

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, SEPTEMBER 13, 2023 - 3:30 PM McALLEN DEVELOPMENT CENTER, 311 N. 15TH STREET, MCALLEN, TEXAS EXECUTIVE CONFERENCE ROOM, PLANNING DEPARTMENT

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

1) SUBDIVISIONS:

- a) Casa Corsica Subdivision, 3700 North Ware Road, Graco Real Estates **(SUB2023-0089) (FINAL) KH**
- b) The Villas on Freddy Phase II Subdivision, 1500 Freddy Gonzalez Road, The Villas on Freddy, LLC **(SUB2020-0039) (REVISED FINAL) M&H**
- c) Journey Church Subdivision, 7001 State Highway 107, Journey Church RGV, Inc. **(SUB2023-0091) (PRELIMINARY) MGE**
- d) Rancho Valencia Subdivision, 1200 East El Rancho Road, Francisco Pons Ballesteros, **(SUB2023-0090) (FINAL) MGE**
- e) Encino Estates Subdivision, 6700 North Shary Road, Silver Candle Holdings, LLC, **(SUB2023-0088) (PRELIMINARY) BIG**
- f) Villas at Northgate Subdivision, 1701 Northgate Lane, Lourdes Gabriela Vela **(SUB2023-0087) (PRELIMINARY) RDE**

ADJOURNMENT:

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

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

DATE: Wednesday, September 13, 2023

TIME: 3:30 PM

PLACE: McAllen Development Center
311 N. 15th Street
Executive Conference Room- Garden Wing
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

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

I, the undersigned authority, do hereby certify that the above agenda for the Meeting of the McAllen Planning & Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 8th day of September 2023 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Dated this the 8th day of September 2023

Jessica Cavazos, Administrative Supervisor



City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>Casa Corsica Subdivision</u>	
	Location <u>McAllen, TX</u>	
	City Address or Block Number <u>3700 N. WARE RD</u>	
	Number of Lots <u>6</u> Gross Acres <u>9.073 Ac.</u> Net Acres <u>9.073 Ac.</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Agriculture</u> Proposed Land Use <u>Commercial</u> Irrigation District # _____	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>26,893.03</u>	
	Parcel # <u>1444188</u> Tax Dept. Review <u>MP</u>	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>LA LOMITA (HOIT) 9.073AC AN IRR TR S799.55'-N849.82' EXC AN IRR TR E184.70'-N289.06' LOT 117 7.866 AC NET</u>		
Owner	Name <u>Christian A. McClendon - Graco Real Estate, Authorized Agent For: SB MCALLEN, LTD. and 34TH AND SONCY #2, LTD.</u> Phone <u>806-745-9718</u>	
	Address <u>5307 W. Loop 289, Suite 302</u> E-mail <u>Christy@gracorealestate.com</u>	
	City <u>Lubbock</u> State <u>TX</u> Zip <u>79414</u>	
Developer	Name <u>Graco Real Estate</u> Phone <u>806-745-9718</u>	
	Address <u>5307 W. Loop 289, Suite 302</u> E-mail <u>Tyler@gracorealestate.com</u>	
	City <u>Lubbock</u> State <u>TX</u> Zip <u>79414</u>	
	Contact Person <u>Tyler Parr</u>	
Engineer	Name <u>Kimley-Horn</u> Phone <u>972-471-9403</u>	
	Address <u>2600 N. Central Expressway, Suite 400</u> E-mail <u>Caleb.Jones@kimley-horn.com</u>	
	City <u>Richardson</u> State <u>TX</u> Zip <u>75080</u>	
	Contact Person <u>Caleb Jones</u>	
Surveyor	Name <u>John G. Mosier</u> Phone <u>210-541-9166</u>	
	Address <u>10101 Reunion Place, Suite 400</u> E-mail <u>Greg.Mosier@kimley-horn.com</u>	
	City <u>San Antonio</u> State <u>TX</u> Zip <u>78216</u>	

ENTERED

KF

MAY 11 2023

Name: MM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature DocuSigned by: Christian A. McClendon Date 4/17/2023

Print Name Christian A. McClendon

Owner ☐ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

STATE OF TEXAS
COUNTY OF LUBBOCK

I, CHRISTIAN A. MCCLENDON, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CASA CORSICA SUBDIVISION SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH 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/DEVELOPER:
CHRISTIAN A. MCCLENDON
GRACO REAL ESTATE
AUTHORIZED AGENT FOR
SB MCALLEN, LTD.
5307 W. LOOP 289, SUITE 302
LUBBOCK, TEXAS, 79414

DATE

OWNER/DEVELOPER:
CHRISTIAN A. MCCLENDON
GRACO REAL ESTATE
AUTHORIZED AGENT FOR
34TH AND SONCY NO. 2
5307 W. LOOP 289, SUITE 302
LUBBOCK, TEXAS, 79414

DATE

STATE OF TEXAS
COUNTY OF LUBBOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISTIAN A. MCCLENDON, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS _____ DAY OF _____, 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

SURVEYOR'S NOTES

- ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH ZONE (FIPS 4205) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

STATE OF TEXAS
COUNTY OF BEAR

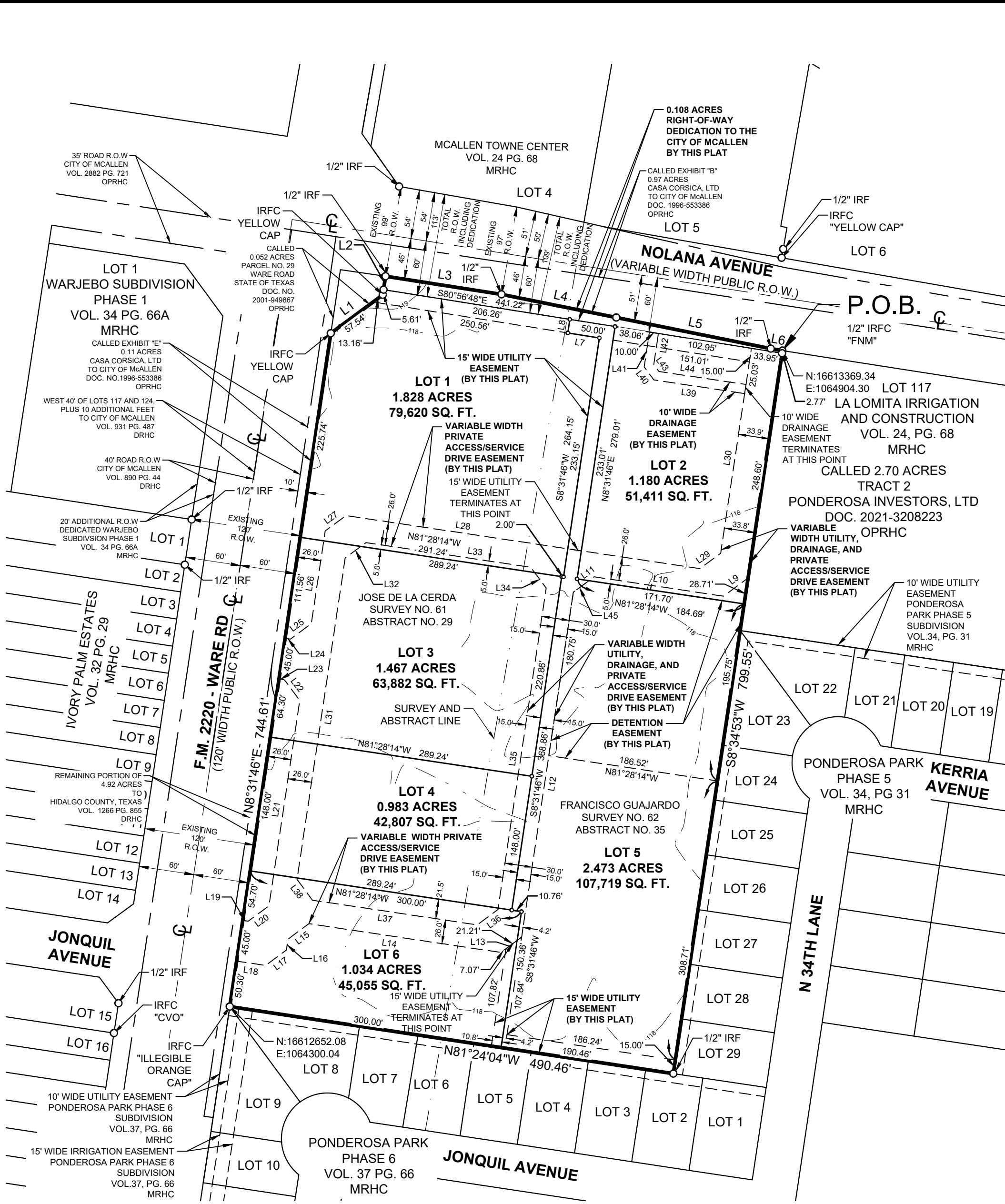
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

JOHN G. MOSIER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330

STATE OF TEXAS
COUNTY OF DALLAS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE MCALLEN PLANNING COMMISSION.

JONATHAN KERBY, REGISTERED PROFESSIONAL ENGINEER NO. 127734



LEGEND

IRF	1/2" IRON ROD FOUND
IRSC	1/2" IRON ROD W/PLASTIC CAP FOUND
P.O.B.	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
MEAS.	MEASURED
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
OPRHC	OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS
MRHC	MAP RECORDS OF HIDALGO COUNTY, TEXAS
---	EXISTING CONTOUR
---	RIGHT OF WAY CENTERLINE

A METES AND BOUNDS
DESCRIPTION OF
A 9.073 ACRE TRACT

BEING a 9.073 acre (395,210 square feet) tract of land situated in the Jose De La Cerda Survey No. 61, Abstract No. 29 and the Francisco Guajardo Survey No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas; being a portion of Lot 117 of La Lomita Irrigation & Construction Co. Subdivision, plat of which is recorded in Volume 24, page 67-69 of the Deed Records of Hidalgo County, same being a portion of that certain 9.073 acre tract described in instrument to SB McAllen, LTD, recorded in Document No. 2022-3356741 of the Official Public Records of Hidalgo County; and of that certain 1,207 acre tract described in instrument to 34th and Soncy No. 2, LTD, recorded in Document No. 2022-3356751 of the Official Public Records of Hidalgo County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "FNM" found on the southerly line of Nolana Loop (variable width public right-of-way), same being the southerly line of that certain 0.97 acre tract described in the Special Warranty Deed to the City of McAllen in Document 1996-553388 of the Official Public Records of Hidalgo County, and marking the northwest corner of a called 2.70 acres, described as Tract 2 in the Contribution Special Warranty Deed to Ponderosa Investors, LTD in Document No. 2021-3208223 of the Official Public Records of Hidalgo County, for the northeast corner of the herein described tract;

THENCE, South 08°34'53" West, 799.55 feet along the westerly line of the said 2.70 acre Tract 2, and the west line of Ponderosa Park Subdivision, Phase 5, plat of which is recorded in Volume 34, Page 31 of the Map Records of Hidalgo County, to a 1/2-inch iron rod found marking the southwest corner of Lot 29 of said Phase 5;

THENCE, North 81°24'04" West, 490.46 feet along the northerly line of Ponderosa Park Subdivision, Phase 6, plat of which is recorded in Volume 37, Page 66 of the Map Records of Hidalgo County to a 1/2-inch iron rod with orange plastic cap found on the easterly line of Ware Road (F.M. 2220 - 120 foot wide public right-of-way), marking the northwest corner of Lot 8 of said Phase 6;

THENCE, North 08°31'46" East, 744.61 feet along the easterly right-of-way line of said Ware Road to a 1/2-inch iron rod with a yellow plastic cap found for corner;

THENCE, along a cutback corner at the intersection with the southerly right-of-way line of Nolana Loop (variable width public right-of-way) and easterly right-of-way line of said Ware Road, the following two (2) courses and distances:

- North 53°31'35" East, 70.71 feet to a 1/2-inch iron rod with a yellow plastic cap found for corner;
- North 08°26'11" East, 20.50 feet to a 1/2-inch iron rod found for corner;

THENCE, along the southerly right-of-way line of said Nolana Loop the following two (2) courses and distances:

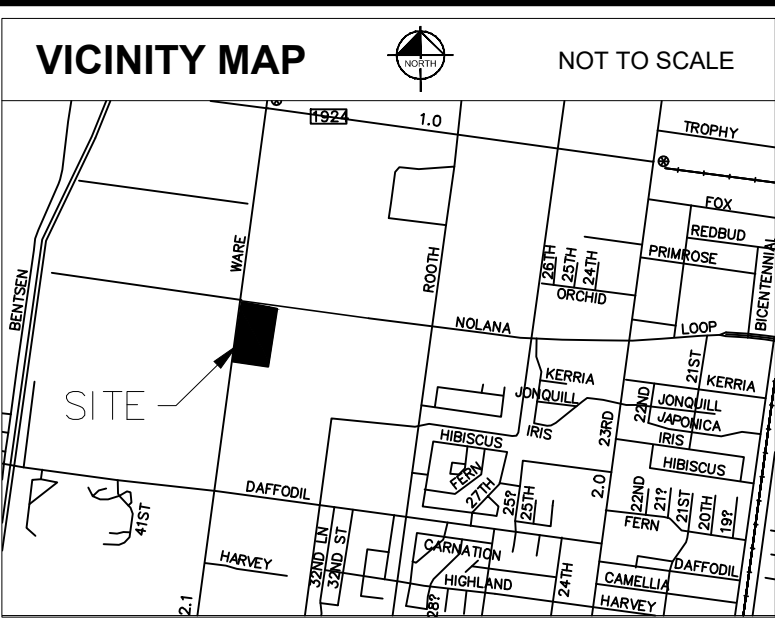
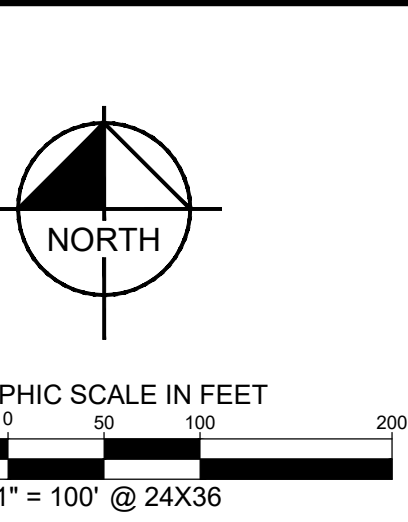
- South 81°07'05" East, 128.32 feet to a 1/2-inch iron rod found for corner;
- South 78°36'34" East, 300.32 feet to a 1/2-inch iron rod found for corner;
- South 79°50'43" East, 12.98 feet to the POINT OF BEGINNING and containing 9.073 acres of land in Hidalgo County, Texas. The basis of this description is the Texas State Plane Coordinate System, South Zone (FIPS 4205) (NAD83). All distances are on the Grid and shown in U.S. Survey Feet. This description was generated on 3/7/2023 at 9:00 PM, based on geometry in the drawing file K:\SNA_Survey\064587306-McAllen Nolana and Ware Rd\DWG\Plats\Casa Corsica Plat.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT:
ACCORDING TO COMMUNITY PANEL NO. 480343000C, DATED NOVEMBER 2, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), ALL OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "B" (SHADE) WHICH IS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD, 0.2% ANNUAL CHANCE FLOOD HAZARD", AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."
- SETBACKS:
FRONT: NOLANA AVENUE, WARE ROAD, IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 97,139 CUBIC FEET 2.23 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- DRAINAGE DETENTION POND TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL STORMWATER DRAINAGE APPROVAL.
- COMMON AREAS, AND ANY PRIVATE/SERVICE DRIVE EASEMENTS, MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 20 FT. X 20 FT. CORNER CUP EASEMENTS IS REQUIRED AT ALL INTERSECTIONS OF SERVICE DRIVE EASEMENTS (AS SHOWN ON THE PLAT).
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. WARE ROAD AND NOLANA AVENUE. SIDEWALK REQUIREMENT MAY INCREASE TO 5 FT. AS PER THE ENGINEERING DEPARTMENT PRIOR TO FINAL.
- 6 FT. OPAQUE BUFFER REQUIRED FORM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE/USE.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONE/USES.
- 50-YEAR DETENTION VOLUME REQUIRED: 2.23 AC-FT

LINE TABLE		LINE TABLE		LINE TABLE	
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N53°31'35"E	70.71'	L16	S08°31'46"W	12.17'
L2	N08°26'11"E	20.50'	L17	S53°31'55"W	28.28'
L3	S81°07'05"E	128.32'	L18	N81°28'29"W	32.00'
L4	S78°36'34"E	128.11'	L19	S81°28'14"E	6.00'
L5	S78°36'34"E	172.21'	L20	N53°31'41"E	28.28'
L6	S79°50'43"E	12.98'	L21	N08°31'46"E	227.00'
L7	S80°56'48"E	35.00'	L22	N36°30'59"W	28.31'
L8	S08°31'46"W	15.00'	L23	N81°28'14"W	5.97'
L9	S53°31'46"W	33.55'	L24	S81°28'14"E	6.00'
L10	N81°28'14"W	143.00'	L25	N53°31'46"E	28.28'
L11	S53°31'45"W	28.28'	L26	N08°31'46"E	102.56'
L12	S08°31'46"W	381.39'	L27	N53°31'46"E	28.28'
L13	S53°31'46"W	28.28'	L28	S81°28'14"E	391.24'
L14	N81°28'14"W	212.24'	L29	N53°31'46"E	28.28'
L15	S53°31'46"W	28.28'	L30	N08°31'46"E	226.63'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1	1.828	79,620
LOT 2	1.180	51,411
LOT 3	1.467	63,882
LOT 4	0.983	42,807
LOT 5	2.473	107,719
LOT 6	1.034	45,055
OVERALL BOUNDARY	9.073	395,210
RIGHT-OF-WAY DEDICATION	0.108	4,716



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

CHAIRMAN, PLANNING AND
ZONING COMMISSION

DATE

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

MAYOR, CITY OF MCALLEN

DATE

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CASA CORSICA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

HIDALGO COUNTY ASSISTANT
CHIEF INSPECTOR

DATE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 40.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

RAUL E. SESIN, P.E., C.E.M., GENERAL MANAGER,
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

HIDALGO COUNTY IRRIGATION DISTRICT NO. _____
PRESIDENT

DATE

ATTEST: SECRETARY

DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE S 232.028(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CASA CORSICA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

HIDALGO COUNTY JUDGE

DATE

HIDALGO COUNTY CLERK

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____, COUNTY CLERK OF HIDALGO, CERTIFY THAT THE

PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____

ON THE _____ DAY OF _____, 20____, AND WAS RECORDED IN BOOK _____ SHEET(S) THE

PLAT RECORDS OF HIDALGO COUNTY _____ AT _____ O'CLOCK _____ ON THE _____ DAY OF

_____, 20____.

OWNER/DEVELOPER:
CHRISTIAN A. MCCLENDON
GRACO REAL ESTATE
AUTHORIZED AGENT FOR
SB MCALLEN, LTD.
5307 W. LOOP 289, SUITE 302
LUBBOCK, TEXAS, 79414

OWNER/DEVELOPER:
CHRISTIAN A. MCCLENDON -
GRACO REAL ESTATE
AUTHORIZED AGENT FOR
34TH AND SONCY #2, LTD.
5307 W. LOOP 289, SUITE 302
LUBBOCK, TEXAS, 79414

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

RESUBDIVISION PLAT ESTABLISHING
**CASA CORSICA
SUBDIVISION**

BEING A 9.073 ACRE TRACT OF LAND SITUATED IN THE JOSE DE LA CERDA SURVEY NO. 61, ABSTRACT NO. 29, AND THE FRANCISCO GUAJARDO SURVEY NO. 62, ABSTRACT NO. 35, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, CONTAINING 7.866 OF THAT CERTAIN 9.073 ACRE TRACT DESCRIBED IN INSTRUMENT TO SB MCALLEN, LTD, RECORDED IN DOCUMENT NO. 2022-3356741 OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY; AND ALL OF THAT CERTAIN 1,207 ACRE TRACT DESCRIBED IN INSTRUMENT TO 34TH AND SONCY NO. 2, LTD, RECORDED IN DOCUMENT NO. 2022-3356751 OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.

Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216	FIRM # 10193973	Tel. No. (210) 541-9166 www.kimley-horn.com
Scale 1" = 100'	Drawn by DJG	Checked by JGM
Date 8/15/2023	Project No. 068705128	Sheet No. 1 OF 1



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/31/2023

SUBDIVISION NAME: CASA CORSICA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: Dedication as required for 60 ft. from centerline for 120 ft. total ROW
Paving: By the State Curb & gutter: By the State
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan

Nolana Avenue: Dedication as required for 60 ft. from centerline for 120 ft. total ROW
Paving: 65 ft. to 85 ft. Curb & gutter: Both sides
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

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

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

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

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

Applied

Applied

Applied

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
* Proposed: VARIABLE WIDTH PRIVATE ACCESS/SERVICE DRIVE EASEMENT (BY THIS PLAT)
* Private access/service drive easement must be at least 24 ft. wide. Proposed private access/service drive easement ranges from 26 ft. to 45 ft. wide.
* Access/service drive easement layout must be approved by Fire and Public Works Departments.
* Alley/service drive easement required for commercial properties.
**Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Nolana Avenue/N. Ware Road: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.
**Zoning Ordinance: Section 138-356

* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies.
**Zoning Ordinance: Section 138-356

Applied

Applied

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

<ul style="list-style-type: none"> * Interior Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. **Zoning Ordinance: Section 138-356 * Corner: See Front Setback -Revise corner setback as shown above prior to recording. **Zoning Ordinance: Section 138-356 * Garage **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
	Required
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on N. Ware Road and Nolana Avenue. - Revise plat note #9 as shown above prior to recording. ** Sidewalk requirement may increase to 5 ft. as per the Engineering Department. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
	Applied
	Applied
	Applied
	NA
	NA

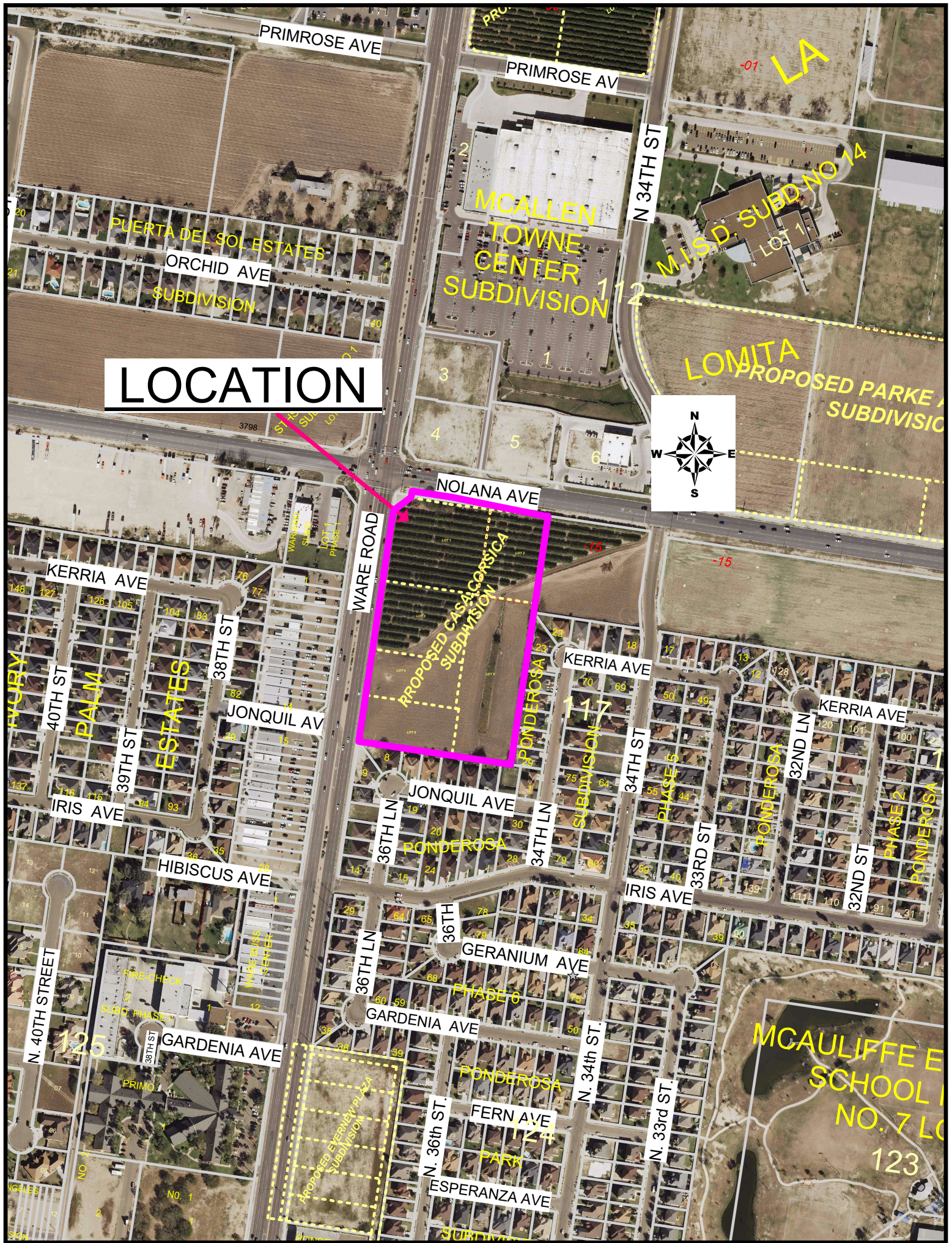
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets ** Lot 5 proposed to be a "flag" lot with a 15 ft. wide portion of the lot extending north and widening to 50 ft. at Nolana Ave. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per the subdivision application submitted on May 11, 2023, the development is proposed to be commercial. Parkland dedication does not apply to commercial developments. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the subdivision application submitted on May 11, 2023, the development is proposed to be commercial. Parkland dedication does not apply to commercial developments. Pending review by the City Manager's Office. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is approved. TIA level 3 is approved with conditions. * Traffic Impact Analysis (TIA) level 3 is approved with the following conditions: 1a. A shared access easement will be need to be dedicated for the east driveway be centered between proposed drive-thru restaurant and adjacent lot. PENDING 1b. Proposed median opening and deceleration lane improvements within TxDOT ROW will need to be reviewed and approved by the Texas Department of Transportation (TxDOT) in accordance with their standards. Construction or escrow of these improvements may be required. 2. As per McAllen Access Management policy, spacing requirement along Ware Road @50 MPH is 425 ft. and for Nolana is 360 ft.- please show dimensions to ensure spacing is being met. Access along Nolana would be need to have a shared access with the undeveloped land east of the subject property - PENDING 	Applied
	Required
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Use Sec. 134-61 of the subdivision ordinance for the signature blocks' wording, including the owner's acknowledgement prior to recording and clarify why there are two owner's signature blocks. *Must comply with City's Access Management Policy. *The Planning and Zoning Commission approved the subdivision in preliminary form at the meeting of June 6, 2023, subject to the conditions noted, drainage, and Utilities approval. * As per the Utilities Department, the subdivision has received MPU Board approval. 	Required

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED, AND COMPLYING WITH TRAFFIC DEPARTMENT'S REQUIREMENTS.	Applied

LOCATION



SCANNED

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

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

Project Description	Subdivision Name	<u>The Villas on Freddy Phase II</u>		
	Location	<u>NEC Freddy Gonzalez & Bicentennial</u>		
	City Address or Block Number	<u>to be determined</u>		
	Number of lots	<u>92 55</u>	Gross acres	<u>14.888 8.651</u>
			Net acres	<u>14.680</u>
	Existing Zoning	<u>R31</u>	Proposed	<u>R31</u>
	Rezonning Applied For	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____		
	Existing Land Use	<u>vacant</u>		
	Proposed Land Use	<u>residential</u>		
	Irrigation District #	<u>1</u>		
Residential Replat	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Commercial Replat	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
ETJ	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Agricultural Tax Exempt	Yes <input type="checkbox"/> No <input type="checkbox"/>			
Estimated Rollback tax due	<u>8,160.31</u>			
Parcel No.	<u>297558</u>			
Tax Dept. Review	<u>8.651</u>			
Legal Description	<u>Approx. 14.888 ac. 0/0 lot 5 section</u> <u>278, Texas Mexican RCS</u>			
Owner	Name	<u>The Villas on Freddy, LLC</u>		
	Phone	<u>90(956) 381-0981</u>		
	Address	<u>200 S. 10th St., Ste. 1700</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78501</u>		
E-mail	<u>% fKurth@meldenandhunt.com</u>			
Developer	Name	<u>The Villas on Freddy, LLC</u>		
	Phone	<u>90(956) 381-0981</u>		
	Address	<u>200 S. 10th St., Ste. 1700</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78501</u>		
Contact Person	<u>% Fred L. Kurth, P.E.</u>			
E-mail	<u>% fKurth@meldenandhunt.com</u>			
Engineer	Name	<u>Melden & Hunt, Inc.</u>		
	Phone	<u>(956) 381-0981</u>		
	Address	<u>115 W. McIntyre St.</u>		
	City	<u>Edinburg</u>	State	<u>TX</u>
	Zip	<u>78541</u>		
Contact Person	<u>Fred L. Kurth, P.E.</u>			
E-mail	<u>fKurth@meldenandhunt.com</u>			
Surveyor	Name	<u>Melden & Hunt, Inc.</u>		
	Phone	<u>(956) 381-0981</u>		
	Address	<u>115 W. McIntyre St.</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 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
- ☒ N/A Proof of authority of person signing application on behalf of partnership/corporation, if applicable

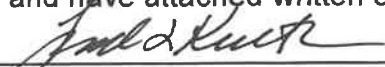
PLAT TO SHOW:

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

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

Owner's Signature

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

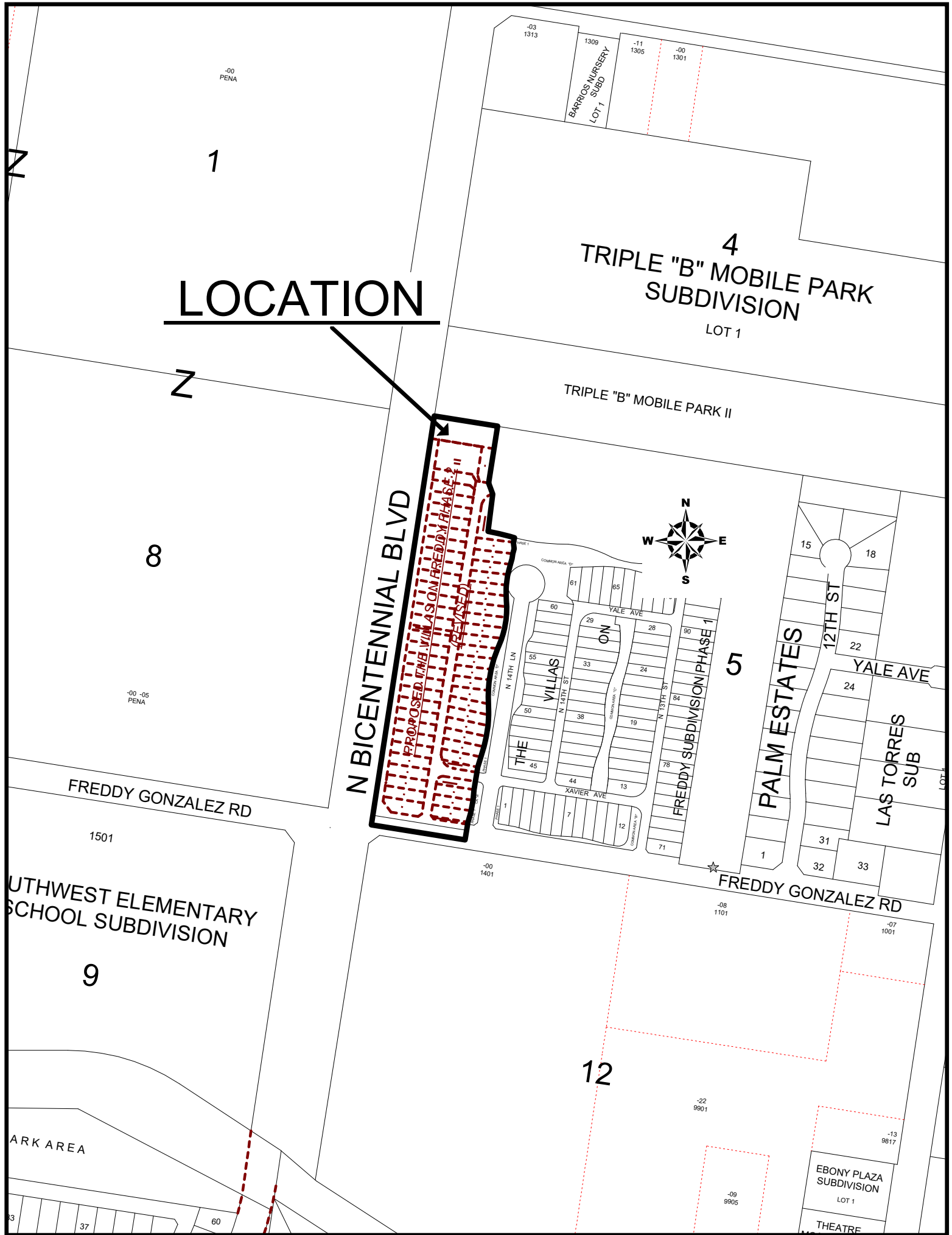
Signature  Date 4-1-20

Print Name Fred L. Kurth, P.E.

Owner ☐

Authorized Agent ☒

LOCATION



SUBDIVISION MAP OF
THE VILLAS ON FREDDY PHASE II

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

GENERAL NOTES :

- THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN . COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL BE: AS FOLLOWS OR GREATER FOR EASEMENTS.

FRONT:

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

REAR:

LOT 120 SHALL BE 10 FEET (NORTH)
LOTS 139-162 SHALL BE 23 FEET (GARAGE WEST)
LOTS 163-192 SHALL BE 10 FEET (WEST)

SIDE CORNER:

5 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES:

LOT 120 SHALL BE 3 FEET EAST SIDE AND 7 FEET WEST SIDE
LOTS 139-159 SHALL BE 3 FEET SOUTH SIDE AND 7 FEET NORTH SIDE
LOTS 160-192 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE

GARAGE:

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

- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 44,044 C.F. (1,001 ac-ft). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
- CITY OF McALLEN BENCHMARK: NUMBER MC46, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP TOP LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF N. 10TH STREET AND FREDDY GONZALEZ, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 96) N=16632426.4526, E=1077730.38009, ELEV.=104.17
- NO STRUCTURES ALLOWED OVER ANY EASEMENT.
- 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG FREDDY GOZALEZ ROAD AND N. BICENTENNIAL BLVD.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG FREDDY GONZALEZ ROAD AND/OR N. BICENTENNIAL BLVD.
- ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- NO DWELLINGS SHALL BE ALLOWED IN ANY COMMON AREAS.
- INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALKS & TRAILS PLAN.
- 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.
- COMMON OR DETENTION AREAS AND PRIVATE STREETS/ALLEYS AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF McALLEN
- 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.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAS ON FREDDY PHASE II, RECORDED AS DOCUMENT NUMBER _____, HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- A 25-FOOT BY 25-FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS, AND 10-FOOT BY 10-FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
- ALL EASEMENTS SHOWN IN PLAT ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
- 4-FOOT WIDE MINIMUM SIDEWALK REQUIRED ON FREDDY GONZALEZ ROAD AND N. BICENTENNIAL BLVD.
- COMMON AREAS A2, D2, D3 AND F ARE TO BE FOR LANDSCAPING PURPOSES ONLY AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF McALLEN.
- PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES ONTO RHODES DEVELOPMENT, INC. A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPARENT MEDIA, REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING, BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 8.416 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, SAID 8.416 ACRES BEING A PART OR PORTION OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, WHICH SAID 8.416 ACRES ARE OUT OF A CERTAIN TRACT THAT WAS CONVEYED TO THE VILLAS ON FREDDY, LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3022928, HIDALGO COUNTY OFFICIAL RECORDS; SAID 8.416 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 278 AND BEING WITHIN THE EXISTING FREDDY GONZALEZ ROAD;

THENCE, S 80° 59' 20" E ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING FREDDY GONZALEZ ROAD, A DISTANCE OF 125.00 FEET TO A NAIL SET [NORTHING: 16632609.262, EASTING: 1075913.210] FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 08° 45' 19" E ALONG THE EAST LINE OF A CERTAIN TRACT THAT WAS CONVEYED THE CITY OF McALLEN, BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED IN INSTRUMENT NUMBER 1838944, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,268.65 FEET TO A NO. 4 REBAR SET, [NORTHING: 16633963.126, EASTING: 1076106.316] FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 80° 57' 12" E A DISTANCE OF 204.33 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 09° 04' 38" W A DISTANCE OF 133.58 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT
- THENCE, S 19° 47' 07" E A DISTANCE OF 37.53 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT
- THENCE, S 07° 04' 38" W A DISTANCE OF 119.97 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT
- THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 06° 53' 17", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 72.13 FEET, A TANGENT OF 36.11 FEET, AND A CHORD THAT BEARS S 77° 07' 29" E A DISTANCE OF 72.09 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT
- THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 01° 25' 59", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 15.01 FEET, A TANGENT OF 7.50 FEET, AND A CHORD THAT BEARS S 74° 23' 49" E A DISTANCE OF 15.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT
- THENCE, S 14° 53' 11" W A DISTANCE OF 14.52 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 20°02' 51", A RADIUS OF 203.96 FEET, AN ARC LENGTH OF 71.37 FEET, A TANGENT OF 36.05 FEET, AND A CHORD THAT BEARS S 07° 27' 58" W, A DISTANCE OF 71.00 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 22°14'51", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 116.49 FEET, A TANGENT OF 58.99 FEET, AND A CHORD THAT BEARS S 06° 21' 56" W, A DISTANCE OF 115.76 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 26°28'25", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 149.09 FEET, A TANGENT OF 76.12 FEET, AND A CHORD THAT BEARS S 09° 28' 45" W, A DISTANCE OF 147.56 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 27°20'02", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 190.83 FEET, A TANGENT OF 97.26 FEET, AND A CHORD THAT BEARS S 10° 02' 57" W, A DISTANCE OF 189.02 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 20°41'24", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 144.44 FEET, A TANGENT OF 73.02 FEET, AND A CHORD THAT BEARS S 06° 43' 38" W, A DISTANCE OF 143.66 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 17° 04' 20" W A DISTANCE OF 60.10 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 55' 03" W A DISTANCE OF 72.95 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 15°05'29", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 105.36 FEET, A TANGENT OF 52.99 FEET, AND A CHORD THAT BEARS S 10° 53' 40" W, A DISTANCE OF 105.05 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 09° 05' 08" W AT A DISTANCE OF 26.98 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 56.98 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 5, SECTION 278, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 80° 59' 20" W ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING FREDDY GONZALEZ ROAD, A DISTANCE OF 302.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.416 ACRES OF LAND, MORE OR LESS.

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.
GENERAL MANAGER

DATE

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

THIS THE ____ DAY OF _____, 20 ____.

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

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

PRESIDENT

SECRETARY

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

MAYOR, CITY OF McALLEN

DATE

ATTESTED BY:

CITY SECRETARY

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, LIEN HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VILLAS ON FREDDY PHASE II, OF THE CITY OF McALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

JOE QUIROGA, TRUSTEE
TEXAS NATIONAL BANK
4908 SOUTH JACKSON ROAD
EDINBURG, TEXAS 78539

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: THE VILLAS ON FREDDY, LLC, A TEXAS LIMITED LIABILITY COMPANY.

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

DATE:

BY: RIVERSIDE DEVELOPMENT SERVICES, LLC (MEMBER)
ANTONIO M. AGUIRRE, JR., MANAGER
2806 ZINNIA AVENUE
McALLEN, TEXAS 78504

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____, 20 ____.

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

DATE PREPARED: 01/06/23
DATE REVISED: 03/23/23
ENGINEERING JOB # 20088.00



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____, 20 ____.

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

DATE SURVEYED: 03/25/2019
SURVEY JOB # 19078.08



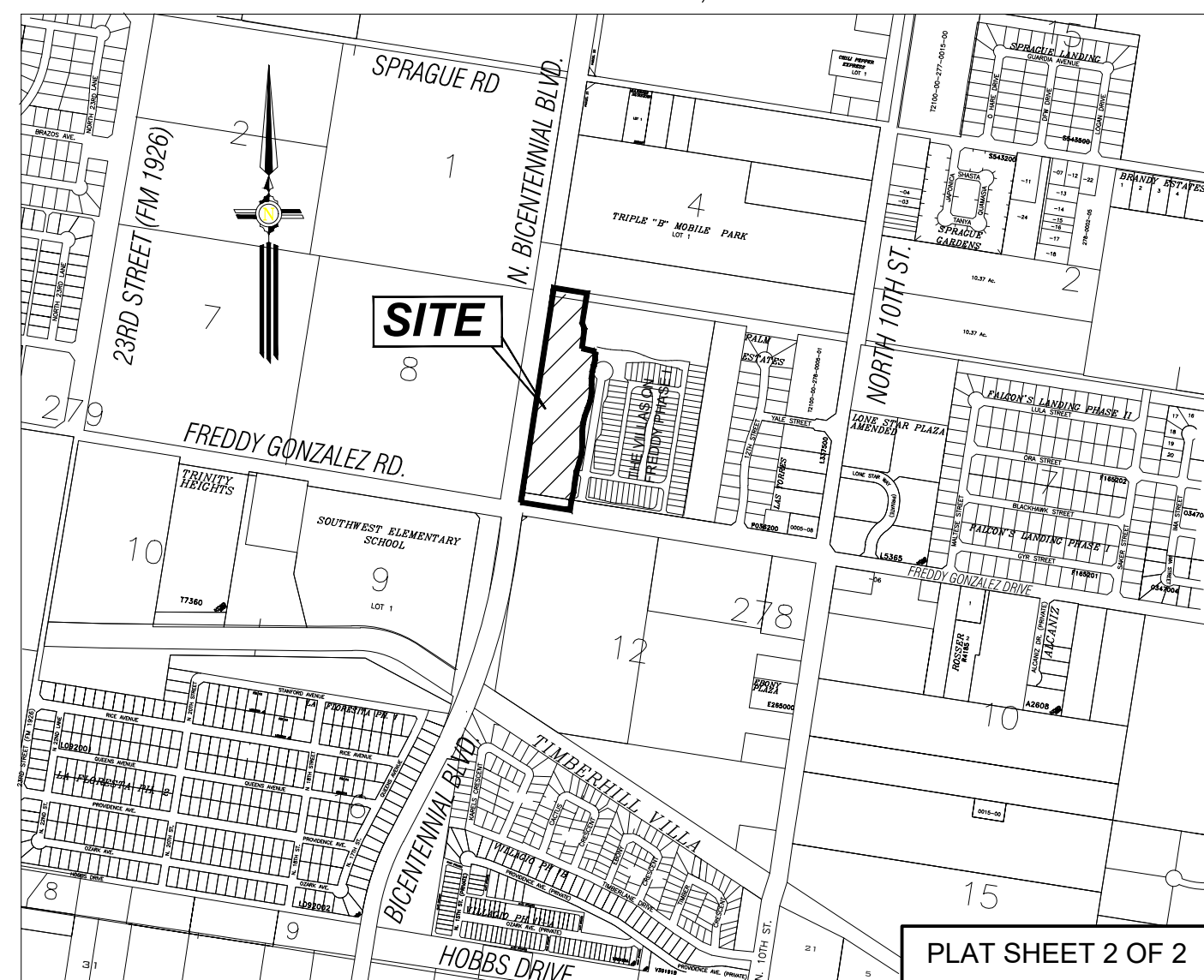
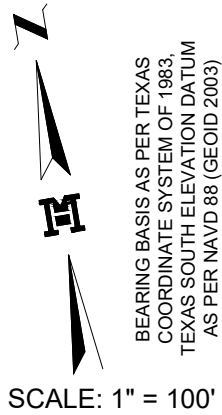
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

SHEET 1 OF 2





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/31/2023

SUBDIVISION NAME: THE VILLAS ON FREDDY PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Freddy Gonzalez Road - 20 ft. ROW dedication, for 50 ft. from center line for 100 ft. ROW
Paving: 65 ft. Curb & gutter: both sides.

*Must escrow monies if improvements are not constructed prior to recording.

N. 15th Street (Private), Xavier Ave. (Private), Zurich Ave. (Private): 30 ft. ROW

Paving 30 ft. Curb & gutter both sides

*Variance request for 30 ft. ROW width, and 30 ft. paving back to back approved by City Commission on May 13, 2019.

**Fire Lanes and HOA enforcement of no parking on the streets per Fire Department requirements.

Bicentennial Boulevard - Proposed 25 ft. additional ROW for 150.50-150.87 ft. total ROW

**Engineer to clarify if improvements have been built and ROW has been acquired or dedicated.

Paving: By the state Curb & gutter: Both sides

* 800 ft. Block Length

**Variance request to the 800 ft. block length requirement approved by City Commission at the May 13, 2019 meeting.

* 600 ft. Maximum Cul-de-Sac

Applied

Applied

Applied

Compliance

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

NA

SETBACKS

* Front:

LOTS 120 SHALL BE 20 FEET (FRONTING SOUTH)

LOTS 139-162 SHALL BE 10 FEET (FRONTING EAST)

LOTS 163-192 SHALL BE 20 FEET (FRONTING EAST)

**Originally 23 ft. Garage setback was proposed so vehicles don't overlap over the sidewalks.

Based on The sidewalks plans submitted in 2019, the sidewalks were proposed to be built along the rear side of the lots, not at the front. The engineer requested a variance for 20 ft. garage setback to match The Villas on Freddy Phase I Subdivision, with a proposed note as shown above. The variance request was approved by the Planning and Zoning commission on July 12, 2023.

***Setbacks under plat note #3 must be revised as previously approved for TVOF II prior to recording. If any changes are proposed, variance might be required.

****Zoning Ordinance: Section 138-356

Applied

* Rear:

LOT 120 SHALL BE 10 FEET (NORTH)

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

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

***Plat note #3 to be revised as shown above prior to recording.

****Zoning Ordinance: Section 138-356

Applied

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

<p>* Interior sides: LOT 120 SHALL BE 3 FEET EAST SIDE AND 7 FEET WEST SIDE LOTS 139-159 SHALL BE 3 FEET SOUTH SIDE AND 7 FEET NORTH SIDE LOTS 160-192 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE **The engineer requested side setbacks as shown above on August 18, 2023, and be considered in revised final form by the Planning and Zoning Commission. ****Zoning Ordinance: Section 138-356</p> <p>* Side Corner: 5 FEET, OR GREATER FOR EASEMENTS</p> <p>* Garage: (Proposed) 20 ft. except where greater setback is required, greater setback applies. **Originally 23 ft. Garage setback was proposed so vehicles don't overlap over the sidewalks. Based on The sidewalks plans submitted in 2019, the sidewalks were proposed to be built along the rear side of the lots, not at the front. The engineer is asking for 20 ft. garage setback to match The Villas on Freddy Phase I Subdivision, with a proposed note as shown above. ***Setbacks under plat note #3 must be revised as previously approved for TVOF II prior to recording. If any changes are proposed, variance might be required. *****Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., Bicentennial Blvd. and both sides of all interior streets; however Engineer submitted a Walking Trails plan for the interior street which provides for sidewalks along the front of each unit. Sidewalks are located along some streets, while others are within common areas. **Variance request for sidewalk requirement approved by City Commission on May 13, 2019 as per Walking Trails Plan for the interior streets, etc.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Rd. and Bicentennial Blvd.</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Freddy Gonzalez Rd. and/or Bicentennial Blvd.</p> <p>* Site plan must be approved by the Planning and other Development Department prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen</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>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	Applied
	NA
	NA
	Compliance
	Required
	Applied

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

LOT REQUIREMENTS	
* Minimum lot width and lot area - All lots must be minimum 20 ft. wide and corner lot must be minimum 24 ft. wide in R-3T district.	Compliance
* Lots fronting public streets	Compliance
ZONING/CUP	
* Existing : R3T Proposed: R3T	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee* Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
* Park Fee of \$700 to be paid prior to recording * Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. * Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Complete
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. **Per Traffic Department Trip generation has been approved.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy ***Gate detail must be submitted and approved, prior to recording ***Previously approved, The Villas on Freddy II, is splitting into two new phases: The Villas on Freddy Phase II and Phase III. Must comply with overall Master Plan requirements. ***The Villas on Freddy Phase II was approved in Final form at the P&Z meeting of July 7, 2020 and a 6-month extension on September 21, 2021, and revised final form at the P&Z meeting of December 21, 2021, and May 16, 2023. ****At the Planning and Zoning Commission meeting of May 16, 2023, the Board approved the subdivision in revised final form and approved the variance request for garage setback to be at 20 ft. instead of the originally approved 23 ft. On June 23, 2023, the engineer clarified that the variance request included front setback of Lot 120 & Lots 163-192 to be at 20 feet too. They also clarified that the rear setback for Lots 139-162 will remain at 23 ft. Staff scheduled the subdivision to be heard by the Planning and Zoning Commission on July 12, 2023, so that the meeting minutes would reflect the setbacks as requested by the engineer. ****The engineer requested revised side setbacks on August 18, 2023, and be considered in revised final form by the Planning and Zoning Commission. ****Setbacks will have to be shown on plat note #3 as previously approved for TVOF II prior to final. If any changes are proposed, variance might be required.	Applied

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

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

LOCATION

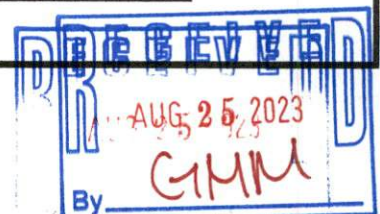


City of McAllen
Planning Department

SUB2023-0091

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

Project Information	Subdivision Name	<u>Journey Church</u>		
	Location	<u>670 feet west of Glasscock Rd, south side of SH 107</u>		
	City Address or Block Number	<u>7001 SH 107</u>		
	Number of Lots	<u>2</u>	Gross Acres	<u>3.284</u> Net Acres <u>3.260</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning	<u>C-3</u>	Proposed Zoning	<u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use	<u>C-3</u>	Proposed Land Use	<u>C-3</u> Irrigation District # <u>UNITED</u>
	Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Commercial	<input checked="" type="checkbox"/> Residential _____
	Agricultural Exemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Rollback Tax Due	<u>\$0</u>
	Parcel #	<u>729846</u>	Tax Dept. Review	_____
	Water CCN	<input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC	Other	_____
Legal Description	<u>3.284 Acre Tract of Land out of Lot 492 John H. Shary Subdivision</u> <u>(Vol. 1 Pg. 17 H.C.M.R.)</u>			
Owner	Name	<u>Journey Church RGV, Inc.</u>	Phone	<u>McAllen</u>
	Address	<u>2317 Fullerton Ave.</u>	E-mail	<u>fcruz.signs@yahoo.com</u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78504</u>
Developer	Name	<u>Journey Church RGV, Inc.</u>	Phone	<u>(956) 222-1981</u>
	Address	<u>2317 Fullerton Ave.</u>	E-mail	<u>fcruz.signs@yahoo.com</u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78504</u>
	Contact Person	<u>Fernando Cruz</u>		
Engineer	Name	<u>M Garcia Engineering, LLC</u>	Phone	<u>(956) 598-5417</u>
	Address	<u>1022 E. Griffin Parkway Suite 202B</u>	E-mail	<u>mariano@mgarciaengineering.com</u>
	City	<u>Mission</u>	State	<u>TX</u> Zip <u>78572</u>
	Contact Person	<u>Mariano Garcia</u>		
Surveyor	Name	<u>Rio Delta Surveying</u>	Phone	<u>(956) 262-0222</u>
	Address	<u>24593 FM 88</u>	E-mail	<u>jmgonzalezrpls@msn.com</u>
	City	<u>Monte Alto</u>	State	<u>TX</u> Zip <u>78538</u>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

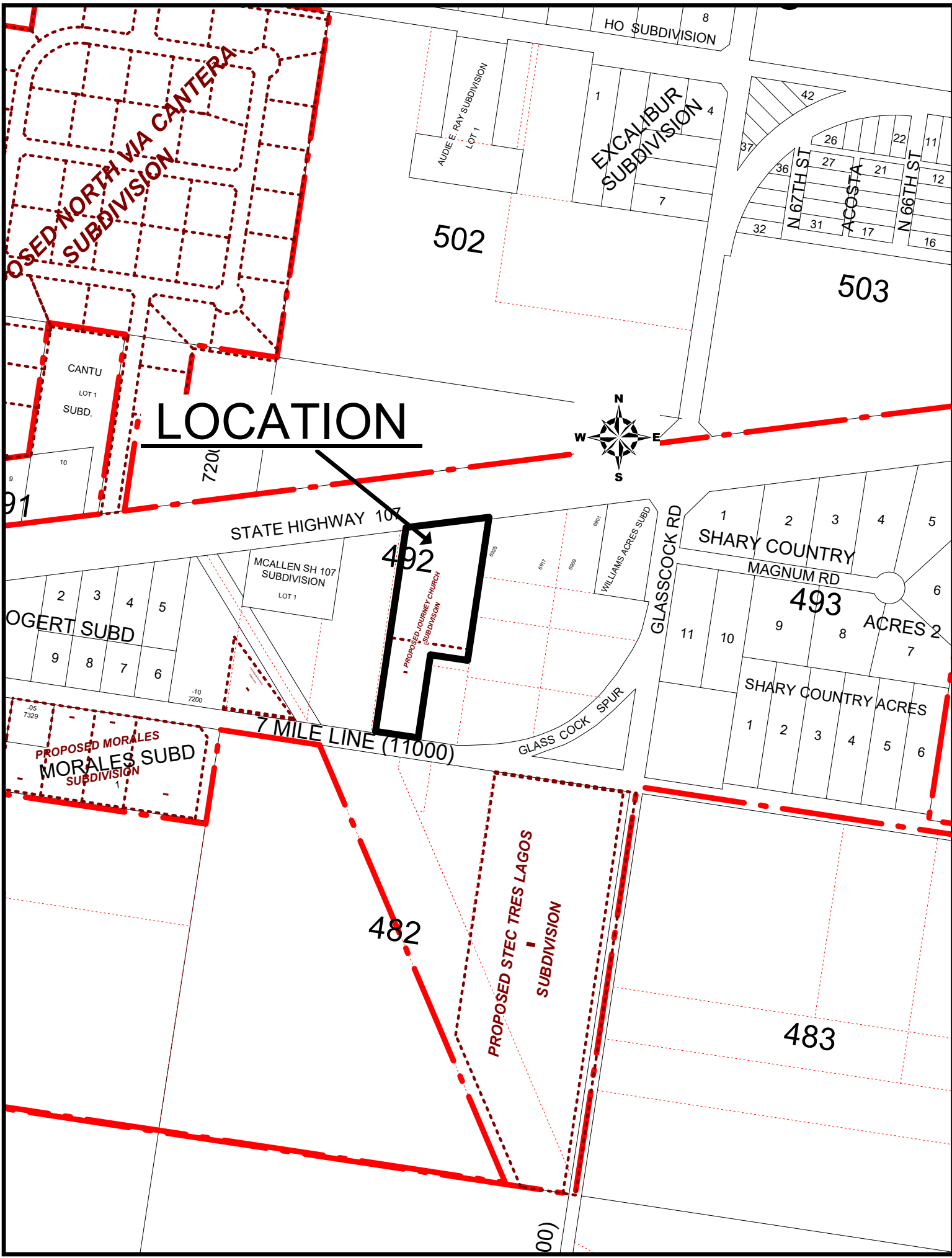
Signature  Date 8/25/23

Print Name Fernando Cruz

Owner ☐

Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application



PROPOSED NORTH VIA CANTERA
SUBDIVISION

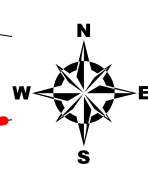
HO SUBDIVISION 8
AUDIE E. RAY SUBDIVISION
LOT 1
EXCALIBUR
SUBDIVISION

42
26
22
11
37
36
27
21
17
32
N 67TH ST
ACOSTA
N 66TH ST
12
16

502

503

LOCATION



STATE HIGHWAY 107

492

PROPOSED JOURNEY CHURCH
SUBDIVISION

GLASSCOCK RD

SHARY COUNTRY
MAGNUM RD

493

ACRES 2

SHARY COUNTRY ACRES

OGERT SUBD

PROPOSED MORALES
MORALES SUBD
SUBDIVISION

7 MILE LINE (11000)

GLASS COCK SPUR

482

PROPOSED STEC TRES LAGOS
SUBDIVISION

483

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS JOURNEY CHURCH SUBDIVISION TO THE CITY OF MCALLEN, TEXAS AND WHOSE NAME(S) IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, 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.

BY: _____
MANAGING MEMBER
JOURNEY CHURCH RGV, LTD.

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 202__.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

ENGINEER'S STATEMENT:

I, MARIANO GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

MARIANO GARCIA, P.E.
REG. LICENSED ENGINEER No. 90956

DATE



SURVEYOR'S STATEMENT

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO GONZALEZ, R.P.L.S. NO. 5571
RIO DELTA SURVEYING
24593 FM 88
MONTE ALTO, TX. 78538
T.B.P.L.S. FIRM # 10013900

DATE



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

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR CITY OF MCALLEN

DATE:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

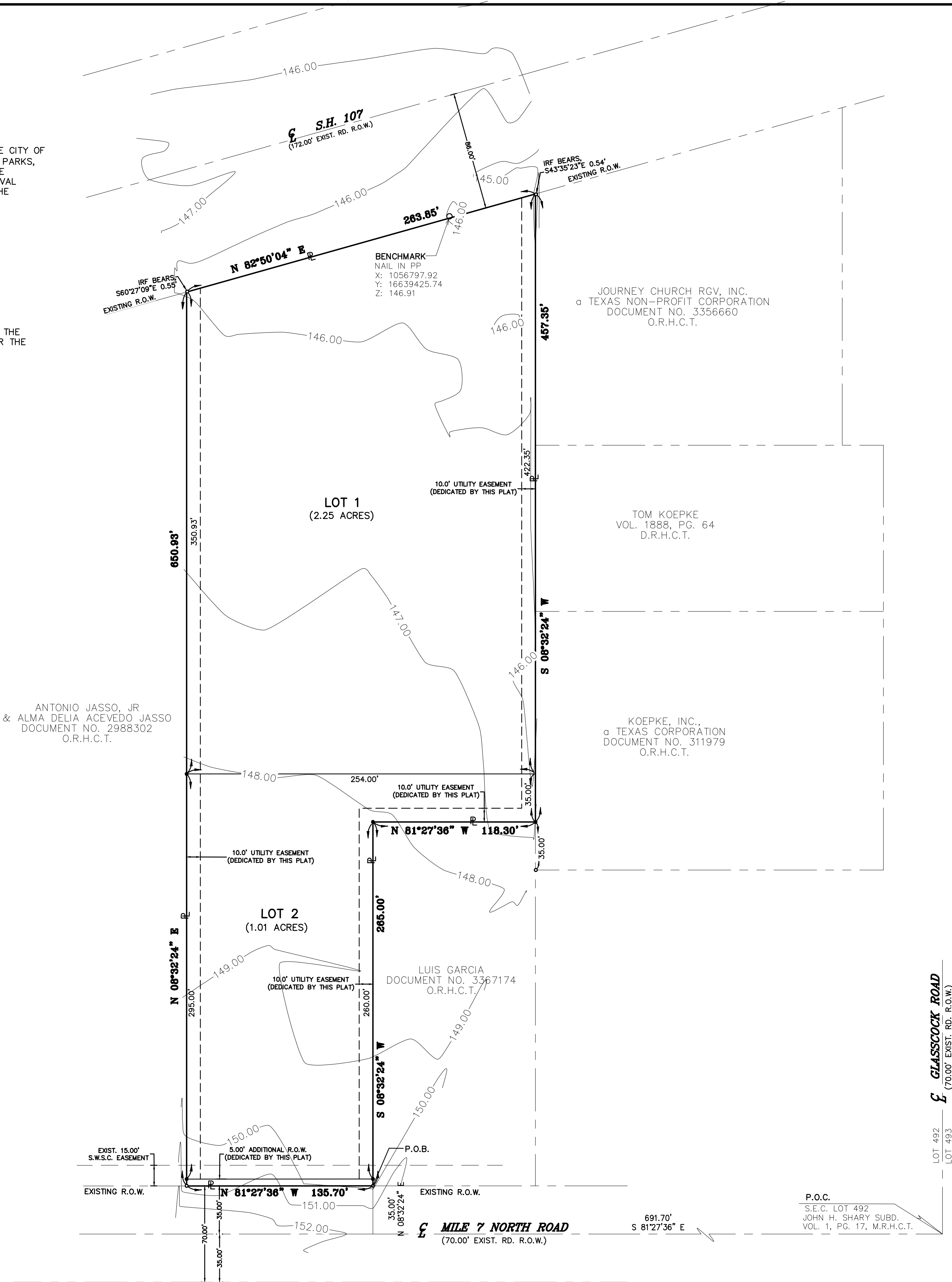
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE:

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



SUBDIVISION PLAT OF JOURNEY CHURCH SUBDIVISION

BEING A 3.284 ACRE TRACT OF LAND OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOL 1, PG. 17, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: JOURNEY CHURCH RGV, LTD.	2317 FULLERTON AVE.	MCALLEN, TX. 78504	(956) 222-1981
ENGINEER: MARIANO GARCIA, P.E.	1022 E. GRIFIN PKWY, #202B	MISSION, TX. 78572	(956) 598-5417
SURVEYOR: MARIO GONZALEZ, RPLS	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 262-0222



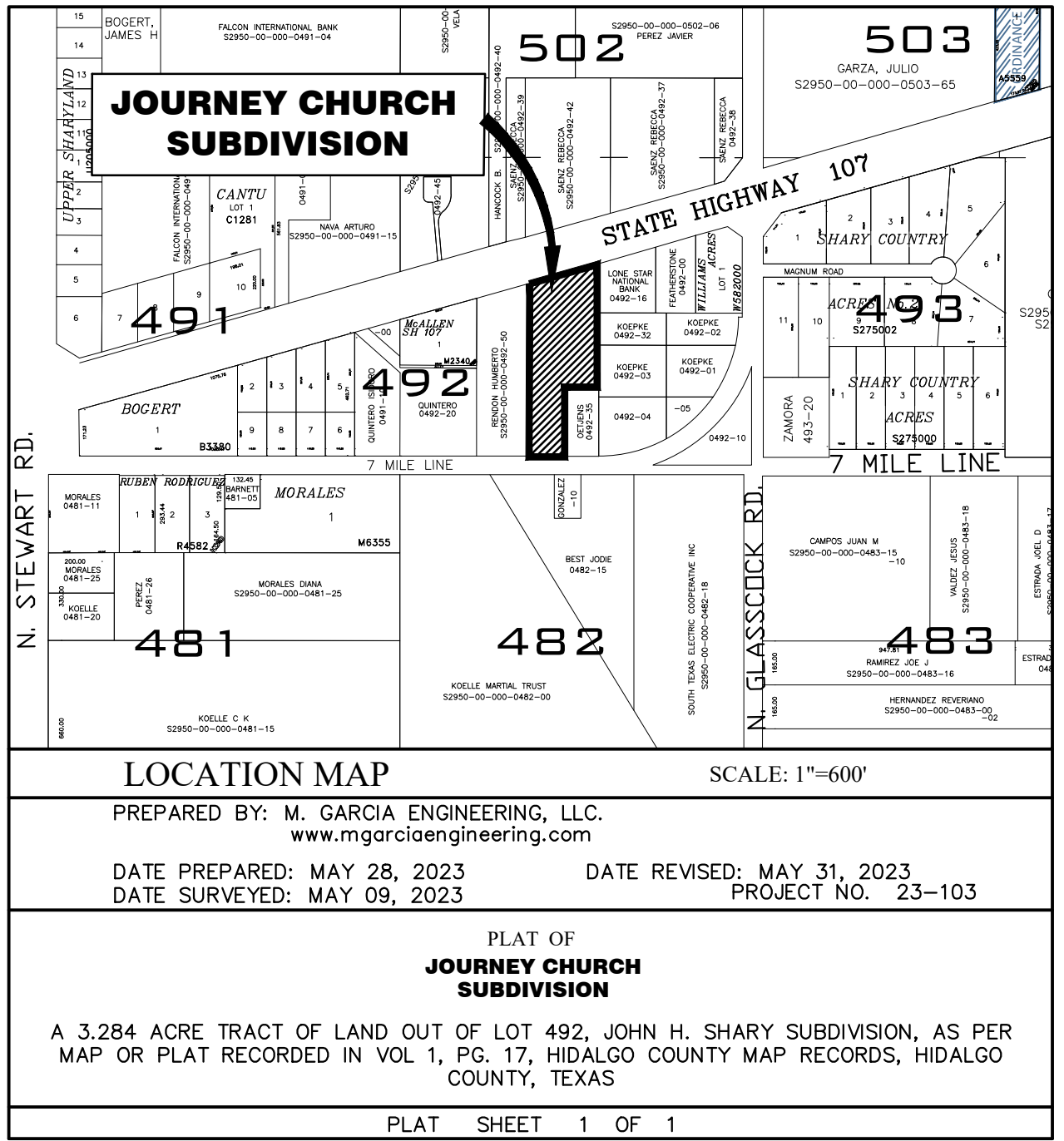
FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

LEGEND	
●	- SET 1/2 INCH IRON ROD
○	- W/ A RED CAP STAMPED
○	- "RIO DELTA SURVEYING"
○	- FD. 1/2 INCH IRON ROD
—	- LOT LINE
—	- PROPERTY LINE
M.R.H.C.T.	- MAP RECORDS HIDALGO COUNTY, TEXAS
D.R.H.C.T.	- DEED RECORDS HIDALGO COUNTY, TEXAS
O.R.H.C.T.	- OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
VOL.	- VOLUME
PGS.	- PAGES
R.O.W.	- RIGHT OF WAY



METES & BOUNDS

A 3.284 ACRE TRACT OF LAND OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOL 1, PG. 17, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), LOCATED IN THE COUNTY OF HIDALGO, ON THE SOUTH SIDE OF S.H. 107, APPROXIMATELY 574.00 FEET WEST FROM GLASSCOCK ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT EXISTING 70-FOOT RIGHT-OF-WAY CENTERLINE OF SAID GLASSCOCK ROAD AND THE APPARENT EXISTING 70-FOOT RIGHT-OF-WAY CENTERLINE OF MILE 7 NORTH ROAD INTERSECTION, FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 492; THENCE, N 81°27'36" W, WITH THE SAID MILE 7 NORTH ROAD EXISTING 70-FOOT RIGHT-OF-WAY CENTERLINE, ALSO BEING THE APPARENT SOUTH LOT LINE OF SAID LOT 492, A DISTANCE OF 691.70 FEET TO A POINT; THENCE, N 08°32'24" E, A DISTANCE OF 35.00 TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 3.284 ACRE TRACT AND THE POINT OF BEGINNING (P.O.B.) OF SAID 3.284 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°27'36" W, WITH THE APPARENT NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD AND THE APPARENT SOUTH LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 135.70 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, N 08°32'24" E, WITH THE APPARENT WEST LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 650.93 FEET TO A HALF INCH IRON ROD FOUND ON THE APPARENT EXISTING 172-FOOT SOUTH RIGHT-OF-WAY LINE OF S.H. 107 FOR THE APPARENT NORTHWEST CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, N 82°50'04" E, WITH THE APPARENT NORTH LOT LINE OF SAID 3.284 ACRE TRACT, ALSO BEING THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 263.85 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, S 08°32'24" W, WITH THE APPARENT EAST LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 457.35 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR AN EXTERIOR CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, N 81°27'36" W, WITH THE APPARENT LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 118.30 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR AN INTERIOR CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, S 08°32'24" W, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 492 AND WITH THE APPARENT LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 265.00 FEET TO A HALF INCH IRON FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 3.284 ACRE TRACT FOR THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 3.284 ACRE OF LAND MORE OR LESS.

BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE C"—AREAS OF MINIMAL FLOODING.

FIRM COMMUNITY PANEL No.: 480334 0295 C
MAP REVISED: JUNE 6, 2000

2. PROJECT BENCHMARK:

BM — MC36 LOCATED ON A PP, APPROXIMATELY 661 FT WEST FROM THE CENTER OF GLASSCOCK ROAD.
ELEV=146.91 TEXAS SOUTH (4205)
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88
N= 1056797.92
E= 16639425.74

3. BUILDING SETBACK LINES:

FRONT: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

4. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF ASPHALT AT CENTER OF LOT.

5. STORM WATER DETENTION OF 25,976.74 C.F. OR (0.596 Ac—Ft) IS REQUIRED FOR THIS SUBDIVISION.

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

7. 8FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

8. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

9. 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.

10. 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.

11. 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.



Preliminary
This document has been released for preliminary purposes only by
Mariano Garcia, P.E.
Licence No. 90956.
JUNE- 2023



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/1/2023

SUBDIVISION NAME: JOURNEY CHURCH

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

State Highway 107: Dedication for 75 ft. from centerline for total 150 ft. ROW
Paving: By the State Curb & gutter: By the State

Revisions required:

- Label the existing ROW on both sides of the centerline, include the document number on the plat, and provide a copy for staff review prior to final.
- If 86 ft. is the existing ROW from the centerline, label it accordingly prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Mile 7 Road: Dedication as needed for 40 ft. from centerline for total 80 ft. ROW

Paving: 52 ft. Curb & gutter: both sides

Revisions needed:

- If 35 ft. is the existing ROW from centerline, please label accordingly prior to final.
- Include the document number on the plat for the existing ROW on both sides and provide a copy for staff review prior to final.
- Verify that there is no issue for the overlap of 5 ft. ROW dedication with the existing 15 ft. S.W.S.C. Easement prior to final. City and Sharyland Water need to approve any overlap prior to final.

- Any abandonment must be done by separate instrument and referenced on plat prior to final.

- Street name will be finalized prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 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

Non-compliance

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

- Alley/service drive easement is required and must be approved by all development departments including Public Works.

- If service drive easement is proposed in lieu of an alley, it must be minimum 24 ft. wide.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

Non-compliance

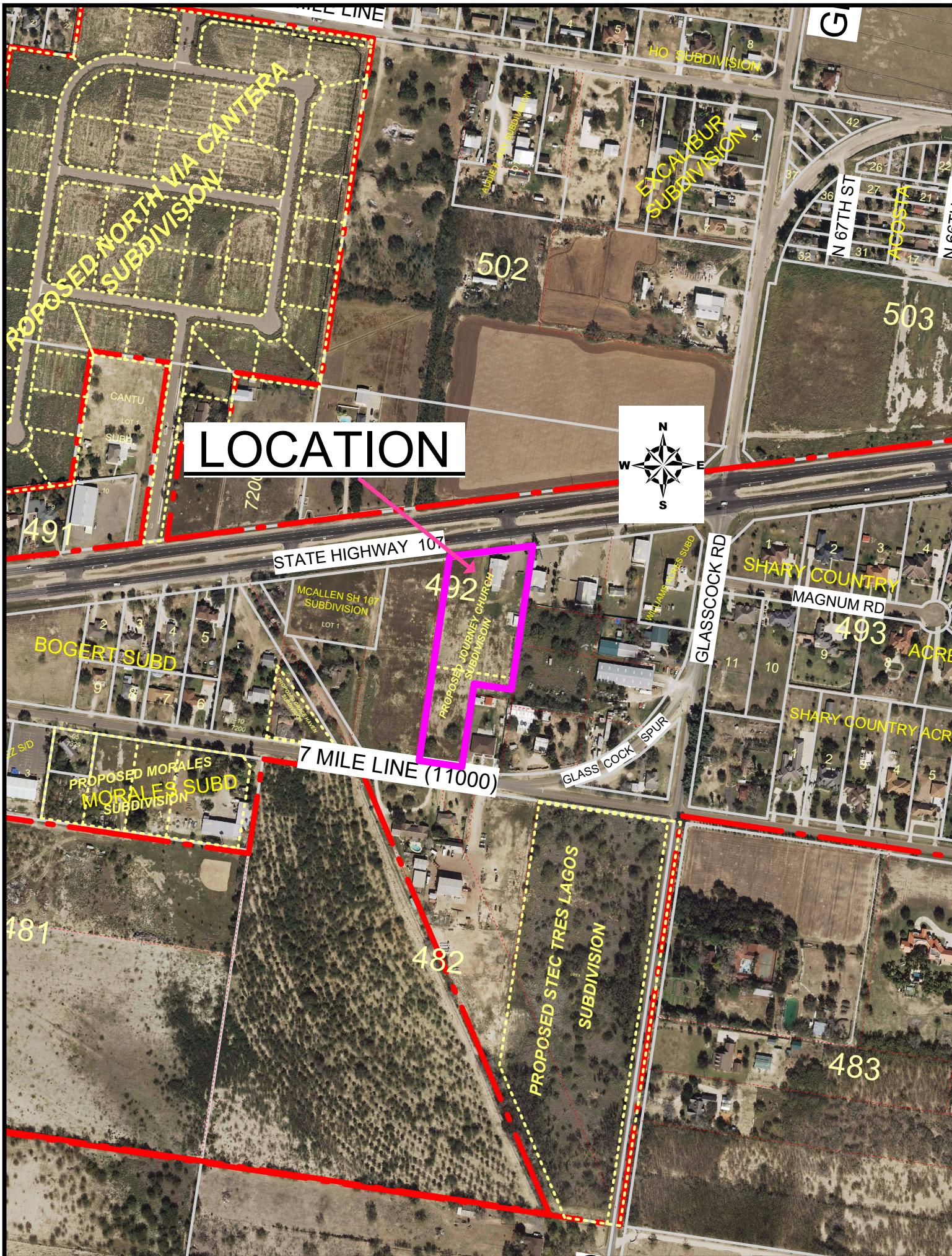
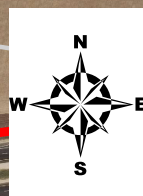
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
<ul style="list-style-type: none"> * Front: S.H. 107/Mile 7 North Road: In accordance with the Zoning Ordinance or greater for approved site plan, or easements, or in line with existing structures, whichever is greater. - Revise plat note #3 as shown above prior to final. - Proposed: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Rear: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Sides: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Corner **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> * Garage **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on State Highway 107 and Mile 7 North Road. - Add a plat note as shown above prior to final. - Engineering Department may require 5 ft. wide minimum sidewalk. **Subdivision Ordinance: Section 134-120 	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
NOTES	
<ul style="list-style-type: none"> **Must comply with City Access Management Policy 	Applied
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Applied
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Applied

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 * An approved CUP is required for an institutional use including a church. If there is an existing CUP, it needs to be amended for any expansion or change in site plan, ownership, etc. ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Subdivision application submitted on August 25, 2023, proposes a commercial development. Park fees do not apply to commercial developments unless changed to residential. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Subdivision application submitted on August 25, 2023, proposes a commercial development. Park fees do not apply to commercial developments unless changed to residential. 	NA
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. * Subdivision application submitted on August 25, 2023, proposed a commercial development. Park fees do not apply to commercial developments unless changed to residential. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Required
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Provide the legal description of all adjacent lots on all sides, including the north side of State Highway 107 and south sides of Mile 7 Road, prior to final.- An approved CUP is required for an institutional use including a church. If there is an existing CUP, it needs to be amended for any expansion or change in site plan, ownership, etc.- The project engineer is responsible to verify any existing easement on the property and show them prior to final.- Please add the legal description of all adjacent properties on all sides on the plat, including north side of S.H. 107 and south side of Mile 7 Road. <p>* Must comply with City's Access Management Policy. * Signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance.</p>	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

LOCATION




City of McAllen
Planning Department

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

Project Information	<p>Subdivision Name <u>RANCHO VALENCIA</u></p> <p>Location <u>840 FEET WEST OF JACKSON RD, SOUTH SIDE OF EL RANCHO RD</u></p> <p>City Address or Block Number <u>1200 E. EL RANCHO RD</u></p> <p>Number of Lots <u>82</u> Gross Acres <u>9.18</u> Net Acres <u>8.87</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Existing Zoning <u>R-3T</u> Proposed Zoning <u>R-3T</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>VACANT</u> Proposed Land Use <u>R-3T</u> Irrigation District # <u>2</u></p> <p>Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <u>X</u></p> <p>Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>\$0</u> <i>One</i></p> <p>✓ Parcel # <u>231252</u> <u>290257</u> ✓ Tax Dept. Review <u>MC</u> <u>11-10-2022</u></p> <p>Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____</p> <p>Legal Description <u>9.18 AC. O/O LOT 1, BLK 17, STEELE & PERSHING SUBDIVISION (H.C.M.R. V 8 PGS 114-115) AND LOT 1, BLK 9, A.J. MCCOLL SUBDIVISION (H.C.M.R. V 21 PG 598)</u></p>
Owner	<p>Name <u>ESPONJAS DEVELOPMENT LTD</u> Phone <u>956-454-7247</u></p> <p>Address <u>2912 S. JACKSON RD</u> E-mail <u>EDDIECANTU@ICLOUD.COM</u></p> <p>City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78503</u></p>
Developer	<p>Name <u>FRANCISCO PONS BALLESTEROS</u> Phone <u>52 55 5104 5367</u></p> <p>Address <u>505 WEST 15TH STREET</u> E-mail <u>FRANCISCOPONS@SEDELPRADO.COM</u></p> <p>City <u>AUSTIN</u> State <u>TEXAS</u> Zip <u>78701</u></p> <p>Contact Person <u>FRANCISCO PONS BALLESTEROS</u></p>
Engineer	<p>Name <u>M GARCIA ENGINEERING, LLC</u> Phone <u>(956) 207-6036</u></p> <p>Address <u>1616 E. GRIFFIN PARKWAY #146</u> E-mail <u>mariano@mgarciaengineering.com</u></p> <p>City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78572</u></p> <p>Contact Person <u>MARIANO GARCIA, P.E.</u></p>
Surveyor	<p>Name <u>QUINTANILLA, HEADLEY & ASSOC., INC.</u> Phone <u>(956) 381-6480</u></p> <p>Address <u>124 E. STUBBS ST.</u> E-mail <u>alfonsoq@qhaengineering.com</u></p> <p>City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u></p>

ENTERED

NOV 10 2022

Initial: Nm

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date Nov-2-2022

Print Name FRANCISCO PONS BALLESTEROS

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/1/2023

SUBDIVISION NAME: RANCHO VALENCIA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

E. El Rancho Road: 20 ft. of additional dedication for 40 ft. from centerline for 80 ft. total ROW.
Paving: 52 ft. Curb & gutter :Both Sides

Revisions Needed:

- Please provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to recording.
- Revise street name references as shown above were applicable, prior to recording.
- Clarify abandonment status of ROW Easement granted to Valley Industrial Gas Company along street and irrigation easement, as to ensure there is no overlap/issues with ROW dedications, etc. provide a copy of any referenced document for staff review, finalize prior to recording. Reference to abandonment with document number on plat is needed as applicable, finalize prior to NTP/recording.
- Any relocation of easements(gas, irrigation, etc.) must be outside of ROW and shown on plat, finalize easement dedications prior to NTP/recording.
- ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
- ***Monies must be escrowed if improvements are not constructed prior to recording.

Required

South "K" Center Street (N/S 1/4 Mile Collector):Dedication as needed for 60 ft. of total ROW.
Paving 40 ft. Curb & gutter: Both Sides.

Revisions Needed:

- Clarify dedications along southwestern plat boundary, new and existing and provide centerline to ensure compliance with required ROW dedications, and street alignment, prior to recording.
- Base on existing dedications, 20 ft. of ROW dedication required for 60 ft. total ROW. Finalize ROW requirements prior to NTP/ recording.
- Include ROW labeling on plat, prior to recording.
- ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
- ***Monies must be escrowed if improvements are not constructed prior to recording.

Required

Interior Streets: 60 ft. of total ROW dedication.

Paving: 40 ft. Curb & gutter: Both Sides

Pending Items:

- Developer submitted a variance application on April 13, 2023 requesting that the ROW be reduced from 60 ft. to 50 ft. for the street ROW along the south side of lots 39 & 70, as per layout submitted on February 14,2023 the engineer has indicated that the 40 ft. paving width will remain as well as "Knuckle" along the SE and SW ends of the interior streets proposed. Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the lots as applicable as well as any no parking striping needed as necessary. At the Planning and Zoning Commission meeting of May 2nd,2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted, with the requested Variance for the Interior Streets ROW
- Street names to be established, finalize prior to recording/Mylar printing.
- ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
- ***Monies must be escrowed if improvements are not constructed prior to recording.

Required

Paving _____ Curb & gutter _____

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

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

NA

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

<p>Paving _____ Curb & gutter _____</p> <p>***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan</p> <p>***Monies must be escrowed if improvements are not constructed prior to recording.</p> <p>* 1,200 ft. Block Length.</p> <p>**Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts.</p> <p>**Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac.</p> <p>**Subdivision Ordinance: Section 134-105</p>	<p>NA</p> <p>NA</p> <p>Compliance</p> <p>NA</p>
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>*Alley/service drive easement required for commercial properties and multi-family properties.</p> <p>**Subdivision layout is being processed with public works recycle centralized locations and individual bins for collection.</p> <p>***Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>* Front: 10.00 ft. or greater for easements.</p> <p>**Front setback under review in correlation with curb cut access requirements, finalize prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Rear: In accordance with the Zoning Ordinance or greater for easements.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Interior Sides: In accordance with the Zoning Ordinance or greater for easements.</p> <p>South Side of Lot 39 & 70 :10.00 ft. or greater for easements.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Corner:10.00 ft. or greater for easements</p> <p>Revision Needed:</p> <p>-Clarify proposed note regarding side specific setback along E. El Rancho Road as corner setback note appears to address setback requirements, finalize prior to recording.</p> <p>**Proposed side specific setbacks: North Side of Lot 1,21,22,54,55 & 84.</p> <p>***Zoning Ordinance: Section 138-356</p> <p>*Garage:18 ft. except where greater setback is required, greater setback applies.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
	Applied
	Required
	Required
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along E. El Rancho Road and on both sides of S. "K" Center Street and all interior streets.</p> <p>Revisions Needed:</p> <p>-Revise note#9 as shown above prior to recording.</p> <p>**Proposing: 4.0 ft. wide minimum sidewalk required on S. K Center Street, E. El Rancho Blanco Road and on both sides of all interior streets.</p> <p>***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize note wording prior to final.</p> <p>****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time, including the southside of E/W interior street.</p>	Required
	Required

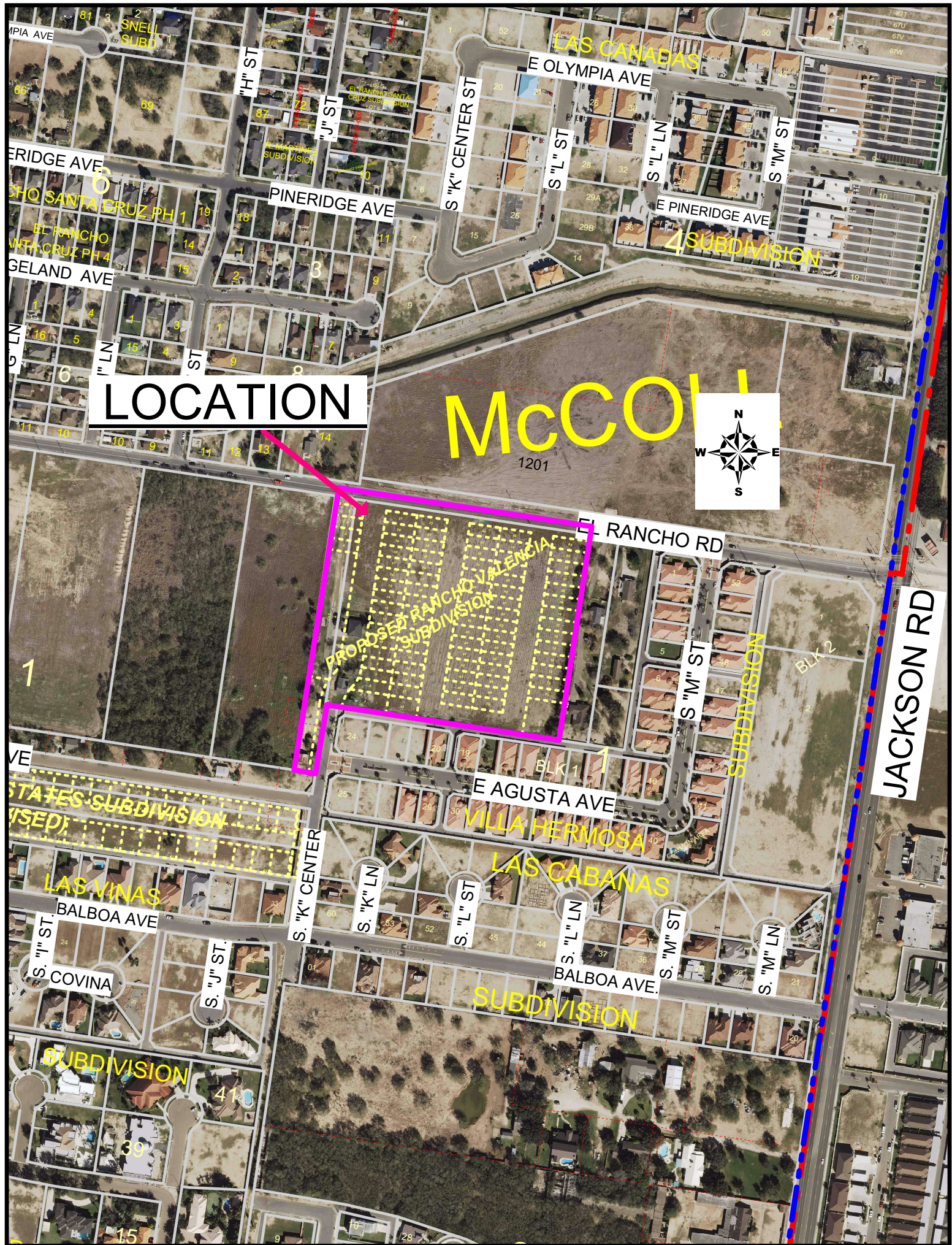
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along E. El Rancho Road. Revisions Needed: <ul style="list-style-type: none"> -Revise note #11 as shown above prior to recording. **Proposing: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along El Rancho Road. ***Landscaping Ordinance: Section 110-46 	Required
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along E. El Rancho Road. **Must comply with City Access Management Policy 	Applied
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. ***Zoning Ordinance: Section 138-210. 	Applied
<ul style="list-style-type: none"> *Proposing: Common areas must be maintained by the developer/ homeowner's association/owners, their successors and/or assignees and not the City of McAllen. Revisions needed: <ul style="list-style-type: none"> -In note include reference to "lot owners", finalize wording for note prior to recording. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Applied
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Compliance

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

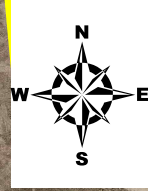
ZONING/CUP	
* Existing: R3-T (Townhouse Residential) District Proposed:R3-T (Townhouse Residential) District ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. As per plat submitted on November 10th,2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Parkland dedication requirements must be finalized prior to recording.	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on November 10th,2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Parkland dedication requirements must be finalized prior to recording.	Required
* Pending review by the City Managers Office. As per plat submitted on November 10th,2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Parkland dedication requirements must be finalized prior to recording.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation approved no TIA is required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation approved no TIA is required.	Applied
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments including any gas and irrigation easements needing to be abandoned must be done by separate process, not by plat. *Any changes to plat including but not limited to name, easement locations, row, may require Planning and Zoning Commission action in the future. * Subdivision was approved in Preliminary form at the Planning and Zoning Commission meeting of December 6, 2022. *The subdivision was approved in Revised Preliminary form at the Planning and Zoning Commission meeting of May 2nd, 2023, subject to conditions noted.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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



LOCATION

McCOMB



PROPOSED RANCHO VALENCIA
SUBDIVISION

JACKSON RD

E AGUSTA AVE

LAS CABANAS

SUBDIVISION

SUBDIVISION

SUBDIVISION

SUBDIVISION

SUBDIVISION



City of McAllen

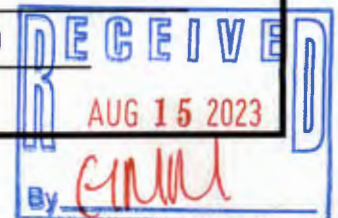
Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

SUB 2023-0088

Project Information	Subdivision Name	ENCINO ESTATES				
	Location	N. SHARY ROAD				
	City Address or Block Number	6700 N. SHARY RD				
	Number of Lots	37	Gross Acres	12.15		
	Net Acres	12.15	ETJ	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Existing Zoning	N.A.	Proposed Zoning	R3-A		
	Rezoning Applied for	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date			
	Existing Land Use	VACANT	Proposed Land Use			
	Irrigation District #	UNITED IRR.				
	Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Commercial			
Residential						
Agricultural Exemption	<input type="checkbox"/> Yes <input type="checkbox"/> No	Estimated Rollback Tax Due	0			
Parcel #	282437	Tax Dept. Review	MPG			
Water CCN	<input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC	Other				
Legal Description	12.15 Acre tract out of Lot 435, John H. Shary Subd.,					
Owner	Name	SILVER CANDLE HOLDINGS, LLC		Phone	956-566-1763	
	Address	1242 E. Business 83, Sk. 7		E-mail	ruben.d.plata@hotmail.com	
	City	MISSION	State	TX	Zip	78572
Developer	Name	Same as Above Owner		Phone		
	Address			E-mail		
	City		State		Zip	
	Contact Person					
Engineer	Name	Barrera Infrastructure Group Inc.		Phone	956-687-3355	
	Address	3525 W. Freddy Gonzalez Ave, Suite B2		E-mail	rene@big-engineering.com	
	City	Edinburg	State	TX	Zip	78539
	Contact Person	Rene, Barrer, P.E.				
Surveyor	Name	PABLO Soto Jr.		Phone	956-460-1605	
	Address	1208 S. Ironwood		E-mail		
	City	Pharr, TX	State	TEXAS	Zip	78571



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 07/25/2023

Print Name Ruben D. Plata

Owner ☐

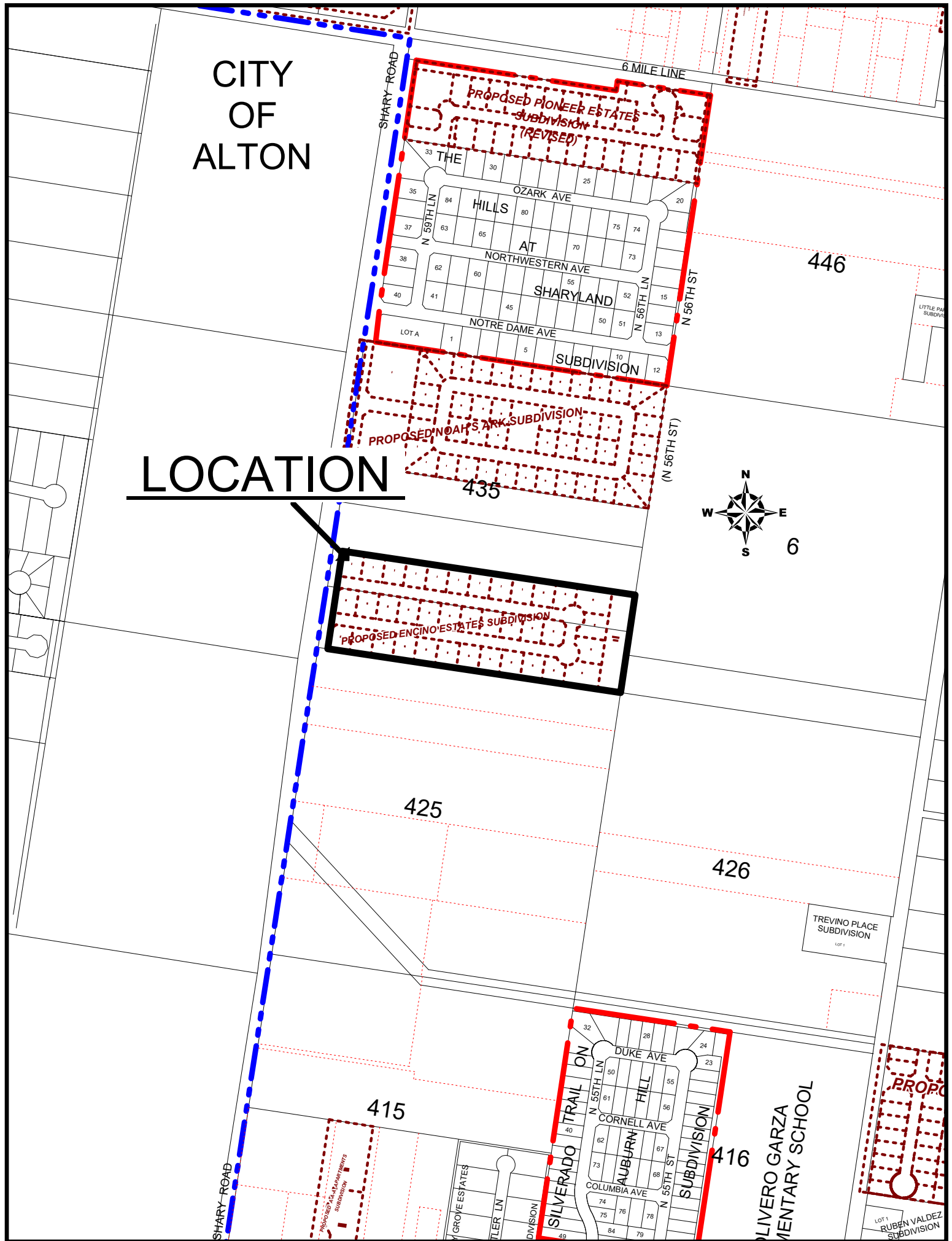
Authorized Agent ☐

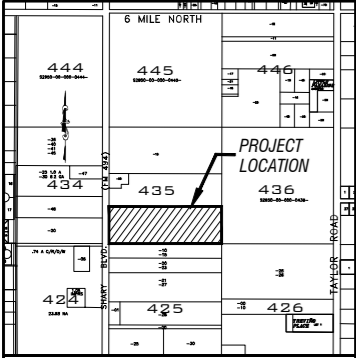
 Jose Alberto Vela

The Planning Department is now accepting DocuSign signatures on application

CITY
OF
ALTON

LOCATION





LOCATION MAP
SCALE: 1"= 100'

PREPARED BY:
BARRERA INFRASTRUCTURE GROUP, INC.
3525 W. FREDDY GONZALEZ AVE., SUITE B2
EDINBURG, TEXAS 78539
DATE PREPARED: 5/16/23
DATE SURVEYED: ---

PLAT OF
ENCINO ESTATES

12.15 ACRE TRACT OF LAND OUT OF LOT 435,
JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY,
TEXAS, AS PER MAP RECORDED IN VOLUME 1,
PAGE 17, MAP RECORDS OF HIDALGO COUNTY,
TEXAS

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

THE ENCINO ESTATES IS LOCATED APPROXIMATELY 1/2 MILE
SOUTH OF MILE 6 ROAD, ON THE EAST SIDE OF SHARY
ROAD (FM 494). THIS DEVELOPMENT LIES WITHIN THE CITY
OF MCALLEN E.T.J.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), QUALITY MULTI INVESTMENTS LLC, AS OWNER (S) OF THE 12.15 ACRE TRACT OF LAND
ENCOMPASSED WITHIN THE PROPOSED ENCINO ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE
LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET,
PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT
CODE § 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET,
OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET,
OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE
STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET,
OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS
MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

QUALITY MULTI INVESTMENTS LLC _____ DATE _____
BY:
4302 SAN EFRAIN
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____
THE PERSON(S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR
PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF
OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN _____ DATE _____

SYMBOL LEGEND
X - DENOTES 60-D NAIL
● - DENOTES FOUND 1" ROD
○ - DENOTES NO MONUMENT

PRELIMINARY
THIS DOCUMENT HAS BEEN
RELEASED FOR REVIEW ONLY. BY
RENE BARRERA, P.E. No. 86862.
7-6-23

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR _____ DATE _____
CITY OF MCALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTER PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY
CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF
SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE
PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____

MANUEL CARRIZALES, RPLS _____ DATE _____
R.P.L.S. No. 6388
4807 GONDOLA AVE
EDINBURG, TEXAS 78542
FIRM NO.

STATE OF TEXAS
COUNTY OF HIDALGO

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

For Review Only
5-16-23

RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 86862



PRINCIPAL CONTACTS:					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER: QUALITY MULTI INV. LLC	4302 SAN EFRAIN	MISSION, TX. 78572			
ENGINEER: RENE BARRERA, P.E.	3325 FREDDY GONZALEZ	EDINBURG, TX. 78539	956-687-3355	956-992-8801	
SURVEYOR: MANUEL CARRIZALES	4807 GONDOLA AVE	EDINBURG, TX 78542	956-567-2167		

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(c)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ENCINO ESTATES
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT
ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ENCINO ESTATES SUBDIVISION WAS REVIEWED
AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE
FOR THE ENCINO ESTATES SUBDIVISION LOCATED AT SHARY ROAD 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.

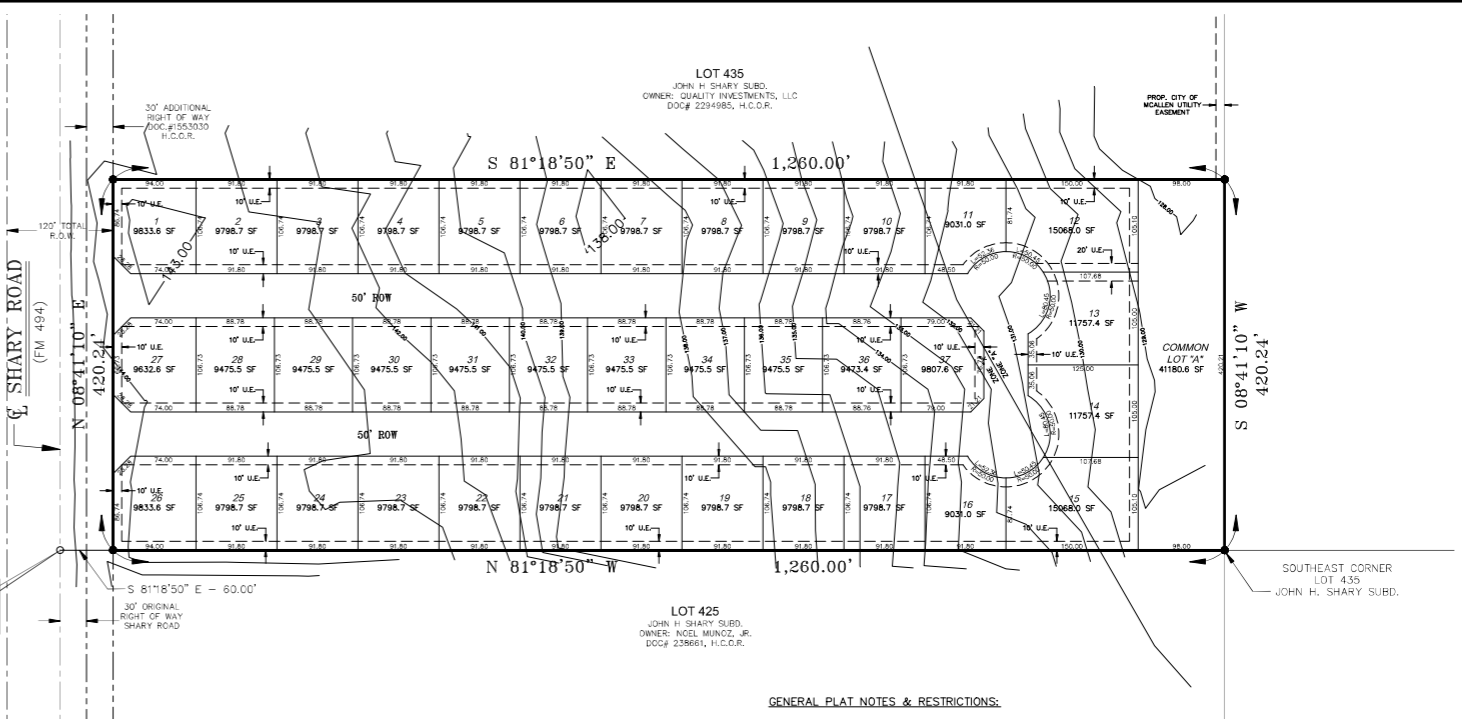
DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE
ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED
SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA _____ DATE _____
DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

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 § 49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE
DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON
GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER AND HIS
ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT, NO. 1

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



GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: THE TRACT LIES IN "ZONE X" AND "ZONE A". ZONE "X" IS DEFINED AS AREAS WITH 500-YEAR FLOODS; AREAS OF 100 YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AN AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOODS. ZONE "A" IS DEFINED AS A FLOOD ZONE WITH NO BASE FLOOD ELEVATION DETERMINED. F.E.M.A.-F.I.R.M. MAP NO. 480334 0295 D, MAP REVISED JUNE 6, 2000.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE
-BUILDING FRONT:..... 20 FEET OR GREATER FOR EASEMENTS
-UNENCLOSED CARPORT FRONT:..... 10 FEET OR GREATER FOR EASEMENTS
-SIDE INTERIOR:..... 5 FEET OR GREATER FOR EASEMENTS AS PER P.U.D.
-SIDE CORNER:.....10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
- 5.0 FEET MINIMUM WIDE ADA COMPLIANT SIDEWALK IS REQUIRED ALONG SHARY RD FRONTAGE DURING SUBDIVISION STAGE. A 4.0 FEET SIDEWALK ADA COMPLIANT IS REQUIRED ON BOTH SIDES IF INTERNAL STREET DURING BUILDING PERMIT STAGE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB MEASURED AT FRONT AND CENTER OF EACH LOT. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN THE ESTABLISHED SPECIAL HAZARD FLOOD ZONE "AE" AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- CITY OF MCALLEN BENCHMARK: MC 42 IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF GLASSCOCK ROAD AND 6 MILE LINE. THE MONUMENT IS 25 FEET WEST OF THE CENTERLINE OF GLASSCOCK ROAD AND 122 FEET NORTH OF THE CENTERLINE OF MILE 6 LINE. ELEV. 149.58 FEET
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 84,482 CUBIC-FEET (1.48 ACRE-FEET) OF STORM WATER RUNOFF.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
- 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.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG MILE 6 ROAD, ALSO ALONG 1/4 MILE COLLECTOR ROADS REQUIRED.
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONES/USES.
- NO CURB CUT AND/OR ACCESS OR LOT FRONTAGE PERMITTED ALONG MILE 6 ROAD AND ALSO ALONG 1/4 MILE COLLECTOR ROADS (LOTS 1 AND 34).
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG SHARY ROAD.
- A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.


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 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ SECRETARY

UNITED IRRIGATION DISTRICT NOTES

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

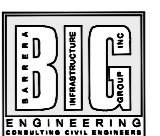


ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

3525 W. Freddy Gonzalez Ave.
Suite B2
Edinburg, TX 78539
956-687-3355, FAX: 956-992-8801
TEXAS FIRM NO.: 6435



D:\I-Projets\ENCINO ESTATES\ENCINO_EST_7-6-23.dwg



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/1/2023

SUBDIVISION NAME: ENCINO ESTATES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Shary Road: Dedication as needed for 120 ft. total ROW

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

Revisions needed:

- Revise street name as shown above were applicable, prior to final
- Provide copy of document regarding 30 ft. additional ROW for staff review, ROW requirements subject to change once document and details have been provided finalize prior to final.
- Label ROW dedications, on both sides of centerline to verify if any additional ROW dedication are required prior to final.
- Please show document on plat where the existing 30 ft. Original ROW was dedicated 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.

5 1/2 Mile Road E/W collector(Southern Boundary,1/2Mile Location): Dedication as needed for 40 ft. from centerline for 80ft. total R.O.W.

Paving _52 ft._ Curb & gutter: Both Sides.

Pending Items:

- Street alignment, transitions and R.O.W being reviewed by staff 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.
- City Street names will be established prior to final and plat will need to revised accordingly.
- Please provide ownership map to verify that no landlocked properties exist or will be created.

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

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

North 56th Street, N/S collector(Eastern Boundary,1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W.

Paving _40 ft._ Curb & gutter: Both Sides.

Pending Items:

- Street alignment, transitions and R.O.W being reviewed by staff 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.
- Please provide ownership map to verify that no landlocked properties exist or will be created.

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

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

Non-compliance

Non-compliance

Non-compliance

<p>Interior Street: Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: -Proposed Interior dedications present 50 ft. ROW, Subdivision layout does not comply with ROW requirements, please revise accordingly prior to final. If no changes please submit variance request for ROW dedication requirements for interior streets, finalize ROW requirements prior to final. -Street names will be established prior to final and plat will need to revised accordingly. -Clarify if subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, sidewalks, islands, etc. finalize prior to final and submit gate details as applicable. Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the Fire Marshall for emergency access. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p>	Non-compliance
<p>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.</p>	NA
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts. 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 900 ft. maximum block length requirement. **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac. **Subdivision layout currently does not propose any Cul-De- Sac's. ***Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. Pending Items: -Alley/service drive easement requirements are based on annexation and R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review. ***Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 20 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Revise note as shown above and/or clarify proposed note, as a variance request will be required regarding specific setbacks (ex. carports), finalize setback requirements prior to final. Proposing: 20 feet or greater for easements. Unenclosed carport front: 10 feet or greater for easements. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance

<p>* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: -Revise note as shown above and/or clarify proposed note, prior to final. -Proposing: 5 feet or greater for easements as P.U.D **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. Proposing: 10 feet or greater for easements, whichever is greater **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>**Setbacks are based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review. Setbacks requirements subject to increase once zoning requirements and street alignment/designation has been finalized. *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along North Shary Road, North 56th Street, 5 1/2 Mile Road and both sides of all interior streets. Revisions Needed: -Revise note #3 as shown above 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</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Shary Road, North 56th Street, and 5 1/2 Mile. Revisions needed: -Revise note #13 as shown above, prior to final. * Proposing: * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Mile 6 Road, and also along 1/4 mile collector roads (lot 1 and 34). **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Shary Road, North 56th Street and 5 1/2 Mile Road. Revision required: -Revise note #18 as shown above, prior to final. -As per Traffic Department, as per McAllen Access Management, spacing requirement along Shary Road is 360 ft. between streets, driveways. Proposed street location do not meet this requirement. **Must comply with City Access Management Policy</p>	Non-compliance
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210.</p>	Applied
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions required: -Include note as shown above, prior to final.</p>	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets. Revisions needed: -Common Lot "A", must have a minimum of 25 ft. of frontage onto interior street, plat must be revised to provide for frontage, finalize prior to final. **Subdivision Ordinance: Section 134-1</p>	Non-compliance
<p>* Minimum lot width and lot area. **Compliance is based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review **Zoning Ordinance: Section 138-356</p>	Applied

ZONING/CUP	
<p>* Existing: (Extraterritorial jurisdiction) Proposed:R-3A(Multi-family) District</p> <p>**As per application dated August 15th,2023 proposed land use is Multi-family.</p> <p>Pending Items:</p> <ul style="list-style-type: none"> - Engineer must clarify annexation status as zoning requirements must be finalized prior to final. -Subdivision requirements subject to change once zoning requirements are finalized. <p>***Zoning Ordinance: Article V</p>	Non-compliance
<p>* Rezoning Needed Before Final Approval</p> <p>Pending Items:</p> <ul style="list-style-type: none"> - Engineer must clarify annexation status as zoning requirements must be finalized prior to final. <p>***Zoning Ordinance: Article V</p>	Non-compliance
PARKS	
<p>* Land dedication in lieu of fee. As per Parks Department, per application dated August 15th,2023 proposed 37 lot multi-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status and number of units prior to final.</p>	TBD
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, per application dated August 15th,2023 proposed 37 lot multi-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status and number of units prior to final.</p>	TBD
<p>* Pending review by City Manager's Office. As per Parks Department, per application dated August 15th,2023 proposed 37 lot multi-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status and number of units prior to final.</p>	TBD
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	Non-compliance
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. - Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized. -Setbacks are based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review. Setbacks requirements subject to increase once zoning requirements and street alignment/designation has been finalized. 	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.</p>	Applied

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

LOCATION





City of McAllen

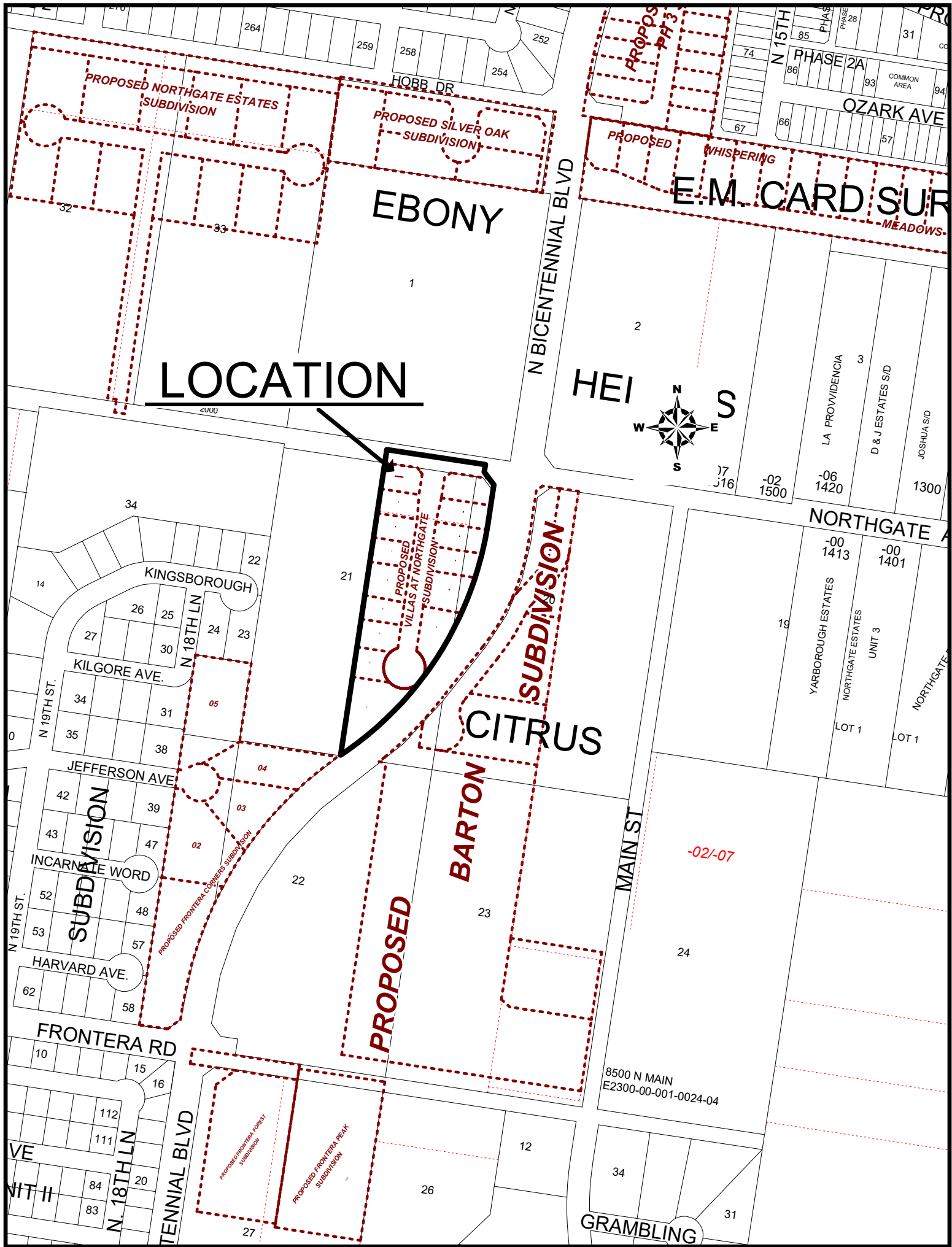
Planning Department

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

SUB2023-0087

Project Information	Subdivision Name	VILLAS AT NORTHGATE SUBDIVISION		
	Location	2,600 FEET WEST FROM THE INTERSECTION OF 10TH ST. AND NORTHGATE LN ON THE SOUTH RIGHT-OF-WAY OF NORTHGATE LN.		
	City Address or Block Number	1701 NORTHGATE LN		
	Number of Lots	13	Gross Acres	4.74
	Net Acres		ETJ	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning	R-1	Proposed Zoning	R-1
	Rezoning Applied for	<input type="checkbox"/> Yes <input type="checkbox"/> No Date		
	Existing Land Use	R-1	Proposed Land Use	R-1
	Irrigation District #	H.C.I.D. #2		
	Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/>		
Agricultural Exemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Estimated Rollback Tax Due	0.00			
Parcel #	162803			
Tax Dept. Review	[Signature]			
Water CCN	<input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other			
Legal Description	BEING A 4.74 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 21, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.			
Owner	Name	LOURDES GABRIELLA VELA		
	Address	6703 N. 11TH ST.		
	City	MCALLEN,	State	TEXAS
Developer	Phone	78504		
	E-mail			
	Name	LOURDES GABRIELLA VELA		
	Address	6703 N. 11TH STREET		
	City	MCALLEN	State	TEXAS
Engineer	Phone	78504		
	E-mail	RIODELTA2004@YAHOO.COM		
	Name	IVAN GARCIA P.E., R.P.L.S.		
	Address	921 S. 10TH STREET		
	City	EDINBURG	State	TEXAS
Surveyor	Phone	78539		
	E-mail	RIODELTA2004@YAHOO.COM		
	Name	IVAN GARCIA P.E., R.P.L.S.		
	Address	921 S. 10TH STREET		
	City	EDINBURG	State	TEXAS





DATE OF PREPARATION: JUNE 30, 2023

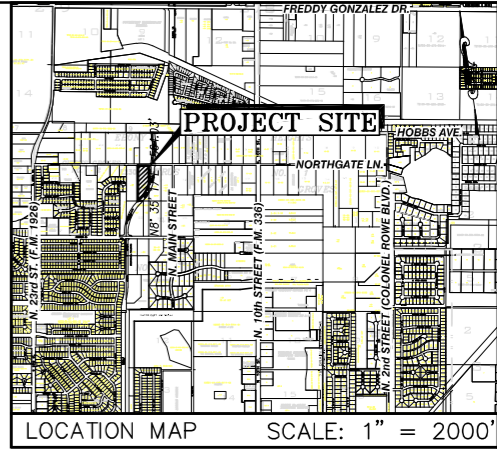
VILLAS AT NORTHGATE

BEING A 3.816 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 21, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 3.816 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED FROM MICHAEL A. EGAN AND WIFE, DONNA L. EGAN TO MARIA DE LOURDES VELA AND HUSBAND, LUIS FABIAN VELA, AND RECORDED IN DOCUMENT #928329, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1" = 40'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

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

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



METES AND BOUNDS

BEING A 3.816 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 21, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 3.816 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED FROM MICHAEL A. EGAN AND WIFE, DONNA L. EGAN TO MARIA DE LOURDES VELA AND HUSBAND, LUIS FABIAN VELA, AND RECORDED IN DOCUMENT #928329, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 3.816 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET AT THE NORTHEAST CORNER OF THE SAID LOT 21 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, SAME BEING A POINT ON THE CENTERLINE OF NORTHGATE LANE, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING:

THENCE S 08° 37' 22" E ALONG THE EAST LINE OF THE SAID LOT 21 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, TO A POINT ON THE NORTHWEST CORNER OF THE SAID LOT 21 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NORTHGATE LANE, AND CONTINUING FOR A TOTAL DISTANCE OF 453.19 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG A CURVE TO THE RIGHT TO A POINT ON THE SOUTH LINE OF THE SAID LOT 21 HAVING A CURVE LENGTH OF 484.47 FEET, RADIUS 125.38 FEET AND DELTA ANGLE 21.17° TO A 1/2 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 6° 37' 22" E ACROSS THE SAID LOT 21 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, TO A POINT ON THE NORTH LINE OF THE SAID LOT 21 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, SAME BEING A POINT ON THE CENTERLINE OF NORTHGATE LANE, PASSING AT 80.24 FEET TO A 1/2 INCH CAPPED IRON ROD SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NORTHGATE LANE, AND CONTINUING FOR A TOTAL DISTANCE OF 821.24 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81° 26' 45" E ALONG THE NORTH LINE OF THE SAID LOT 21 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, SAME BEING ALONG THE CENTERLINE OF NORTHGATE LANE, A DISTANCE OF 251.18 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 3.816 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.1115 ACRES LIES WITHIN THE RIGHT-OF-WAY OF NORTHGATE LANE.

GENERAL PLAT NOTES:

- THE PROPERTY IS IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D MAP REVISED: JUNE 6, 2000.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50 (NAVD 1929) OR 107.15 (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.
- MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT: 25 FT. OR GREATER FOR EASEMENTS.
REAR: 10 FT. OR GREATER FOR EASEMENTS.
SIDES: 6 FT. OR GREATER FOR EASEMENTS.
CORNER: 10 FT. OR GREATER IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OR APPROVED SITE PLAN FOR EASEMENTS
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
5. A DRAINAGE DETENTION OF 18,000 CF OR 0.432 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAILED IN COMMON LOT "A" AND COMMON LOT "B". COMMON LOT "A" AND COMMON LOT "B" WILL BE DESIGNATED FOR DETENTION PURPOSES ONLY. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
6. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
7. 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.
8. THE CITY OF McALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
9. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AND 5 FT. SIDEWALK REQUIRED ON NORTHGATE LANE.
10. CITY OF McALLEN BENCHMARK (MC59) SET BY ARANDA & ASSOC. LOCATED AT THE NW CORN OF N. 23RD ST. AND MILE 3 RD. ELEV. 118.71 NAVD 88
11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG NORTHGATE LANE.
12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
13. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
14. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTHGATE LANE.
15. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAS AT NORTHGATE, RECORDED AS DOCUMENT NUMBER 115662, 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 AS PER SECTION 134-168 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 134-168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.
16. COMMON LOT A AND COMMON LOT B, IDENTIFIED AS A DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, FABIAN VELA SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT A AND COMMON LOT B, WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA. AFTER COMMON LOT A'S AND COMMON LOT B'S TRANSFER OF TITLE TO THE FABIAN VELA SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE FABIAN VELA SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILURE IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE CITY OF McALLEN FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(a), AS THE SAME MAY BE AMENDED, THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A AND COMMON LOT B, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT No. 115662, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1 EBONY HEIGHTS CITRUS GROVES UNIT No. 1 VOL. 5, PAGE 39, M.R.H.C. JIM MELHART AND WIFE BETTY J. MELHART VOL. 2232, PG. 124, O.R.H.C.

LOT 20 EBONY HEIGHTS CITRUS GROVES UNIT No. 1 VOL. 5, PAGE 39, M.R.H.C. ESPARZA ANTONIO AND BARBARA JO GUERRA DOC. #3239555, G.W.D.

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO
I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLAS AT NORTHGATE, 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.

LUIS FABIAN VELA
5713 N CYNTHIA CR
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS FABIAN VELA, 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 ____

HOMEOWNERS' ASSOCIATION ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO
I, LUIS FABIAN VELA, PRESIDENT OF FABIAN VELA SUBDIVISION HOMEOWNERS' ASSOCIATION, (DOCUMENT NUMBER _____, HIDALGO COUNTY DEED RECORDS), AGREE TO THE CONDITIONS STATED IN NOTE #12 OF THE PLAT NOTES.

LUIS FABIAN VELA (PRESIDENT)
5713 N CYNTHIA CR
MCALLEN, TEXAS 78504

STATE OF TEXAS

COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS FABIAN VELA, 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 ____ 2019.

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS ____ DAY OF ____, 2019 SUBJECT TO THE FOLLOWING:

1) NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 2 RIGHT-OF-WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

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.F.M.
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.

CITY MAYOR
DATE

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 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

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. 6469
SURVEY FIRM No. 10194027

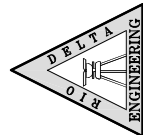
\\V:\V\SUBDIVISIONS\2019\SUB 19-028- FABIAN VELA FEASIBILITY STUDY-NORTHGATE LANE\DWG\SUB 19_028_SHT 2 PLAT SHEET.dwg R10BETA 7/7/2023 1:48 PM

NAME	ADDRESS	PHONE & FAX
OWNER(S): LUIS FABIAN VELA MARIA DE LOURDES VELA	5713 N CYNTHIA CR MCALLEN, TX. 78504	
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:
PRELIMINARY

PLAT SHEET
VILLAS AT NORTHGATE
MCALLEN, TEXAS, TEXAS
HIDALGO COUNTY

PROJECT NO.
DRAWN: G.F./Y.V.
SCALE: 1"=40'
DATE: JULY 07, 2023
PROJECT: SUB 019 028
REVISIONS:
PAGE NO. SHT 2



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/1/2023

SUBDIVISION NAME: VILLAS AT NORTHGATE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Northgate Lane : Proposing 15 ft. dedication for 35 ft. from centerline for 70 ft. total ROW
Paving: 44 ft. Curb & gutter: both sides

Revisions Needed:

-Label total ROW after accounting for dedication from center line as "Total", 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

North Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW.
Paving :65-105 ft. Curb & gutter Both Sides.

Revisions Needed:

-Include street name as shown above, prior to final.

-Clarify what appears to be a remnant tract along eastern plat boundary adjacent to North Bicentennial Boulevard prior to final, subdivision requirement subject to change once clarified, finalize prior to final.

-Verify alignment of existing N. Bicentennial Blvd to the North and South prior to final.

-Label centerline, prior to final.

-Label existing ROW dedications, from centerline, total, etc., prior to final.

-Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for N. Bicentennial Blvd.

-City of McAllen thoroughfare plan designates N. Bicentennial Blvd, as a Hi-Speed arterial with 150 ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements.

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

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

Non-compliance

Interior Street: Dedication as needed for 50 ft. total ROW.

Paving: 32 ft. Curb & gutter: Both Sides

*Plat dedication ranges proposes 50-60 ft. of total ROW dedication.

Revisions Needed:

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

-Engineer must clarify if subdivision is proposed to be private as gate details were submitted, clarify prior to final.

- As per plan submitted on August 9th ,2023 gate details submitted entrance exhibits 60 ft. of total ROW with islands, engineer must clarify pavement width on both sides of islands as 20 ft. of paving is required face to face on both sides, row subject to increase to accommodate paving, gate mechanisms, islands and 4 ft. sidewalk on both sides finalize prior to final

-The ROW for interior street is proposed to be adjacent to N. Bicentennial ROW. Clarify/revise the plat, since Internal street cannot have curb cut along N. Bicentennial and the buffer may not be placed on the ROW. Cul-De-Sac may have to be adjusted/moved to accommodate for improvements such as buffers. Finalize prior to final.

-As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required, as per plat submitted on August 9th,2023 55 ft. total radius of ROW presented along Cul-de-Sac review and revise accordingly 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

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

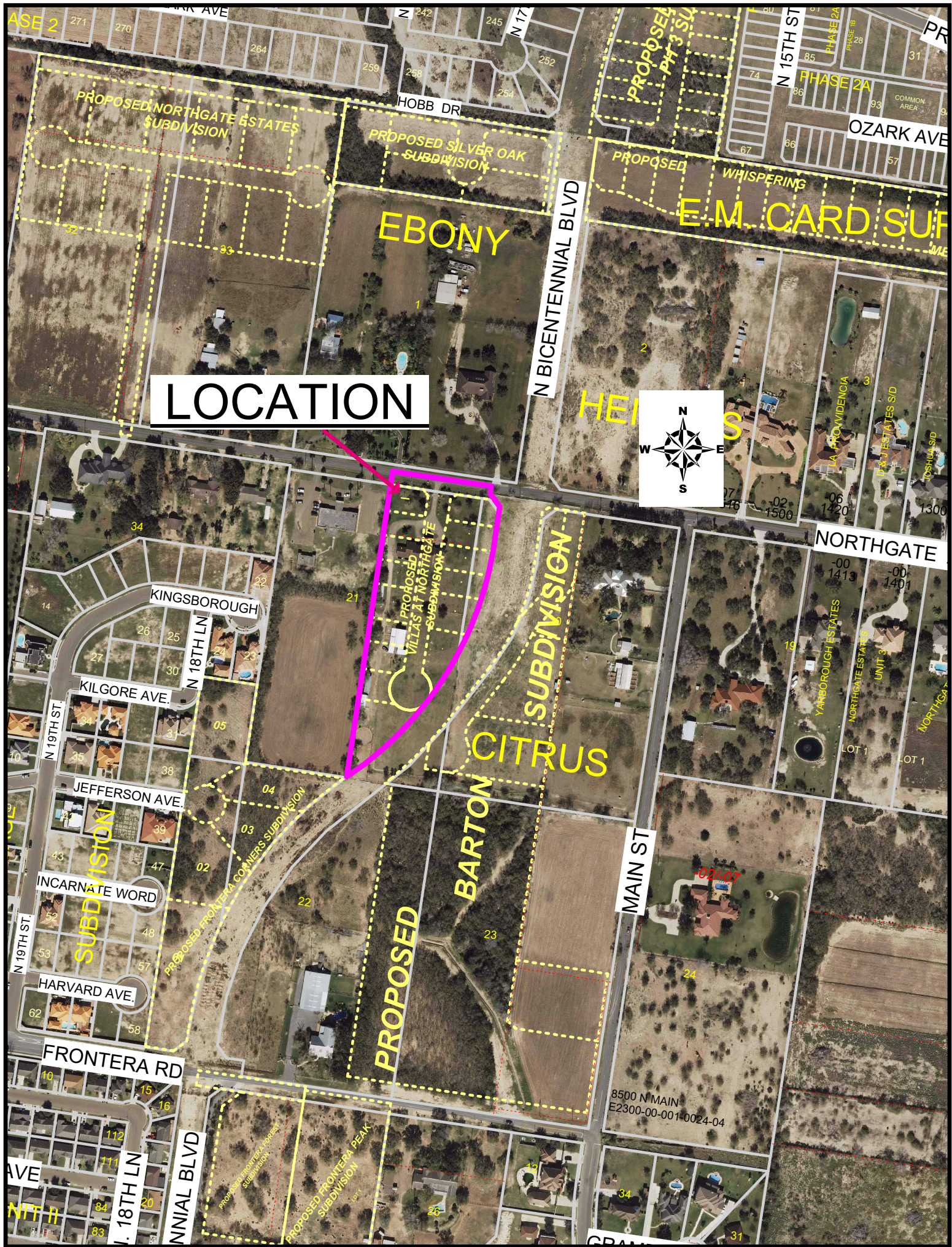
<p>Paving _____ Curb & gutter _____</p> <p>**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan</p> <p>**Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>Paving _____ Curb & gutter _____</p> <p>**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan</p> <p>**Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>* 1,200 ft. Block Length.</p> <p>**Subdivision Ordinance: Section 134-118</p>	Compliance
<p>* 900 ft. Block Length for R-3 Zone Districts.</p> <p>**Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac</p> <p>Revisions Needed:</p> <p>--The ROW for interior street is proposed to be adjacent to N. Bicentennial ROW. Clarify/revise the plat, since Internal street cannot have curb cut along N. Bicentennial and the buffer may not be placed on the ROW. Cul-De-Sac may have to be adjusted/moved to accommodate for improvements such as buffers. Finalize prior to final.</p> <p>-ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required.</p> <p>**Subdivision Ordinance: Section 134-105</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>*Alley/service drive easement required for commercial properties and multi-family properties.</p> <p>**Subdivision is proposed to be single-family residential.</p> <p>***Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 25 ft. or greater for easements.</p> <p>***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: 10 ft. or greater for easements.</p> <p>***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior sides: 6 ft. or greater for easements.</p> <p>***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: 10 ft. or greater for easements</p> <p>Revisions needed:</p> <p>-Revise note as shown above, prior final.</p> <p>*Proposing: 10 ft. or greater in accordance with the subdivision ordinance or approved site plan for easements.</p> <p>***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*Garage: 18 ft. except where greater setback is required, greater setback applies.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied

SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along Northgate Lane, North Bicentennial Boulevard and both sides of all interior streets.</p> <p>Revisions Needed:</p> <p>-Revise note #9 as shown above prior to final.</p> <p>**Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final.</p> <p>**Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>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 Northgate Lane and North Bicentennial Boulevard.</p> <p>Revisions Needed:</p> <p>-Revise note #11 as shown above, prior to final.</p> <p>**Subdivision buffers must be located out of the ROW.</p> <p>***Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Non-compliance</p> <p>Applied</p> <p>Required</p>
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Northgate Lane and North Bicentennial Boulevard.</p> <p>Revisions Needed:</p> <p>-Revise note #14 as shown above prior to final.</p> <p>**As per Traffic Department, No individual access to Bicentennial Blvd or Northgate lane would be granted.</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 for commercial developments provide for common parking, access, setbacks, landscaping, etc.</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>Revisions Needed:</p> <p>-Include note as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.</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.</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>Non-compliance</p> <p>NA</p> <p>NA</p> <p>Non-compliance</p> <p>Required</p>

<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
ZONING/CUP	
<p>* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential</p> <p>***Zoning Ordinance: Article V</p>	Compliance
<p>* Rezoning Needed Before Final Approval</p> <p>**Proposed zoning is compliant with current zoning.</p> <p>***Zoning Ordinance: Article V</p>	NA
PARKS	
<p>* Land dedication in lieu of fee. As per plat submitted on August 9th,2023 a total of 13 lots proposed park fees total to \$9,100 (\$700 X13 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	NA
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on August 9th,2023 a total of 13 lots proposed park fees total to \$9,100 (\$700 X13 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	Required
<p>* Pending review by the City Manager's Office. As per plat submitted on August 9th,2023 a total of 13 lots proposed park fees total to \$9,100 (\$700 X13 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation for a 15-single family Lot Subdivision is waived.</p>	Compliance
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p> <p>** As per Traffic Department, Trip Generation for a 15-single family Lot Subdivision is waived.</p>	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> -Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. -Clarify what appears to be a remnant tract along eastern plat boundary adjacent to North Bicentennial Boulevard prior to final, subdivision requirement subject to change once clarified, finalize prior to final. -Clarify and or label dashed line running through lot 9-13 and common area B, prior to final, subdivision requirement subject to change once clarified, finalize prior to final. 	Required

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

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



LOCATION

