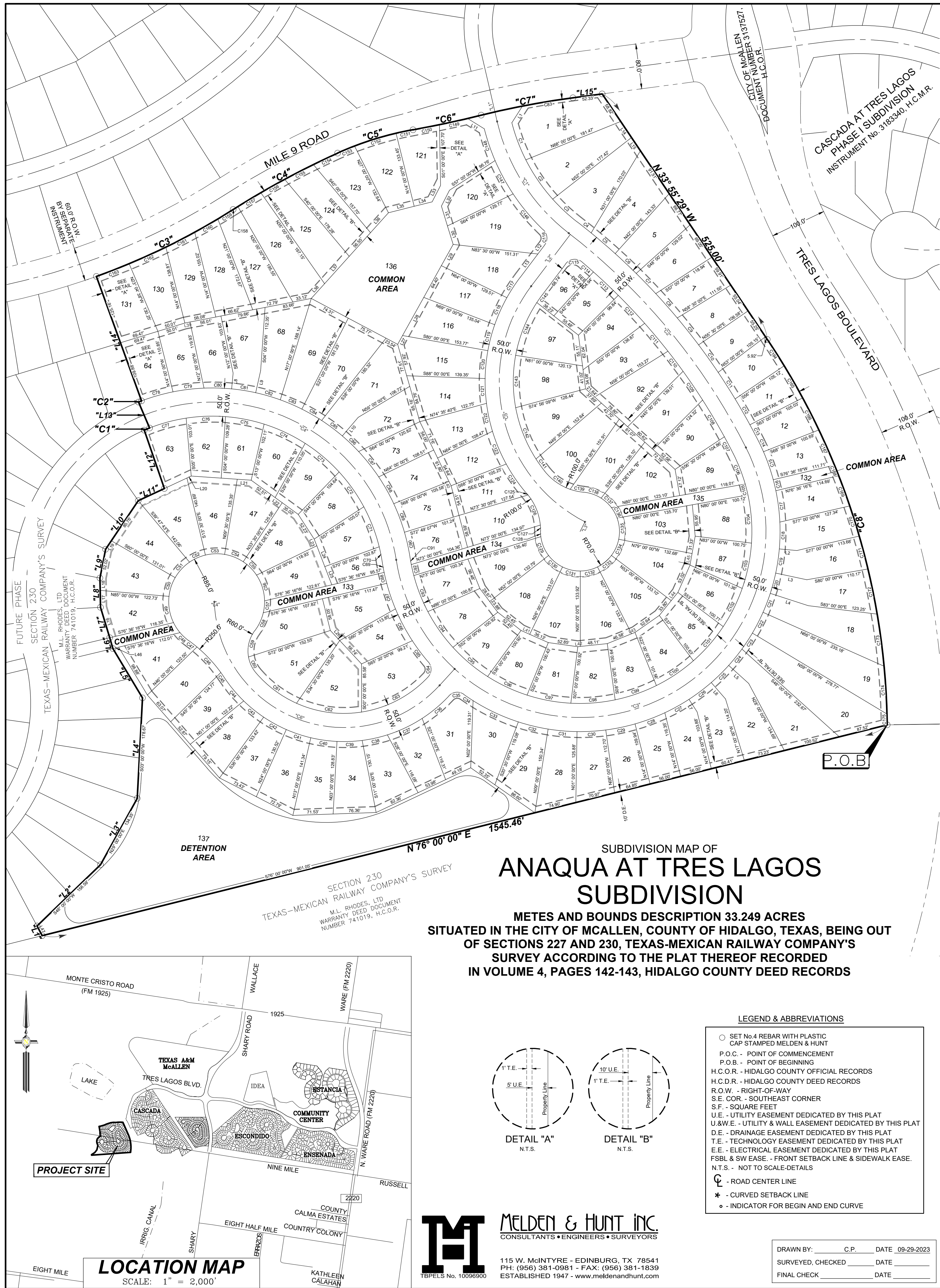
Authorized Agent ☒

LOCATION



SUBDIVISION





Lot Area Table			
Lot #	SQ. FT.	Area	
1	13219.62	0.303	
2	10684.64	0.246	
3	10215.26	0.235	
4	11069.81	0.254	
5	7930.08	0.182	
6	7307.25	0.168	
7	6711.94	0.154	
8	6293.30	0.144	
9	6073.25	0.139	
10	6162.71	0.141	
11	6212.28	0.143	
12	6165.87	0.142	
13	6519.07	0.150	
14	6772.60	0.155	
15	7475.82	0.172	
16	8413.07	0.193	
17	9903.37	0.227	
18	11972.91	0.275	
19	14673.27	0.337	
20	15584.89	0.358	
21	17785.07	0.401	
22	9459.01	0.217	
23	7926.60	0.182	
24	6790.15	0.156	
25	6294.16	0.144	
26	6516.42	0.150	
27	7151.43	0.164	
28	8386.39	0.193	
29	9020.04	0.207	
30	7726.18	0.177	
31	9376.15	0.216	
32	6976.99	0.160	
33	7728.76	0.170	
34	7750.78	0.178	
35	7857.71	0.180	
36	7942.65	0.182	
37	7782.37	0.179	
38	7837.29	0.180	
39	7175.52	0.165	
40	7796.06	0.179	
41	7662.32	0.176	
42	7914.03	0.182	
43	8093.98	0.186	
44	8187.66	0.188	
45	8633.62	0.198	
46	8465.31	0.194	
47	8366.79	0.192	
48	8230.29	0.189	
49	7210.98	0.166	
50	8498.47	0.195	
51	10570.95	0.243	
52	9333.14	0.214	
53	10001.40	0.230	
54	6240.46	0.143	
55	7651.75	0.176	
56	4003.23	0.092	
57	6717.37	0.154	
58	6763.32	0.155	
59	7010.44	0.161	
60	7027.14	0.161	
61	6665.48	0.151	
62	6994.09	0.159	
63	6909.12	0.159	
64	6981.44	0.160	
65	6577.43	0.151	
66	6917.49	0.159	
67	8371.26	0.192	
68	9999.47	0.230	
69	10617.05	0.244	
70	10559.29	0.242	

Lot Area Table			
Lot #	SQ. FT.	Area	
71	11108.05	0.255	
72	7524.73	0.173	
73	6377.03	0.146	
74	6169.84	0.142	
75	6054.62	0.139	
76	5967.46	0.137	
77	6375.51	0.146	
78	6621.26	0.152	
79	6759.71	0.155	
80	6608.46	0.152	
81	6688.34	0.154	
82	6692.13	0.154	
83	6642.99	0.153	
84	6709.48	0.154	
85	6741.11	0.155	
86	6555.43	0.150	
87	6832.90	0.157	
88	7194.66	0.165	
89	7676.79	0.176	
90	7265.70	0.167	
91	7988.29	0.183	
92	8884.41	0.204	
93	8632.50	0.198	
94	7134.52	0.164	
95	5944.21	0.136	
96	4489.69	0.103	
97	8046.04	0.185	
98	8382.93	0.192	
99	9402.47	0.216	
100	9744.23	0.224	
101	7989.31	0.181	
102	8985.64	0.206	
103	8361.04	0.192	
104	8263.10	0.190	
105	8311.68	0.191	
106	8400.18	0.193	
107	8415.17	0.193	
108	8330.99	0.191	
109	8112.69	0.186	
110	7776.33	0.179	
111	6820.90	0.157	
112	6209.57	0.143	
113	6961.16	0.160	
114	8236.19	0.189	
115	9096.72	0.209	
116	8788.48	0.202	
117	7668.30	0.176	
118	8984.31	0.206	
119	11456.77	0.263	
120	7165.40	0.164	
121	8200.42	0.188	
122	8243.57	0.189	
123	9056.25	0.208	
124	9418.18	0.216	
125	10529.26	0.242	
126	11369.21	0.261	
127	10272.83	0.236	
128	9182.21	0.211	
129	8214.39	0.189	
130	8105.74	0.186	
131	8376.74	0.192	
132	2262.64	0.052	
133	4423.46	0.102	
134	4751.94	0.109	
135	4760.18	0.109	
136	43289.36	0.994	
137	114330.17	2.625	

Boundary Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	70.62	325.00	012° 27' 00"	S20° 37' 26"E	70.48	35.45
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"	N46° 38' 43"W	51.30	25.65
C7	49.80	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' 36"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	62.44	355.00	006° 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° 06' 25"	N69° 28' 09"E	56.37	28.23
C29	53.16	355.00	008° 34' 49"	N78° 18' 45"E	53.11	26.67
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' 09"E	51.55	25.84
C32	54.32	355.00	008° 45' 59"	S78° 28' 18"E	54.26	27.21
C33	89.07	355.00	014° 22' 32"	S64° 52' 03"E	88.84	44.77
C34	19.74	355.00	003° 11' 09"	S56° 05' 12"E	19.74	9.87
C35	28.81	20.00	082° 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	46.96	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	23.05
C42	45.81	255.00	010° 17' 39"	S61° 11' 51"E	45.75	22.87
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' 00"	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	47.73	85.00	032° 10' 35"	S9° 41' 29"E	47.11	24.51
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	85.00	023° 59' 14"	S88° 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	35.30	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	117.95	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° 56' 35"	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	38.21
C72	76.03	305.00	014° 16' 59"	N35° 21' 20"W	75.84	38.29
C73	79.00	305.00	014° 50' 28"	N49° 54' 50"W	78.78	39.78
C74	80.69	305.00	015° 09' 26"	N64° 55' 01"W	80.45	40.52
C75	69.93	305.00	013° 08' 14"	N79° 03' 50"W	69.78	35.13
C76	69.94	305.00	013° 08' 22"	S87° 47' 52"W	69.79	35.12
C77	77.64	305.00	013° 35' 09"	S73° 56' 06"W	77.43	39.03
C78	58.12	355.00	009° 22' 48"	S73° 57' 02"W	58.00	30.12
C79	55.50	355.00	008° 57' 29"	S83° 07' 10"W	55.45	27.81
C80	48.96	355.00	007° 54' 05"	N88° 20' 02"E	48.92	24.52
C81	43.37	355.00	007° 00' 00"	N81° 00' 00"E	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
C84	40.47	355.00	006° 31' 55"	N60° 09' 25"W	40.45	20.28
C85	45.79	355.00	007° 23' 28"	N53° 11' 44"W	45.76	22.93
C86	40.11	355.00	006° 28' 24"	N46° 15' 48"W	40.09	20.08
C87	57.40	355.00	009° 15' 50"	N38° 21' 50"W	57.34	28.76
C88	54.58	355.00	008° 48' 35"	N29° 21' 28"W	54.53	27.35



METES AND BOUNDS DESCRIPTION

BEING A SUBDIVISION OF 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, WHICH SAID 33.249 ACRES BEING A PART OR PORTION OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD. BY VIRTUE OF A CORRECTION WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 741019, HIDALGO COUNTY OFFICIAL RECORDS, SAID 33.249 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID SECTION 230 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. SHARY ROAD;

THENCE, S 89° 13' 18" W A DISTANCE OF 2,594.17 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 76° 00' 00" W A DISTANCE OF 1,545.46 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 28° 00' 00" W A DISTANCE OF 19.31 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 46° 00' 00" E A DISTANCE OF 156.59 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, N 29° 00' 00" E A DISTANCE OF 134.35 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 03° 00' 00" E A DISTANCE OF 178.67 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 31° 00' 00" W A DISTANCE OF 102.05 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, N 16° 07' 06" W A DISTANCE OF 20.02 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 17° 00' 00" W A DISTANCE OF 56.37 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 01° 00' 00" W A DISTANCE OF 51.98 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, N 11° 00' 00" E A DISTANCE OF 52.02 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 34° 00' 00" E A DISTANCE OF 103.97 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, N 65° 00' 00" E A DISTANCE OF 50.95 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, N 19° 00' 00" W A DISTANCE OF 109.42 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

14. THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 01° 55' 16", A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 10.23 FEET, A TANGENT OF 5.11 FEET AND A CHORD THAT BEARS N 67° 36' 10" E A DISTANCE OF 10.23 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

15. THENCE, N 23° 00' 00" W A DISTANCE OF 50.02 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

16. THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 00° 55' 02", A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 5.68 FEET, A TANGENT OF 2.84 FEET AND A CHORD THAT BEARS N 68° 48' 06" E A DISTANCE OF 5.68 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

17. THENCE, N 19° 55' 57" W A DISTANCE OF 235.05 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

18. THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 12° 43' 19", A RADIUS OF 1,220.00 FEET, AN ARC LENGTH OF 270.89 FEET, A TANGENT OF 136.00 FEET AND A CHORD THAT BEARS N 63° 58' 28" E A DISTANCE OF 270.33 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

19. THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 08° 09' 27", A RADIUS OF 1,480.00 FEET, AN ARC LENGTH OF 210.72 FEET, A TANGENT OF 105.54 FEET AND A CHORD THAT BEARS N 61° 39' 32" E A DISTANCE OF 210.54 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

20. THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 14° 06' 49", A RADIUS OF 570.00 FEET, AN ARC LENGTH OF 140.41 FEET, A TANGENT OF 70.56 FEET AND A CHORD THAT BEARS N 72° 47' 40" E A DISTANCE OF 140.05 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

21. THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 03° 51' 07", A RADIUS OF 1,840.00 FEET, AN ARC LENGTH OF 123.70 FEET, A TANGENT OF 61.88 FEET AND A CHORD THAT BEARS N 77° 55' 31" E A DISTANCE OF 123.68 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

22. THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 06° 30' 26", A RADIUS OF 1,460.00 FEET, AN ARC LENGTH OF 165.82 FEET, A TANGENT OF 83.00 FEET AND A CHORD THAT BEARS N 79° 14' 41" E A DISTANCE OF 165.73 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

23. THENCE, N 82° 29' 54" E A DISTANCE OF 52.33 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

24. THENCE, S 33° 55' 29" E A DISTANCE OF 525.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

25. THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 33° 17' 28", A RADIUS OF 1,250.00 FEET, AN ARC LENGTH OF 726.30 FEET, A TANGENT OF 373.72 FEET AND A CHORD THAT BEARS S 17° 16' 45" E A DISTANCE OF 716.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.249 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBER 480334 0295 D, MAP REVISED: JUNE 06, 2000;
2. MINIMUM FINISH FLOOR NOTE : MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE :

FRONT : 20 FEET MINIMUM OR AS SHOWN IN "FRONT SETBACK TABLE" SHEET 2 OF 2 (GREATER APPLIES)

REAR : 11 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER : 10 FEET OR GREATER FOR EASEMENTS.

GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE \_\_\_\_\_ C.F. (\_\_\_\_ AC. F.I.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

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

6. CITY OF MCALLEN BENCHMARK: NUMBER MC23, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP AT THE NORTHWEST CORNER OF THE INTERSECTION OF F.M.2220 AND 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2005) N=16652949.4951, 1087208.29414, ELEV.=128.79

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

9. 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE USES.

10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT 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.

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

12. 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.

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

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

15. \* DENOTES CURVED SETBACK.

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

17. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.

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

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

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

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

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

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

SUBDIVISION MAP OF  
ANAQUA AT TRES LAGOS  
SUBDIVISION  
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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

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

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

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

SHERILYN DAHLBERG DATE  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN A ANAQUA 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, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES:

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435  
MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117368  
STATE OF TEXAS  
DATE PREPARED: 08/23/22  
ENGINEERING JOB # 23126.00

STATE OF TEXAS  
COUNTY OF HIDALGO

I, ROBERT 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 MISSION, TEXAS.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238  
STATE OF TEXAS  
DATE SURVEYED: 09/28/2023  
SURVEY JOB # 23126.02

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 AND ZONING COMMISSION 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: 10/13/2023

### 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  
Revisions Needed:  
- Revise street name as shown above prior to final, notes wording as applicable must be updated once finalized.  
-Abandonment of original 9 mile line must be shown on plat, finalize prior to final.  
-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 final.  
-Clarify status of dedication of mile 9 road by separate instrument. Any dedications by separate instrument must be finalized prior to final in this case as lot frontages are dependent on dedication.  
-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)  
-Clarify status of remnant tract along eastern plat boundary, finalize prior to final. Subdivision requirement subject to change once clarified  
\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  
\*\*Monies must be escrowed if improvements are not constructed prior to recording.

Interior streets: Dedication as needed for 50 ft. minimum ROW.  
Paving: 32 ft. Curb & gutter: both sides  
Revisions needed:  
- Street names will be established prior to final. Finalize street name requirement prior to final  
- Provide paving layout as to clarify islands, proposed paving,etc. ,finalize 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 32 ft. paving all around and must be fire lane striped, finalize prior to final  
\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  
\*\*Monies must be escrowed if improvements are required prior to recording.

Non-compliance

Non-compliance

NA

NA

Applied

NA

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

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

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

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

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

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

\* 1,200 ft. Block Length: 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

**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"> <li>-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 32 ft. paving all around and must be fire lane striped, finalize prior to final</li> <li>- 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.</li> </ul> <p>**Subdivision Ordinance: Section 134-105</p>	Non-compliance
<b>ALLEYS</b>	
<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 final.</p> <p>***Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front: 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"> <li>-Clarify reference to Sheet reference as a setback table is not presented, finalize note and setback requirements prior to final.</li> <li>-Note requirements subject to change once lot frontage requirements have been finalized.</li> <li>-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 final.</li> </ul> <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> <p>* Interior Sides: 5 ft. or greater for easements</p> <p>**The proposed subdivision complies with minimum setback requirements, as per agreement.</p> <p>***Must comply with PID requirements.</p> <p>****Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements</p> <p>**Must comply with PID requirements.</p> <p>***Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required; greater setback applies.</p> <p>**Must comply with PID requirements.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Applied
	Applied
	Applied
	Applied
	Applied

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



SIDEWALKS	
<p>* 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.</p> <p>Revisions needed:</p> <ul style="list-style-type: none"> <li>- Please provide sidewalk plan prior to final.</li> </ul> <p>****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p> <p>Required</p>
BUFFERS	
<p>* 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.</p> <p>Revisions needed:</p> <ul style="list-style-type: none"> <li>-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.</li> </ul> <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>Revisions Needed:</p> <ul style="list-style-type: none"> <li>Revise note#9 as shown above, prior to final.</li> </ul> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Non-compliance</p>
	<p>Non-compliance</p>
	<p>Required</p>
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>***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> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <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>	<p>TBD</p>
	<p>NA</p>
	<p>Applied</p>
	<p>NA</p>
	<p>Applied</p>

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

<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>Revisions Needed: <ul style="list-style-type: none"> <li>-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.</li> <li>-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.</li> </ul> </li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* 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.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
	Applied
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* 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.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 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.</li> </ul>	Applied
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* As per Traffic Department, Submit a Master Trip Gen for all phases to determine if a TIA will be required.</li> </ul>	Non-compliance

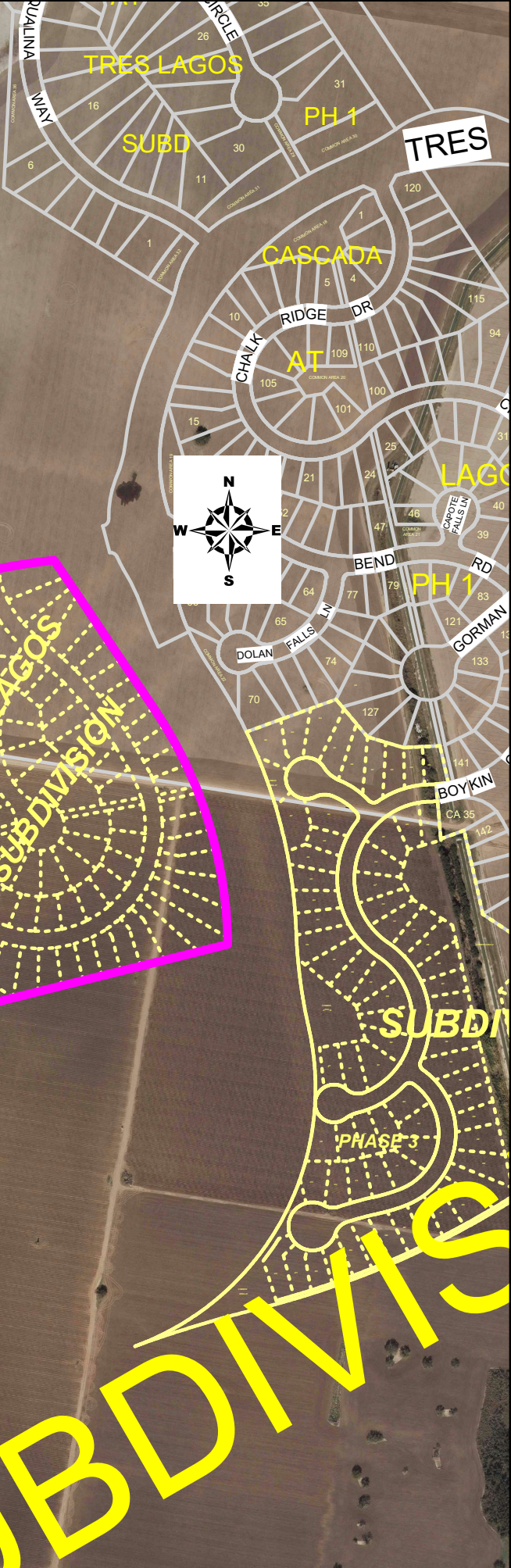
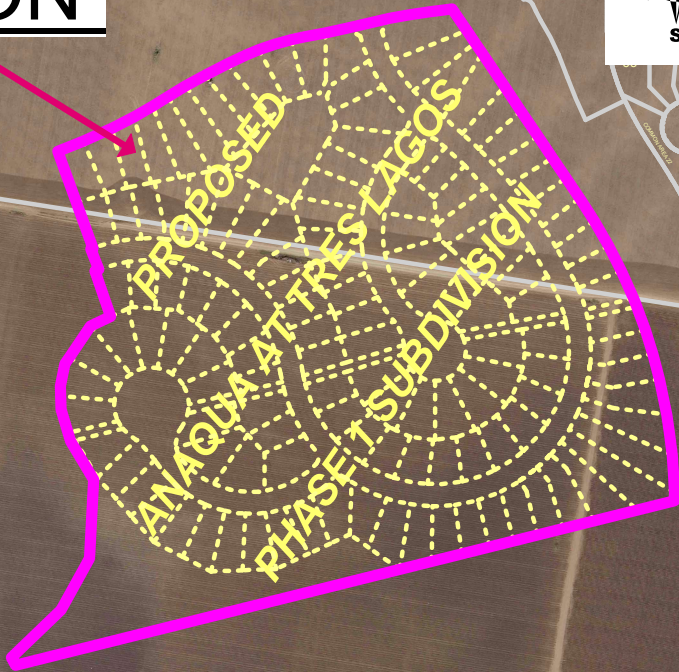
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



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

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

LOCATION







City of McAllen  
Planning Department

APPLICATION FOR  
SUBDIVISION PLAT REVIEW

Subd 022-0697

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

Project Description

Subdivision Name MATIAS ESTATES SUBDIVISION  
Location APPROX. 300 FT. S. OF LOT, ON EAST SIDE OF ROOTH RD  
City Address or Block Number 11600 N. ROOTH RD (29M)  
Number of lots 1 Gross acres 1 Net acres .94  
Existing Zoning R1 Proposed R1 Rezoning Applied For ☐ Yes ☒ No Date \_\_\_\_\_  
Existing Land Use open Proposed Land Use Residential Irrigation District # 1  
Residential Replat Yes ☐ No ☐ Commercial Replat Yes ☐ No ☒ ETJ Yes ☐ No ☒  
Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due 1500<sup>00</sup>  
Parcel No. 132555 Tax Dept. Review 4600-00-000-0002-01  
Legal Description E.M. CARD SURVEY NO. 1 5190.38 OF  
THE N458.79' LOT 2

Owner

Name MATIAS GONZALEZ Phone 956-313-6801  
Address 2404 Galveston Avenue  
City McAllen State TX Zip 78501  
E-mail Gonzali@me.com

Developer

Name SAME AS OWNER Phone "  
Address "  
City " State " Zip "  
Contact Person "  
E-mail "

Engineer

Name SALINAS ENGINEERING Phone 956-682-9081  
Address 2221 DAFFODIL  
City McALLEN State TX Zip 78501  
Contact Person DAVID SALINAS  
E-mail DSALINAS@SALINASENGINEERING.COM

Surveyor

Name SAME AS ENGINEER Phone "  
Address "  
City " State " Zip "

ENTERED

AUG 16 2002

initial: an

## 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
- ☒ N/A Proof of authority of person signing application on behalf of partnership/corporation, if applicable

### PLAT TO SHOW:

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

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

Print Name MATIAS GONZALEZ

Owner ☐

Authorized Agent ☐



## Kaveh Forghanparast

---

**From:** David Salinas <dsalinas@salinasengineering.com>  
**Sent:** Friday, September 8, 2023 9:36 AM  
**To:** Kaveh Forghanparast; Mario Escamilla, Jr.; Luis J. Mora  
**Cc:** Monica Guerra; Mickael Salinas; Jose Humberto De La Garza; Edgar Garcia  
**Subject:** Plat Extensions and Removal from Agenda

Per Subd. review meeting this A.M.

PLAT EXTENSIONS REQUESTED FOR:

MATERIALES RIO GRNDE  
ARCA SUBDIVISION  
MATIAS ESTATES.

REMOVAL FROM AGENDA FOR:  
TUCKED AWAY SUBDIVISION  
NORTH MCALLEN LOT 7A, BLOCK 16

Let me know if you have any questions. Thank you.

David

xc: Monica, print copy of this email and place in each subdivision file.

David Omar Salinas, P.E., RPLS, MSEE, CFM

SALINAS ENGINEERING & ASSOCIATES

2221 Daffodil Ave.

McAllen, Texas, 78501

(956) 682-9081

(956) 686-1489 Fax

(956) 648-8899 Cell

dsalinas@salinasengineering.com

122

121

NUGGET

TEX-M

MCA

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2

2600

0122-00

0121-00

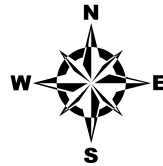
GOLDEN

9

LOCATION

S.H. 107

VALLEY  
PARK



-05

ROOTH RD

CARD

LOT 2

-00  
11624

-01  
11600

-02  
11512

11500

-04  
11412

1

2

3

LOT 3

LLOYD'S SUBD

-00 -02

12

TRINITY OAKS

HONDO AVE

N 29TH LN

75

115

80

79

25

24

69A

43A







# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 10/11/2023

### SUBDIVISION NAME: MATIAS ESTATES SUBDIVISION

#### REQUIREMENTS

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

N.29th Street (Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. total ROW.

Paving: 65 ft. Curb & gutter: Both Sides.

Revisions needed:

- Please show centerline on plat to finalize dedication requirements as noted above prior to final.
- Show existing ROW dimension on both sides of centerline total ROW after any dedication prior to final.
- Label any dedications by this plat or existing along plat boundary.
- Any overlap of ROW dedication and existing easements must be resolved prior to final.
- Please provide how existing ROW was dedicated on plat prior to final.
- Please provide a copy of any referenced document regarding existing ROW.
- Correct the street name to "N.29th Street (Rooth Road)" prior to final.
- Clarify "Variable ROW" label prior to final. Show ROW at multiple points to clarify how it varies prior to final.

\*\*\*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

Non-compliance

Applied

Compliance

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

NA

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



<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Front : 45 ft. or in line with average setbacks of existing structures, or greater for easements, whichever is greater applies.</li> <li>** Revise note as shown above, prior to final.</li> <li>***Proposing: 40 ft. or greater for easements or or in line with existing structures, whichever is greater.</li> <li>****Clarify and finalize setback notes prior to final.</li> <li>*****Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Rear:10 ft. or greater for easements.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Sides: In accordance with the zoning ordinance or greater for easements..</li> <li>*****Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Corner: Setback does not apply to Interior Lot.</li> <li>**Remove proposed note prior to final.</li> <li>***Proposing: 10 ft. or greater for easements or or in line with existing structures, whichever is greater.</li> <li>****Clarify and finalize setback notes prior to final.</li> <li>*****Zoning Ordinance: Section 138-356</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Garage:18 ft. except where greater setbacks is required; greater setback applies.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required along N.29th Street (Rooth Road).</li> <li>**Revise note as shown above prior to final.</li> <li>**Sidewalks are subject to increase to 5 ft. as per Engineering Department requirements, prior to final.</li> <li>****Subdivision Ordinance: Section 134-120</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Revise note as shown above prior to final.</li> <li>***Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>*Must comply with City Access Management Policy.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	NA

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

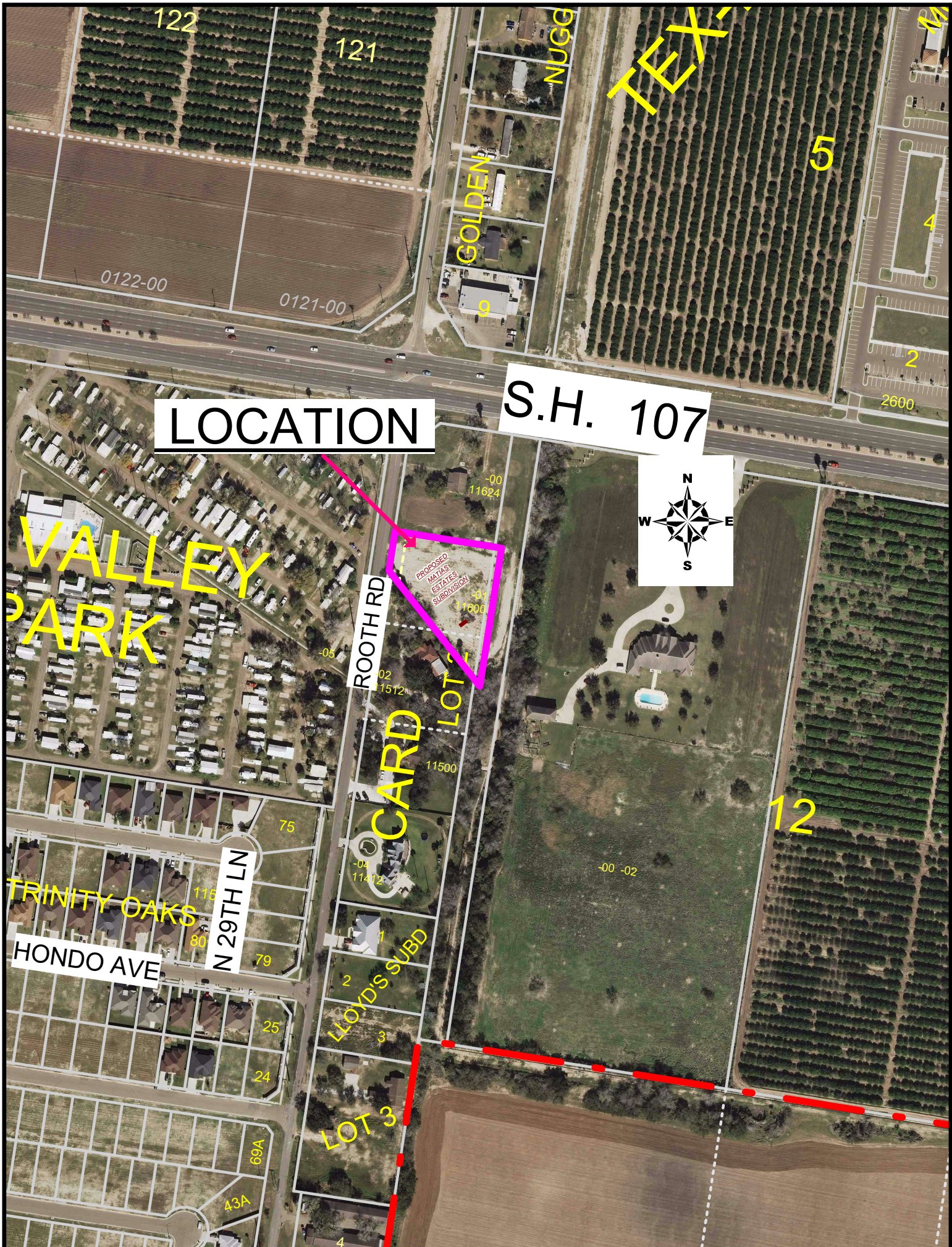
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	NA
	NA
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	
<b>LOT REQUIREMENTS</b>	
<p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Lots fronting public streets.</p> <p>***Include original subdivision boundary. Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line.</p> <p>****Subdivision Ordinance: Section 134-1</p>	Compliance
	Non-compliance
<b>ZONING/CUP</b>	
<p>* Existing: R-1 and C-3 Proposed: R-1</p> <p>- Based on the submitted documents, the north portion of the property is zoned C-3 District.</p> <p>- The engineer needs to verify the portion zoned C-3 District and submit a rezoning application with metes and bounds and survey. The rezoning must be approved by the City Commission prior to final approval.</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>- Based on the submitted documents, the north portion of the property is zoned C-3 District.</p> <p>- The engineer needs to verify the portion zoned C-3 District and submit a rezoning application with metes and bounds and survey. The rezoning must be approved by the City Commission prior to final approval.</p> <p>***Zoning Ordinance: Article V</p>	Non-compliance
	Non-compliance
<b>PARKS</b>	
<p>* Land dedication in lieu of fee.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at a rate of \$700 per dwelling unit and payable prior to plat recording. If it's only one single family home then the fee is \$700.</p> <p>* Pending review by the City Manager's Office.</p>	NA
	Required
	NA
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation for 1 lot subdivision will be waived.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p> <p>** As per Traffic Department, Trip Generation for 1 lot subdivision will be waived.</p>	Completed
	NA

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



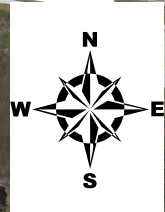
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"><li>- Dimensions on the survey and plat don't match. Clarify the discrepancy, review and revised as applicable prior to final.</li><li>- Include original subdivision boundary. Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line.</li><li>- Revise all street references to N. 29th Street (Rooth Road) on plat prior to final.</li></ul> <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE PRELIMINARY 6-MONTH EXTENSION, SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied





LOCATION

S.H. 107



VALLEY PARK

TRINITY OAKS

HONDO AVE

N 29TH LN

ROOTH RD

CARD

LOT 3

LOT 3

LOT 4

LOT 5

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

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## Planning Department

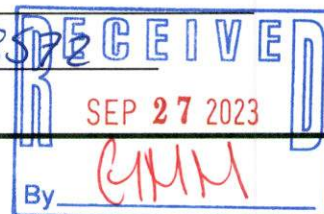
311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

### SUBDIVISION PLAT REVIEW APPLICATION

SUB 2023-0106

Project Information	Subdivision Name	<u>Sustaita Logistics</u>		
	Location	<u>South 10th Street</u>		
	City Address or Block Number	<u>4901 S. OLD 10<sup>th</sup> ST.</u>		
	Number of Lots	<u>3</u>	Gross Acres	<u>35.37</u> Net Acres <u>33.4</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning	<u>11</u>	Proposed Zoning	<u>11</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use	<u>undeveloped</u>	Proposed Land Use	<u>Industrial</u> Irrigation District # <u>3</u>
	Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Commercial	_____ Residential <u>Industrial</u> <input checked="" type="checkbox"/>
	Agricultural Exemption	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Rollback Tax Due	<u>15,341.37</u>
	Parcel #	<u>1462774</u> <u>644888</u>	Tax Dept. Review	<u>MA</u>
	Water CCN	<input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC	Other	_____
Legal Description	<u>Being 35.37 Acres of Land out of a Part or Portion out of Lot 16, Section 5, and out of a part Lot 15, Section 5, and out of a part or portion out of Lot 9, Section 5, Hidalgo canal company subdivision, Hidalgo county, Texas, according to the map or plat thereof recorded in vol. 177, Deeds records of Hidalgo county, Texas.</u>			
Owner	Name	<u>Sustaita Properties, LLC</u> Phone _____		
	Address	<u>9100 S. Austin Drive</u> E-mail _____		
	City	<u>Pharr</u>	State	<u>Texas</u> Zip <u>78577</u>
Developer	Name	<u>Sustaita Properties, LLC</u> Phone <u>(956) 659-0853</u>		
	Address	<u>9100 S. Austin Drive</u> E-mail <u>hector.saenz@memberconstructionllc.com</u>		
	City	<u>Pharr</u>	State	<u>Texas</u> Zip <u>78577</u>
	Contact Person	<u>Hector Saenz</u>		
Engineer	Name	<u>Victor H. Trevino</u> Phone <u>(956) 424-3335</u>		
	Address	<u>900 S. STEWAR, STE 13</u> E-mail <u>victor@southtexasig.com</u>		
	City	<u>Mission</u>	State	<u>Texas</u> Zip <u>78572</u>
	Contact Person	_____		
Surveyor	Name	<u>Victor H. Trevino</u> Phone <u>(956) 424-3335</u>		
	Address	<u>900 S. STEWAR, STE 13</u> E-mail _____		
	City	<u>Mission</u>	State	<u>Texas</u> Zip <u>78572</u>

KF





## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature  Date 9/20/23

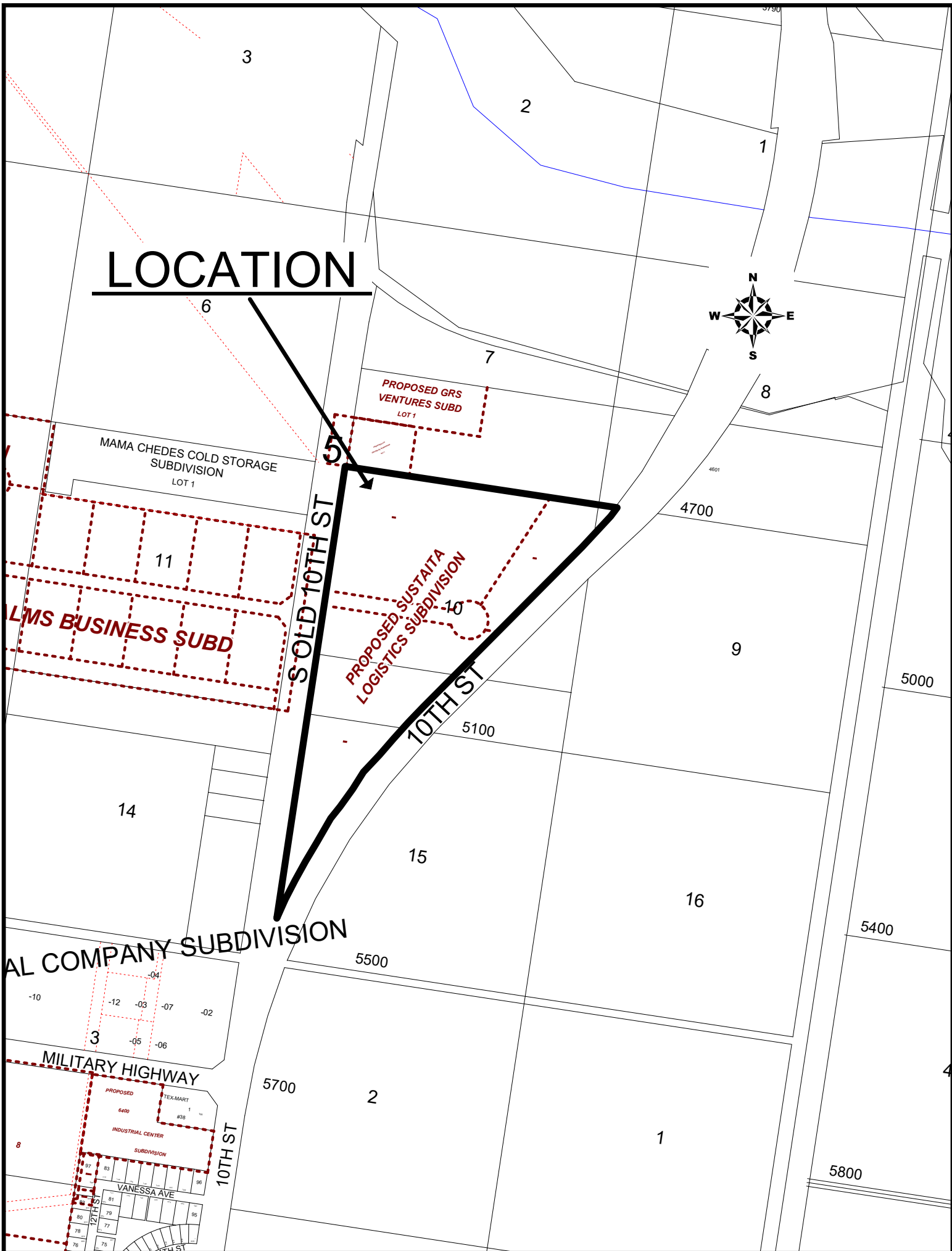
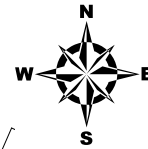
Print Name Victor Trevino

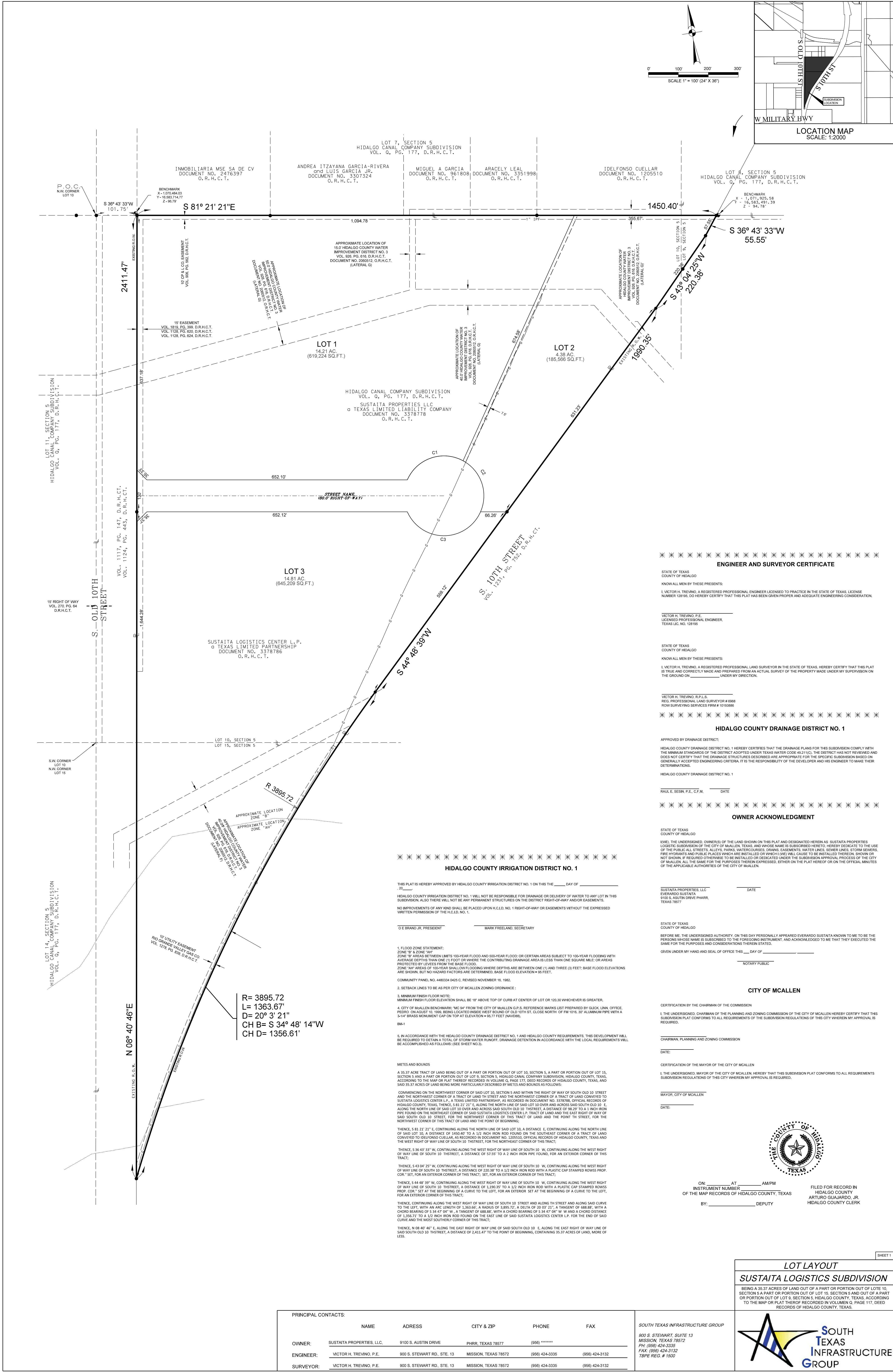
Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application



# LOCATION









# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 10/13/2023

### SUBDIVISION NAME: SUSTAITA LOGISTICS SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

South 10th Street: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW

Paving: By the State Curb & gutter: By the State

Revisions Needed:

- Show and label the centerline, existing ROW on both sides of the centerline, and total existing ROW to establish the dedication requirement prior to final.
- Reference the document number for the existing ROW on both sides of the centerline and provide a copy for staff review prior to final.
- Provide for dedication as noted above on plat prior to final.

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

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

Non-compliance

South Old 10th Street: ROW requirements will be determined once the existing ROW is established

Paving: TBD Curb & gutter: both sides

Revisions needed:

- Show and label the centerline, existing ROW on both sides of the centerline, and total existing ROW to establish the dedication requirement prior to final.
- Reference the document number for the existing ROW on both sides of the centerline 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

Non-compliance

E/W Half Mile Collector (north boundary): Dedication for 70 ft. total ROW

Paving: 44 ft. Curb & gutter: both sides

Revisions needed:

- Provide an ownership map for the lots on the north side to assure that no lots are landlocked prior to final.
- Staff will review to finalize location and dedication requirement for collector street.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

E/W Quarter Mile Collector (middle section): Dedication for 70 ft. total ROW

Paving: 44 ft. Curb & gutter: both sides

Revisions needed:

- Staff will review to finalize location and dedication requirement for collector street.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

TBD

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

<p>Interior street: dedication as needed for minimum 60 ft. ROW  Paving: 40 ft. Curb &amp; gutter: both sides  Proposed: 80 ft. ROW  Revisions needed:  - Show the ROW for Cul-de-Sac prior to final. Minimum ROW for Cul-de-Sac for industrial use is 200 ft. with 180 ft. paving.  - Provide the alignment of the proposed street with Paula Avenue proposed by McAllen Palms Business Park Subdivision prior to final to assure it complies with ordinance requirements.  - Staff will review if the interior street will be required to connect to S. 10th Street as a quarter mile collector prior to final.  - Clarify if the subdivision is proposed to be public or private prior to final. If private, clarify if it will be gated. Submit gate details prior to final, if applicable.  **Subdivision Ordinance: Section 134-105  **Monies must be escrowed if improvements are required prior to final  **COM Thoroughfare Plan</p>	Non-compliance
<p>* 1,200 ft. Block Length  - Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, a variance application must be submitted and approved prior to final.  **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 900 ft. Block Length for R-3 Zone Districts  **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac  - Show the Cul-de-Sac length from the street to the end of Cul-de-Sac prior to final.  - Subdivision layout does not comply with maximum Cul-de-Sac requirements, please revise accordingly prior to final. If no changes, a variance application must be submitted and approved prior to final. If a variance is approved, it might be subject to additional ROW and paving requirement.  **Subdivision Ordinance: Section 134-105</p>	Non-compliance
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  - Show alley/private service drive easement prior to final.  **Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front / South 10th Street / South Old 10th Street: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.  Revisions Needed:  - Add a plat note as shown above prior to final.  **Zoning Ordinance: Section 138-356 and 138-367</p>	Non-compliance
<p>* Rear: In accordance with zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies.  Revisions Needed:  - Add a plat note as shown above prior to final.  **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies.  Revisions Needed:  - Add a plat note as shown above prior to final.  **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**



* Corner: See Front Setback **Zoning Ordinance: Section 138-356 * Garage: Commercial/Industrial Development. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	NA
	NA
	Applied
<b>SIDEWALKS</b>	
* 5 ft. wide minimum sidewalk required South 10th Street and 4 ft. sidewalk required S. Old 10th Street and both sides of all interior streets and other street as applicable, prior to final. Revisions needed: -Finalize wording for note once ROW requirements have been finalized, prior to final. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Old 10th Street and South 10th Street and other streets as may be applicable. Revisions needed: - Clarify the lot frontages to finalize the note wording prior to final. - Finalize wording for note prior to final. **A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Include note as shown above prior to final. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Non-compliance
	Non-compliance
	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along S. Old 10th Street and 10th Street. Revisions Needed: - Clarify lot frontages to finalize the note wording prior to final. - Include note, after finalized, prior to final review. **As per Traffic Department, No Access to 10th Street would be permitted for any lots. ***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, Private Streets must be maintained by the lot owners and not the City of McAllen Pending Items: -Include note, finalize wording for note prior to final. **Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Non-compliance
	Required
	Non-compliance
	Required

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

<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District</li> <li>**Engineer must verify that proposed use is compliant within existing Zoning.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>- The application submitted on September 27, 2023, indicates the subdivision will be industrial. Park fees do not apply to commercial/industrial developments.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</li> <li>- The application submitted on September 27, 2023, indicates the subdivision will be industrial. Park fees do not apply to commercial/industrial developments.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Pending review by the City Manager's Office.</li> <li>- The application submitted on September 27, 2023, indicates the subdivision will be industrial. Park fees do not apply to commercial/industrial developments.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	TBD

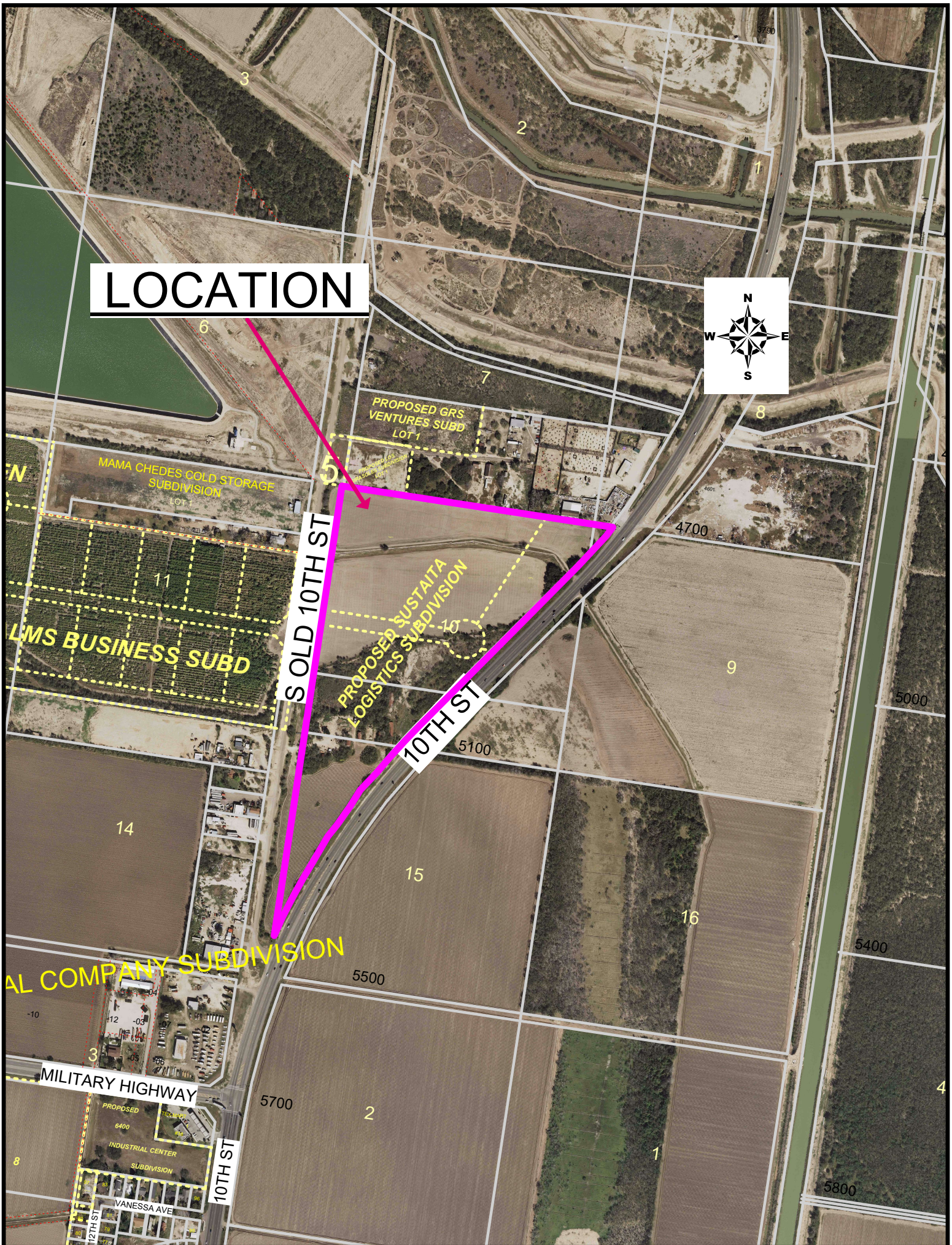
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Clarify the discrepancy between the survey dimensions and bearing with the subdivision plat prior to final. Review and revise as applicable.</li> <li>- Clarify the type of 15 ft. easement along South Old 10th Street prior to final. Provide length dimensions prior to final.</li> <li>- Provide a copy of all referenced documents for staff review prior to final.</li> <li>- Show a solid line for lot lines prior to final.</li> <li>- Provide the legal description of all adjacent lots on all sides including the west side of South Old 10th Street and east side of South 10th Street.</li> <li>- Label 7.5 ft. dashed line along the west side of Lot 2 prior to final. It seems that the gas line is not within the boundary of the shown easement.</li> <li>- Remove the gas line from the plat but show a gas easement prior to final.</li> <li>- Provide length dimensions of the existing 10 ft. Utility Easement on the east side of Lot 3.</li> <li>- Show the distance from property lines, bearing and distance for the existing easements prior to final.</li> <li>- Add a legend to clarify 1" IPF on the north side prior to final.</li> <li>- Show the P.O.B on the plat prior to final.</li> <li>* Must comply with City's Access Management Policy.</li> <li>* Any abandonments must be done by separate instrument and referenced on plat.</li> </ul>	Non-compliance
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE, &amp; UTILITY APPROVALS.</p>	Applied



# LOCATION













# PLANNING DEPARTMENT

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



## 2023 CALENDAR

### Meetings:

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





HPC - Historic Preservation Council

### Deadlines:





D- Zoning/CUP Application      N - Public Notification

\* **Holiday** - Office is closed





### JANUARY 2023

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





### FEBRUARY 2023

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





### MARCH 2023

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





### APRIL 2023

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

### MAY 2023

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

### JUNE 2023



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

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



## 2023 CALENDAR








### Meetings:

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









### Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- \* **Holiday** - Office is closed









### JULY 2023

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









### AUGUST 2023

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










### SEPTEMBER 2023

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






### OCTOBER 2023

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

### NOVEMBER 2023

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

### DECEMBER 2023

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