AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 19, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER PLEDGE OF ALLEGIANCE INVOCATION -

- 1) MINUTES:
 - a) Approval/disapproval of the minutes for the August 22, 2023 meeting

2) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:
 - Request of Robert Wilson, for a Conditional Use Permit, for one year, and adoption
 of an ordinance, for a Bar (Eddies) at Lot A-1, Nolana Tower Subdivision, Hidalgo
 County, Texas; 400 Nolana Avenue, Suite G (CUP2023-0101)
 - 2. Request of Eric R. Pena, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Suerte Bar and Grill) at N98.5' Lot 1 Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2001 South 10th Street. (CUP2023-0102)
 - **3.** Request of Sandra L. Gomez on behalf of Desperado Saloon, for a Conditional Use Permit, for one year, for a bar (Desperado Saloon), at Lot A, J.G. Ortegon Subdivision, Hidalgo County, Texas; 6328 South 23rd Street. **(CUP2023-0106)**
 - **4.** Request of Eziquel Oritz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Eutopia) at Lot 3, North Park Village Subdivision Phase 2, Hidalgo County, Texas; 1200 Auburn Avenue Suite 320. **(CUP2023-0115)**
 - **5.** Request of Magda Villarreal for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house, at Lot 35, Block 2, Colonia McAllen No. 2 Subdivision, Hidalgo County, Texas; 2220 South 26th Street. **(CUP2023-0105)**
 - 6. Request of Shahid Rashid for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 7 and 8, Block 45, North McAllen Subdivision, Hidalgo County, Texas; 220 North Main Street. (CUP2023-0108)WITHDRAWN

- 7. Request of Victoria Ortega for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas; 601 East Nolana Avenue. (CUP2023-0109)
- **8.** Request of Florentino Obregon Jr., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (church), at Lot 15, Espensen Industrial Park Subdivision Unit No. 3, Hidalgo County, Texas; 2600 Zinnia Avenue. (CUP2023-0113)
- **9.** Request of Miguel A. Vargas, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar, at Lots 1 and 2, Mejia Subdivision Unit No.1, Hidalgo County, Texas; 2000 Nolana Avenue. **(CUP2023-0116)**
- 10. Request of Humberto Ramos Martinez, for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet (storage shed) at Lot B1, Aim Media Subdivision, Hidalgo County, Texas; 1324 East Nolana Avenue. (CUP2023-0110)
- **11.** Request of Mario Almodovar, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Hooka Bar, at Lot 1, Gateway Plaza Shopping City Subdivision S85'-N300', Hidalgo County, Texas; 1215 South 10th Street, Suite D. (CUP2023-0117)
- **12.** Request of Ramon R. Martinez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park, at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 East Highway 83. **(CUP2023-0119)**
- **13.** Request of Armando Rios, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand for Raspadin, at E96.53' N127.55'- Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 2309 Galveston Avenue. **(CUP2023-0120)**

b) REZONING:

- Rezone from R-1 (single-family residential) District to R-3A (multifamily apartment residential) District: 5.411 acres, more or less, out of Lot 27, La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; 3401 La Lomita Road. (REZ2023-0044)
- Initial Zoning to R-1 (single-family residential) District: 1.09 acres, more or less, out of Lot 417, John H. Shary Subdivision, Hidalgo County, Texas; 4800 Auburn Avenue. (REZ2023-0045)
- 3. Initial Zoning to R-1 (single-family residential) District: 24.54 acres, more or less, out of Lot 417, John H. Shary Subdivision, Hidalgo County, Texas; 8100 North Taylor Road. (REZ2023-0046)

3) SITE PLAN:

a) Site plan approval for Lots 38 to 43, IGOA Business Campus Subdivision Phase I, Hidalgo County, Texas; 4101 North M Street. (SPR2022-0069)

b) Site plan approval for Lot 3A, Shops At 29 Subdivision, Hidalgo County, Texas; 2800 Expressway 83. **(SPR2023-0035)**

4) SUBDIVISIONS:

- a) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC (SUB2023-0102) (FINAL) RDE
- b) Estancia at Tres Lagos Phase III Subdivision, 4800 Town Lake Drive, Rhodes Development, Inc. (SUB2022-00121) (FINAL) M&H
- c) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An. (SUB2022-0146) (REVISED PRELIMINARY) SEA
- d) Bentsen View Subdivision, 4109 Highway 83, Adryca Properties, LLC, (SUB2023-0094) (PRELIMINARY) M2E
- e) Moorefield Development Subdivision, 9936 North Moorefield Road, SAMES Inc. (SUB2023-0098) (PRELIMINARY) SAMES
- f) JLG Subdivision, 9212 North Bentsen Palm Drive, Jose Luis Gonzalez Espana (SUB2023-0064) (REVISED PRELIMINARY) AE
- g) Bentsen Oaks Phase I Subdivision, 7401 North Bentsen Road, Guzman Construction (SUB2020-0057) (REVISED PRELIMINARY) SEC
- h) Bentsen Oaks Phase II Subdivision, 7401 North Bentsen Road (Rear), Sergio Guzman (SUB2023-0095) (PRELIMINARY) SEC
- i) Norlola Subdivision, 700 South 8th Street, Lola Properties, LLC, John Paul & Nora Sandoval (SUB2023-0096) (PRELIMINARY) MAS
- j) STC West 30 Subdivision, 1101 North Ware Road, STC Facilities Planning & Construction (SUB2023-0097) (PRELIMINARY) PCE

ADJOURNMENT:

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

STATE OF TEXAS COUNTY OF HIDALGO CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday August 22, 2023, at 3:30p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present: Gabriel Kamel Vice Chairperson

Emilio Santos Jr. Member Erica De la Garza Member Jesse Ozuna Member

Absent: Michael Fallek Chairperson

Marco Suarez Member Jose Saldana Member

Staff Present: Austin Stevenson Assistant City Attorney III

Edgar Garcia

Luis Mora

Omar Sotelo

Mario Escamilla

Kaveh Forghanparast

Samuel Nunez

Planning Director

Deputy Director

Senior Planner

Planner III

Planner III

Eduardo Garza Planner II
Samantha Trevino Planner I

Jacob Salazar Planner Technician I Magda Ramirez Administrative Assistant

CALL TO ORDER – Vice Chairperson Mr. Gabriel Kamel

PLEDGE OF ALLEGIANCE

INVOCATION-. Mr. Emilio Santos Jr.

1) MINUTES:

a) Approval/disapproval of the minutes for the August 8, 2023 meeting.

The minutes for the regular meeting held on August 8, 2023 was approved as submitted by Ms. Erica De la Garza. Seconding the motion was Mr. Emilio Santos Jr. which carried unanimously with four members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

1) Request of Ricardo Vega and Melinda V. Vega on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for three years, and adoption of an ordinance, for an Event Center (Picture Venue) at 4.983 acres out of Lot 78, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 6712 North Bentsen Road. (CUP2023-0094)

Ms. Samantha Trevino stated that the property is located on the east side of North Bentsen Road, approximately 960 ft. north of Lark Avenue and is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single family residential) District to the north, west, and south, and A-O (agricultural and open space) District to the east. Surrounding land uses includes single-family residences, an orchard, agriculture, and vacant land. An event center is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with the requirements.

The initial application for a Conditional Use Permit for an event center and picture venue for the subject property, known as Maddie's Pumpkin Patch, was submitted on September 8, 2021. City Commission approved the CUP for the subject property for 9 months subject to dust mitigation and fencing the property, which the applicant has done. The Conditional Use Permit was signed and picked up by the applicant on April 14, 2021, which ended up expiring On August 22, 2022. The applicant then applied to continue the operations for another year on August 2, 2022, which was approved by Board. The current CUP was submitted July 18, 2023 for 3 years.

The applicant is proposing to continue the operation of a picture venue and event center from approximately 8 $\frac{1}{2}$ acre property. Approximately, 5 acres are being used for the event center and venue area and 3 $\frac{1}{2}$ acres for the parking area. The hours of operation are from Monday to Sunday from 8:00 A.M. to 8:00 P.M.

The Fire Department has inspected the establishment, and allowed the CUP process to continue. The Health Department stated that the establishment must obtain required health permits for any food sales, provide required restrooms for the public, and trash receptacles. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential properties; however, the proposed hours are operation is from 8:00 A.M. to 8:00 P.M.;
- 2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to North Bentsen Road:
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the picture venue and event area, 1,525 parking spaces are required and no paved parking spaces are provided. A 3 ½ acre of unpaved tract is being used for the parking area. On-site parking will need to be paved and striped and be clear of potholes to comply with City standards;
- 4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- 5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

- 6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff recommends disapproval of the request based on noncompliance with the required zoning (C-3 District), requirements #1 (distance), and #3 (parking) of Section 138-118(4) of the Zoning Ordinance.

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

Mr. Emilio Santos Jr. asked why the applicant had not previously requested for more than a one year conditional use permit. Mr. Edgar Garcia stated that because of previous oppositions, the commission wanted to approve for one year only.

After a brief discussion, Mr. Erica De la Garza moved to disapprove with favorable recommendation for a two year conditional use permit and not a three year permit as requested. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with favorable recommendation for a two year conditional use permit with four members present and voting.

2) Request of Samuel Avila on behalf of Cigar Bar, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212 & 2214. (CUP2023-0096)

Ms. Samantha Trevino stated that the property is located on the northeast corner of North 23rd Street and Nolana Avenue. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. There is R-3A (multifamily residential apartments) District to the south and C-4 (commercial-industrial) District to the northwest. Surrounding land uses are commercial businesses, offices, bars, churches, libraries and restaurants. A bar is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit was approved by the City Commission on June 22, 2009 with a variance to the 400 ft. distance requirement. The last approval by the City Commission was on March 28, 2022 with a variance to the distance requirement of being at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property.

The applicant is proposing to continue operating a bar (Cigar Bar) from combined suites 2212 and 2214 as shown on the submitted site plan. The applicant is also proposing to continue using an outdoor seating area as shown on the submitted site plan. The applicant will be utilizing the area for outdoor dining and as well as provide customers a place to smoke. The proposed days and hours of operation are, Monday through Sunday from 1:00 PM to 2:00 AM.

The Fire and Health Departments have inspected the bar and allowed the CUP process to continue. The police activity report for service calls from 2022 to present is attached. The Planning Department

has received no complaints regarding the present use as a bar. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residence and residentially zoned property to the southeast, a church across the street on the south side of Nolana Avenue, and publicly owned property (McAllen's Public Library) to the west:
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access from North 23rd Street and Nolana Avenue.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The proposed 4,650 sq. ft. bar would require 47 parking spaces; there are 305 parking spaces provided on site. In a site visit conducted by staff, staff noticed that the parking lot was repaved, restriped and re-configured.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

At the Planning and Zoning Commission meeting of August 22, 2023, no one appeared in opposition to the Conditional Use Permit (CUP) request. The Board unanimously voted to recommend disapproval with a favorable recommendation of the request for 1 year. There were four Board members present and voting.

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

Being no discussion, Mr. Emilio Santos Jr. moved to disapprove with favorable recommendation. Ms. Erica De la Garza seconded the motion, which was disapproved with favorable recommendation with four members present and voting.

3) Request of Dionicio D. Longoria, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop and Art Gallery, at Lot 4, Block 4, Orange Terrace Subdivision, NO. 3. Hidalgo County, Texas: 1013 Pecan Boulevard, Suite B. (CUP2023-0097)

Ms. Samantha Trevino stated that the property is located on the South side of Pecan Boulevard between North 10th Street and North 12th Street, and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, east, and west, and R-1(single family residential) District to the south. A smoke shop is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with requirements.

This is the initial Conditional Use Permit application for this location for a smoke shop and art gallery.

The applicant is proposing to operate a smoke shop and art gallery under the name of Interstate 420 from the existing suite on the first story of the building.

The proposed hours of operation are Monday – Thursday from 10.00 A.M. to 10.00 P.M. and Friday-Saturday from 10:00 A.M. to 12:00 A.M.

The Fire Department conducted an inspection of the establishment and determined to be in compliance. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Pecan Boulevard:
- c) The abovementioned business must provide parking in accordance with the city offstreet parking ordinance as a minimum, and make provisions to prevent use of
 adjacent streets for parking, especially those in adjacent residential areas, by
 providing additional onsite parking. Currently there is a multi-tenant
 commercial/residential building on the property. The plaza consists of beauty shop
 next door and some apartments on the second story. The proposed smoke shop shall
 require 9 parking spaces; parking spaces are proposed to be provided on the front
 and side of the building. For the parking spaces of the common parking area, 1
 accessible parking space is required and provided on site, as per section 138-400(a)
 of the Off-Street Parking and Loading requirements, all off-street parking must be
 clearly striped and free of potholes;
- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or

residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

- e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspection Department as part of the building permit review process.

At the Planning and Zoning Commission meeting of August 22, 2023, no one appeared in opposition to the Conditional Use Permit (CUP) request. The Board unanimously voted to recommend disapproval with a favorable recommendation of the request for 1 year. There were four Board members present and voting.

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

Being no discussion, Ms. Erica De la Garza moved to disapprove with favorable recommendation. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with favorable recommendation with four members present and voting.

4) Request of Oralia Davila on behalf of Iglesia Casa de Refugio y Restauracion Pentecostes Inc. for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an Institutional Use (Church) at Lots 7, 8, and 9, Block 1, Young's Subdivision, Hidalgo County, Texas; 21 South 24th Street. (CUP2023-0092) (TABLED ON 8/8/2023.)

Vice Chairperson Mr. Gabriel Kamel asked if the item was going to be removed from table. Mr. Eduardo Garza stated yes. Ms. Erica De la Garza motioned to remove from table. Mr. Emilio Santos Jr. seconded the motion which was removed from table with four members present and voting.

Mr. Eduardo Garza stated that the subject property is located on the northeast corner of Austin Avenue and South 24th Street. The property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 (light industrial) District to the north, east, and west, and R-2 (duplex-fourplex) District and C-3 (general business) District to the south. Surrounding land uses include Jessie's Meat Market, Go Car Wash, and apartments. An institutional use is permitted in an I-1 District with a Conditional Use Permit and in compliance with requirements.

This is the first Conditional Use Permit request for this property. The Conditional Use Permit request application was submitted on July 10, 2023.

The applicant is proposing to operate a church with a main sanctuary area and a play area for the children. Based on the 100 seats proposed in the sanctuary area, 25 parking spaces are required; the applicant is proposing 30 parking spaces on site. The site plan must also show proper amount of maneuvering space of 24 feet and won't be allowed to back up onto the street. The proposed hours of operation for the sanctuary are Wednesdays from 5 PM to 8:30 PM and Saturdays from 5 PM to 8:30 PM.

An approved building permit showing correct parking spaces and maneuvering space will be required and will be subject to compliance with all requirements. The Fire Department will conduct their inspections once the construction for the proposed church is completed and prior to occupancy.

Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The church must comply with the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Austin Avenue and has access from South 24th Street.
- The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. Based on the proposed 100 seats, 25 parking spots are required; the applicant is proposing 30 parking spaces on site.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits:
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence.

If approval is granted, the church must comply with all other Zoning Ordinance, Building Code, and Fire Department requirements that will be requested during the building permitting process.

Staff did receive one phone call in opposition to the request citing possible traffic concerns.

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

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

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

b) REZONING:

1) Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 0.878 acres out of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 3925 North Bentsen Road. (REZ2023-0043)

Mr. Eduardo Garza stated that the property is located on the southwest corner of Nolana Avenue and North Bentsen Road. The tract has 194.29 ft. of frontage along North Bentsen Road and 204.20 ft. of frontage along Nolana Avenue according to the submitted survey.

The applicant is proposing to rezone the property to R-3A (multifamily residential apartments) District in order to develop the tract of land for a multifamily apartment development. A proposed subdivision under the name Brier Village Phase II was approved in preliminary form on June 20, 2023.

The adjacent zoning is A-O (agricultural and open space) District to the east, R3-A (multifamily residential apartment) District to the west and south, and C-4 (commercial-industrial) District to the north.

The subject property is vacant. Surrounding land uses are City of McAllen Public Works Department and Recycling Center, Hidalgo County Irrigation District No. 1 canal right-of-way, single family residences, and vacant land.

The Envision McAllen Future Land Use Plan categorizes this property as Complete Communities. This area would be most appropriate for single-family detached homes, duplexes, neighborhood scale mixed-use urban projects, and Civic and Parks and Open Space uses.

The development trend for this area along North Bentsen Road is primarily single family residential and multifamily residential along Nolana Avenue.

The requested zoning does not conform to the Future Land Use Plan designation. However, there is a R-3A (multifamily apartment residential) District to the south and west.

The proposed development area would have 0.878 acres (38,245.68 square feet). Based on the maximum density per gross acres in the R-3A District: 38-one bedroom units, 30-two bedroom units, and 25-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of a townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

A recorded subdivision plat, site plan review by the development team, and access management curb cut approvals is required prior to building permit issuance. Required park land dedication or

a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

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

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

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

Being no discussion, Ms. Erica De la Garza moved to approve. Mr. Jesse Ozuna seconded the motion which was approved with four members present and voting.

2) Rezone from R-1 (single family residential) District to R-3A (multifamily apartment residential) District: 76.461 acres (77.76 acres deed call), being all of Lots 11, 19, and 20, Section 234, Texas-Mexican Railway Company's Survey, said 77.76 acre tract also being all of Lots 17, 18, 19, 20, 21, 22, 23, and 24, Palmland Groves, Hidalgo County, Texas; 12501 North Rooth Road. (REZ2023-0036)(TABLED ON 8/8/2023)

Mr. Samuel Nunez requested the item be removed from table. Ms. Erica De la Garza motioned to remove from table. Mr. Emilio Santos Jr. seconded the motion which was removed with four members present and voting.

Mr. Samuel Nunez sated that the property is located along the northwest corner of North Rooth Road and Schunior Road.

The applicant is proposing to rezone the property to R-3A (multifamily apartment residential) District in order to develop the tract of land for detached fourplex development. No feasibility plan or site plan have been submitted for the proposal.

The adjacent zoning is R-1 (single-family residential) District to the east across North Rooth Road, A-O (agricultural and open space) District to the south, and R-3A (multifamily apartment residential) District to the west and east.

The subject property is vacant.

The Envision McAllen Future Land Use Plan categorizes this property as Complete Communities. Single-family detached homes, duplexes, townhomes, civic, and parks and open spaces uses are considered most appropriate for this area.

The development trend for this area along North Rooth Road is primarily single-family residential with surrounding agricultural uses or vacant land.

ANALYSIS: The requested zoning does not conform to the Future Land Use Plan designation. However, there are two existing and one potential R-3A (multifamily apartment residential) District properties to the east and west.

The proposed development area would have 76.461 acres (3,330,641.16 square feet). Based on the maximum density per gross acres in the R-3A District: 3,331-one bedroom units, 2,665-two bedroom units, and 2,220-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

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

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

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

At the Planning and Zoning Commission meeting of August 8, 2023 three adjacent owners appeared in opposition to this request. Staff received an email from the applicant requesting to table this item. After the Board was informed of this request, they asked to speak to the owners who were present in opposition to this request. The owners made public comment individually citing how this proposal would be at odds with the surrounding uses and how Rooth Road would not support the traffic density this proposal would bring. Their comments were taken for public record and the owners were informed that this item would be heard at the next available meeting.

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

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

3) CONSENT:

a) Villas on Bentsen Subdivision, 5912 N. 42nd Street, Carlo and Brooke Cantu, (SUB2023-0086) (FINAL) QHA

Being no discussion, Ms. Erica De la Garza moved to approve the subdivision in final form. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

5) SUBDIVISIONS:

a) Austin 495 Plaza Subdivision, 4101 Pecan Boulevard, Jinguo Liu (SUB2022-0126) (REVISED PRELIMINARY) TE (TABLED ON 8/8/2023)

Mr. Mario Escamilla requested the item be removed from table. Mr. Emilio Santos Jr. motioned to remove from table. Ms. Erica De la Garza seconded the motion which was removed with four members present and voting.

Mr. Mario Escamilla stated the applicant has withdrawn the variance request and no further board action was needed.

Being no discussion, Ms. Erica De la Garza moved to remove item from the agenda. Mr. Emilio Santos Jr. seconded the motion, which was removed with four members present and voting.

b) Melissa Palma Estate Subdivision, 400 Northgate Lane, Cesar Palma and Melissa Ann Tijerina (SUB2023-0078) (PRELIMINARY) RDE

Mr. Mario Escamilla stated Northgate Lane: 15 ft. ROW dedication for 35 ft. from centerline for 70 ft. total ROW. Paving: 44 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Northgate Lane. Sidewalk requirements may increase to 5 ft. per Engineering Department requirements. Finalize wording for plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multifamily residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168 Pending Items: Engineer must clarify if HOA is proposed for 1-Lot single family subdivision, prior to final. 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. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168 Pending Items: Engineer must clarify if HOA is proposed for 1-Lot single family subdivision, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Fees are payable prior to recording and can go up or down; they are dependent on the amount of units. Must comply with Parkland dedication ordinance requirements prior to recording. As per Traffic Department, Trip Generation for 1-Lot single family subdivision is waived. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Engineer must submit withdrawal letter regarding existing subdivision on file at this location, prior to final.

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

Being no discussion, Ms. Erica De la Garza moved to approve subject to conditions noted. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

c) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC (SUB2023-0053) (REVISED PRELIMINARY) RDE

Mr. Mario Escamilla stated North Taylor Road: Proposing 10 ft. of dedication for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Auburn Avenue (5 Mile Line Road): Proposing 40 ft. of dedication for 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: Both sides Revision Needed: Centerline should be a continuous line, review and revise prior to final. Revise street name as shown above where applicable prior to final. Clarify 40 ft. existing on the south side of Auburn Avenue, any additional/ existing dedications must be referenced with document number on plat, finalize prior to final. Label total ROW after accounting for dedication from center line 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. Interior Street: Dedication as needed for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides Revisions Needed: Subdivision layout currently exhibits stub outs, clarify stub outs along lots 90 and 91 and lots 108 and 109, subdivision layout will have to be revised to provide for "Knuckle" design as dead end street are not permitted as this is a private subdivision, review and revise prior to final. As per plat submitted on July 19th,2023, subdivision provides for knuckle design. Street names will be established prior to final and plat will need to revised accordingly. As per plat submitted on June 2nd,2023 subdivision proposed to be private and for single family use, gate details are required. Gate details are under review and ROWs are subject to increase for gate areas, finalize prior to final. Auto Turn Study may be required to verify compliance with maneuvering space needed along lots 82-84, subdivision layout along lots may have to be adjusted to allow for maneuvering space finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. E/W Quarter Mile Collector (northern boundary): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Pending Items: Engineer submitted a variance application on July 7, 2023 in reference to the ROW dedication requirements for the E/W collector(1/4 Mile Collector) along the Northern Boundary the engineer has indicated that the street would not be able to extend east as there is an existing drain ditch and there are existing established developments to the north of this subdivision. After review of the ownership map submitted on July 12,2023, due to the developed properties to the north and existing canal to the west and collector alignment, the E/W collector street along the northern boundary is not feasible. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N/S collector(Eastern Boundary, 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving 40 ft. Curb & gutter: Both Sides. Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created. As per plat submitted on August 11th,2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. Street alignment and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final. Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare

Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision layout does not comply with 1200 ft. block length requirement. Engineer submitted a variance application on August 1, 2023 , requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revisions Needed: 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 Culde-Sac required. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear:10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Auburn Avenue (5 Mile Line Road), North Taylor Road, and both sides of all interior streets. Also N/S 1/4 mile as may be required, finalize wording for note prior to final. 5 ft. sidewalk might be required by Engineering Dept. prior to final. Finalize note wording requirements prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line Road) and North Taylor Road. Also N/S 1/4 mile as may be required, finalize wording for note prior to final. Revision Needed: Revise note#11 as shown above prior to final. Landscaping Ordinance: Section 110-46 Required. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line Road) and North Taylor Road. Also N/S 1/4 mile as may be required, finalize wording for note prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Private Subdivision proposed as per plat submitted on June 2nd,2023. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: (Extraterritorial jurisdiction) Proposed:(Extraterritorial jurisdiction). As per application dated June 2nd,2023 proposed land use is single-family. Pending Items: Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Pending Items: Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, per application dated June 2nd,2023 proposed 121 lot single-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 prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, per application dated June 2nd,2023 proposed 121 lot single-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 prior to final. Pending review by City Manager's Office. As per Parks Department, per application dated June 2nd,2023 proposed 121 lot single-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 prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized. At the Planning and Zoning Commission meeting of August 8th, 2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted. As per plat submitted on August 11th,2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Emilio Santos moved to approve in revised preliminary form subject to conditions noted, drainage and utilities approvals. Mr. Jesse Ozuna seconded the motion, which was approved with four members present and voting.

ZOHO Corporation Subdivision, 3300 South Ware Road, City Of McAllen (SUB2023-0077) (PRELIMINARY) CH

Mr. Mario Escamilla stated South Ware Road: Dedication as needed for 60 ft. from centerline for 120 total ROW Paving: By State Curb & gutter: By State Revisions Needed: Dedications may increase to accommodate any improvements that may exist in property boundaries, finalize ROW requirements prior to final. Revise street references as shown above were applicable, prior to final. Include additional ROW details throughout plat boundary as to ensure compliance ROW. requirement's throughout plat boundary, 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. Neuhaus Drive: Proposing 20 ft. ROW dedication for 80ft. total ROW. Paving: 40 ft. Curb & gutter: both sides Revisions Needed: For Neuhaus Drive provide centerline along plat boundary prior final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Non-compliance N/S collector(Western Boundary of Lot 1 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving 40 ft., Curb & gutter: Both Sides. Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created. Clarify status of existing and proposed drainage easements/ plans as it is reviewed in conjunction with dedication requirements, finalize prior to final. Street alignment and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable 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. E/W collector(Approximately Southern Boundary of Lot 1 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving 40 ft., Curb & gutter: Both Sides. Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created. Clarify status of existing and proposed drainage easements/plans as it is reviewed in conjunction with dedication

requirements, finalize prior to final. Street alignment and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Revision needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. Subdivision Ordinance: Section 134-106. Front: Neuhaus Drive/ South Ware Road: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Proposing: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: Revise note as shown above prior to final. Proposing: In accordance with the Zoning Ordinance or grater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: See front setback requirements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South Ware Road and Neuhaus Drive. Revisions Needed: Include note as shown above prior to final. Sidewalk requirements may increase to 5 ft. per Engineering Department requirements. Finalize wording for plat note prior to final. **Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and as may be required by ordinance and others as needed(streets) prior to final, Revisions Needed: Revise note #6 as shown above, finalize note wording as may be required prior to final. A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along. Staff reviewing any restrictions regarding access from perimeter streets, finalize wording for note as applicable prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance required. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Include note as shown above, prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Pending Items: Engineer must clarify if HOA is proposed for Commercial/ Industrial subdivision, prior to final. 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. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Pending Items: Engineer must clarify if HOA is proposed for Commercial/ Industrial subdivision, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: Lot 1: C-1 (Office Building) District and Lot 2: I-1(Light Industrial) District Proposed: Lot 1:C-1 (Office Building) District and Lot 2: I-1(Light Industrial) District. Rezoning to C-1 for portion of Lot 1 and I-1 for lot 2, Approved at the City Commission meeting of July 24,2023. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning to C-1 for portion of Lot 1 and I-1 for lot 2, Approved at the City Commission meeting of July 24,2023. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat.

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

Being no discussion, Ms. Erica De la Garza moved to approve in preliminary form subject to conditions noted, drainage and utilities approvals. Mr. Jesse Ozuna seconded the motion, which was approved with four members present and voting.

e) Sharpless Square, 3501 Auburn Avenue, Moon City Endevors, LLC (SUB2023-0083) (PRELIMINARY) RDE

Mr. Kaveh Forghanparast stated Auburn Avenue (5 Mile Line): Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: 65 ft. to 85 ft. Curb & gutter: both sides Revisions needed: Clarify/revise the centerline which does not follow the ROW curve line on the east side. prior to final. If 120 ft. is the "existing ROW", add the wording to the label, prior to final. Reference the document number on the plat for the existing ROW and provide a copy for staff review prior to Clarify and submit document for the existing 10 ft. U.E. overlapping the ROW. Any abandonment must be done by separate instrument and referenced on the plat prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: By the States Curb & gutter: By the State Revisions needed: Add "N." before the name of the street to be read as "N. Ware Road", prior to final. If 130 ft. is the "existing ROW", add the wording to the label, prior to final. Show and label the total existing ROW and ROW on both sides of the centerline adjacent to the subdivision boundary, to finalize dedication requirement prior to final. Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review prior to Show and label ROW from centerline and total ROW after dedication to determine compliance with ROW requirement, prior to final. Clarify and submit document for the existing 10 ft. U.E. overlapping the ROW. Any abandonment must be done by separate instrument and referenced on the plat prior to recording. Some recorded plats in the area show 130.35 ft. for the existing ROW instead of 130 ft. Verify and clarify prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. *Alley/service

drive easement required for commercial properties. Proposing (Plat note #9): A Private service drive easement will be established as part of the site plan and will be maintained by Lot owner and not the City of McAllen. Clarify if the proposed access easement will be also/shared as a service drive easement prior to final. Subdivision Ordinance: Section 134-106. Auburn Avenue/N. Ware Road: In accordance with the Zoning Ordinance, or greater for approved site plan, easement, or in line with the existing, whichever is greater applies. Clarify/Revise plat note #2 as shown above prior to final. Proposed: Auburn Avenue: 45 ft. or greater for easements or approved site plan; or in line with existing structures. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Revised plat note #2 as shown above prior to final. Proposed: In accordance with the Zoning Ordinance or greater for easements or approved site plan. 5 ft. setback from alley/service drive required. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Clarify/Add "Interior" to the setback note prior to final. Proposed: Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner: Refer to the front setback note requirement. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Ware Road and Auburn Avenue. Add a plat note as shown above prior to final. Engineering Department may require 5 ft. sidewalk. Finalize prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along N. Ware Road. Add a plat note as shown above prior to final, as per Traffic Department requirement. Submit a site plan to clarify how the 25 ft. common access easement on Lots 2 & 3 along Auburn Avenue complies with landscape strip requirement along the front, prior to final. Revise prior to final. Clarify if Lot 1 will share access easement with Lots 2 &3 and extends it to Lot 1 if applicable, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 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. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3L Proposed: C-3L. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Use a darker/bold line to show the original subdivision boundary prior to final. Use a lighter line for contour lines prior to final. Show the legal description of all adjacent properties on all sides prior to final, including north side of Auburn Ave. and west side of N. Ware Rd. Use a dashed line for any easement including the access easement prior to final. Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve in preliminary form subject to conditions noted, drainage and utilities approvals. Ms. Erica De la Garza seconded the motion,

which was approved with four members present and voting.

f) Barton Subdivision, 8501 North Main Street; Antonio Esparza (SUB2023-0082) (PRELIMINARY) TE

Mr. Kaveh Forghanparast stated N. Bicentennial Blvd: Dedication required for 75 ft. from centerline for 150 ft. total ROW Paving: 65 ft.-105 ft. Curb & gutter: both sides Revisions needed: Add "N." to the label for N. Bicentennial Blvd. on plat prior to final. Show and label centerline prior to final to establish ROW dedication requirement prior to final. Show and label, centerline, total existing ROW, and ROW on both sides of the centerline to determine if any ROW dedication is required prior to final. Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. All ROW requirements must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Northgate Lane: Dedication required for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides. Revisions needed: If 35 ft. is the existing ROW, label it accordingly prior to final. Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. Additional ROW dedication requirement will be determined based on the existing ROW prior to final. All ROW requirements must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Frontera Rd.: Dedication required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. Clarify/remove the dashed line where the existing 40 ft. ROW merges to existing 60 ft. ROW on the southwest side of the subdivision, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N. Main Street: Dedication required for 30 ft. from centerline for 60 ft. ROW Paving: min. 40 ft. Curb & gutter: both sides Revisions needed: Add "N." to the label for N. Bicentennial Blvd. on plat prior to final. Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final, Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving: 32 ft. Curb & gutter: both sides Revisions needed: Submit gate details prior to final. Additional ROW may be required at entrance area prior to final. The proposed location of interior street must be approved by the Traffic Department prior to final, since it is too close to the intersection. 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. Lot A may need to extend all the way south to Lot 3. Provide ROW width dimension for internal street prior to final. Cul-de-Sac length is more than 600 ft. Revise to show compliance. If a variance to Cul-de-Sac length is requested and approved, the paving requirement will increase to 40 ft. Submit paying layout for Cul-de-Sac to show compliance with 96 ft. of paying and 10 ft. ROW around the curb prior to final. Street name proposed to be Barton Drive. Street name will be assigned by staff prior to final. An approved variance will be required if another name is requested. Clarify prior to final. Add "(private subdivision)" after the name of the street prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Revise the plat to comply with block length requirement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revisions needed: Subdivision layout does not comply with cul-de-sac requirement, please revise accordingly prior to final as internal street exceeds the maximum 600 ft. No connection to N. Bicentennial Blvd. is allowed - If variance is requested to exceed 600 ft. length requirement for cul-de-sac, paving width of street must increase to 40 ft.**Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater

for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Lot A as shown on plat is a corner lot on both N. Bicentennial Blvd. and N/S internal street. Clarify the use prior to final. A plat note may be needed for Lots A and B or note #16 may need to be revised to include Lot B. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Bicentennial Blvd., Frontera Rd., Northgate Lane, N. Main St., and both sides of internal streets. 5 ft. sidewalk may be required by Engineering Department. Finalize prior to final. Plat note #9 will need to be revised as shown above, and once sidewalk requirements are finalized. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard, Frontera Road, and Northgate Lane. Revise plat note #10 as shown above prior to final. Other buffers may be required prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd., Northgate Ln., and Frontera Rd. Revise plat note #12 as shown above prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Submit the HOA document for staff review prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Clarify Lot 3 area prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District. Zoning Ordinance: Article V Required. Rezoning Needed Before Final Approval. The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on 4 residential lots, a Park Fee of \$2,800 based on \$700 per dwelling to be paid prior to recording. Clarify the use of Lots A & B, prior to final. Total amount of park fees is subject to change if amount of proposed lots or dwelling units change. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Remove the irrigation line from the plat prior to final. Clarified the claimed easements on the plat or reference the document number prior to final. Use a lighter shade for original lot lines of Ebony Heights Citrus Grove Subdivision since it is being confused with the proposed subdivision lot lines. Add contour lines on the plat inside the subdivision boundary prior to final. Use a light shade to avoid confusion. Submit gate details to determine if additional ROW will be required at entrance prior to final. Must comply with City's Access Management Policy. Show the legal description of all adjacent lots on all sides, including the west

side of N. Bicentennial Blvd., south side of Frontera Rd., east side of N. Main St., and north side of Northgate Lane. Clarify note #16 prior to final. The note might be required to be revised or removed prior to final/recording. Please verify that signature blocks wording complies with Sec. 134-61 of the subdivision ordinance. The owner's signature block is required to be revised prior to recording based on the private subdivision and surrounding public streets. Clarify lot area for lot 3 prior to final. Any abandonment must be done by separate instrument and referenced on the plat. An expired subdivision application with the same name for this property was on file and was verbally requested to be withdrawn by the previous engineer. A written withdrawal request is needed prior to final. Must comply with City's Access Management Policy.

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

Being no discussion, Ms. Erica De la Garza moved to approve in preliminary form subject to conditions noted, drainage and utilities approvals. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

g) Bright Woods Subdivision, 2700 Sprague Road, Star Trail Holdings, LLC, **(SUB2023-0084)** (PRELIMINARY) S2E

Mr. Kaveh Forghanparast stated Sprague Road: Dedication as required for 40 ft. from center line for 80ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: Show and label centerline to establish ROW dedication requirement prior to final. Show and label the total existing ROW and ROW on both sides of centerline to finalize the ROW dedication requirements prior to final. Show the document number on the plat for the existing ROW and provide a copy for staff review prior to final. All ROW requirements must be finalized prior to final approval. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Show ROW dedication for an E/W guarter mile collector on the north side prior to final. Clarify if the E/W interior street is proposed in lieu of the northern boundary prior to final. If so, a temporary stub out to be extended to the west will be reviewed by staff prior to final. Submit a vicinity map showing the distance between the E/W interior street centerline and Guadalupe Ave. centerline to review the temporary stub out prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Streets: Dedication as required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Clarify if the subdivision is proposed to be public or private and submit gate details if proposed to be private to verify compliance. Submit paving layout for the Cul-de-Sac to verify compliance with 96 ft. of paving face to face and 10 ft. additional ROW around the curb prior to final. A temporary turnaround at the east end of street fronting Lots 33 to 36 will be required on the plat, if layout remains as shown. Money must be escrowed prior to recording to remove the turnaround when the street is extended to the east, if layout remains as shown. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Submit a revised layout to comply with block length requirement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Revise the plat to show alley/service drive easement prior to final. Alley/service drive easement required for commercial and multifamily properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or

greater for easements or approved site plan. Add a setback note as shown above prior to final. Revise the plat/clarify the front side of Lots 38, 44, 45, 51, 52, and 58 to finalize the setback requirement prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan. Add a setback note as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements or approved site plan. Add a setback note as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or site plan. Add a setback note as shown above prior to final. Revise the plat/clarify the corner side of Lots 38, 44, 45, 51, 52, and 58 to finalize the setback requirement prior to final. Zoning Ordinance: Section 138-356 Non-compliance. Garage: 18 ft. except wherever greater setback is required, greater setback applies. Add a setback note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Frontera Road, both sides of all interior streets, and along quarter mile collector. Finalize the quarter mile collector requirement to finalize the sidewalk note requirement prior to final. Engineering Department may require 5 ft. sidewalk prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, Frontera Road, and quarter mile collector. A plat note for the buffer is required and will be finalized once the guarter mile collector is finalized prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Frontera Road, and guarter mile collector. A plat note for the curb cut is required and will be finalized once the quarter mile collector is finalized prior to final. Finalize the quarter mile collector requirement to finalize the note requirement prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for any lots with more than 4 dwelling units. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Clarify if the subdivision is public or private. If the subdivision is private, add a plat note as shown above prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Clarify if the subdivision is public or private to finalize the respective Section of the ordinance. After the Section is finalized, a plat note will be required. 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. A plat note to cross-reference the HOA document number is needed on the plat prior to final. Submit the HOA document for staff review prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. The minimum lot width requirement is 50 ft. Some lots have a frontage less than 50 ft. Verify and correct prior to final. Revise the plat/clarify the front side of Lots 38, 44, 45, 51, 52, and 58 to finalize the setback requirement prior to final. Based on the application, the development is proposed for a duplex on each lots. As per the ordinance, the minimum lot size for a duplex is 5,600 SF. Some lots do not show the area and some are less than the minimum requirement. Revise prior to final. Number of lots and density around the Cul-de-Sac created lots that may not comply with requirements including frontage, parking, landscaping, etc. Revise the plat to reduce the number of lots to comply with requirements or submit site plan for all

lots around the Cul-de-Sac showing compliance will all City requirements prior to final. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. An annexation and initial zoning to R-3A was approved by the City Commission on March 28, 2023. Land dedication in lieu of fee. Based on the application submitted on August 8, 2023, 99 lots are proposed for a duplex on each lot. Based on total of 198 dwelling units, 3.1482 acres of park land dedication is required prior to recording. If the number of dwelling units changes prior to recording, additional park land dedication might be required. Park Fee of \$700 per dwelling unit to be paid prior to recording (if requested by the applicant and approved by City Manager's Office). Based on the application submitted on August 8, 2023, 99 lots are proposed for a duplex on each lot. Based on total of 198 dwelling units, 3.1482 acres of park land dedication is required prior to recording. If the number of dwelling units changes prior to recording, additional park land dedication might be required. If park fee in lieu of land dedication is needed, a request must be submitted and approved by the City Manager's Office. (Based on 198 dwelling units, \$138,600 will be required). Review and approval by the City Manager's Office is required, if paying park fee in lieu of park land dedication is requested by the applicant. Based on the application submitted on August 8, 2023, 99 lots are proposed for a duplex on each lot. Based on total of 198 dwelling units, 3.1482 acres of park land dedication is required prior to recording. If the number of dwelling units changes prior to recording. additional park land dedication might be required. If park fee in lieu of land dedication is needed, a request must be submitted and approved by the City Manager's Office. (Based on 198 dwelling units, \$138,600 will be required). As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Use a bold line for the original subdivision boundary prior to final. Clarify the discrepancy between the south side bearing of the subdivision and the survey prior to final. Label the common lots (e.g. Lot A, Lot B, etc.) and add a plat note to clarify prior to final. A break point between C14 and the west side of the lot is missing. Please verify all break points and revise plat as necessary prior to final. Number of lots and density around the Cul-de-Sac created lots that may not comply with requirements including frontage, parking, landscaping, etc. Revise the plat to reduce the umber of lots to comply with requirements or submit site plan for all lots around the Cul-de-Sac showing compliance will all City requirements prior to final. Some lots dimensions and information are overlapped with other texts, please revise prior to final. Clarify the note read as "To Hidalgo County Irrigation District No. 1 Vol 24 Pages 168-171 Doc. 2880111" provide a copy for staff review and clarify the overlap on a "proposed 20 ft. easement to Hidalgo Country Irrigation District No 1". Any abandonment must be done by separate instrument and referenced on the plat prior to final/recording. Signature blocks complying with Sec. 134-61 of the subdivision ordinance is required prior to final. Legal description of all adjacent lots on all sides are required prior to final. Must comply with City's Access Management Policy.

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

Being no discussion, Ms. Erica De la Garza moved to approve in preliminary form subject to the conditions noted drainage, and utilities approval. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Emilio Santos Jr. adjourned the meeting at 3:59p.m. with Mr. Jesse Ozuna seconding the motion with four members present and voting.

	Vice Chairperson Gabriel Kamel
ATTEST:	
Magda Ramirez, Administrative Assistant	

Planning Department

Memo

TO: Planning and Zoning Commission

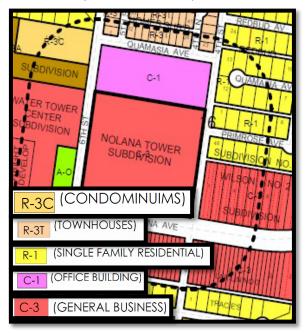
FROM: Planning Staff

DATE: August 17, 2023

SUBJECT: REQUEST OF ROBERT WILSON, FOR A CONDITIONAL USE PERMIT,

FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR (EDDIES) AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITE G (CUP2023-0101)

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





HISTORY: The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on November 2, 1999 and had been renewed annually until September 2011. The last permit renewal was approved for one year on August 2nd of 2022 by the City Commission with a variance to the distant requirement.

SUMMARY/ANALYSIS: The applicant is proposing to continue to operate a bar/pool hall (Fast Eddie's) from the existing 14,891 sq. ft. lease space within the shopping center. The hours of operation will continue to be from 11:00 a.m. to 2:00 a.m. Monday thru Saturday and from 12:00 p.m. to 2:00 a.m. on Sundays

A police activity report is attached for service calls from September 2022 to present. Fire Department has inspected the establishment and found it to be in compliance, pending Health Department inspection. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

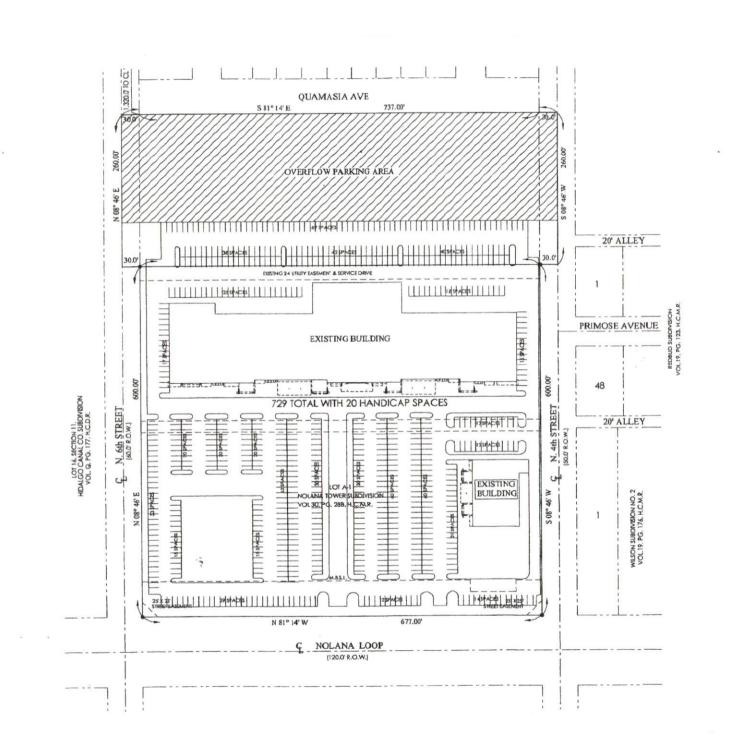
- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;
- c) The abovementioned business must provide parking in accordance with the city offstreet parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 11,875 sq. ft. bar/pool hall requires 149 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;
- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- f) The abovementioned business must make provisions to keep litter to a minimum, and

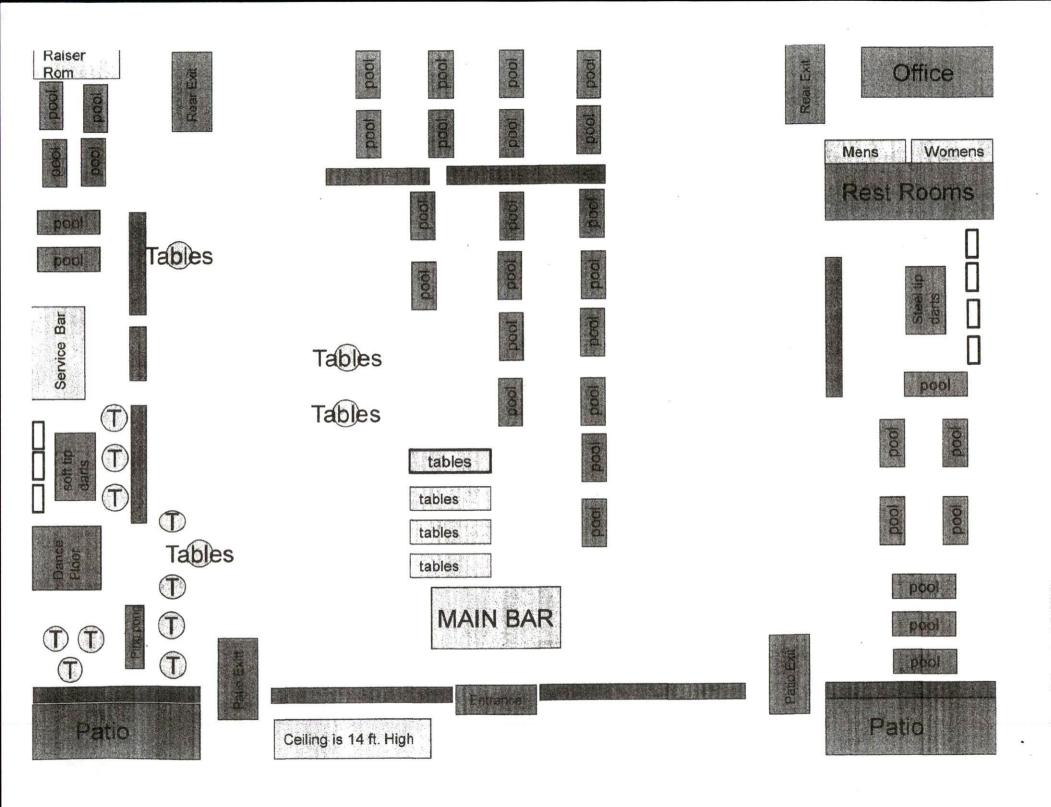
to keep it from blowing onto adjacent streets and properties;

g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

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

PLANNING AND ZONING COMMISSION MEETING: At the meeting of September 6th there was no quorum, all items are to be heard at the meeting of September 19th, 2023.











McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 01/01/2022 00:00 Incident Type: All

To Date/Time: 08/22/2023 23:59 **Location:** 2001 S 10th St, McAllen [Suerte]

<u>Date</u>	<u>Time</u>	Incident Type	Incident No.	Case Status	Incident Address	Qualifier
8/11/2022	21:26	Accident w/Injuries	2022-00055728	Inactive	400 NOLANA AVE	G
5/23/2023	1:02	Assault	2023-00036917	Closed by Adult Arrest	400 NOLANA AVE	G
7/15/2023	10:53	Auto Theft	2023-00050869	Open	400 NOLANA AVE	G
10/12/2022	0:43	CIVIL MATTER	2022-00071102	Inactive	400 NOLANA AVE	G
1/4/2023	1:17	CRIMINAL MISCHIEF	2023-00000815	Unfounded	400 NOLANA AVE	G
5/23/2023	2:11	Disorderly Conduct	2023-00036921	Closed by Adult Arrest	400 NOLANA AVE	G
9/8/2022	21:32	Domestic Disturbance	2022-00062860	Closed by Adult Arrest	400 NOLANA AVE	G
9/8/2022	21:32	Domestic Disturbance	2022-00062860	Closed by Adult Arrest	400 NOLANA AVE	G
9/8/2022	21:32	Domestic Disturbance	2022-00062860	Closed by Adult Arrest	400 NOLANA AVE	G
5/22/2023	22:54	Disturbance - Non Domestic	2023-00036896	Inactive	400 NOLANA AVE	G
2/22/2022	11:27	Hit and Run	2022-00012243	Suspended	400 NOLANA AVE	G
8/29/2022	15:15	Hit and Run	2022-00060256	Suspended	400 NOLANA AVE	G
4/28/2023	19:32	Lost/Found Property	2023-00030144	Inactive	400 NOLANA AVE	G
1/3/2023	21:35	Intoxicated Person	2023-00000784	Closed by Adult Arrest	400 NOLANA AVE	G
9/17/2022	2:49	Police Services	2022-00064983	Inactive	400 NOLANA AVE	G
7/8/2022	9:05	Police Services	2022-00047000		400 NOLANA AVE	G
9/10/2022	23:53	Improperly Parked Vehicle	2022-00063437		400 NOLANA AVE	G
12/4/2022	20:31	Domestic Disturbance	2022-00085199		400 NOLANA AVE	G
4/14/2023	19:23	Alarm Burglary	2023-00026571		400 NOLANA AVE	G
5/17/2023	3:57	Alarm Burglary	2023-00035400		400 NOLANA AVE	G
6/17/2023	1:57	Disturbance - Non Domestic	2023-00043613		400 NOLANA AVE	G
7/7/2023	20:36	Harassment	2023-00048943		400 NOLANA AVE	G
7/8/2023	17:54	Follow Up	2023-00049149		400 NOLANA AVE	G

McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

Incident Type	▼ Count
Accident w/Injuries	1
Alarm Burglary	2
Assault	1
Auto Theft	1
CIVIL MATTER	1
CRIMINAL MISCHIEF	1
Disorderly Conduct	1
Disturbance - Non Domestic	2
Domestic Disturbance	4
Follow Up	1
Harassment	1
Hit and Run	2
Improperly Parked Vehicle	1
Intoxicated Person	1
Lost/Found Property	1
Police Services	2
Grand Total	23

Planning Department

Memo

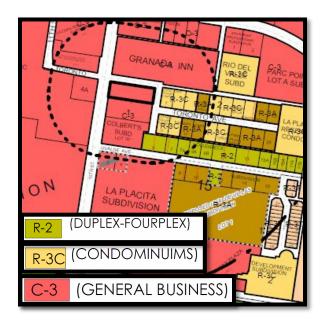
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 28, 2023

SUBJECT: REQUEST OF ERIC R. PENA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (SUERTE BAR AND GRILL) AT N98.5' LOT 1 BLOCK 1, FAIRWAY NORTH SUBDIVISION, HIDALGO COUNTY, TEXAS; 2001 SOUTH 10TH STREET. (CUP2023-0102)

BRIEF DESCRIPTION: The property is located at the southeast corner of South 10th Street and Toronto Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, west and south, R-3A (apartments) and R-3C (condominiums) District to the east. Surrounding land uses include McAllen Country Club, Logan's Roadhouse, McCreery Aviation Co., La Placita retail plaza, Fairway Plaza Shopping Center, and condominiums. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.





HISTORY: The initial Conditional Use Permit request was approved by City Commission on August 22, 2022. The renewal for the bar was submitted August 1, 2023.

SUMMARY/ANALYSIS: The applicant is proposing to continue to operate a bar (Suerte Bar and Grill) from the existing building. The proposed hours of operation are from Monday- Sunday from 12:00 P.M.- 2:00 A.M.

A police activity report is attached for service calls from September 2022 to present. The Health and Fire Departments have inspected the bar and allowed the CUP process to be continued. The Planning Department has received no complaints regarding this use. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the northeast:
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 10th Street:
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 61 parking spaces are required and 63 are provided as per site plan.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process

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

PLANNING AND ZONING COMMISSION MEETING: At the meeting of September 6th there was no quorum, all items are to be heard at the meeting of September 19th, 2023.

BUILDING Smerte Barz + Errillon 1012

2001 STH 10TH ST.

TORONTO







McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 01/01/2022 00:00 Incident Type: All

To Date/Time: 08/22/2023 23:59 **Location:** 2001 S 10th St, McAllen [Suerte]

<u>Date</u>	<u>Time</u>	Incident Type	Incident No.	Case Status	Address	Qualifier
3/19/2022	22:38	Suspicious Person/Vehicle	2022-00018811		2001 S 10TH ST	
5/6/2022	16:03	MINOR ACC	2022-00031319		2001 S 10TH ST	
10/17/2022	0:38	Alarm Burglary	2022-00072414		2001 S 10TH ST	
11/6/2022	7:54	Alarm Burglary	2022-00077889		2001 S 10TH ST	
11/6/2022	1:17	Domestic Disturbance	2022-00077813	Inactive	2001 S 10TH ST	
11/9/2022	3:00	Alarm Burglary	2022-00078600		2001 S 10TH ST	
11/10/2022	3:27	Alarm Burglary	2022-00078855		2001 S 10TH ST	
11/18/2022	21:26	Theft	2022-00081071	Inactive	2001 S 10TH ST	
12/2/2022	21:23	Domestic Disturbance	2022-00084601	Inactive	2001 S 10TH ST	
12/2/2022	20:18	Domestic Disturbance	2022-00084591		2001 S 10TH ST	
12/3/2022	2:11	Theft	2022-00084669	Suspended	2001 S 10TH ST	
12/7/2022	6:17	Alarm Burglary	2022-00085795		2001 S 10TH ST	
12/9/2022	2:04	Public Intoxication/Drunk	2022-00086263	Closed by Adult Arrest	2001 S 10TH ST	
12/9/2022	22:04	Suspicious Person/Vehicle	2022-00086509	Inactive	2001 S 10TH ST	
12/10/2022	19:00	MINOR ACC	2022-00086738		2001 S 10TH ST	
12/15/2022	1:08	Improperly Parked Vehicle	2022-00087823	Inactive	2001 S 10TH ST	
12/18/2022	0:40	Domestic Disturbance	2022-00088680	Inactive	2001 S 10TH ST	
12/18/2022	2:06	Domestic Disturbance	2022-00088702		2001 S 10TH ST	
12/30/2022	23:01	Domestic Disturbance	2022-00092016	Inactive	2001 S 10TH ST	
1/15/2023	0:04	Intoxicated Driver	2023-00003649		2001 S 10TH ST	
1/18/2023	0:07	Intoxicated Driver	2023-00004609		2001 S 10TH ST	
1/22/2023	2:20	Public Intoxication/Drunk	2023-00005723	Closed by Adult Arrest	2001 S 10TH ST	
1/22/2023	2:20	Public Intoxication/Drunk	2023-00005723	Closed by Adult Arrest	2001 S 10TH ST	
2/17/2023	22:23	Police Services	2023-00012406	·	2001 S 10TH ST	
2/26/2023	4:02	Suspicious Person/Vehicle	2023-00014578		2001 S 10TH ST	
3/5/2023	0:31	Domestic Disturbance	2023-00016367		2001 S 10TH ST	
3/5/2023	20:21	Domestic Disturbance	2023-00016524		2001 S 10TH ST	
3/11/2023	1:20	Assault	2023-00017857	Inactive	2001 S 10TH ST	

McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

<u>Date</u>	<u>Time</u>	Incident Type	Incident No.	Case Status	Address	Qualifier
3/11/2023	1:20	Assault	2023-00017857	Inactive	2001 S 10TH ST	
4/9/2023	1:32	Suspicious Person/Vehicle	2023-00025090		2001 S 10TH ST	
4/15/2023	5:41	Alarm Burglary	2023-00026678		2001 S 10TH ST	
4/24/2023	1:55	Alarm Burglary	2023-00028993		2001 S 10TH ST	
4/27/2023	2:58	Alarm Burglary	2023-00029717		2001 S 10TH ST	
6/1/2023	1:39	Suspicious Person/Vehicle	2023-00039228	Inactive	2001 S 10TH ST	
6/11/2023	20:13	Disturbance - Non Domestic	2023-00042114	Inactive	2001 S 10TH ST	
6/18/2023	20:28	Domestic Disturbance	2023-00044054	Inactive	2001 S 10TH ST	
6/26/2023	18:35	Intoxicated Person	2023-00046068		2001 S 10TH ST	
7/24/2023	9:46	Follow Up	2023-00053178		2001 S 10TH ST	

Incident Type	Count
Alarm Burglary	8
Assault	2
Disturbance - Non Domestic	1
Domestic Disturbance	9
Follow Up	1
Improperly Parked Vehicle	1
Intoxicated Driver	2
Intoxicated Person	1
MINOR ACC	2
Police Services	1
Public Intoxication/Drunk	3
Suspicious Person/Vehicle	5
Theft	2
Grand Total	38

Planning Department

Memo

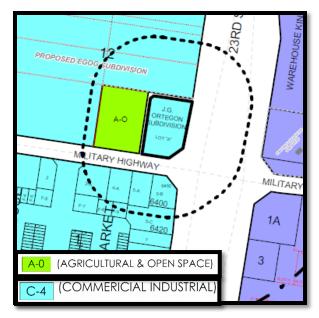
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 28, 2023

SUBJECT: REQUEST OF SANDRA L. GOMEZ ON BEHALF OF DESPERADO SALOON, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR (DESPERADO SALOON), AT LOT A, J.G. ORTEGON SUBDIVISION, HIDALGO COUNTY, TEXAS; 6328 SOUTH 23RD STREET. (CUP2023-0106)

BRIEF DESCRIPTION: The property is located at the northwest corner of South 23rd Street and Military Highway and is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 District to the North and South, I-1 (light industrial) to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include a convenience store, gas station, auto sales, the McAllen Produce Terminal Market, Burger King, Texas Inn Hotel and vacant land. A bar is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.





HISTORY: The initial Conditional Use Permit for this establishment was approved by the Planning and Zoning Comission in September of 1991 and has been renewed annually to different tennants. The last permit was approved for one year on July 6, 2022.

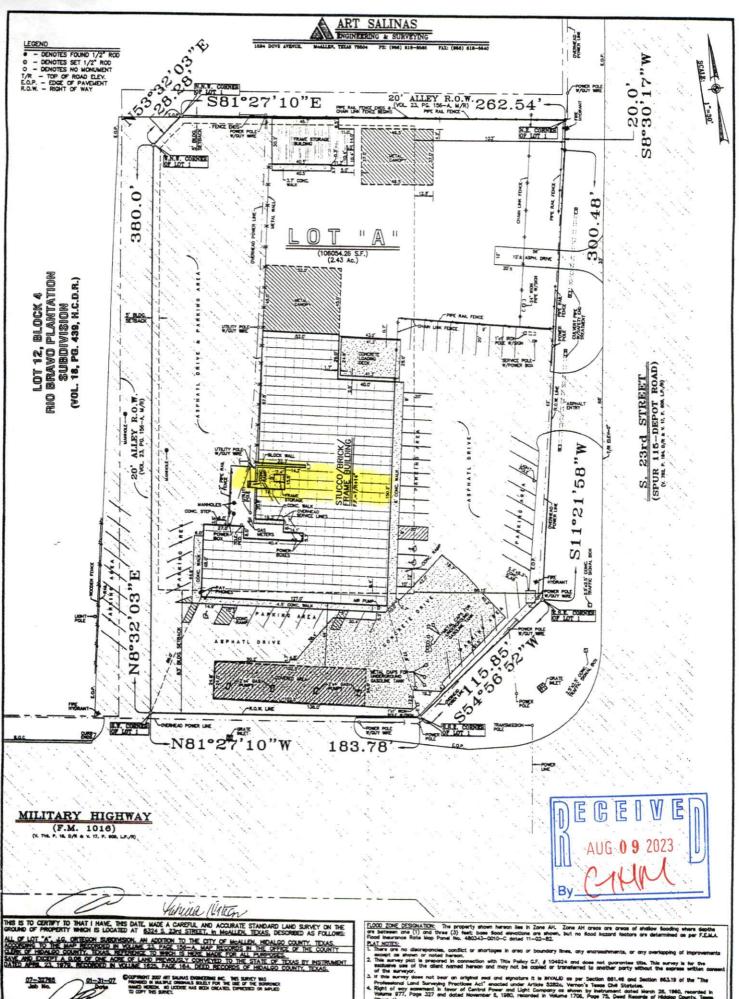
SUMMARY/ANALYSIS: The applicant is proposing to continue operating a billiard saloon (Desperado Saloon) from the existing lease space. The hours of operation will be from 5:00 P.M to 2:00 A.M Monday through Saturday.

A police activity report is attached for service calls from September 2022 to present. The Health and Fire Departments inspections are still pending. Should the Conditional Use Permit be approved, the applicant will be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and special requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. This establishment is not within 400 feet of the above mentioned zones or uses;
- The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to South 23rd Street and Military Highway;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the establishment, 2,036 square feet, 21 parking spaces are required for this use and 21 additional spaces are required for the remainder of the building. There are 56 parking spaces provided in the common parking area in the front and rear of the building. The parking lot must be maintained free of potholes and clearly striped.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process. The allowable number of persons within the building is 116 persons.

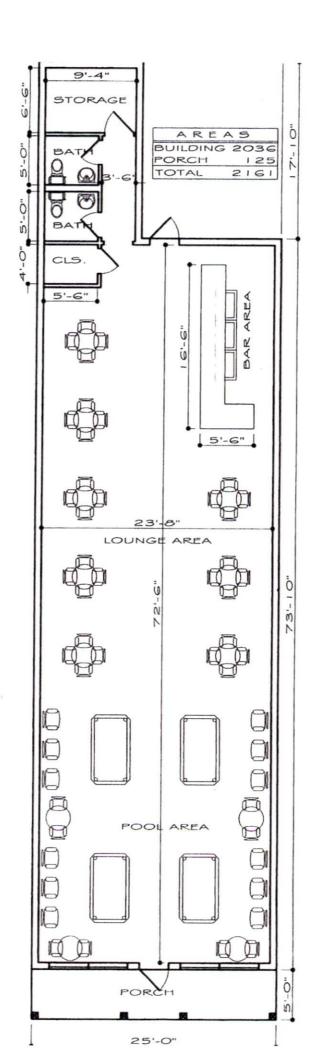
RECOMMENDATION: Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements.

PLANNING AND ZONING COMMISSION MEETING: At the meeting of September 6th there was no quorum, all items are to be heard at the meeting of September 19th, 2023.



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McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 01/01/2022 00:00 Incident Type: All

To Date/Time: 08/14/2023 23:59 **Location:** 6328 S 23rd St, McAllen (Desperado Saloon)

Call Date	Time	Incident Number	Incident Type	Location
11/19/2022	23:01	2022-00081353	Assist Other Agency	6328 S 23RD ST, MCALLEN
11/19/2022	22:53	2022-00081351	Assist Other Agency	6328 S 23RD ST, MCALLEN
2/27/2022	2:27	2022-00013393	Domestic Disturbance	6328 S 23RD ST, MCALLEN
1/13/2022	23:07	2022-00003014	Assault	6328 S 23RD ST, MCALLEN

Memo

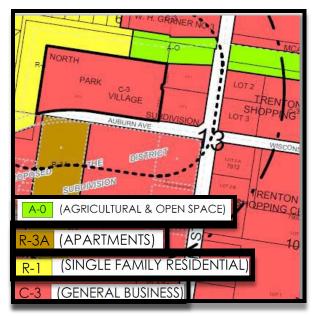
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 28, 2023

SUBJECT: REQUEST OF ENRIQUE ORTIZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (EUTOPIA) AT LOT 3, NORTH PARK VILLAGE SUBDIVISION PHASE 2, HIDALGO COUNTY, TEXAS; 1200 AUBURN AVENUE SUITE 320. (CUP2023-0115)

BRIEF DESCRIPTION: The subject property is located on the North side of Auburn Avenue, west of North 10th Street and is zoned C-3 (general business) District. The adjacent zoning is R-1 (single family residential) District to the north, C-3(general business) District to the East and south and R-3A (apartments) District to the south.





HISTORY: This is the initial Conditional Use Permit permit for the location for a bar.

SUMMARY/ANALYSIS: The applicant is proposing to operate a bar (Eutopia) from the existing building. The proposed hours of operation Tuesday, Thursday, Friday, Saturday, and Sunday from 8:00 P.M.-2:00 A.M.

The Health and Fire Department have inspected the location and have Ok'd the CUP process to continue. The Planning Department has not received any complaints regarding this issue. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the north and south;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Auburn Avenue;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 18 parking spaces are required and More than 250 are provided as per site plan with shared parking within the plaza.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process

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

PLANNING AND ZONING COMMISSION MEETING: At the meeting of September 6th there was no quorum, all items are to be heard at the meeting of September 19th, 2023.

NORTH PARK VILLAGE LOUNGE / SPEAKEASY

1200 AUBURN AVE., SUITE 320 McALLEN TEXAS



DATE: 6-30-22 PROJECTS 011622 DRAWN BY: G.Z. CHECKED BY: FILE NAME:

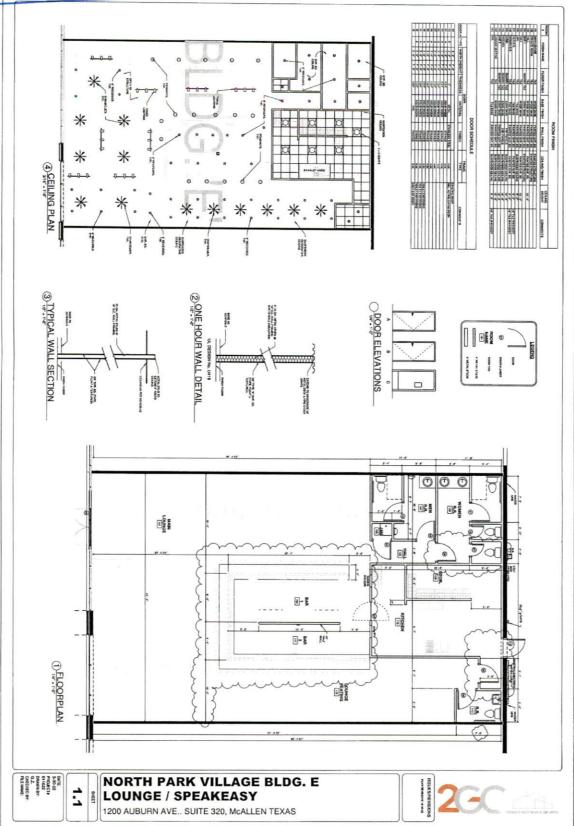
O SITE PLAN

NORTH PARK VILLAGE BLDG. E LOUNGE / SPEAKEASY

1200 AUBURN AVE., SUITE 320, McALLEN TEXAS











Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 11, 2023

SUBJECT: REQUEST OF MAGDA VILLARREAL FOR A CONDITIONAL USE

PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A GUEST HOUSE, AT LOT 35, BLOCK 2, COLONIA MCALLEN NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS: 2220 SOUTH 26TH

STREET. (CUP2023-0105)

DESCRIPTION: The subject property is located along the east side of South 26th Street approximately 200 feet north of Wichita Avenue. The property is zoned R-1 (single-family residential) District and has a Lot size of 5,880 square feet. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 (single-family residential) District with a Conditional Use Permit (CUP) and in compliance with requirements. The adjacent zoning is C-3 (general business) District to the east and R-1 (single-family residential) District to the north, south, and west. Surrounding land uses are single-family residences and the McAllen Flea Market.





HISTORY: The plat for Colonia McAllen No. 2 Subdivision was recorded on June 16, 1992. An application for a Conditional Use Permit was submitted to the Planning Department on August 08, 2023.

REQUEST/ANALYSIS: The proposed one-story guest house would have a size of 280 square feet once it is completed. According to the submitted floor plan, the proposed guest

house will include a living area, a closet, a restroom, and a covered patio area.

The proposed guest house is for temporary stays by visiting relatives. A guest house is permitted within an R-1 District with an approved Conditional Use Permit and in compliance with all other requirements.

The guest house must comply with requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance and specific requirements as follows:

- 1) Only one allowed per lot;
- 2) Must meet setback requirements;
- 3) Must be on same utilities as primary residence on lot;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the Lot size is 5,880 square feet;
- 5) There can be no separate driveway or garage for the guesthouse. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) It must not be rented out; and
- 7) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements.

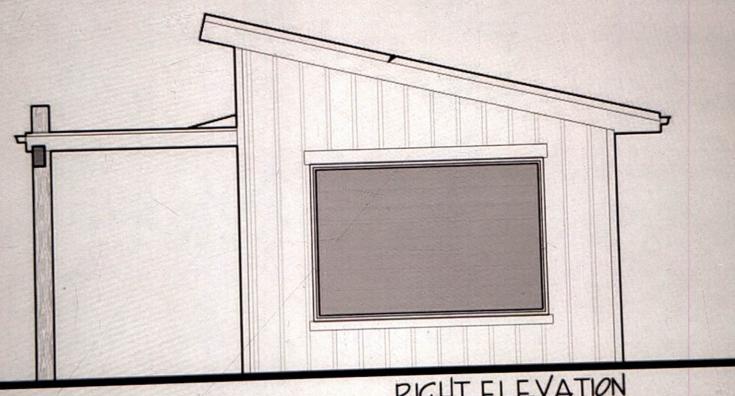
Staff did not receive any phone calls, letters, or emails in opposition to this request.

RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement # 4 (minimum lot size) of Section 138-118(a)(5) of the Zoning Ordinance.

PLANNING AND ZONING COMMISSION MEETING: At the meeting of September 06, 2023, there was no quorum, all items to be heard at the meeting of September 19, 2023.



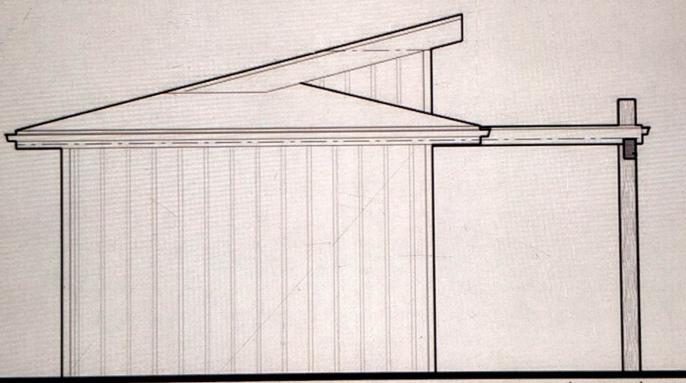




RIGHT ELEVATION



159,364 trees planted with Ecologi



LEFT ELEVATION

NEW STYLES COLLECTIONS COST-TO-BUILD MATERIAL LISTS GARAGE PLANS

159,364 trees planted with Ecologi



280 Square Foot Backyard Office Retreat

Stories

















Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 11, 2023

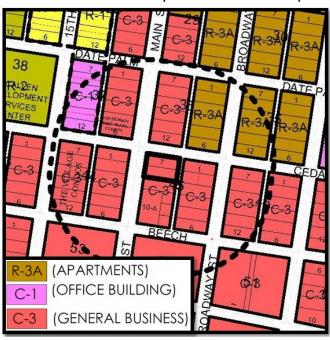
SUBJECT: REQUEST OF SHAHID RASHID FOR A CONDITIONAL USE PERMIT, FOR

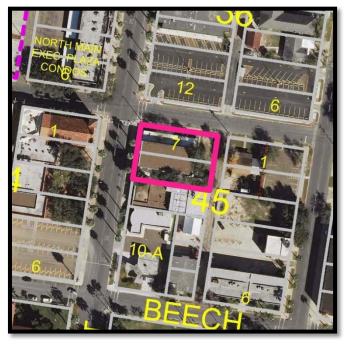
ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER AT LOTS 7 AND 8, BLOCK 45, NORTH MCALLEN SUBDIVISION, HIDALGO

COUNTY, TEXAS; 220 NORTH MAIN STREET. (CUP2023-0108)

*THE APPLICANT HAS WITHDRAWN THIS ITEM

BRIEF DESCRIPTION: The property is located on the southeast corner of Cedar Avenue and North Main Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District in all directions and R-3A (multifamily residential apartment) District to the northeast. Surrounding land uses include a vacant church, SALT-New American Table Restaurant, Horizon Montessori School, commercial businesses, offices, Archer Park, Casa De Palmas Hotel, and apartments. An event center is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with the requirements.





SUMMARY/ANALYSIS: The applicant is proposing to change the use of an existing 8,265 sq.

ft. gymnasium to an event center, and operate under the name of The Venue on Main. The hours of operation for events and conferences will be Friday & Saturday from 4:00 PM to 12:00 AM and Sunday from 9:00 AM to 2:00 PM. The applicant is also proposing for the venue to be used as a dance studio on Monday to Thursday from 10:00 AM to 2:00 PM.

During the site visit, staff noticed that some parking spaces need to be paved according to the City requirements. The Fire and Health Departments inspected the property and allowed the CUP process to continue. The applicant must obtain the required health permits. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and a vacant church;
- 2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to Business 83 via Cedar Avenue and North Main Street:
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the main hall, 47 parking spaces are required with 7 spaces proposed on site and an additional 43 parking spaces are provided from the school parking lot. A recorded parking agreement is required and the parking lots must be paved according to Section 138-400 of the Zoning Ordinance, free of potholes, and clearly striped;
- 4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

PLANNING AND ZONING COMMISSION MEETING: At the meeting of September 06, 2023, there was no quorum, all items to be heard at the meeting of September 19, 2023.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

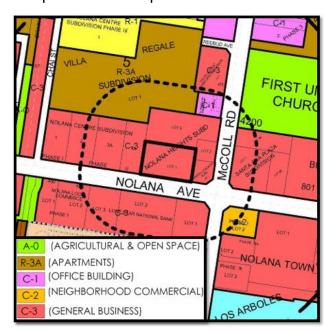
DATE: September 11, 2023

SUBJECT: REQUEST OF VICTORIA ORTEGA FOR A CONDITIONAL USE PERMIT, FOR

ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER AT LOT 1, NOLANA HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 601

EAST NOLANA AVENUE. (CUP2023-0109)

BRIEF DESCRIPTION: The property is located on the north side of East Nolana Avenue, approximately 140 ft. west of North McColl Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District on all directions. Surrounding land uses includes restaurants, a gas station, commercial businesses, a church, offices, apartments, and vacant land. An event center is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with requirements.





HISTORY: A Conditional Use Permit for a bar was initially approved in April of 1999 and was renewed annually until 2005. The bar was closed and a new application was submitted and approved for a dancehall in May of 2008 and was been renewed annually until 2016. The last approval for a dancehall was on November 12, 2018 by City Commission with a variance to the distance requirement. City Commission approved a Conditional Use Permit for an event center

for the existing building on November 8, 2021. A site plan review for the subject property was approved by the Planning and Zoning Commission on April 19, 2022. A CUP request for an event center with the proposed additions was approved by City Commission on May 9, 2022. A right-of-way abandonment for a 36 ft. shared access easement for Lots 1 and 3 was approved by City Commission on June 13, 2022.

REQUEST/ANALYSIS: The applicant is proposing to operate an event center named The Grand Event Center/Vidor Falls, from the existing building and proposed additions, approximately 17,225 sq. ft. The hours of operation are from 5:00 P.M. to 2:00 A.M. daily.

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

- 1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and a church (First United Methodist);
- The abovementioned business must be as close as possible to a major arterial, and shall
 not allow the traffic generated by such businesses onto residential streets, or allow such
 traffic to exit into and disrupt residential areas. The establishment has direct access to
 East Nolana Avenue and does not generate traffic into residential areas;
- 3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage and use of the building, 173 parking spaces are required and 203 spaces are provided. 98 spaces are provided on lot and 105 parking spaces are provided as shared parking with Lot 3, which has a common access easement to the west. The parking lot has to be free of potholes and clearly striped;
- 4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5. The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6. The abovementioned businesses must make provisions to keep litter to a minimum, and

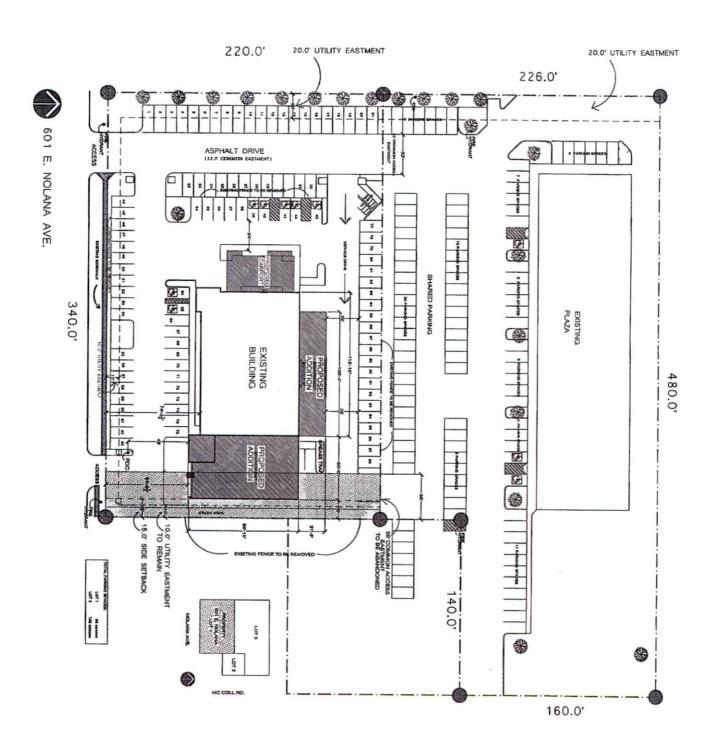
to keep it from blowing onto adjacent streets and properties;

7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

PLANNING AND ZONING COMMISSION MEETING: At the meeting of September 06, 2023, there was no quorum, all items to be heard at the meeting of September 19, 2023.



V.O. 8-10-23





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

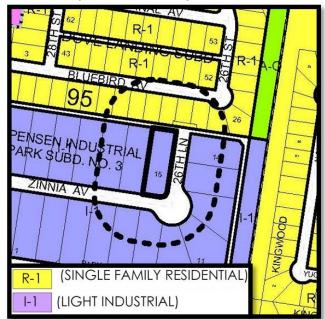
DATE: September 7, 2023

SUBJECT: REQUEST OF FLORENTINO OBREGON JR., FOR A CONDITIONAL

USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (CHURCH), AT LOT 15, ESPENSEN INDUSTRIAL PARK SUBDIVISION UNIT NO. 3, HIDALGO

COUNTY, TEXAS; 2600 ZINNIA AVENUE. (CUP2023-0113)

BRIEF DESCRIPTION: The subject property is located along the northwest corner of Zinnia Avenue and North 26th Lane. The property is zoned I-1 (light industrial) District. The adjacent zoning is R-1 (single-family residential) District to the north, I-1 (light industrial District to the east, south, and west. Surrounding land uses include residential homes and commercial businesses. An institutional use is permitted in a I-1 District with a Conditional Use Permit and in compliance with requirements.





HISTORY: This is the first Conditional Use Permit request for this property. The Conditional Use Permit request application was submitted on August 17, 2023.

SUMMARY/ANALYSIS: There is an existing 2,560 sq. ft. (as per appraisal district) building which is being used as the main sanctuary for the church. The applicant is proposing to operate a church with a main sanctuary area. The days and hours of the services of the church will be on Sunday from 1:00 PM to 3:00 PM and Monday to Friday 6:00 AM - 7:00 AM for morning prayer and a monthly meeting on Thursday. Based on the 40 seats in the

sanctuary area, 10 parking spaces are required; 7 parking spaces are provided on site on the south side of the property. A parking agreement has been submitted for an additional 6 parking spaces with the adjacent property.

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

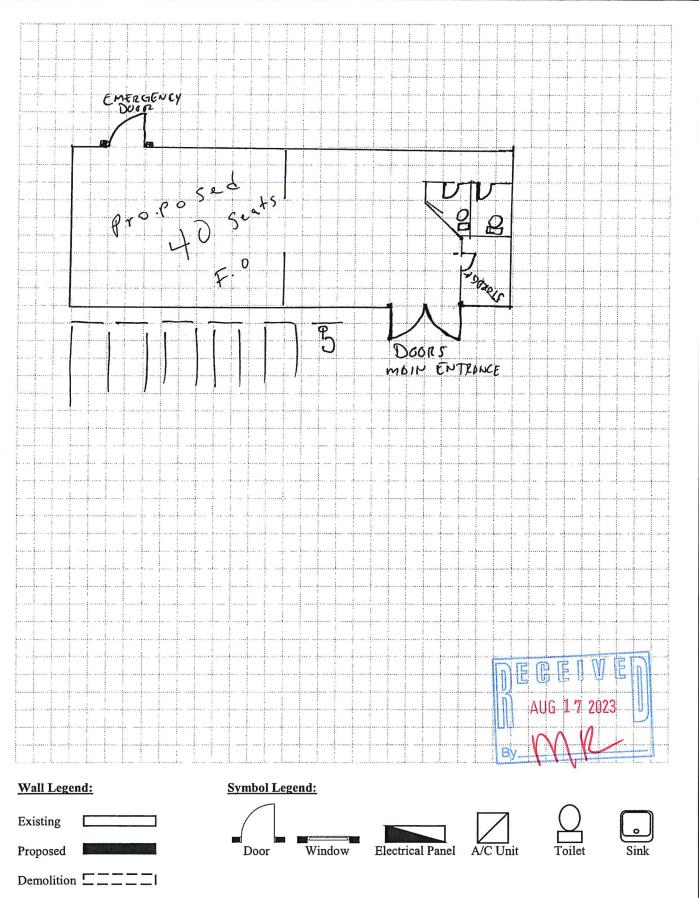
- The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The business has frontage on Zinnia Avenue.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 40 seats in the sanctuary,10 parking spaces are required; 7 parking spaces are provided on site on the south side of the property. A parking agreement has been submitted for an additional 6 parking spaces with the adjacent property.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The numbers of persons within the building shall be restricted to the existing seating capacity for the building.
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

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

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

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

Por Darto y Xtura



Application and documents can be submitted electronically to BLDGPERMITS@MCALLEN.NET





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

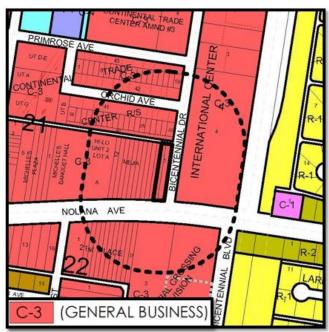
DATE: September 7, 2023

SUBJECT: REQUEST OF MIGUEL A. VARGAS, FOR A CONDITIONAL USE PERMIT, FOR

ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR, AT LOTS 1 AND 2, MEJIA SUBDIVISION UNIT NO.1, HIDALGO COUNTY, TEXAS; 2000 NOLANA

AVENUE. (CUP2023-0116)

BRIEF DESCRIPTION: The property is located at the northwest corner of Nolana Avenue and Bicentennial Drive and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include restaurants, commercial businesses, bars, offices, the International Museum of Arts & Science (IMAS), auto services, and vacant land. A bar and lounge is allowed in a C-3 zone with a Conditional Use Permit and in compliance with the requirements.





HISTORY: The first Conditional Use Permit for a bar at this location was approved by the City Commission on September 29, 2009, with a variance to the 600 ft. distance requirement. The permit has been renewed annually by different tenants with variances to the distance requirement by the City Commission until March 2018. An application for a Conditional Use Permit for one year for a bar was approved by the City Commission on August 10, 2020. The previous Conditional Use Permit was approved by the City Commission on October 11, 2021.

The Conditional Use Permit was not renewed in 2022. The application for a Conditional Use Permit was submitted on August 21, 2023.

REQUEST/ANALYSIS: The applicant is proposing to operate a bar (Calandrias Bar & Lounge) with an outdoor patio area. The hours of operation will be Thursday to Sunday, from 9:00 p.m. to 2:00 a.m. Based on the 2,472 square feet for the bar, 25 parking spaces would be required. As per the subdivision plat Mejia Unit No. 1 Subdivision, the existing parking area is a common parking area for all 12 lots.

The Fire and Health Department have inspected the establishment and approved for the CUP process to continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The establishment must comply with the requirements set forth in Section 138-118 (a)(4) of the Zoning Ordinance and specific requirements as follows:

- The property line of the lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zone property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the International Museum of Arts & Science (IMAS);
- The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Nolana Avenue and Bicentennial Drive and does not generate traffic into residential areas:
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the bar, 25 parking spaces will be required, which are provided as part of the common parking area. There is a 2-year parking agreement on file valid from June 2023 to June 2025, that provides an additional 40 parking spaces.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties; and
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance,

after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

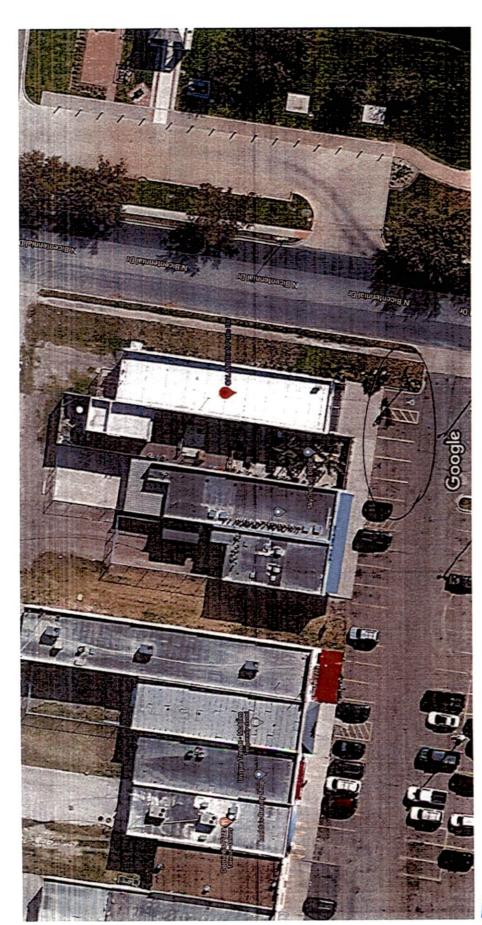
Staff did not receive any phone calls, emails, or letters in opposition to this request.

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

Google Maps

CALANDRIAS Patio Bar

2000 WEST NOLANA MCALLEN TEXAS









Alley Garden Garden —15 alk Bicentenial

48 sents









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

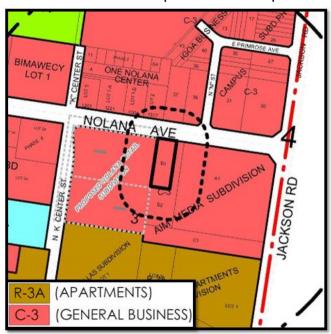
DATE: September 7, 2023

SUBJECT: REQUEST OF HUMBERTO RAMOS MARTINEZ, FOR A CONDITIONAL

USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10 FEET BY 12 FEET (STORAGE SHED) AT LOT B1, AIM MEDIA SUBDIVISION, HIDALGO COUNTY, TEXAS: 1324 EAST

NOLANA AVENUE. (CUP2023-0110)

BRIEF DESCRIPTION: The subject property is located on the south side of Nolana Avenue and approximately 604 feet west of Jackson Road. The Greater McAllen Association of Realtors is currently on the subject property. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include O'Reilly Auto Parts, KRGV Channel Five News, One Nolana Center, and a vacant lot. A portable building greater than 120 square feet is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.





HISTORY: The initial Conditional Use Permit was approved by the Planning and Zoning Commission on August 17, 2021. The Conditional Use Permit was not renewed in 2022. The applicant submitted for a Conditional Use Permit application for a portable building on August 11, 2023.

SUMMARY/ANALYSIS: The applicant is proposing to utilize an 8 feet by 20 feet portable building on the subject property for storage of outdoor equipment. The storage shed is to be 34 feet from the main office building and proposed to be located at the rear of the property, along the south side of the office building.

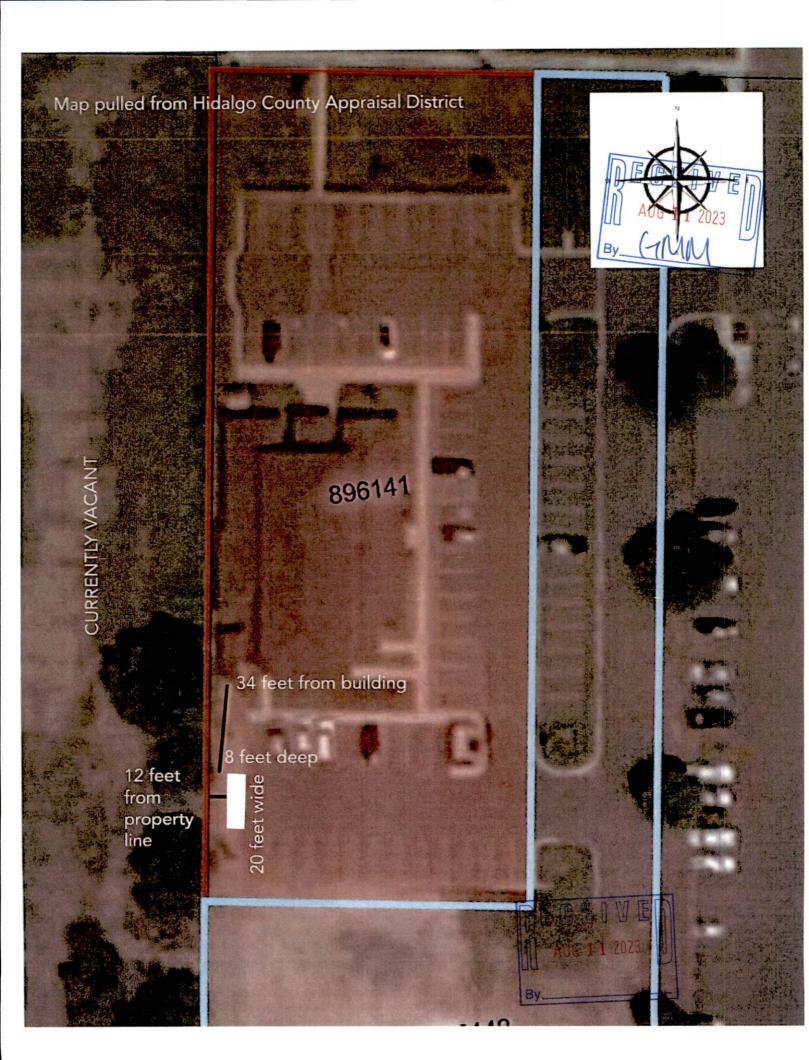
The Fire Department has conducted their necessary inspection and no violations were found. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The portable building must also meet the requirements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

- 1) Portable buildings shall not be used for living quarters. The portable building will be used as an outdoor equipment storage;
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 feet;
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system;
- 4) Portable buildings shall be provided with garbage and trash collection services;
- 5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 6) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

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

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

RECOMMENDATION: Staff recommends approval of the request, for one year, subject to Section 138-118 of the Zoning Ordinance, Building Permit, and Fire Department requirements.







Memo

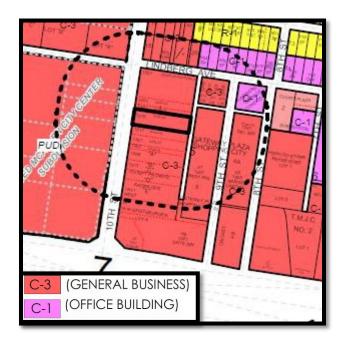
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 12, 2023

SUBJECT: REQUEST OF MARIO ALMODOVAR, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A HOOKA BAR, AT LOT 1, GATEWAY PLAZA SHOPPING CITY SUBDIVISION S85'-N300', HIDALGO COUNTY, TEXAS; 1215 SOUTH 10TH STREET, SUITE D. (CUP2023-0117)

BRIEF DESCRIPTION: The subject property is located on the east side of North 10th Street, south of Lindberg Avenue and is zoned C-3 (general business) District. The Suite is located inside of the Gateway Plaza Shopping City along with 2 other businesses, Puff Air, and Metro by T-Mobile. A Bar is allowed in a C-3 District with a Conditional Use Permit.





HISTORY: This is the initial application for a Conditional Use Permit for a Hooka bar at this location. Puff Air smoke shop next door was opened back in 2021 with no CUP on file.

SUMMARY/ANALYSIS: The applicant is proposing to operate a Hooka bar/restaurant by the name of Dubi Lunch and Grill from the 4,131 square foot Suite. Hours of operation will be from Sunday to Thursday from 11:00 A.M. to 12:00 A.M. and Friday to Saturday from 11:00 A.M to 2:00 A.M. The Hooka bar will be located in the front area of the suite and the restaurant will be in the rear area of the suite.

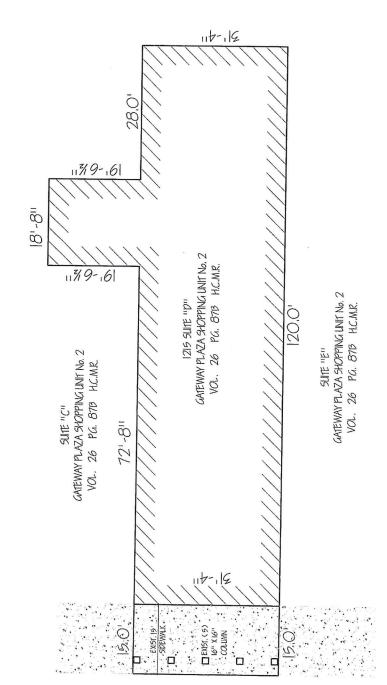
Fire Department has inspected the establishment and have okay'd the CUP process to continue, pending Health Department inspection. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses.
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to South 10th Street, and Lindberg Avenue.
- c) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists 2 other suites, Metro T-Mobile, and Puff Air. The proposed 4,131 sq. ft. restaurant/bar requires 10 parking spaces; 37 parking spaces are provided on the common parking area in the front of the building, all parking must be clearly striped and free of potholes;
- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as

part of the building permit review process.

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

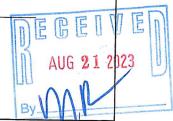


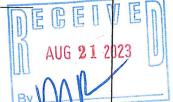


SIOFH STREET

SITE PLAN

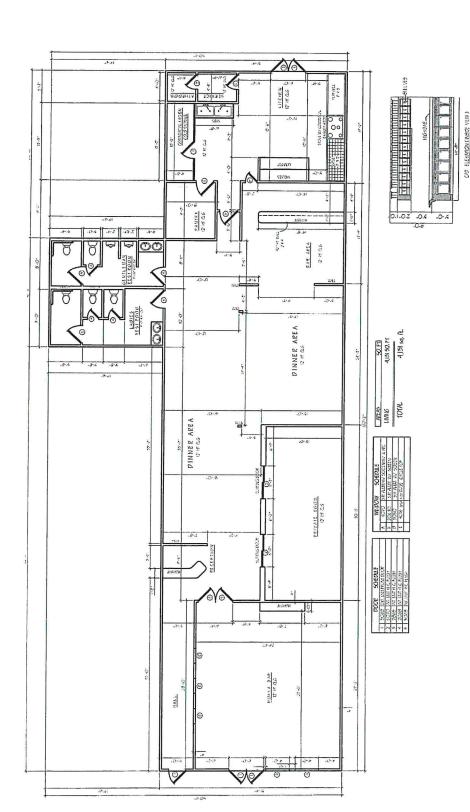
56.1/1"=5/52"











SCALE, 3/32"=1'0"

FLOOR PLAN







Memo

TO: Planning and Zoning Commission

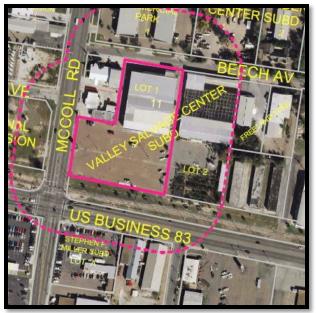
FROM: Planning Staff

DATE: September 12, 2023

SUBJECT: REQUEST OF RAMON R. MARTINEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A FOOD TRUCK PARK, AT LOT 1, VALLEY SALVAGE CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 701 EAST HIGHWAY 83. (CUP2023-0119)

BRIEF DESCRIPTION: The subject property is located north of East Highway 83 on the corner of North McColl Road and East Beech Avenue. The subject property is zoned I-1 (light industrial) District. The adjacent zones to the south, east, and across McColl Road to the West, are also L-1 District, with a C-4 (commercial industrial) District across East Beech Avenue to the north. A food truck park is a permitted use under an I-1 District, subject to compliance to a Conditional Use Permit's requirements





HISTORY: The last approved CUP for the location was last year August 16, 2022.

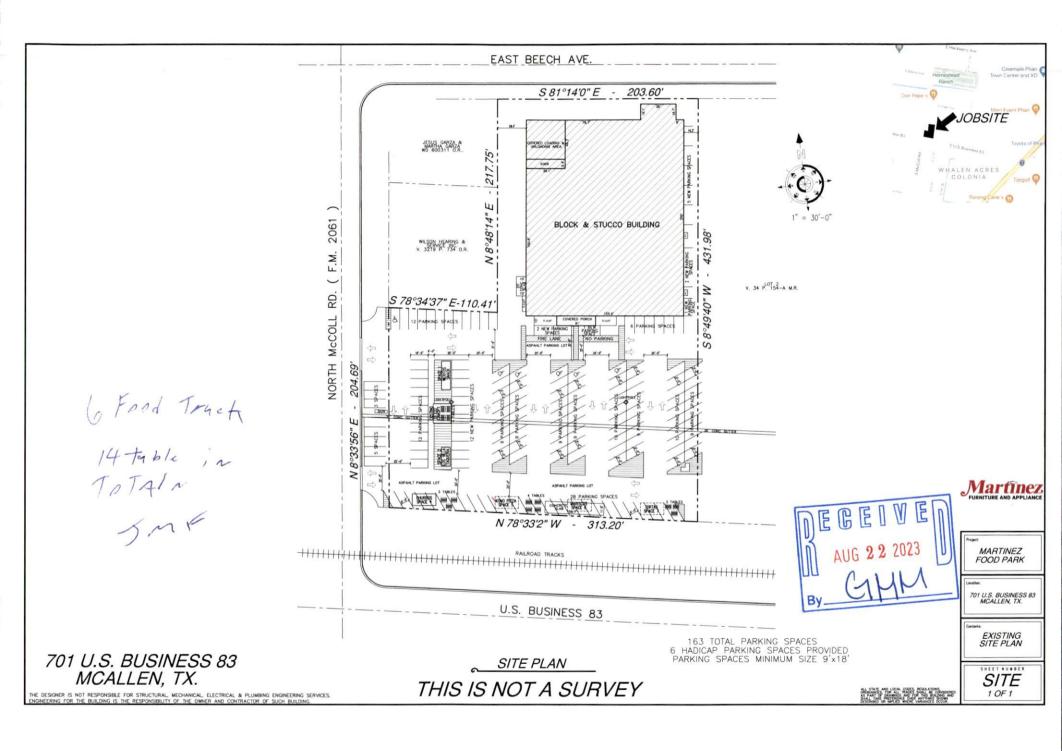
SUMMARY/ANALYSIS: The applicant is proposing to operate a food truck park on the subject property (which currently serves as a parking lot area). According to the applicant, 150 parking spaces (not including spaces for food trucks and tables) will be available on the subject property for the general public. The food truck park's proposed days and hours of operation would be 8:00 AM to 12:00 AM Monday through Sunday. The food truck park will continue to consist of 6 food trucks and 14 tables.

The food truck park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

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

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

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit request subject to compliance with the above mentioned requirements.









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 12, 2023

SUBJECT: REQUEST OF ARMANDO RIOS, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND FOR RASPADIN, AT E96.53' N127.55'- LOT 1, ALTA LOMA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2309 GALVESTON AVENUE. (CUP2023-0120)

BRIEF DESCRIPTION: The subject property is located on the south side of Galveston Avenue, east of South 23rd Street and is zoned C-3(General Business) District.





HISTORY: This is the initial Conditional Use Permit for a portable bulding at this location. Currently there is one food truck on the adjacent lot by the name of Taquiero Mucho, the lot described above will be adding a food truck by the name of Raspadin. There is currently a pergola on the north side of the portable building, the seating from there will be relocated to the front of the Raspadin food truck. An additional pergola is being proposed in front of the food truck as well.

SUMMARY/ANALYSIS: The applicant is requesting a conditional use permit for an existing portable building located on the property (previously Raspadin). The portable building dimensions are 12 feet by 34 feet as per the submitted site plan. The building will be used as a commissary and prep area for Raspadins and Taquiero Muchos food trucks. As per the submitted site plan, the portable building will not be placed on any existing

parking spaces. Any addition or canopy on site would require the necessary permits and must comply with our city ordinances.

The Fire Department review is currently under review, the Health Department has okay'd the CUP process to continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

The establishment must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The portable building will be used as storage for both food trucks;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 feet;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- Must provide garbage and trash collection and disposal;
- 5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 6) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

RECOMMENDATION: Staff is recommending approval of the portable building subject to conditions and in compliance with Health and Fire Department requirements.





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 11, 2023

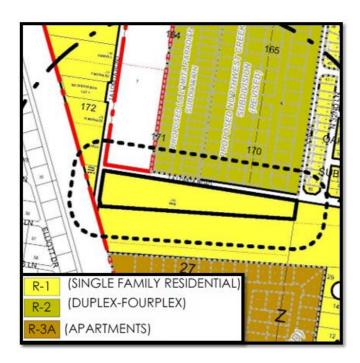
SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A

(MULTIFAMILY APARTMENT RESIDENTIAL) DISTRICT: 5.411 ACRES, MORE OR LESS, OUT OF LOT 27, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS;

3401 LA LOMITA ROAD. (REZ2023-0044)

LOCATION: The property is located on the south side of La Lomita Road.

PROPOSAL: The applicant is proposing to rezone the property to R-3A (multifamily residential apartments) District in order to develop the tract of land for a detached duplex development. A submitted feasibility plan depicts that the subject property will be split up into 13 different lots.





ADJACENT ZONING: The adjacent zoning is R-2 (duplex-fourplex residential) District to the north and R-1 (single-family residential) District to the east, south, and west.

LAND USE: The subject property is vacant. Surrounding land uses include single-family, proposed multi-family residences, and Hidalgo County Irrigation District No. 1 Main Canal.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes this

property as Complete Communities. This area would be most appropriate for single-family detached homes, duplexes, neighborhood scale mixed-use urban projects, and Civic and Parks and Open Space uses.

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

ANALYSIS: The requested zoning conforms to the Envision McAllen Future Land Use Plan designation.

La Lomita Road is designated as a major collector road and is constructed as a two lane rural roadway. There are no curb and gutter or sidewalk adjacent to the subject tract. The Hidalgo County Irrigation District No. 1 Main Canal is also located along the rear of the entire subject tract.

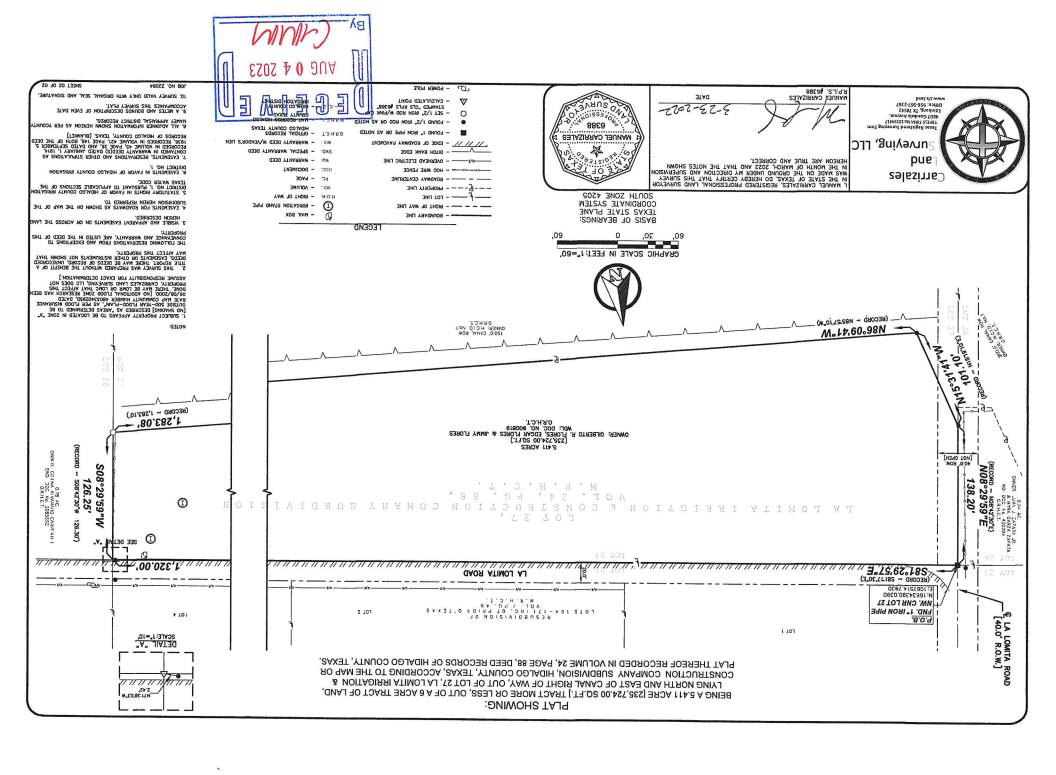
The proposed development area would have 5.411 acres (235,724.00 square feet). Based on the maximum density per gross acres in the R-3A District: 235-one bedroom units, 188-two bedroom units, and 157-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of a townhouse. Max allowable density per acre will be defined once a final subdivision plat is recorded.

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

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request to R-3A (multifamily apartment residential) since there is a potential for up to 235 units with an access to a major collector road.

PLANNING AND ZONING COMMISSION MEETING: At the meeting of September 06, 2023, there was no quorum, all items to be heard at the meeting of September 19, 2023.



Carrizales Land Surveying, LLC

Texas Registered Surveying Firm TBPELS Firm No:10194417

METES AND BOUNDS DESCRIPTION A 5.411 ACRE TRACT

BEING A 5.411 [235,724.00 SQ.FT] TRACT MORE OR LESS, OUT OF A 6 ACRE TRACT OF LAND, LYING NORTH AND EAST OF CANAL RIGHT OF WAY, OUT OF LOT 27, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 88, DEED RECORDS OF HIDALGO COUNTY, TEXAS; AS CONVEYED TO GILBERTO R. FLORES, EDGAR FLORES AND JIMMY FLORES, BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 900819, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), SAID 5.411 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a one (1)-inch iron pipe found [N:16634390.0390, E:1067514.7930], on the centerline of La Lomita Road for the Northwest corner of said Lot 27 and of this tract of land, and the POINT OF BEGINNING;

THENCE, South 81 degrees 29 minutes 57 seconds East, (Record ~ North 81 degrees 17 minutes 30 seconds East) with the north line of said Lot 27, a distance of 1320.00 feet to a point from which a found half (1/2)-inch iron rod bears North 71 degrees 38 minutes 03 seconds West for the northwest corner of a 0.78 acre tract of land conveyed to Corina Alvarado Carpenter by virtue of Special Warranty Deed recorded in document number 2085692 ORHCT, for the Northeast corner of said Lot 27 and of this tract of land;

THENCE, South 08 degrees 29 minutes 59 seconds West, (Record ~ South 08 degrees 42 minutes 30 seconds West) along the west line of said 0.78 acre tract of land and the east line of said Lot 27, a distance of 126.25 feet (Record ~ 126.30 feet) to a half (1/2)-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set on the north line of a 150.0 foot canal right of way conveyed to Hidalgo County Irrigation District No. 1, for the southwest corner of said 0.78 acre tract of land and the Southeast corner of this tract of land:

THENCE, North 86 degrees 09 minutes 41 seconds West, (Record ~ North 85 degrees 57 minutes 10 seconds West) with the north line of said 150.0 foot canal right of way a distance of 1,283.08 feet (Record ~ 1,283.10 feet) to a half (1/2)-inch iron rod found on the east line of a 200.0 foot canal right of way conveyed to Hidalgo County Irrigation District No. 1, for the Southwest corner of this tract of land;

THENCE, North 15 degrees 31 minutes 41 seconds West (Record ~ North 15 degrees 19 minutes 10 seconds East) with the east line of said 200.00 foot canal right of way a distance of 101.10 feet to a half (1/2)-inch iron rod found on the west line of said Lot 27 for an exterior corner of this tract of land;

THENCE, North 08 degrees 29 minutes 59 seconds East, (Record ~ North 08 degrees 42 minutes 30 seconds East) with the west line of Lot 27, at a distance of 138.20 feet to the POINT OF BEGINNING; containing 5.411 acres of land [235,724.00 Sq. Ft.] more or less.

All coordinates, bearings, and distances noted within this metes and bounds description are in U.S. Survey Feet and reference the Texas State Plane Coordinate System South Zone 4205 and in grid coordinates.

A survey plat of even date accompanies this metes and bounds description.

Manuel Carrizales

-23 - 2 = 22 Date

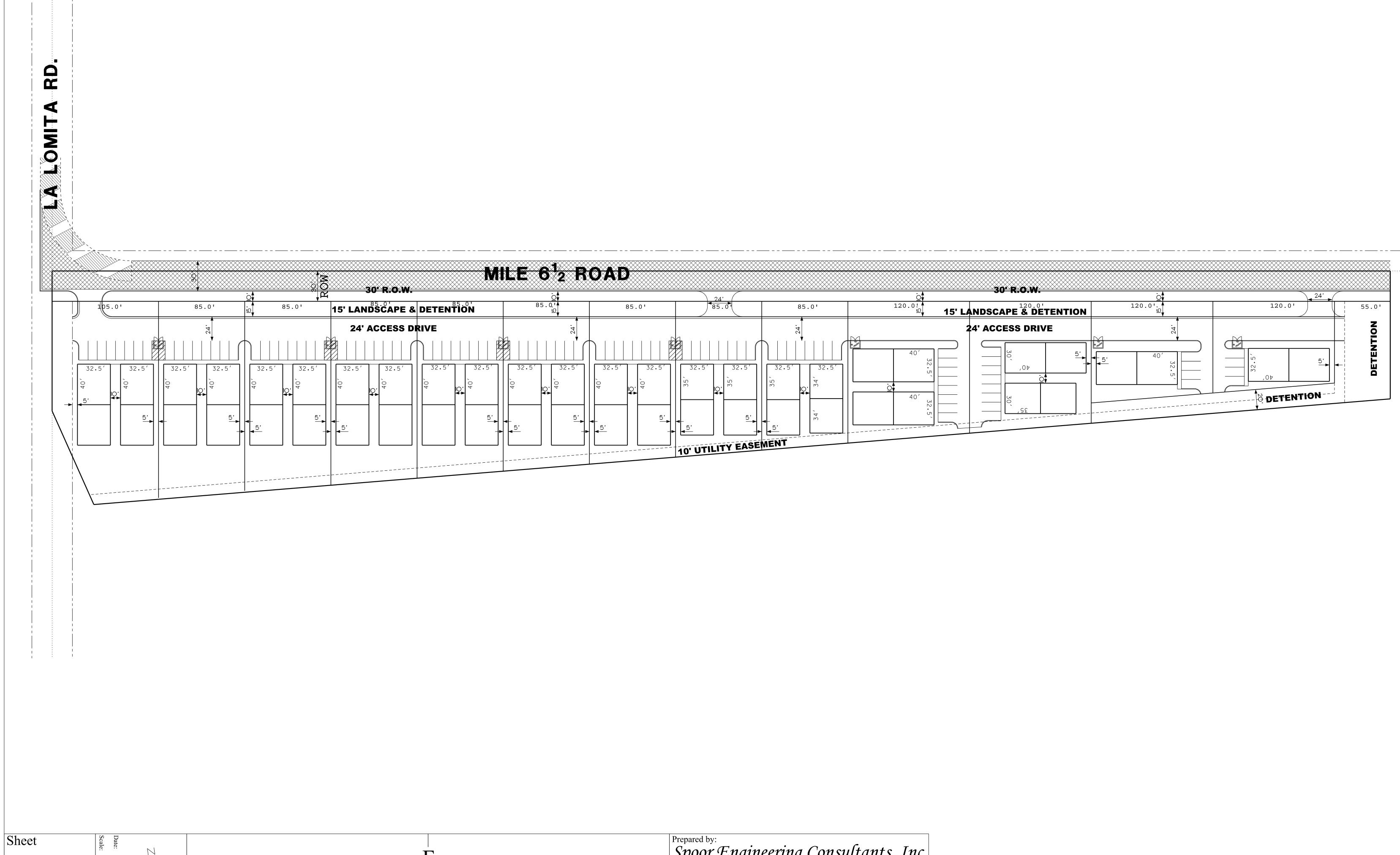
Registered Professional Land Surveyor Texas Registration Number 6388











SITE PLAN

LA LOMITA TERRACE

Prepared by:

Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning FIRM # F-6003 202 South 4th. Street McAllen, Texas 78501 (956) 683 1000 SEC@spooreng.com

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 6, 2023

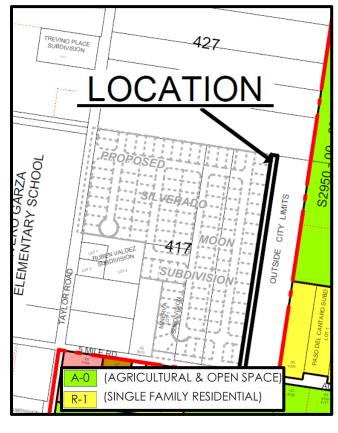
SUBJECT: INITIAL ZONING TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: 1.09

ACRES, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION,

HIDALGO COUNTY, TEXAS; 4800 AUBURN AVENUE. (REZ2023-0045)

LOCATION: The property is located along the north side of Auburn Avenue and is part of a larger tract of land (i.e., 25.63 acres gross) that also has frontage on North Taylor Road. This particular tract is comprised of 1.09 acres of vacant land.

PROPOSAL: The applicant is requesting annexation of the property and initial zoning to R-1 (single-family residential) District in order to develop the tract of land for a single-family residential subdivision with 121 lots proposed. The tract is currently outside of McAllen's City limits. The initial zoning to R-1 District will become effective upon the annexation of the tract into the City. The subdivision process will be required prior to building permit issuance.





ADJACENT ZONING: The adjacent properties to the north and west are currently outside of McAllen's city limits and are therefore without zone. Adjacent properties to the east and south across Auburn Avenue include A-O (agricultural and open space) District and R-1 District.

LAND USE: The property is currently vacant. Surrounding land uses are a mix of single-family residential, institutional, and open spaces.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Parks and Open Space. Civic and Parks and Open Space uses are considered most appropriate for this property.

DEVELOPMENT TRENDS: The development trend for this area along Auburn Avenue is single family residential.

ANALYSIS: The requested zoning does not conform to the Parks and Open Space use designation on the Envision McAllen Future Land Use Plan. However, this proposal would be compatible with the existing single-family residential uses in the vicinity.

If the property is ever rezoned and or re-subdivided for a multifamily residential, commercial, or industrial use, a recorded plat and an approved site plan review may be required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

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

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

EXHIBIT A TRACT I - 1.09 ACRES OUT OF LOT 417. JOHN H. SHARY SUBDIVISION. **VOLUME 1, PAGE 17,** MAP RECORDS OF HIDALGO COUNTY, TEXAS

A 1.09 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE, 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.09 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.46 ACRES TRACT CONVEYED TO RGV PARTNERS, LLC., DESCRIBED IN DOCUMENT # 1978999 SAME BEING A POINT ON THE EXISTING NORTH RIGHT-OF-WAY OF MILE 5 N. ROAD (F.M. 676), OF HIDALGO COUNTY, TEXAS;

THENCE, S 81°20'50" E ALONG THE EXISTING NORTH RIGHT-OF-WAY OF MILE 5 N. ROAD (F.M. 676), A DISTANCE OF 667.62 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING:

THENCE, N 8°39'10" E ALONG THE EAST BOUNDARY LINE OF A CALLED 24.54 ACRE TRACT CONVEYED TO FORTIS LAND COMPANY LLC, DESCRIBED IN DOCUMENT #3412710, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1304.00 FEET TO 1/2- INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81°20'50" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 417, SAME BEING THE SOUTH BOUNDARY LINE OF LOT 427, JOHN H. SHARY SUBDIVISION, A DISTANCE OF 36.29 FEET TO A 1/2- INCH IRON ROD SET, ON THE SOUTH BOUNDARY LINE OF A CALLED 6.67 ACRE TRACT CONVEYED TO RODNEY C. WOMACK, DESCRIBED IN DOCUMENT #1445547, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, N 8°39'10" E ACROSS THE SAID LOT 417, A DISTANCE OF 1304.00 FEET TO A 1/2- INCH IRON ROD SET, FOR THE SOUTHEAST CORNER FOR THE HEREIN DESCRIBED TRACT:

THENCE, N 81°20'50" E ACROSS THE SAID LOT 417, SAME BEING ALONG THE EXISTING NORTH RIGHT-OF-WAY OF MILE 5. A DISTANCE OF 36.29 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.09 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.033 ACRES LIES WITHIN THE RIGHT-OF-WAY OF MILE 5 N. ROAD (F.M. 676 EXIST. 60.00 FOOT R.O.W.).

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELDNOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

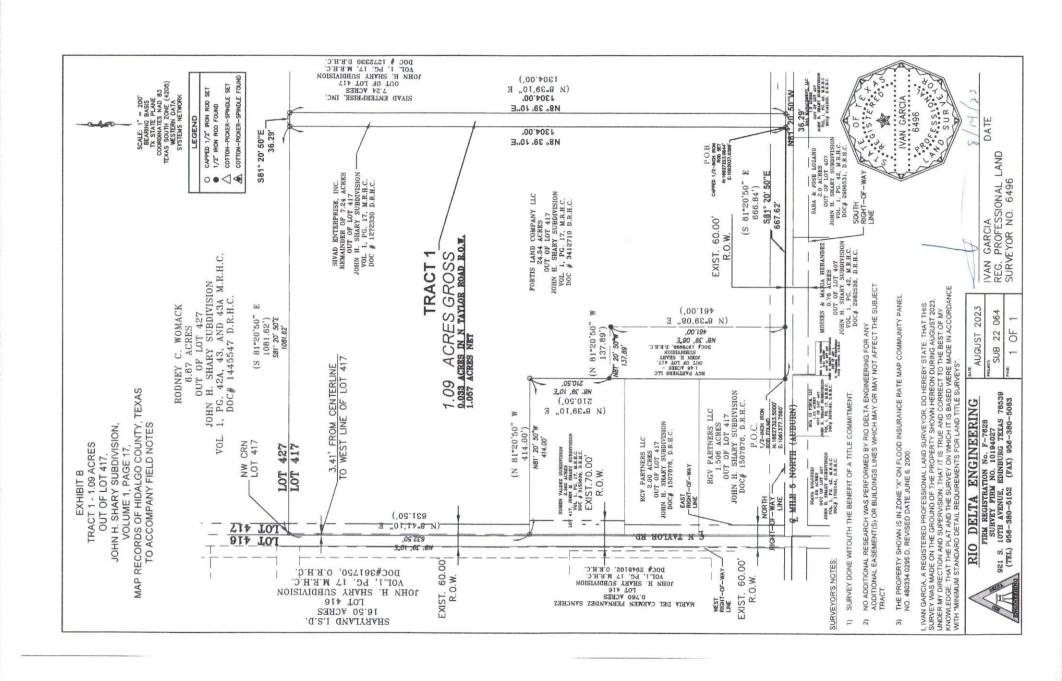
IVAN GARCIA

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496

SURVEY FIRM NO. 10194027 RIO DELTA ENGINEERING

921 S. 10TH AVENUE

EDINBURG, TEXAS 78539



PHONE & FAX

(956) 292-0008 (956) 292-0896 (956) 380-5152 (956) 380-5063

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

MONAGO COURTY LIMMANAGE DISTRICT NO. 1 CERTIFICATE

MANAGO COURTY BRANAGE SISTRICT NO. 1 EMERIT CERTIFIES THAT THE ONAMAGE

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HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, ON HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN

TVAN GARCIA P.E., R.P.L.S. REG. PROFESSIONAL ENGINEER No. 115862

INSTRUMENT NUMBER OF HEALGO COUNTY TEXAS



*



METES AND BOUNDS DESCRIPTION

A 34.54 ACRES TRACT OF LAND, WORE OR LESS, BUT OF LOT 417, JOHN H. DIARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE, 17, MAP RECORD IN THE FOLLOWING WARRANTY GETS: 1) FIGU SAMAPCHA, LIC. TO FORTS LAND COMPANY, LIC. DATES ANNANT 11, 2023, RECORDER IN DOCUMENT SAMETHE OFFICIAL RECORDS OF HIGHOR COUNTY, TEXAS 3) FIRES SAMES, A VISIALON AND CAMPACE L. MICROY TO SAMAPCHAY LIC. DATES OCTOBER 4, 2014, RECORDER IN DOCUMENT SERVICES OFFICIAL

COMMUNISHE AT A 1/2-MCH MICH ROO FOUND AT THE SECRETARY COMMEN OF A CALLED 1.46 ACRES TRACT CONVEYED TO REV PARTHERS, LLC.
DESCRIPTION OCCUMENT & 1978-999 SAME BEHNE A POINT ON THE CASSING HIGHIN REGIST-OF-WAY OF MLE 5 N. ROAD (FM. 87%), OF MORADO BENCE, IN 6126'53" W ALTHO THE SOUTH BOUNDARY LINE OF SAD 1.46 ACRE TRACT DISTANCE OF 137,13 FEET TO A 1/2-INCH BION ROD FOUND FOR THE SOUTHWEST CORNER OF THE HISTON DESCRIPTOR THACT AND THE FORM OF SECURIORIES. THENCE, IN STATE E MOINS THE EAST BOUNDARY USE OF THE SAS LAS ACRE TRACT, A DISTANCE OF HELDS FEET TO 1/2- HICH MICH NOS FOLKS THEME, HIS TO'NO" W ACROSS THE SAID LOT 417, SAIAE BEING ALOND THE HOWTH BOLMBARY LINE OF THE SAID LINE ACRE TRACT TO A 1/2-HICK MICH. NO FOLHOL, A DISTANCE OF 137.48 WEST TO A 1/2-HICK CAPPED WICK MICH FOR A COMMER OF THE SERVIC DESCRIPTION TO A 1/2-HICK CAPPED WICK MICH. TOWN A COMMER OF THE SERVIC DESCRIPTION TO A 1/2-HICK CAPPED WICK MICH. THERE, IN STATUS E ALONG THE EAST BOLADOAY LINE OF MIGHT VALUES EMPOYMENT, GOCLARIST STISSES, WAS RECORDE OF HOULDS COUNTY TOWAR A DISTANCE OF STISSE FEET TO A 1/2-HOST CAPPER MON-BOO SEE, FOR A CORNER OF THE HERE'S DESCRIBED TRACE. THERET, IN STRETCH W ACROSS THE SAID LOT 417, SAME MEMO ALONG THE HORTH GOURSMY LINE OF THE SAID NAMEN VALDEZ SANGGORDA, DETAILED OF 111.00 FEET TO A 1/2-HOLI CAPPED HON HOO SET, FOR THE WESTERN SOUTHWEST CONNEX OF THE MEMON DESCRIBED TRACE. THORSE, IN \$73710" E. ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF \$32.50 FEET TO A 1/2- HIGH CAPPED WISH ROD SET, FOR THE MORTHHEET CONNERS OF LIST 417 OF JOHN H. SHART EMBORATION, FOR THE MORTHHEET CONNERS OF THE HUMAN DESCRIPTION THAN THE MORTHHEET CONNERS OF THE MORTHH

THENCE, IN STATING E ALONG THE MEST BOLINGARY LINE OF A CALLED 7.34 ACMES TRACT CONNECTED TO SOVICE CHECKNOSE, INC., DESCRIBED DOLLARMY PLEZESSO, DEED RECORDS OF HOLICO COUNTY, TEXAS, A DESTANCE OF 1304.00 FEET TO A 1/2- NICH SIGN ACC SET, FOR Y THENCE, IN SITUISON C ACADES THE SAD LOT 417, SAME BENG ALONG THE ENSTINE MORTH REIGHT-OF-MAY OF MAC 5, A DESIANCE OF \$28.37 FEET TO THE FORM AND PLACE OF SECONDAY, SAD TRACE CONTAINED 21.51 ADDES OF LAND, MODE ON LESS, OUT OF MHOIN CAME ACRES LIES WITH DE MOST-OF-MAY OF MAC 5 A NO. OF MAY ARE CUST SADO FOR THE NEXT, SHELDHOOD SESTI MCDES LIES WHEN THE ROOT-CAT OF TAXON

25 FT. OR GREATER FOR EASTWENTS.

INTERIOR SIDES & FT. OR ORGATER FOR EASEMENTS CORNER: 16 FT. OR OREATER FOR EASEMENTS.

IS FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES.

3. THE SUBDIVISION IS IN ZONE "X" (NON-SHADED), AREAS DETERMINED OF MINMAL FLOODING. (NO SI PANELS NO. 480334 0295 0 MAP REVISED: JUNE 6, 2000. 4. A CRAINAGE DETENTION OF 88_510 CF OR 1888 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION CURRENT RUNGET WILL BE DETANED IN COMMON LOT *A*. COMMON LOT *A* WILL BE DESIGNATED FOR DETENTION PURPOSES GML*. DETENTION SHALL COMPLY WITH MASTER DEMANAGE FRAM. THE CITY OF MALLED HIGH, NOT MAINTAIN DETENTION AREA.

ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISS PERMIT, GRADING MUST COMPLY WITH MASTER PLAN.

10. CITY OF MAILEN BENCHMARK (MC47) A 30" ALIMPHIA PIPE WIDLA 3% BRASS MOMANDIT CAP ON TOP.
LOCATIO APPRODUNTILY 39 FEET LAST FROM MORTH LAYLON ROAD AND 650 FEET MORTH OF MLE S.
MORTHWEIG LOGHOUGO.05305 C. EXTRIGHT. (EXCEND. 5-22) ELEV. 1-10.02

11. S. FT. OPACHE BUFFER REQUIRED FROM ADJACENT/BETHEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES, AND ALONG MURUHH AVE. (5 MEE LINE ROAD) AND NORTH TAYLOR BOAD

4. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED PRICATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OUTSIDE USE WITHOUT ITS EMPRESS WRITTEN APPROVAL

THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED DATED SEPTEMBER 22, 1920, RECORDED IN DOCUMENTS 1140168, OFFICIAL RECORDS OF HEIGHTS CENTLY.

HO PERMANENT STRUCTURE UTILITY POLE, HOLE, MALL, FENCE, DRIVENAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OF ENSY ON ANY DISTRICT CASCUCKT OR RIGHT OF MAY WISHOUT WISTEN APPROVAL BY IMPORTION DISTRICT, ANY UNAUTHORIZE STRUCTURE WINNEN THE CASCUCKT BOUNDAY IS SURGETT OR BANGENET RESIDENCE, AT WIGHTING SOPPORTE.

HO URLITY COMPANY, PURIC DIETY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACULTY WITHOUT FIRST ORTAINING A PERSON FROM SEGULATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO MANIFES

MOON SUBDIVISION MCALLEN ETJ COUNTY, TEXAS MOON SILVERADO M CITY OF HIDALGO PLA'

ERING

DELTA

RIO

O DELTA ENGINEE FIRM REGISTRATION No. P-74 SURYEY FIRM No. 10194025: 10TH AVENUE EDINBURG, TE.) 956-360-5152 (FAX) 956-3

921 S. (TEL)

TO THE WAY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNIA REVEW UNDER THE AUTHORITY OF INTERNIT PURPOSES. IT IS HOT TO BE SED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

PRELIMINARY

AN GARCIA P.E. R.P.L.S. AN GARCIA P.E. R.P.LS. 0.A./H.G./Y.V 1" = 100 JULY 21, 2023

SHT 2

SUB 22 064

DEVELOPER AND DESIGN ENGINEER BHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER PUREAS TRUCTURE IS CONSTRUCTED WITHIN THE DESIGNATED SHARTLAND

P.E. R.P.L.S. 921 S. 10TH AVENUE 921 S. 10TH AVENUE

CARLOS LIMA CEMERAL MANAGER EMARYLAND WATER SUPPLY CORPORATION

PHNER(S): FORTIS LAND COMPANY, LLC

NAME

PRINCIPAL CONTACTS:



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

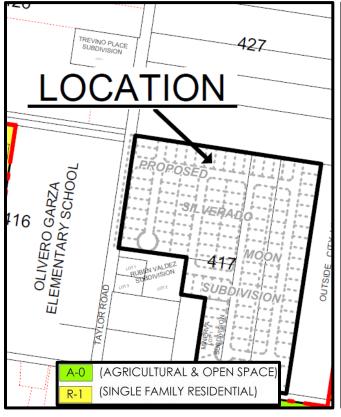
DATE: September 6, 2023

SUBJECT: INITIAL ZONING TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: 24.54

ACRES, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 8100 NORTH TAYLOR ROAD. (REZ2023-0046)

LOCATION: The property is located along the east side of North Taylor Road and is part of a larger tract of land (i.e., 25.63 acres gross) that also has frontage on Auburn Avenue. This particular tract is comprised of 24.54 acres of vacant land.

PROPOSAL: The applicant is requesting annexation of the property and initial zoning to R-1 (single-family residential) District in order to develop the tract of land for a single-family residential subdivision with 121 lots proposed. The tract is currently outside of McAllen's City limits. The initial zoning to R-1 District will become effective upon the annexation of the tract into the City. The subdivision process will be required prior to building permit issuance.





ADJACENT ZONING: The adjacent properties to the north and west are currently outside of McAllen's city limits and are therefore without zone. Adjacent properties to the east and south across Auburn Avenue include A-O (agricultural and open space) District and R-1 District.

LAND USE: The property is currently vacant. Surrounding land uses are a mix of single-family residential, institutional, and open spaces.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Parks and Open Space. Civic and Parks and Open Space uses are considered most appropriate for this property.

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

ANALYSIS: The requested zoning does not conform to the Parks and Open Space use designation on the Envision McAllen Future Land Use Plan. However, this proposal would be compatible with the existing single-family residential uses in the vicinity.

If the property is ever rezoned and or re-subdivided for a multifamily residential, commercial, or industrial use, a recorded plat and an approved site plan review may be required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

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

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

EXHIBIT A TRACT I – 24.540 ACRES OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS

A 24.54 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE, 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 24.54 ACRES TRACT BEING THE SAME LAND DESCRIBED IN THE FOLLOWING WARRANTY DEEDS:

- 1) FROM SANJUCAN, LLC. TO FORTIS LAND COMPANY, LLC. DATED JANUARY 11, 2023, RECORDED IN DOCUMENT #3412710 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
- 2) FROM SANDRA J. WOMACK AND CANDACE L. MCCOY TO SANJUCAN, LLC. DATED OCTOBER 4, 2016, RECORDED IN DOCUMENT #2890550 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

SAID 24.54 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.46 ACRES TRACT CONVEYED TO RGV PARTNERS, LLC., DESCRIBED IN DOCUMENT # 1978999 SAME BEING A POINT ON THE EXISTING NORTH RIGHT-OF-WAY OF MILE 5 N. ROAD (F.M. 676), OF HIDALGO COUNTY, TEXAS:

THENCE, N 81°26'53" W ALONG THE SOUTH BOUNDARY LINE OF SAID 1.46 ACRE TRACT DISTANCE OF 137.13 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, PASSING AT 303.53 FEET A 1/2 - INCH CAPPED IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 529.71 FEET TO 1/2- INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8°39'10" E ALONG THE WEST BOUNDARY LINE OF A CALLED 7.24 ACRES TRACT CONVEYED TO SIVAD ENTERPRISE, INC., DESCRIBED IN DOCUMENT #1272330, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1304.00 FEET TO A 1/2- INCH IRON ROD SET, ON THE SOUTH BOUNDARY LINE OF A CALLED 6.67 ACRE TRACT CONVEYED TO RODNEY C. WOMACK, DESCRIBED IN DOCUMENT #1445547, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER FOR THE HEREIN DESCRIBED TRACT;

THENCE, S 81°20'50" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 417, SAME BEING THE SOUTH BOUNDARY LINE OF LOT 427, JOHN H. SHARY SUBDIVISION, A DISTANCE OF 1081.61 FEET TO A 1/2- INCH IRON ROD SET, ON THE CENTERLINE OF TAYLOR RD, THE NORTHWEST CORNER OF LOT 17 OF JOHN H. SHARY SUBDIVISION, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, N 8°39'10" E ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF 632.50 FEET TO A 1/2- INCH CAPPED IRON ROD SET, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE NORTH BOUNDARY LINE OF A CALLED RUBEN VALDEZ SUBDIVISION, DOCUMENT #3153639, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 414.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, N 8°39'10" E ALONG THE EAST BOUNDARY LINE OF RUBEN VALDEZ SUBDIVISION, A DISTANCE OF 210.50 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE NORTH BOUNDARY LINE OF A CALLED 1.46 ACRE TRACT CONVEYED TO RGV PARTNERS LLC., DESCRIBED IN DOCUMENT NUMBER #1978999, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 137.89 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, N 8°39'8" E ALONG THE EAST BOUNDARY LINE OF THE SAID 1.46 ACRE TRACT, A DISTANCE OF 461.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 24.54 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.486 ACRES LIES WITHIN THE RIGHT-OF-WAY OF MILE 5 N. ROAD (F.M. 676 EXIST. 60.00

FOOT R.O.W.), INCLUDING 0.531 ACRES LIES WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD (60.00 FOOT R.O.W.).

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELDNOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

IVAN GARCIA

DATE

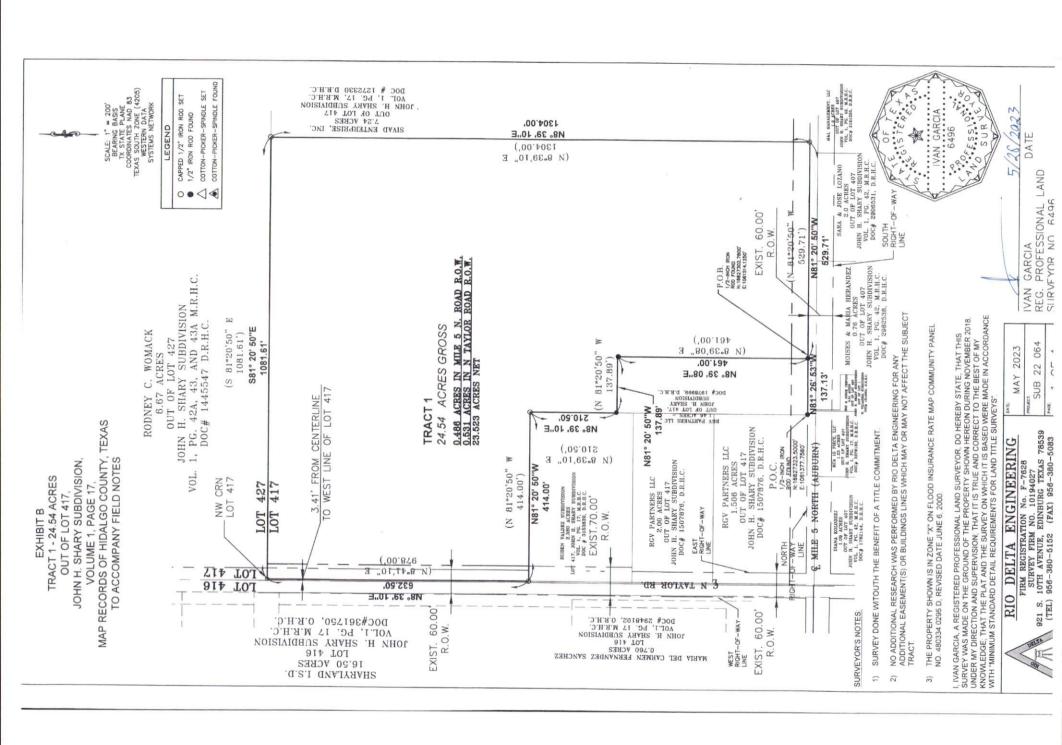
5/26/2023

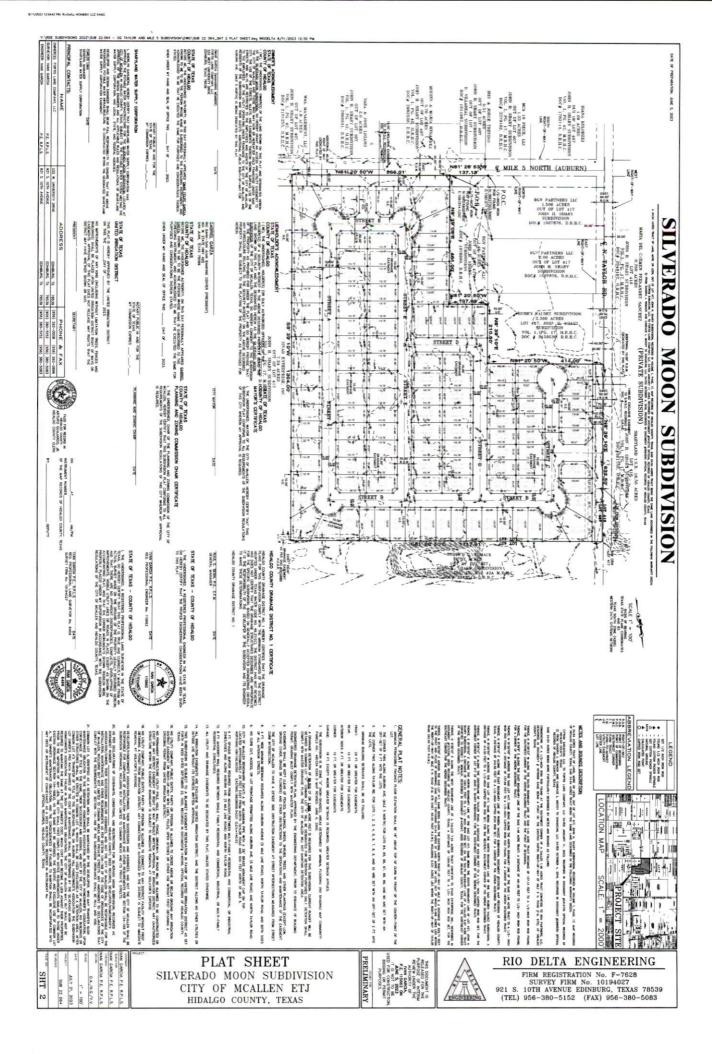
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496

SURVEY FIRM NO. 10194027 RIO DELTA ENGINEERING 921 S. 10^{TH} AVENUE

EDINBURG, TEXAS 78539









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 8, 2023

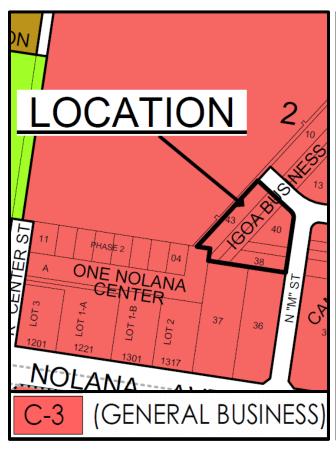
SUBJECT: SITE PLAN APPROVAL FOR LOTS 38 TO 43, IGOA BUSINESS CAMPUS

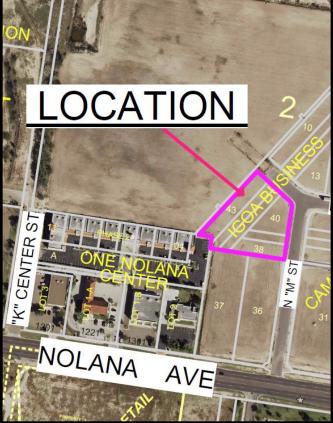
SUBDIVISION PHASE I, HIDALGO COUNTY, TEXAS; 4101 NORTH M STREET.

(SPR2022-0069)

LOCATION: The subject property is located on the southwest corner of East Primrose Avenue and North M Street. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 District in all directions. Surrounding land uses include commercial retail and office uses.

PROPOSAL: The applicant is proposing to construct an 8,519 square-foot building and operate a therapy clinic.





ANALYSIS:

Access:

Access to the site is from East Primrose Avenue and North M Street. No alley exists or is proposed.

Parking Requirements:

Based on 8,519 square feet that will be used for office use, 47 parking spaces are required for the site. 72 parking spaces are proposed. Moreover, 1 of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot wide aisle. The applicant is meeting parking requirements for the new development.

Landscape Requirements:

7,164.5 square feet of green area is required for the new development and 34,866.97 square feet is proposed. The tree requirement is as follows: 21 two-and-a half-inch-caliper trees, 11 four-inch caliper trees, 6 six-inch caliper trees, or 9 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

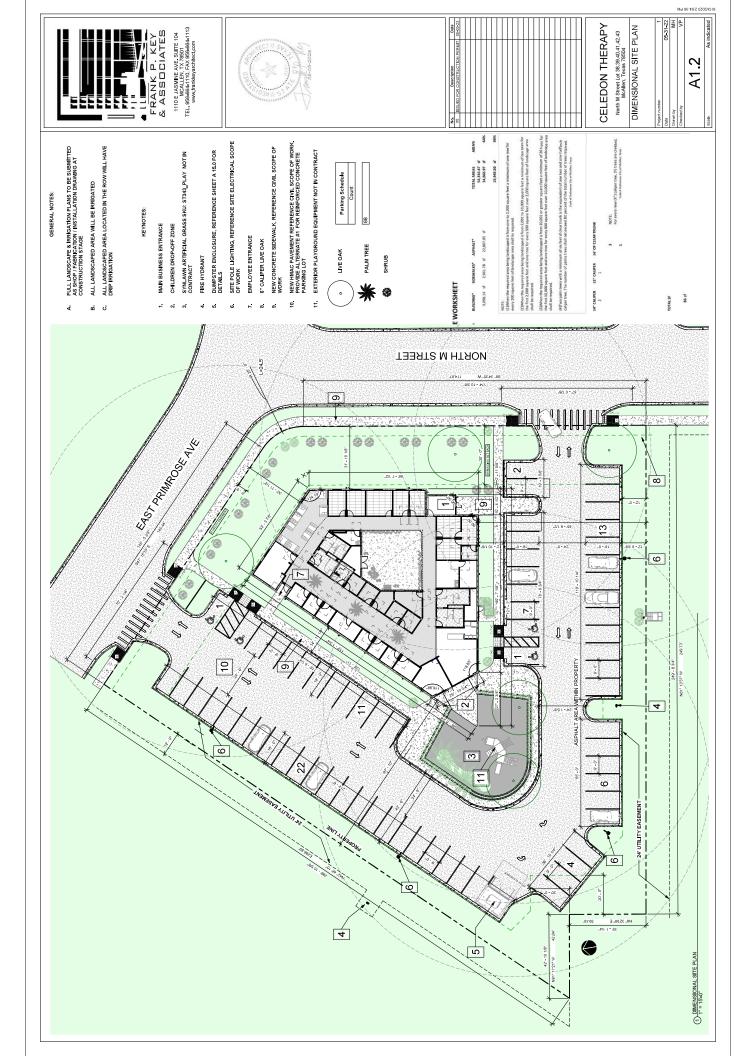
Other Planning Requirements:

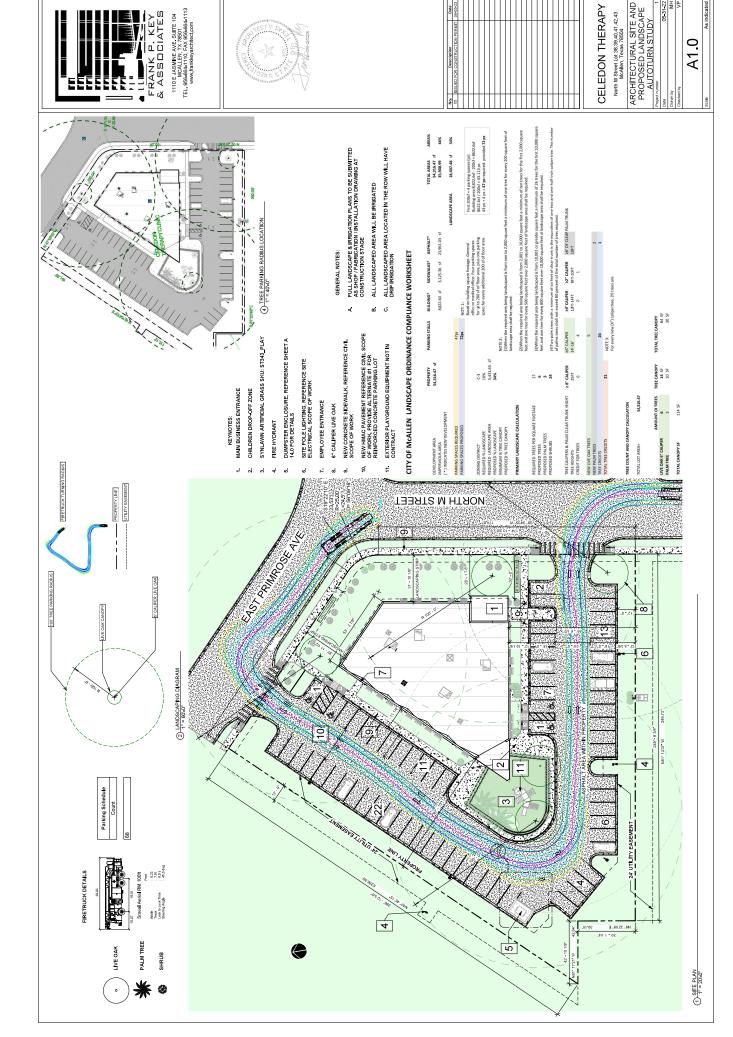
There is a 30-foot minimum front yard setback, and all other setbacks must be in accordance with the zoning ordinance minumum requirements for commercially zoned properties. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

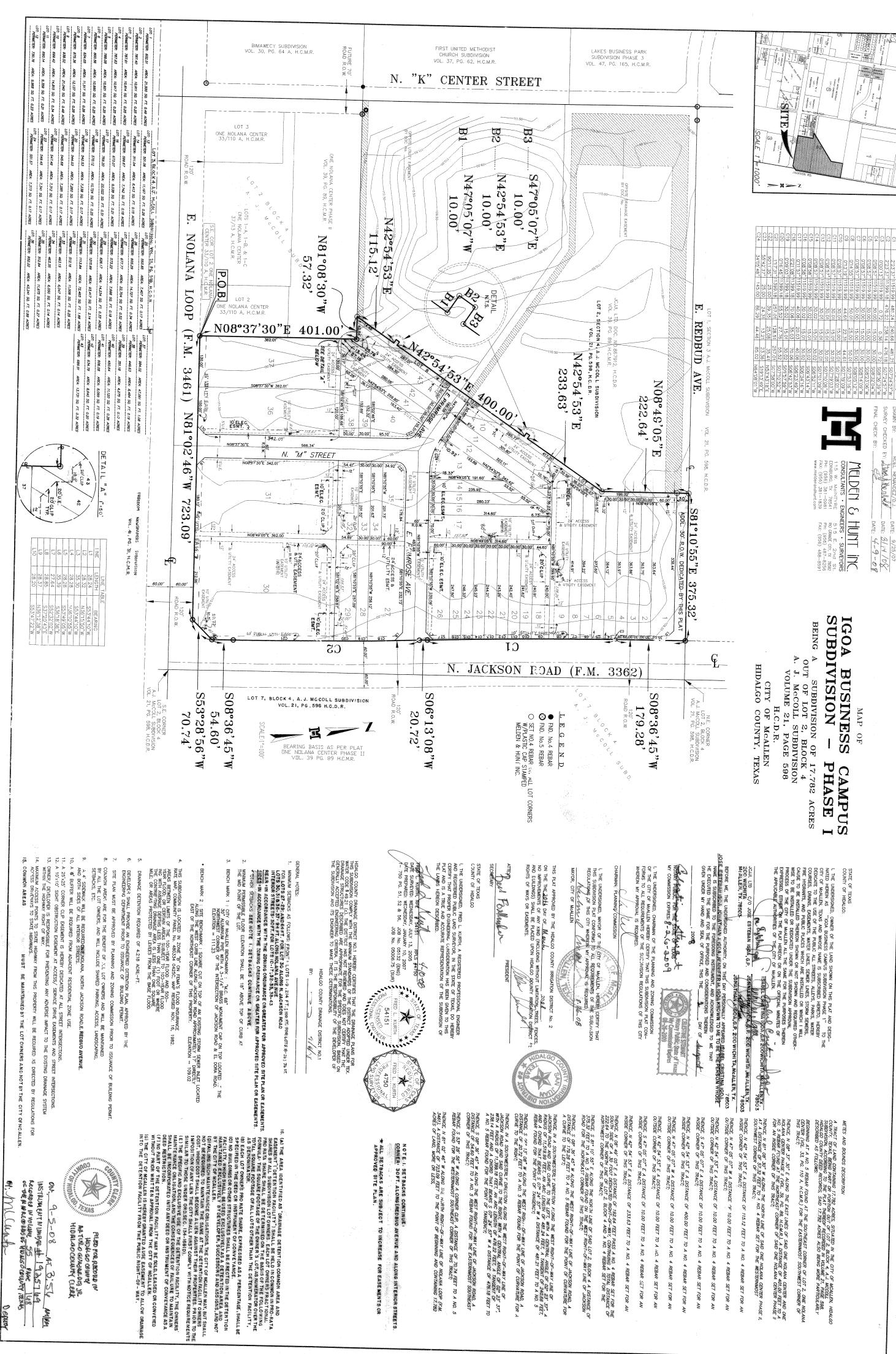
A 4-foot wide minimum sidewalk is required along East Primrose Avenue and North M Street.

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

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



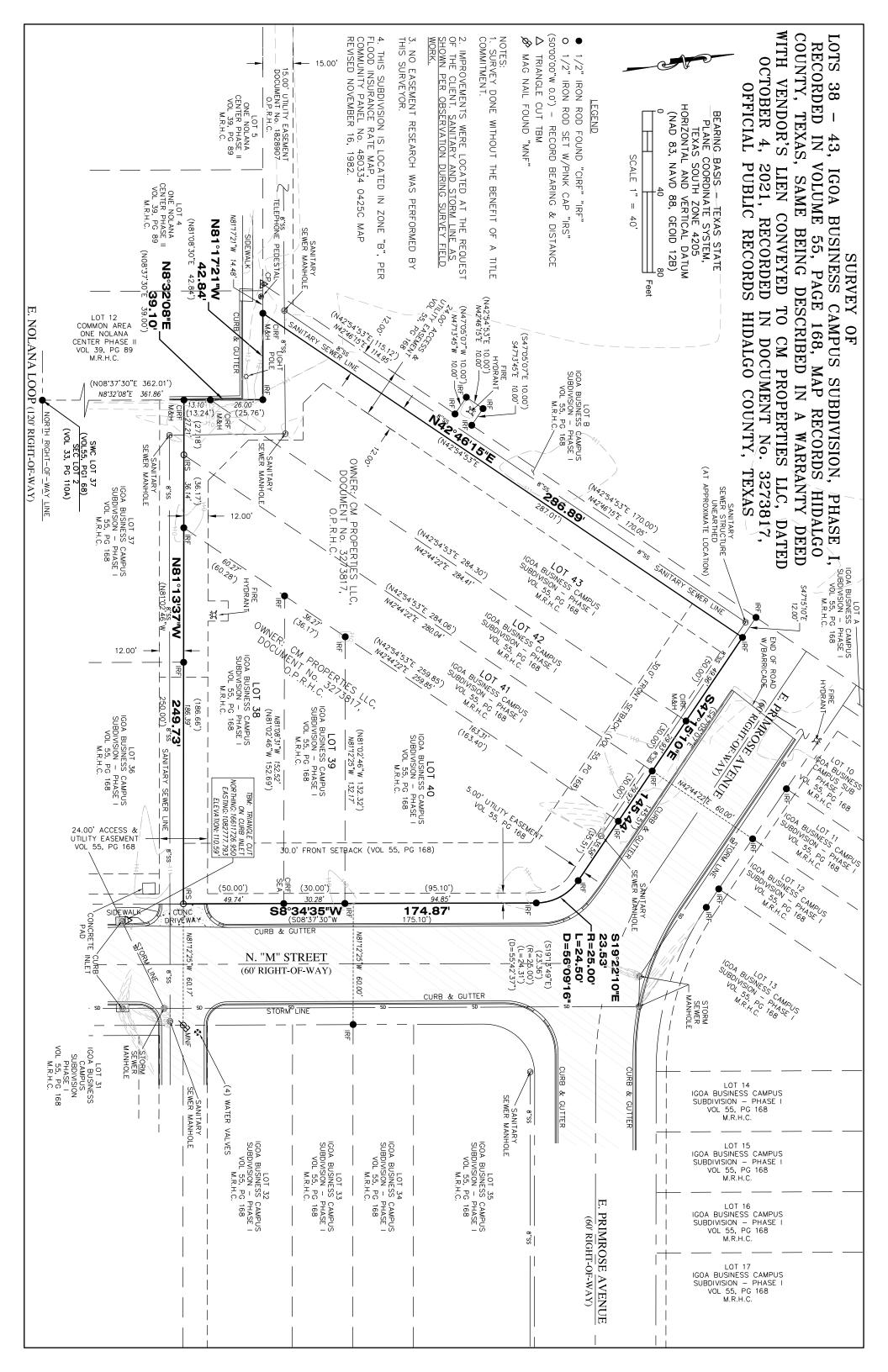




LOCATION MAP

Lambo

\m\SUBD\McAllen\U9A BusinessCompus\dwg\SUBDIVISION23.dwg, 12/3/2007 2:58:53 PM, D



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

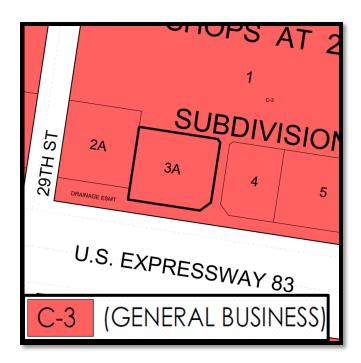
DATE: September 8, 2023

SUBJECT: SITE PLAN APPROVAL FOR LOT 3A, SHOPS AT 29 SUBDIVISION, HIDALGO

COUNTY, TEXAS; 2800 EXPRESSWAY 83. (SPR2023-0035)

LOCATION: The subject property is located north of Expressway 83. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 District in all directions. Surrounding land uses include commercial retail and office uses.

PROPOSAL: The applicant is proposing to construct a 12,352 square foot building, comprising of a 3,801 square foot suite to operate Panera Bread.





ANALYSIS:

Access:

Access to the site is from a 30 foot service drive to Express 83 as per the plat. No alley exists or is proposed.

Parking Requirements:

Based on 3,801 square feet that will be used for restaurant use (Panera Bread), 38 parking spaces are required for the site. Based on the remaining 8,551 square feet for retail use requires 25 parking spaces. 89 parking spaces are proposed. Parking requirements are subject to change, should other

uses be proposed other than retail for the remaining suites. Moreover, 4 of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot wide aisle. The applicant is meeting parking requirements for the new development.

Landscape Requirements:

6,386.55 square feet of green area is required for the new development and 6,558 square feet is proposed. The tree requirement is as follows: 19 two-and-a half-inch-caliper trees, 10 four-inch caliper trees, 5 six-inch caliper trees, or 8 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

Other Planning Requirements:

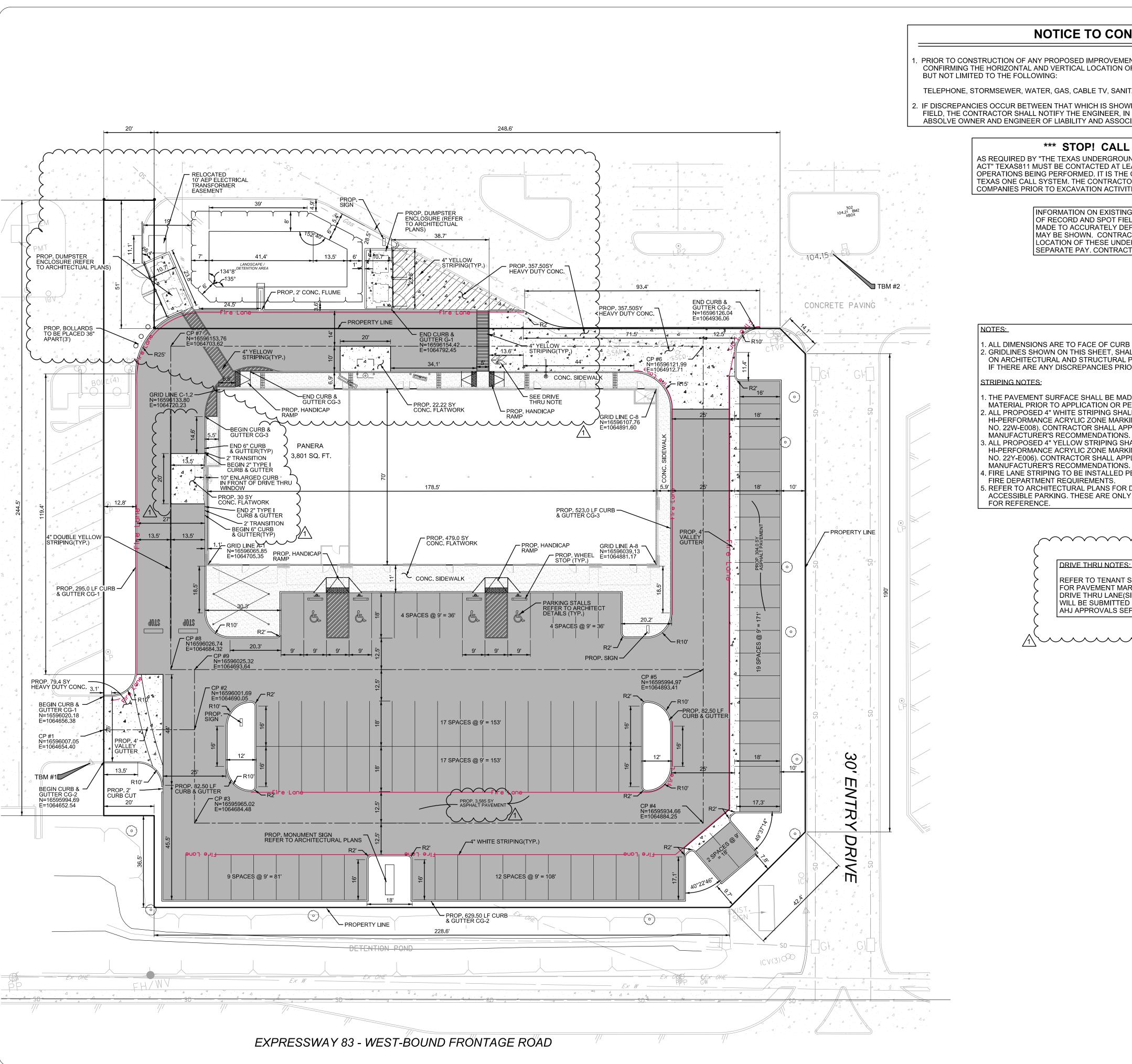
There is a 50-foot minimum front yard setback, and all other setbacks must be in accordance with the zoning ordinance minimum requirements for commercially zoned properties. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

Must maintain existing 4-foot wide minimum sidewalk along South 29th Street and fronting Expressway 83.

Must comply with Utilities Department requirements, regarding cleanout and grease trap to be located out of the driveway.

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

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



NOTICE TO CONTRACTORS

PRIOR TO CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE HORIZONTAL AND VERTICAL LOCATION OF BURIED UTILITIES AND STRUCTURES, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

TELEPHONE, STORMSEWER, WATER, GAS, CABLE TV, SANITARY SEWER, ELECTRIC.

2. IF DISCREPANCIES OCCUR BETWEEN THAT WHICH IS SHOWN ON THE PLANS AND CONDITIONS PRESENT IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING IMMEDIATELY. FAILURE TO DO SO SHALL ABSOLVE OWNER AND ENGINEER OF LIABILITY AND ASSOCIATED COST.

*** STOP! CALL BEFORE YOU DIG! ***

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811. AND ALL OTHER LOCATED COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

> INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. GRIDLINES SHOWN ON THIS SHEET, SHALL REFLECT THE GRIDLINES CREATED ON ARCHITECTURAL AND STRUCTURAL PLANS. NOTIFY THE CIVIL ENGINEER IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

STRIPING NOTES:

THE PAVEMENT SURFACE SHALL BE MADE FREE OF DELETERIOUS MATERIAL PRIOR TO APPLICATION OR PERMANENT MARKINGS.

.. ALL PROPOSED 4" WHITE STRIPING SHALL BE AEXCEL WHITE HI-PERFORMANCE ACRYLIC ZONE MARKING PAINT (PRODUCT NO. 22W-E008). CONTRACTOR SHALL APPLY ALL STRIPING PER

3. ALL PROPOSED 4" YELLOW STRIPING SHALL BE AEXCEL YELLOW HI-PERFORMANCE ACRYLIC ZONE MARKING PAINT (PRODUCT NO. 22Y-E006). CONTRACTOR SHALL APPLY ALL STRIPING PER MANUFACTURER'S RECOMMENDATIONS.

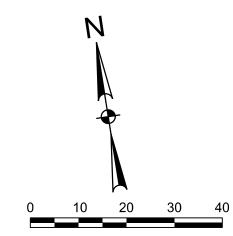
. FIRE LANE STRIPING TO BE INSTALLED PER CITY OF EDINBURG FIRE DEPARTMENT REQUIREMENTS.

S. REFER TO ARCHITECTURAL PLANS FOR DETAIL ON RAMPS AND ACCESSIBLE PARKING. THESE ARE ONLY SHOWN ON PLANS FOR REFERENCE.

DRIVE THRU NOTES:

REFER TO TENANT SIGNAGE PLAN(S) FOR PAVEMENT MARKINGS WITHIN DRIVE THRU LANE(SIGNAGE SHOPS WILL BE SUBMITTED FOR LL AND

AHJ APPROVALS SEPARATELY)



SCALE: 1"=20' (FULL SIZE = 22" X 34") SCALE: 1"=40' (HALF SIZE = 11" X 17")

	LEGEND)
PROPOSED	EXISTING	
	CI 🗀	INLET
		GRATE INLET
•	_	MANHOLE
•		GATE VALVE & BOX
		WATER METER
*		FIRE HYDRANT
Ť		SANITARY CLEAN OUT
	LP⊙	LIGHT POLE
	EB □	ELECTRIC BOX
	PP Q	POWER POLE
	TPED 🗆	TELEPHONE PEDESTAL
	xx	FENCE
	TS o	TRAFFIC SIGN
	— EX ОНЕ —	OVERHEAD ELECTRIC
	— EX UGE —	UNDERGROUND ELECTRIC
	— Ex GAS—	GAS LINE
	—Ex F/0—	FIBER OPTIC LINE
	— Ex TEL —	TELEPHONE LINE
		ASPHALT PAVEMENT
-	–EX 6"SS—⊳	SAN. SEWER
w	— EX 6"W—	WATER
— FIRE ——	—Ex FIRE—	FIRE PROTECTION
	— 36"SD —	STORM SEWER
<u> </u>	100.00	CONTOUR
		DRAINAGE FLOW ARROW
+TP100.00		TOP OF PAVEMENT
+ TC100.00		TOP OF CURB
+ G100.00		GUTTER
+FL100.00		FLOW LINE
+ TW100.00		TOP OF WALK
+ 100.00		FINISHED GRADE
	Δ	HEAVY DUTY CONCRETE
	[· · · · · · · · · · · · · · · · · · ·	

!!CAUTION!! EXISTING OVERHEAD ELECTRIC LINES

LIGHT DUTY CONCRETE

ASPHALT PAVEMENT

I CAUTION I

UTILITY CROSSING

CALL TEXAS 811

∕₩₩₩₩₩₩₩₩₩

BEFORE YOU DIG

!!CAUTION!! **≷EXISTING UNDERGROUND≶** € ELEC. & COMM. LINES

SET "X" CUT: SET ON TOP OF CURB & GUTTER

ON THE SOUTH WEST CORNER OF THE SITE IMPROVEMENTS

ELEVATION = 102.46(NAVD88)

SITE IMPROVEMENTS ELEVATION = 104.21(NAVD88)

N=16596150.40

E=1064969.13 (NAD83)

X BOX: ON TOP OF CURB & GUTTER ON THE NORTHEAST END OF THE

N=16595994.87 E=1064647.33 (NAD83)

BM #2





ROXXIE L. DE LA CRU

137892

PAVING & DIMENSIONAL CONTROL PLAN

0





IILDING THE EXCEPTIONAL, *TOGETHER*.

CLIENT

MERIT

DATE / ISSUE 05 JULY 2023 ISSUE FOR BID

09 AUGUST 2023 ISSUE FOR ADDENDUM 1

BEEN MADE. THE LANDSCAPE CONTRACTOR DOING THE INSTALLATION OF THIS WORK SHALL SUBMIT TO KUDELA & WEINHEIMER INFORMATION REGARDING SOURCING OF PLANT MATERIAL. ALL PLANT MATERIAL MUST BE CONTAINER GROWN AND APPROVED AT THE SOURCE OF GROWTH BY KUDELA & WEINHEIMER. TREE MATERIAL MEETING THE SPECIFICATIONS WILL BE TAGGED WITH A SERIALIZED LOCKING TAG AT THE NURSERY BY KUDELA & WEINHEIMER. PLANTS ARRIVING AT THE JOB SITE WITHOUT THESE TAGS WILL BE CATEGORICALLY REJECTED AT THE CONTRACTOR'S EXPENSE.

BIDDING CONTRACTORS BE ADVISED THAT ALL NEW TREE MATERIAL IS TO BE CONTAINER GROWN, CORRESPONDING TO STATED ROOT BALL SIZES AS RECOGNIZED BY INDUSTRY STANDARDS. THIS SHALL

OTHERWISE INDICATED ON THE PLAN. THE INSTALLATION CONTRACTOR SHALL BE PREPARED TO

PROVIDE PHOTOGRAPHS OF INTENDED PLANT MATERIAL ALONG WITH SIGNED CLARIFICATION THAT

PLANT MATERIAL MEETS THESE REQUIREMENTS AND THAT NO VARIATIONS OR SUBSTITUTIONS HAVE

EXCLUDE ALL B&B, MACHINE MOVED, OR TRANSPLANTED TREES FROM THE BIDDING PROCESS UNLESS

4) IF THE PLANTING PLAN DOES NOT AGREE WITH THE PLANT LIST, THE QUANTITIES INDICATED GRAPHICALLY ON THE PLANTING PLAN SHALL GOVERN.

One shade or ornamental tree located in the front yard for each 30 feet of lot width.
-161 L.F. of front yard lot width

Parking stalls shall not be more than 100ft from the nearest parking lot tree. To ensure

-Existing planting meets requirement for front yard

proper coverage a 100'-0" parking lot shade circle is to be placed on each tree

CONTRACTOR IS RESPONSIBLE FOR THE GRADING OF PARKING LOT ISLANDS AND SETBACKS. GRADE CHANGES SHALL RANGE FROM 8" (INCH) TO 15" (INCH) ABOVE THE CURB, DEPENDING ON THE SIZE OF THE ISLAND. SELECT TOPSOIL SHALL BE USED FOR THESE BERMS. SEE PARKING ISLAND TREE DETAIL.

ALL DISTURBED AREAS ARE TO RECEIVE 6" (INCHES) OF TOPSOIL, TOPPED WITH MULCH, SOD, OR HYDROMULCH (DEPENDING ON THE AREA), AND IS TO BE WATERED UNTIL A HEALTHY STAND OF GRASS

ALL TREES PLANTED ADJACENT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL NOT HAVE LIMBS BELOW 80" (IN) ABOVE FINISH GRADE.

8) THEY CITY RESERVES THE RIGHT TO PRUNE OR REMOVE ANY VEGETATION, STRUCTURES AT THE COST OF THE OWNER AS, DETERMINED NECESSARY FOR VISIBILITY AND EASE OF MAINTENANCE.

LANT SC	CHEDL	JLE					
EES	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	CALIPER	HEIGHT	SPREAD	REMARKS
	5	QUERCUS VIRGINIANA LIVE OAK	100 GAL	4"	11` - 13`	5` - 6`	FULL, SYMMETRICAL, MATCHED
ζS	6	PLATANUS MEXICANA MEXICAN SYCAMORE	100 GAL	4"	11` - 13`	5` - 6`	FULL, SYMMETRICAL, MATCHED, STRONG CENTRAL LEADER
RUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	CALIPER	HEIGHT	SPREAD	REMARKS
	71	LEUCOPHYLLUM FRUTESCENS 'PURPLE' PURPLE TEXAS SAGE	3 GAL		20"	22"	FULL, WELL ROOTED
	18	SALVIA BUCHANANII 'FASHION CHERRY' FASHION CHERRY SAGE	5 GAL				
ASSES	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	CALIPER	HEIGHT	SPREAD	REMARKS
1	54	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS	3 GAL		24"	20"	FULL, WELL ROOTED
	63	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	3 GAL		24"	20"	FULL, WELL ROOTED
OUNDCOVER	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	CALIPER	HEIGHT	SPREAD	REMARKS
	226	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL		10"	8"	FULL, WELL ROOTED
	151	DICHONDRA ARGENTEA	1 GAL		10"	8"	FULL, WELL ROOTED

CONTAINER SIZE CALIPER HEIGHT SPREAD REMARKS

1) FRONT YARD TREES

2) PARKING LOT TREES

4) IRRIGATION NOTE:

3) LANDSCAPE AREA REQUIRED:

ON GRADE ONLY

LANDSCAPE SUPPLIES CONTACT AT 512-989-7625

NURSERY GROWN CONTAINERIZED

TREE (CENTER SYMBOL MAY VARY)

SHRUB / GROUND COVER

3/16" (IN) STEEL EDGE (ONLY

BLACK

SOLID SOD

SILVER PONY FOOT

4,798 SF CYNODON DACTYLON BERMUDA GRASS

—— EXISTING SIDEWALK =

BOTANICAL / COMMON NAME

INDICATES WITH 'SE') COLOR TO BE

4" (IN) BULL ROCK, SET ON PINNED GEOTEXTILE FABRIC, REF: TO 1 / L1.01 LANDSCAPE MIX (GROUND LEVEL ONLY)

PROFESSIONAL MIX BY WHITTLESEY

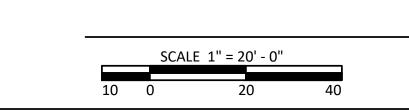
-6,386.55 sq. ft. required -6,558 sq. ft. provided

All landscaped areas will be irrigated. All landscaped

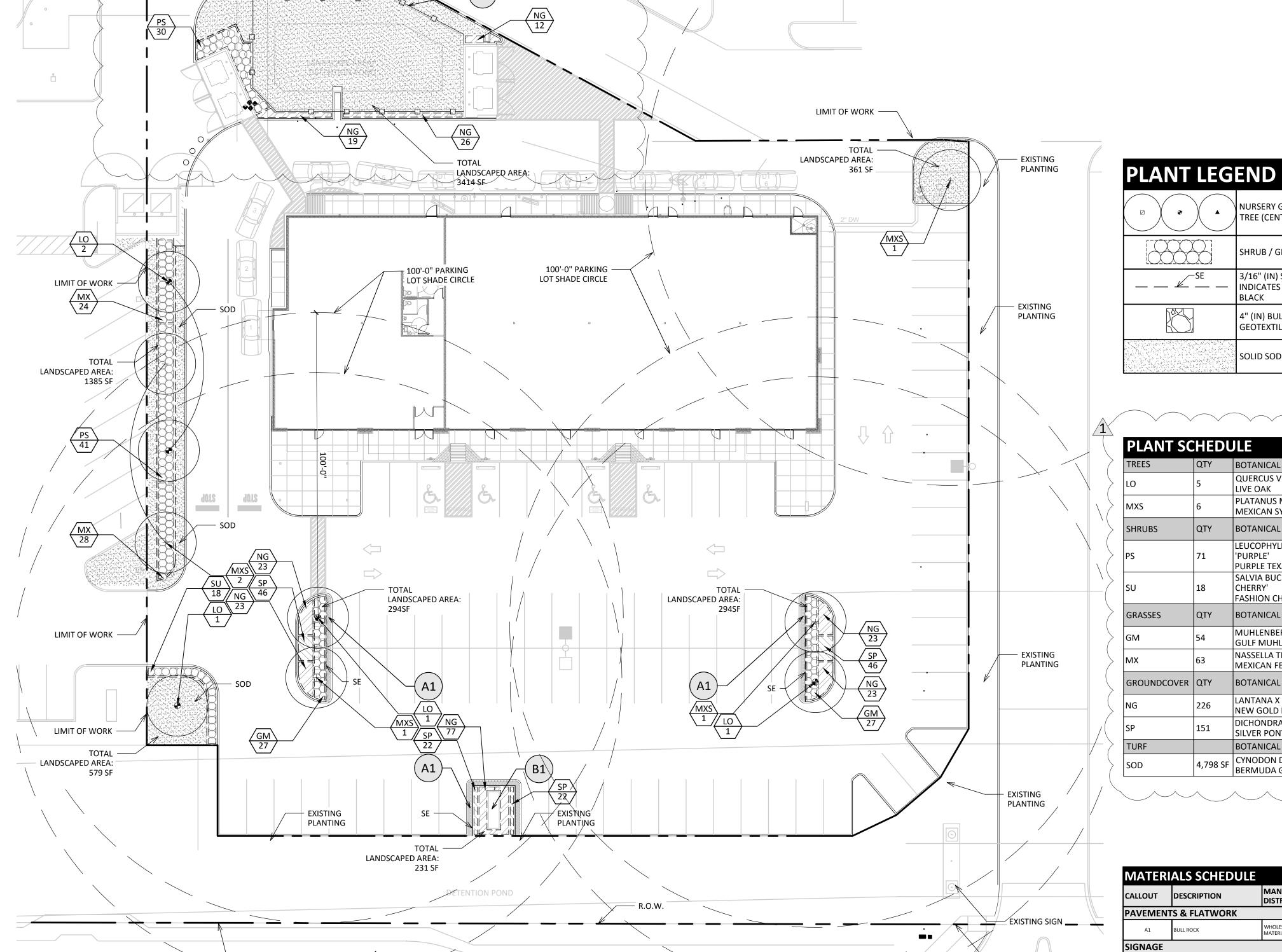
areas located in the right-of-way will have drip irrigation.

1) PLANTING SOIL MIXTURE SHALL BE ONE OF THE FOLLOWING:

CALLOUT	DESCRIPTION	MANUFACTURER / DISTRIBUTOR	MODEL NO. / SIZE / STYLE	PATTERN / COLOR / TEXTURE / VENEER	IRFINIARKS / ICICATICINI	DETAIL REFERENCE	CONTACT INFORMATION	
PAVEMENTS & FLATWORK								
A1	BULL ROCK	WHOLESALE LANDSCAPE MATERIALS	2" (IN) - 3" (IN) SIZE	MEDINA	4" (IN) DEPTH / SITE	6/ L1.02	WHOLESALE LANDSCAPE MATERIALS P: 830-438-1286 E: WLMHSTLLC@GVTC.COM	
SIGNAGE								
B1	SIGNAGE BY OWNER	-	REFER TO OWNER	=	-	-	-	
FENCING								
F1	ORNAMENTAL IRON DETENTION FENCE	CUSTOM	4' (FT) METAL FENCE	PAINT TO BE BLACK	-	7/ L1.02	-	
F2	ORNAMENTAL IRON DETENTION GATE	CUSTOM	4' (FT) METAL FENCE	PAINT TO BE BLACK	-	7/ L1.02	-	



SOLID SOD



EXPRESSWAY 83 - WEST-BOUND FRONTAGE ROAD

LIMIT OF WORK -

EXISTING SIDEWALK

- PROPERTY LINE

SCALE 1" = 20'-0"

PROJECT NUMBER TRE-304

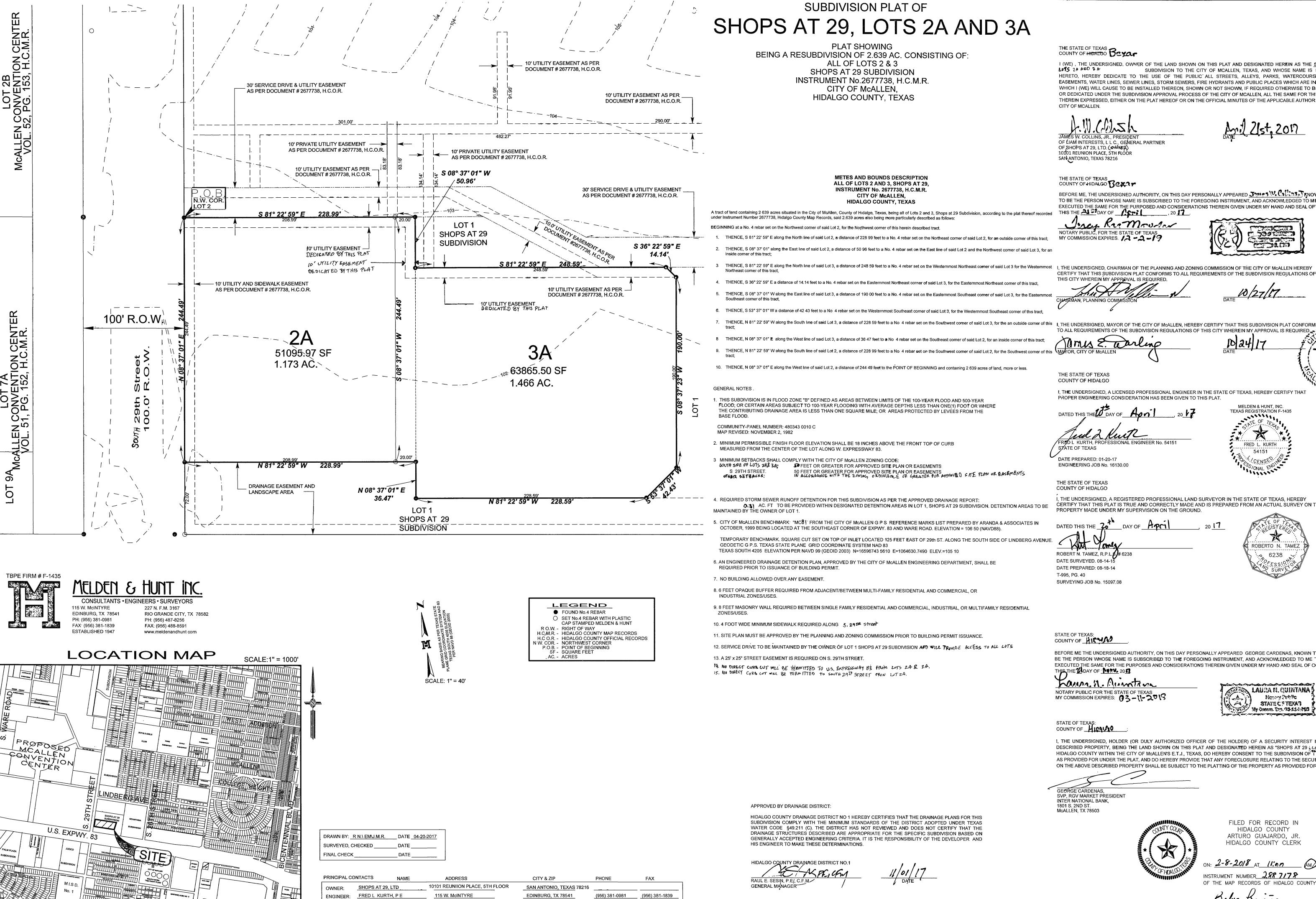
STATUS DATE **DRAWN** 07/05/2023 WM, CR **CHECKED** 07/05/2023 WS

SHEET TITLE MATERIALS &

PLANTING PLAN

SHEET NUMBER

L1.01



SURVEYOR. ROBERTO N. TAMEZ, R.P.L.S.

115 W. McINTYRE

EDINBURG, TX 78541

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO SEE THE WORLD AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO SEE THE WORLD AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO SEE THE WORLD AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO SEE THE WORLD AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO SEE THE WORLD AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO SEE THE WORLD AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO SEE THE WORLD AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO SEE THE WORLD AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO SEE THE WORLD AUTHORITY APPEARED TO SEE THE WORLD AUT TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE

, 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

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE



BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS, KNOWN TO BE 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,



I, THE UNDERSIGNED, HOLDER (OR DULY AUTHORIZED OFFICER OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "SHOPS AT 29 ; LOTS 24 AND SACE HIDALGO COUNTY WITHIN THE CITY OF MCALLEN'S E.T.J., TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

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

SUB2023-0053

City of McAllen Planning Department

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

	Subdivision Name SILVERADO MOON SUBDIVISION							
	Location							
uc	City Address or Block Number 8100 N. TAYLOR RD							
	Number of Lots <u>121</u> Gross Acres <u>24.54</u> Net Acres <u>N/A</u> ETJ xYes □No							
natic	Existing Zoning ETJ Proposed Zoning ETJ Rezoning Applied for □Yes ⊠No Date							
Project Information	Existing Land Use Va(\lambda\frac{1}{2} Proposed Land Use \frac{5000 for 17 1 06-02-23}{1000 for 17 1 06-02-23}							
ect lı	Replat □Yes □No Commercial Residential _×							
Proje	Agricultur	Agricultural Exemption □Yes ⋈No Estimated Rollback Tax Due						
	Parcel#_	Tax Dept. Revi	ew					
	Water CC	Water CCN □MPU ⊠Sharyland Water SC Other						
	Legal Des	BEING A 24.54 ACRE TRACT OF LAND OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, AND 42 AND VOLUME 28, PAGE 150, MAP RECORDS, HIDALGO COUNTY, AND ALL LEGAL DESCRIPTION OF LOT 1 OF MINERVA SUBDIVISION, AS PER MAP THEREOF RECORDED IN VOLUME 28, PAGE 150, MAP RECORDS, HIDALGO COUNTY						
					*			
ŗ	Name	FORTIS LAND COMPANY, LL	С		Phone	(956)-292-0008		
Owner	Address	222 WEST UNIVERSITY DR	VE		E-mail_	OMAR@OGBUILD.COM		
	City	EDINBURG						
_	Name F	ORTIS LAND COMPANY, LLC			Phone	(956) -292-0008		
obe		222 WEST UNIVERSITY DRIV						
Developer	City EDIN	NBURG State	TX		Zip _	78579 		
۵	Contact Person OMAR GARCIA							
	DI					056 200 5452		
<u>_</u>		D DELTA ENGINEERING			Phone .	956 380 5152		
jineer		921 S. 10TH AVENUE			E-mail_			
Eng	City EDIN	BURG	State _	TΧ		_ Zip		
		erson <u>IVAN GARCIA P.E., R.I</u>	P.L.S.					
ō	Name _R	IO DELTA ENGINEERING				956-380-5152		
Surveyor		921 S. 10TH AVENUE						
Sur	City EDIN	IBURG	State _	TX		Zip <u>78539</u>		



JUN 0 2 2023 BY: Nm CW

Proposed Plat Submittal

In Person Submittal Requirements

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

Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable
- *Documents must be submitted in PDF format. No scanned documents*
- *Please submit documents to <u>subdivisions@mcallen.net</u>

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

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

Signature _____

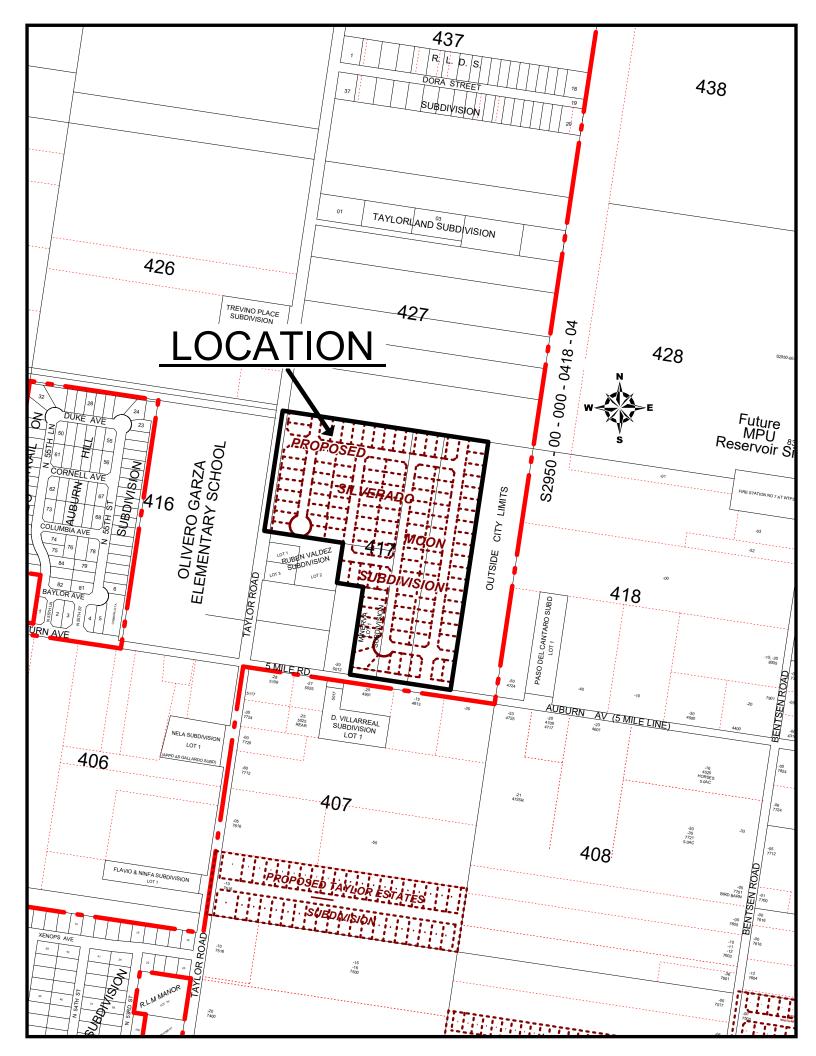
Date

Print Name Omar

Owner 💆

Authorized Agent

The Planning Department is now accepting DocuSign signatures on application



A 25.82 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PADE, 17, MAP RECORDED OF HIDALDO COUNTY, TEXAS, SAID 25.82 ACRES TRACT BEING THE SAME LAND DESCRIB 1) PRIOR SHANLOCAN, LICE. TO FORTIS LAND COUNTY, LICE. DATED JANUARY H. 2023, RECORDED IN DOCUMENT SEASONS OF OTHER ACROSS OR ORDINY, TEXAS 2) PRIOR SHANDER A. HIDALDON AND CANADO. LICE AND COTTOM CO. 4, 2016, RECORDED IN DOCUMENT, EXCROSOR OF OTHER ACROSS (PRIVATE SUBDIVISION) MARIA DEL CARMEN FERNANDEZ SANCHEZ SHARYLAND I.S.D. 16.50 ACRES 0.760 ACRES LOT 416 JOHN H. SHARY SUBDIVISION 15.00 FXC1USWF FASSMENT JUHN II. SHARY SUBDIVISION DOC. _____ OR.H.C. VOI..1, PG. 17 M.R.H.C. DOC#361750, O.R.H.C. VOL.1, PG. 17 M.R.H.C. DOC# 2948102, O.R.H.C. 3.28' FROM CENTERLINE / TO WEST LINE OF LOT 417 Ç N. TAYLOR RD. N8° 39' 10"E 632.50 LOT 416 DIANA KOLODZEJ DIANA KOLODZEJ 1.09 ACRES OUT OF LOT 407 JOHN H. SHARY SUBDIVISION VOL. 1, PG. 42, M.R.H.C. DOC# 1782144, D.R.H.C. EN VALDEZ SUEDIVISION
2.380 ACRES
417, JOHN H. SHARY
SUBDIVISION
2. 1, PG. 17, M.R.H.C.
2. # 3153639, D.R.H.C. RGV PARTNERS LLC 1.506 ACRES OUT OF LOT 417 JOHN H. SHARY SUBDIVISION OC# 1507876, D.R.H RGV PARTNERS LLC 2.00 ACRES OUT OF LOT 417 JOHN H. SHARY SUBDIVISION C# 1507876, D.R.H. AUBURN AVE MILE LINE R STREET C 100.89" LOT 6 6079 SF MCA 10 PIECE, LLC 1.23 ACRES OUT OF LOT 407 120.00 1 O.T. 8 10.00' Si U.E. JOHN H. SHARY SUBDIVISION VOL. 1, PG. 17, M.R.H.C. DOC# 3379182, D.R.H.C. P.O.C. %# N8° 39 10"E 210.50 IRIS & JORGE TREVINO O.51 ACRES
OUT OF LOT 407
JOHN H. SHARY SUBDIVISION
OUT OF LOT 1
D. VILLAREAL SUBDIVISION
DOC# 1814962, D.R.H.C. RGV PARTNERS LLC STREET D 120.00° LOT 10 6600 SF 1.46 ACRES OUT OF LOT 417,
JOHN H. SHARY
SUBDIVISION
DOC# 1978999, D.R.H.C. P.O.B. 1/2-INCH IRON ROD FOUND N:16627302:7800' E:1061514.1250' LOT 83 6210 SF 120.00 120.00' LOT 11 6600 SF S S N8° 39' 08"E 461.00 LOT 82 6210 SF 120.00 LOT 81 120.00° LOT 13 6600 SF MOISES & MARIA HERANDEZ 0.76 ACRES OUT OF LOT 407 JOHN H. SHARY \$UBDIVISION VOL. 1, PG. 42, MR.H.C. DOC# 2982588 D.R.H.C. LOT 80 10.00° 120.00° LOT 14 6600 3F STREET R 10.00°₁₀. TO S.W.S.C. RECORDED IN DOC. #______O.R.H.C. 10.00° SARA & JOSE LOZANO 2.0 ACRES OUT OF LOT 407 LOF 40 LOT 18 8202 SF JOHN H. SHARY SUBDIVISION VOL. 1, PG. 42, M.R.H.C. DOC# 2906531, D.R.H.C. 99.28 STREET A M&L MANAGEMENT, LLC 1.9 ACRES OUT OF LOT 407 JOHN H. SHARY SUBDIVISION VOL. 1, PG. 42, M.R.H.C. DOC# 2181255, D.R.H.C.

CO: 30 10 10 1

1304 00

LIENHOLDER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

GADTILLE SANKEA RIO BANK-SAN JUAN BANKING CENTER (PRESIDENT) 401 W. STATE HWY 495 SAN JUAN. TEXAS 78589

10.00°

HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE I (WE), THE UNDERSIMED, HOLDERGY (OR DULT AUTHORIZED GETICENS OF THE HOLDERGY) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND THE DESIGNATED HEREIN AS THE SILVERADO MOON SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE FROPERTY OF THE CITY OF UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED

GABRIFI GARZA

STATE OF TEXAS
COUNTY OF HIDALCO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CABRIEL
LIGAKIA, KNOWN 10 JBE 100 BE 100. PERSON WHOSE NAME IS SUBSIGNED TO THE
FORECONIO INSTRUMENT, AND ACKNOWLEDCED TO ME THAT HE EXECUTED THE SAME FOR
PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ ___ DAY OF ___

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

I, GIETRILYN DAILLDERG, HEREDY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPRIVED HIRE POTABLE WATER INFRASTRUCTURE FOR THE <u>SLYCRADO MOON SUPPLISION</u>. LOCATED AT CITY OF MCALEIN IN HIDALOG COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM WEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEGERAL ACKNOES. STATE OF TEXAS UNITED IRRIGATION DISTRICT

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.

NOTARY PUBLIC IN AND FOR THE

STATE OF TEXAS
MY COMMISSION EXPIRES _____

SHARYLAND WATER SUPPLY CORPORATION

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

COUNTY OF HIDALGO

I (WE). THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SILVERADO MOON SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EXSENSITY TO THE CITY OF MOALIEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS, ALLEYS, AND EASEMBITS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS ARE RESTRICTED TO THE EMPLOYEES AND ACENTS OF THE CITY OF MOALLEN, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF MOALLEN, AND RESIDENTS OF THE SURDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RICHT—OF—WAY FOR

CHAPTER THUMBERS GREEN AUTHORITY, ON THIS DAY PERSONALLY APPEARED OMAR FELIPE GARCIA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRIMENT, AND ACKNOWLEDDED TO ME THAT HE DECOULTED THE CAME FOR DIFFERENCE OF THE PERSONAL SUBSCRIBER OF THE PERSONAL SUBSCRIBER OF THE PERSONAL SUBSCRIPTION OF THE PERSONAL SUB

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

RINCIPAL CONTACTS:						
NAME		ADDRES	s		PHONE	& FAX
WNER(S): FORTIS LAND COMPANY, LLC		222 W. UNIVERSITY DRIVE	EDINBURG, TX. 78	3539	(956) 292-0008	(956) 292-0896
IRVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78	8539	(956) 380-5152	(956) 380-5083
NGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78	3539	(956) 380-5152	(956) 380-5083

STATE OF TEXAS COUNTY OF HIDALGO

MAYOR'S CERTIFICATE

_10.00' U.E.

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 RECURRENTS OF THE SUBDIVISION RECULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

SIVAD ENTERPRISE, INC.
7.24 ACRES OUT OF LOT 417
JOHN H. SHARY SUBDIVISION
VOL. 1, PG. 17, M.R.H.C.
DOC # 1272330 D.R.H.C.

PLANNING AND ZONING CHAIR

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PILAT 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 MIRPOVEMENTS, MISBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOUMENTING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERTY PLACED UNDER MY SUPERFISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS - COUNTY OF HIDALGO

VAN CARCIA P.E., R.P.L.S. REG. PROFESSIONAL ENGINEER No. 115682

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADDPTED UNDER TEXAS WATER CODE NO. 40.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIAT FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIJ IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

DATE

DATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN THIS DISCUSSION.

SCALE 1" - 100'

NAD 83 TEXAS SOUTH ZONE (4205) WESTERN DATA SYSTEMS NETWOR

BASIS OF BEARING TEXAS STATE PLANE COORDINATES

IVAN GARCIA P.E., R.P.L.S. DATE REG. PROFESSIONAL LAND SURVEYOR No. 6469 SURVEY FIRM No. 10194027 INSTRUMENT NUMBER______OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS



THE OF TELL

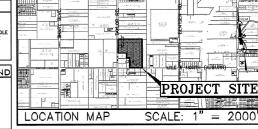
*

IVAN GARCIA

115662

LEGEND SET 1/2 INCH IRON RO
FOUND 1/2 INCH IRON
FOUND COTTON PICKER
SET COTTON PICKER SP
NATURAL GROUND
CALCULATED POINT
CAPPED IRON ROD SET

ABBREVIATION LEGEND RIGHT-OF-WAY
POINT OF BEGINNING
POINT OF COMMENCING SOUTH FORMER
SOUTHWEST CORNER
FARM TRACT
FARM—TO—MARKET
UTILITY EASEMENT
CENTER LINE
LOT LINE



METES AND BOUNDS DESCRIPTION

A 25.62 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE, 17, MAP RECORD OF HIDALGO COUNTY, TEXAS, SAID 25.62 ACRES TRACT BEING THE SAME LAND DESCRIBED IN THE FOLLOWING WARRANTY DEEDS:

1) FROM SANJUCAN, LLC. TO FORTIS LAND COMPANY, LLC. DATED JANUARY 11, 2023, RECORDED IN DOCUMENT #3412710 OFFICIAL RECORDS O HIDALED COUNTY, TEXAS PRICAL COUNTY, TEXAS

2) FROM SANDRA J. WOMACK AND CANDACE L. MCCOY TO SANJUCAN, LLC. DATED OCTOBER 4, 2018, RECORDED IN DOCUMENT #2800550 OFFICIA
RECORDED OF HORAGO COUNTY, TEXAS

SAID 25.62 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.46 ACRES TRACT CONVEYED TO RGY PARTNERS, LLC.
DESCRIBED IN DOCUMENT # 1978999 SAME BEING A POINT ON THE EXISTING NORTH RIGHT-OF-WAY OF MILE 5 N. ROAD (F.M. 676), OF HIDALGY
COUNTY TEXAS. THENCE, IN 81'26'53" W ALONG THE SOUTH BOUNDARY LINE OF SAID 1.48 AGRE TRACT DISTANCE OF 137.13 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CONNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 8'38'8" E ALONG THE EAST BOUNDARY LINE OF THE SAID 1.46 ACRE TRACT, A DISTANCE OF 461.00 FEET TO 1/2- INCH IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT: THENCE, N 8'39'10" E ALONG THE EAST BOUNDARY LINE OF RUBEN VALDEZ SUBDIVISION, DOCUMENT #3153639, MAP RECORDS OF HIDALGO COUNT TEXAS, A DISTANCE OF 210.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8120'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID RUBEN VALDEZ SUBDIVI DISTANCE OF 414.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, N 8'39'10" E ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF 632.50 FEET TO A 1/2- INCH CAPPED IRON ROD SET, FOR NORTHWEST CORNER OF LOT 417 OF JOHN H. SHARY SUBDIVISION, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE 5 ST2076" E ALCHO THE NORTH BOUNDARY LINE OF THE SAID LOT 417, SAME BEING THE SOUTH BOUNDARY LINE OF LOT 427, SAHL IN SHARY SUBDIVISION, A DISTANCE OF IDEATH FEET TO A 1/2" INCH WON ROD SET, ON THE SOUTH BOUNDARY DINE OF A CHILD 6.67 ACRE THAT OF THE HEREIN DESCRIBED THAT LINE OF THE HEREIN DESCRIBED THAT OF THE HEREIN DESCRIPTION DESCRIBED THAT OF THE HEREIN DESCRIPTION DESCRIPTI

THENCE, N 8/39'10" E ALONG THE WEST BOUNDARY LINE OF A CALLED 7.24 ACRES TRACT CONVEYED TO SIVAD ENTERPRISE, INC., DESCRIBED DODUMENT #1272330, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1304.00 FEET TO A 1/2- INCH IRON ROD SET, FOR TH SOUTHEAST CONFIRE FOR THE HERON DESCRIBED TRACE.

THENCE, N. 8120/50" E ACROSS THE SAID LOT 417, SAME BEING ALONG THE EXISTING NORTH RIGHT-OF-WAY OF MILE 5, A DISTANCE OF 528.71 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 24-04 ACRES OF LUND, MORE ON LESS, OUT OF MILIOI 04-00 ACRES LIES WITHIN THE RIGHT-OF-WAY OF MILE 5, N. ROAD (F.M. 676 EXIST. 60.00 FOOT R.O.W.). INCLUDING 0.531 ACRES LIES WITHIN THE RIGHT-OF-WAY OF INTLUR ROAD (CO.D. OTO T.O.W.).

GENERAL PLAT NOTES:

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

THE CORNER PINS ALONG AUBURN AVE. (MILE 5 NORTH) FOR LOTS 84, 85, 86, 87, 88, 89, AND 90 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.

4. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS: FRONT: 25 FT. OR GREATER FOR EASEMENTS. 10 FT. OR GREATER FOR EASEMENTS. INTERIOR SIDES: 6 FT. OR GREATER FOR EASEMENTS.

10 FT. OR GREATER FOR EASEMENTS. CORNER: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

THE SUBDIVISION IS IN ZONE "X" (NON-SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.

. A DRAINAGE DETENTION OF <u>86.510</u> OF OR <u>1.986</u> ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN COMMON LOT "A" OWLD BE DETAINED FOR DETENTION FURPOSES ONLY. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MALLEN MILL NOT MAINTAIN DETENTION AREA.

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

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

7. THE CITY OF MCALLEN TO HAVE A 25'X25' SIDE OBSTRUCTION EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CLIDE INTERSECTIONS

8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG AUBURN AVENUE (5 MILE LINE ROAD), NORTH TAYLOR-ROAD, AND BOTH SIDES OF ALL INTERIOR STREFTS.

9. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG AUBURN AVENUE (5 MILE LINE ROAD) AND NORTH TAYLOR ROAD

CITY OF McALLEN BENCHMARK (MC47) A 30° ALUMINUM PIPE WITH A 3% BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING: 106110.06350 6 EASTND: 1682000.54221 ELEV-#140.02

6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIA ZONES/USES AND ALONG AUBURN AVE. (5 MILE LINE ROAD) AND NORTH TAYLOR ROAD.

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

15. THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED DATED SEPTEMBER 22, 1920, RECORDED IN DOCUMENT# 1140186, OFFICIAL RECORDS OF HIDALGO COUNTY. TEXAS.

16. NO LITHITY 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.

17. NO PERMANENT STRUCTURE UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL RF ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WAITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE FRASHENT RIGHTMAY IS STRUCTURE TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSION.

18. 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.

19. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL B RESPONSIBLE FOR COMPILANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-108 OF THE SUBDIVISION OFDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREFTS.

20. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SILVERADO MOON SUBDIVISION, RECORDED AS DOCUMENT NUMBER.

HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MALALIEN SHALL BE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134—188 OF THE CODE OF ROTROMANCES OF THE CITY OF MALALEN, INCLUDION BUT NOT LIMITED TO COMMON REAS AND PRIVATE STREETS. ANY AMENIMENT TO ACCURATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134—168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.

CONFLICT WITH THE REQUIREMENTS OF SECTION 134—168 OF THE SUBDIVISION ORDINANCE SHALL BE MULL AND VOID.

20. COMMON LOT A, IDENTIFED AS A DETENTION PARE, SHALL BE MAINTENINED BY THE DEVELOPER, HIGH AND TRANSFER SUCH MAINTENINE GUIGATION TO THE SUBDIVISION HOMEOMENE'S ASSOCIATION, SUFERIND MOON HOMEOMER'S ASSOCIATION, SUFERIND MOON HOMEOMER'S ASSOCIATION, SUFERIND MOON HOMEOMER'S ASSOCIATION, SUPERIND MOON HOMEOMER'S ASSOCIATION, SUPERIND AND MAINTENINES OF CHIEF SUPERISONS AND ASSOCIATION, AND NOT BY THE CITY OF MAILE IN OR BUILDINGS OF CHIEF STRUCTURES SHALL BE RECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA AFTER COMMON LOT A'S TRANSFER OF TITLE TO THE SUSPENDING THE MURREY SASSOCIATION, FAULTION THE SUBDIVISION LOT OWNER'S ASSOCIATION, FAULTION IS SUCH MAINTENINE OBJUSTION. THE CITY SHALL BE DETENINED BY THE SULVERADD MOON HOMEOWINER'S ASSOCIATION, FAULTION IN SUCH MAINTENINE OBJUSTION. THE CITY SHALL PRIST COMMER'S MAINTENINED FOR THE PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LED THE CITY SHALL PRIST COMMER'S MAINTENINED BY THE CITY SHALL PRIST COMMER'S MINISTENINED OF THE MEDICAL PROPERTIES. THE CITY SHALL PRIST COMMER'S MINISTENINED OF MAY LED THE CITY SHALL PRIST COMMER'S MINISTENINED OF THE MEDICAL PROPERTIES. THE CITY SHALL PRIST COMMER'S MINISTENINED OF MAY LED THE OWNER'S MAINTENINED COUNTY, TEXAS.

OFFICIAL PROPERTY MAINTENINED COUNTY, 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.

GINEERING EZ

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RIO

ATION No. F-7628 M No. 10194027 EDINBURG, TEXAS 7 2 (FAX) 956-380-5 921 S. (TEL)

DELTA DO ENG STO

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 113662 ON
SEPTEMBER 1, 2023
IT IS NOT TO BE

PRELIMINARY

MOON SUBDIVISION MCALLEN ETJ COUNTY, TEXAS SHEET PLATCITY OF HIDALGO AD0

AN GARCIA P.E. R.P.L.S AN GARCIA P.F. R.P.I.S 0.A./H.G./Y.V. 1" = 100'

SILVE

SEPTEMBER 1, 2023 SUB 22 064

SHT 2

09/15/2023 Page 1 of 5 SUB2023-0102



Reviewed On: 9/15/2023

SUBDIVISION NAME: SILVERADO MOON SUBDIVISION					
REQUIREMENTS					
STREETS AND RIGHT-OF-WAYS					
North Taylor Road: Proposing 10 ft. of dedication for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Applied				
Auburn Avenue (5 Mile Line Road): Proposing 40 ft. of dedication for 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: Both sides Revision Needed: - Clarify 40 ft. existing on the south side of Auburn Avenue, any additional/ existing dedications must be referenced with document number on plat, finalize prior to recording. As per conversation with Engineer on September 15th,2023 to continue verifying existing dedications along the south ROW line of Auburn Avenue. Any adjustments to ROW will require review of ROW dedication requirements, and may require Planning and Zoning Commission action in the future, finalize prior to NTP/ recordingLabel ROW as" Total ROW "after accounting for dedication from center line, and Label ROW as" Total ROW "after accounting for dedication from existing ROW line across Auburn Avenue, prior to recordingEnsure that all dimensions are legible, ex referenced 60.00',review and revise as applicable prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Required				
Interior Street: Dedication as needed for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides Revisions Needed: -Street names will be established prior to recording finalize street name prior to recording/ Mylar printingSubdivision layout currently exhibits stub outs, clarify stub outs along lots 90 and 91 and lots 108 and 109, subdivision layout will have to be revised to provide for "Knuckle" design as dead end street are not permitted as this is a private subdivision, review and revise prior to final. As per plat submitted on July 19th,2023, subdivision provides for knuckle design As per plat submitted on June 2nd,2023 subdivision proposed to be private and for single family use, gate details are required. Gate details are under review and ROWs are subject to increase for gate areas, finalize prior to NTP/Recording **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Required				

09/15/2023 Page 2 of 5 SUB2023-0102

E/W Quarter Mile Collector (northern boundary):Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Pending Items:	Applied
*Engineer submitted a variance application on July 7, 2023 in reference to the ROW dedication requirements for the E/W collector(1/4 Mile Collector) along the Northern Boundary the engineer has indicated that the street would not be able to extend east as there is an existing drain ditch and there are existing established developments to the north of this subdivision. After review of the ownership map submitted on July 12,2023, due to the developed properties to the north and existing canal to the west and collector alignment, the E/W collector street along the northern boundary is not feasible. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	
N/S collector(Eastern Boundary,1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving _40 ft Curb & gutter: Both Sides. *As per plat submitted on August 11th,2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. Street alignment and R.O.W being reviewed by staff and plat would need to be revised accordingly. After review of the submitted plans on August 25,2023, for the state drainage project from the engineer due to the developed properties to the north, collector alignment and state drainage project, the N/S collector street along the eastern boundary is not feasible.	Applied
*Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. As per conversation with Engineer on September 15th,2023 remnant of additional 40 ft. tract to be utilized by the state for a drainage project. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	
* 1,200 ft. Block Length. *Subdivision layout does not comply with 1200 ft. block length requirement. Engineer submitted a variance application on August 1, 2023 ,requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac Pending Items: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. As per conversation with Engineer on September 15th,2023, 10ft. U.E and Sidewalk easement proposed, engineer to continue to coordinating with corresponding departments to ensure compliance, finalize prior to NTP/ Recording. **Subdivision Ordinance: Section 134-105	Required
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements. ***Zoning Ordinance: Section 138-356	Applied
* Rear:10 ft. or greater for easements. ***Zoning Ordinance: Section 138-356	Applied

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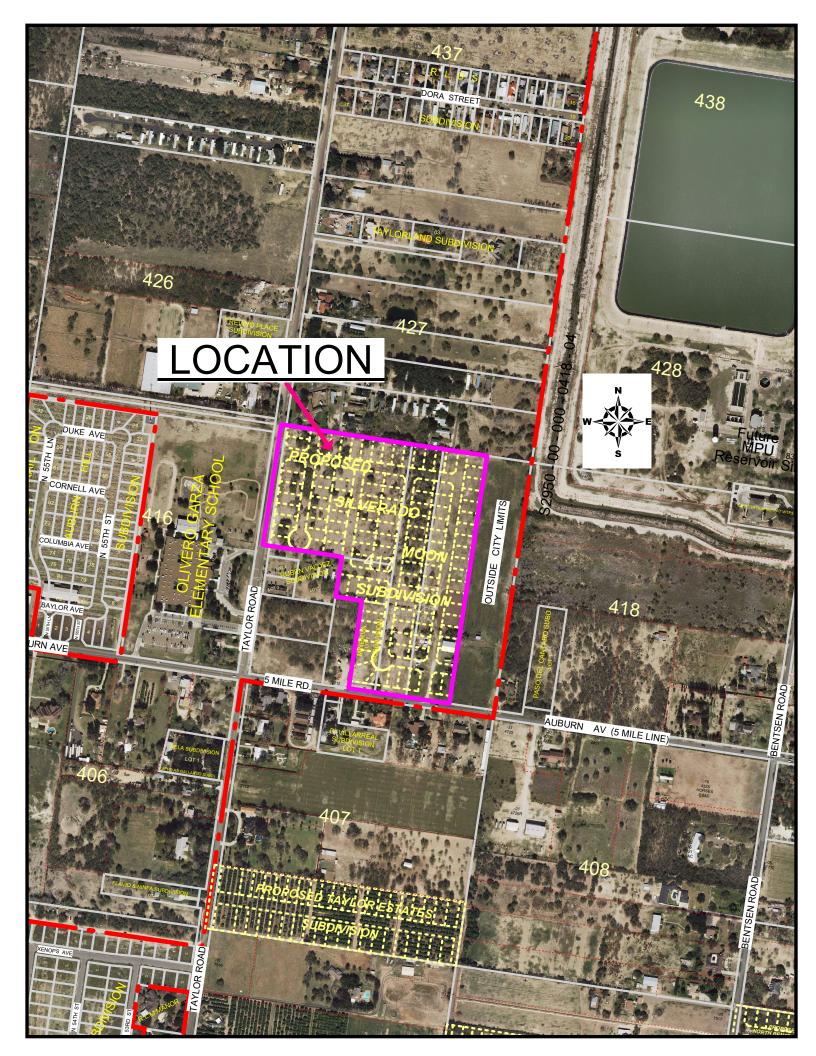
* Interior sides: 6 ft. or greater for easements. ***Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements ***Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Auburn Avenue (5 Mile Line Road), North Taylor Road, and both sides of all interior streets. **5 ft. sidewalk might be required by Engineering Dept., finalize note wording requirements, prior to recording. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line Road) and North Taylor Road. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line Road) and North Taylor Road. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Add note as shown above, prior to recording.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Applied

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* 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	Required
******Subdivision Ordinance: Section 134-168	
LOT REQUIREMENTS	
* Lots fronting public streets. **Private Subdivision proposed as per plat submitted on June 2nd,2023. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: (Extraterritorial jurisdiction) Proposed:R-1 (single-family residential) District Pending Items: **Annexation scheduled for the City Commission meeting of October 9th, 2023. ***Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th,2023 and City Commission meeting of October 9th,2023. ****Zoning requirements must be finalized prior to recording.	Required
*****Zoning Ordinance: Article V	
 * Rezoning Needed Before Recording. Pending Items: **Annexation scheduled for the City Commission meeting of October 9th, 2023. ***Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th,2023 and City Commission meeting of October 9th,2023. ****Zoning Ordinance: Article V 	Required
PARKS	
* Land dedication in lieu of fee. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. 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 Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. 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 City Manager's Office. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. 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

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TRAFFIC	
* As per Traffic Department, Trip Generation approved, TIA Level I triggered.	Completed
* As per Traffic Department, Trip Generation approved, TIA Level I triggered. TIA Waiver granted with conditions, must comply with conditions as noted in TIA Waiver Letter.	Required
COMMENTS	
Comments: - Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. -Annexation scheduled for the City Commission meeting of October 9th, 2023. Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th,2023 and City Commission meeting of October 9th,2023. Zoning requirements must be finalized prior to recording. - At the Planning and Zoning Commission meeting of August 8th,2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted. - As per plat submitted on August 11th,2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. At the Planning and Zoning Commission meeting of August 22nd,2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted in the Planning Review. - Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. As per conversation with Engineer on September 15th,2023 remnant of additional 40 ft. tract to be utilized by the state for a drainage project. - Clarify solid line running through lots 20-38 any easements must be labeled, finalize prior to recording.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



Subabar-0138

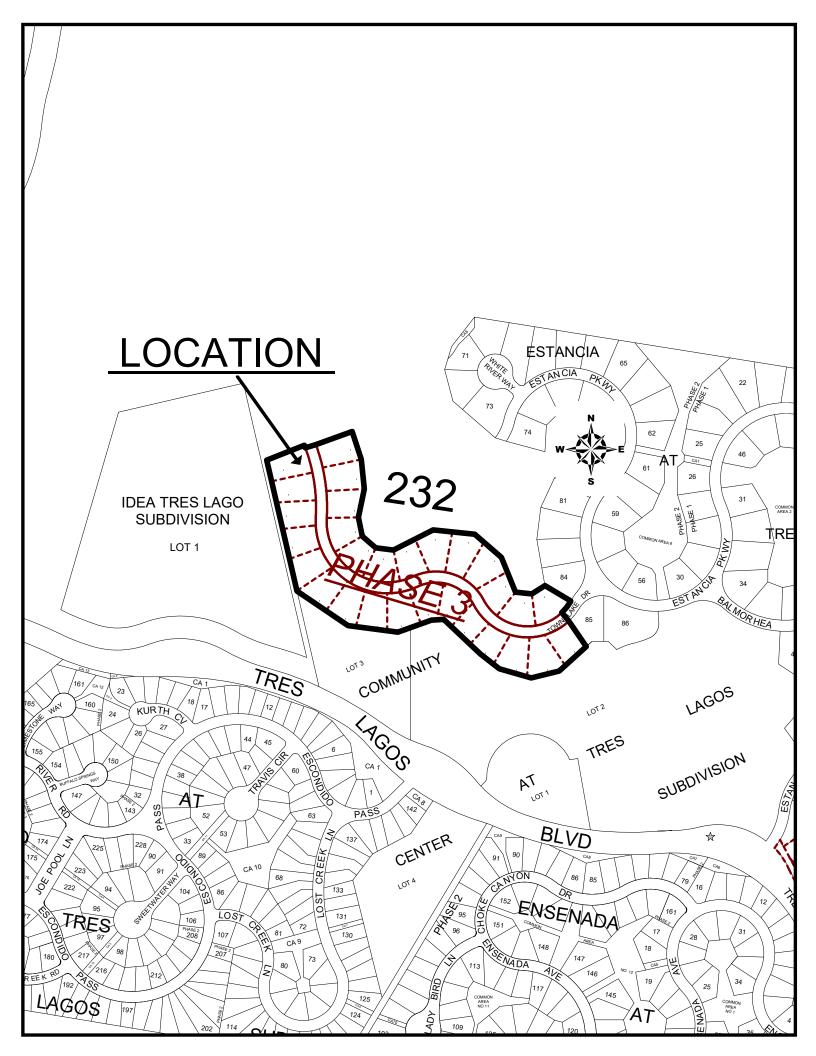
City of McAllen Planning Department

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

Project Information	Subdivision NameESTANCIA AT TRES LAGOS PHASE III SUBDIVISION (PRIVATE) Location _ADJOINING ESTANCIA AT TRES LAGOS II - TO THE WEST City Address or Block Number
Owner	Name RHODES DEVELOPMENT INC. Phone _956-287-2800 Address _200 S. 10TH ST., STE. 1700 E-mail_NICK@RHODESENTERPRISES.COM City _MCALLEN _State _TX _ Zip _78502
Developer	Name RHODES DEVELOPMENT,INC. Phone 956.287-2800 Address 200 S. 10TH ST., STE. 1700 E-mail NICK@RHODESENTERPRISE.COM City MCALLEN State TX Zip 78502 Contact Person NICK RHODES
Engineer	Name MELDEN & HUNT,INC. Phone 956.381.0981 Address 115 W. MCTYRE ST EDINBURG, TX 78541 E-mail MARIO@MELDENANDHUNT.COM City EDINBURG State TEXAS Zip 78541 Contact Person MARIO A. REYNA
Surveyor	Name MELDEN & HUNT, INC. Phone 956.381.0981 Address 115 W. MCTYRE ST EDINBURG, TX 78541 E-mail FKURTH@MELDENANDHUNT.C City EDINBURG State TX Zip 78541

Initial:

	Proposed Plat Submittal
ed with Application	\$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report **VIA & MAI 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps **VIA & MAI 2 8 ½" by 11" copies/legible copies of plat with name & north arrow **VIA & MAI 6 Folded blueline prints of the proposed plat VIA & MAI 2 Warranty Deeds (identifying owner on application) **-VIA & MAI AutoCAD 2005 DWG file and PDF of plat **-VIA & MAI Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of **-VIA & MAI partnership/corporation, if applicable
Minimum Developer's Requirements Submitted with Application	 ✓ PLAT TO SHOW: ✓ Metes and bounds — Lots numbered with dimensions and area of irregular lots noted Surrounding ✓ platted lots and/or lot lines for unsubdivided tracts — Name and address of owner, lienholder, developer, engineer and surveyor ✓ shown along with signature lines ✓ North arrow, scale and vicinity map — Name & dimension of adjoining street ROWs (total width & width from centerline)
	Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.
Owners Signature	I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 15.279 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, SAID 15.279 ACRES OUT OF A CERTAIN TRACT CONVEYED TO RHODES ENTERPRISES, INC., A TEXAS CORPORATION BY VIRTUE OF A CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2869684, HIDALGO COUNTY OFFICIAL RECORDS, SAID 15.279 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST SOUTHWEST CORNER OF LOT 85, ESTANCIA AT TRES LAGOS PHASE II SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3156009, HIDALGO COUNTY MAP RECORDS;

- 1. THENCE, S 48° 00' 00" W A DISTANCE OF 165.71 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 2. THENCE, S 76° 00' 00" W A DISTANCE OF 130.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT:
- 2 THENCE N. 74° 001 00" W. A. DICTANICE OF 450 00 FEET TO A NO. 4 DEDAD CET FOR AN OUTCIDE CORNED OF THIS TRACE
- 3. THENCE, N 74° 00' 00" W A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 4. THENCE, N 52° 00' 00" W A DISTANCE OF 110.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
 5. THENCE, N 46° 44' 33" W A DISTANCE OF 227.92 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 6. THENCE, S 86° 56' 50" W A DISTANCE OF 56.03 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 7. THENCE, S 70° 13' 16" W A DISTANCE OF 160.94 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 8. THENCE, N 82° 39' 56" W A DISTANCE OF 227.91 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- o. Theree, not so so which and of tenor ten rolling in the first of th
- 9. THENCE, N 55° 45' 16" W A DISTANCE OF 279.79 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

10. THENCE, N 13° 00' 00" W A DISTANCE OF 607.68 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

- 11. THENCE, N 68° 30' 00" E A DISTANCE OF 183.25 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 12. THENCE, N 86° 50' 51" E A DISTANCE OF 52.44 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT:
- 13. THENCE. N 70° 00' 00" E A DISTANCE OF 174.93 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT:
- 14. THENCE, S 18° 00' 00" E A DISTANCE OF 132.84 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 15. THENCE, S 06° 00' 00" E A DISTANCE OF 134.86 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 16. THENCE, S 12° 00' 00" W A DISTANCE OF 131.88 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 17. THENCE, S 12° 00' 00" E A DISTANCE OF 86.33 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 18. THENCE, S 49° 00' 00" E A DISTANCE OF 80.73 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

 19. THENCE, S 83° 00' 00" E A DISTANCE OF 80.99 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 20. THENCE, N 63° 00' 00" E A DISTANCE OF 201.02 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 21. THENCE, S 84° 00' 00" E A DISTANCE OF 190.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 22. THENCE, S 49° 00' 00" E A DISTANCE OF 160.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 23. THENCE, S 22° 00' 00" E A DISTANCE OF 170.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 24. THENCE, S 84° 00' 00" E A DISTANCE OF 74.47 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT:
- 25. THENCE, N 58° 00' 00" E A DISTANCE OF 70.42 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 26. THENCE, S 59° 16' 40" E A DISTANCE OF 135.89 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 27. THENCE, IN A SOUTHWEST DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 17° 28' 24", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 68.62 FEET, A TANGENT OF 34.58 FEET, AND A CHORD THAT BEARS S 38° 05' 59" W A DISTANCE OF 38.35 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 28. THENCE, S 43° 09' 49" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 29. THENCE, S 34° 00' 00" E A DISTANCE OF 139.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.279 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNTY PANEL NUMBER 480334 0295 D, MAP REVISED: JUNE 06, 2000;

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

3. MINIMUM SETBACKS SHALL BE:

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

REAR: 11 FEET OR GREATER FOR EASEMENTS.

16 FEET FOR LOTS 100-115
INTERIOR SIDES: 5 FEET, OR GREATER FOR EASEMENTS PER AGREEMENT.

SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS AS MAY BE APPLICABLE.

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

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 52,633 CUBIC FEET (1.208 Ac-Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES TO DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

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

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

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 4 FOOT MINIMUM SIDEWALK REQUIRED ON INTERIOR STREETS, AS PER APPROVED SIDEWALK PLAN FILED WITH THE CITY AT BUILDING PERMIT STAGE.

9. 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

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

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

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

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

12. * DENOTES CURVED SETBACK.

13. DEVELOPER / TRES LAGOS (PID) PRIVATE IMPROVEMENT DISTRICT / OWNER, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CIITY 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.

16. 25 FEET x 25 FEET SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS

17. 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

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

19. UNITED IRRIGATION DISTRICT NOTES:
ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS

- NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

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

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

21. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESTANCIA AT TRES LAGOS PHASE III SUBDIVISION, RECORDED AS DOCUMENT NUMBER _______, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION ____134-168__ OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND STREETS. ANY AMENDMENT TO THE DECLARATION THAT CONFLICTS WITH THE REQUIREMENTS OF SECTION ____134-168__ SHALL BE NULL AND VOID.

22. 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.

SUBDIVISION MAP OF

ESTANCIA AT TRES LAGOS PHASE III SUBDIVISION

(PRIVATE SUBDIVISION)
BEING A SUBDIVISION OF 27.970 ACRES OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN. HIDALGO COUNTY. TEXAS

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL MANAGER

DATE

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

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

ATTEST:	
PRESIDENT	SECRETARY

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

MAYOR, CITY OF McALLEN

ATTESTED BY:

CITY SECRETARY

DATE

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

CHAIRMAN, PLANNING COMMISSION DATE



DRAWN BY: _____ DATE: 11-15-21
SURVEYED CHECKED _____ DATE: 07-14-23
FINAL CHECK _____ DATE: ____

STATE OF TEXAS COUNTY OF TEXAS

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE ESTANCIA AT TRES LAGOS PHASE III SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREBY DEDICATES: (a) ALL STREET RIGHT OF WAYS IDENTIFIED AS "PID STREET" ON THE ABOVE PLAT TOGETHER WITH ALL STREET IMPROVEMENTS LOCATED THEREIN TO THE CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT, AN IMPROVEMENT DISTRICT CREATED BY THE CITY OF MCALLEN, TEXAS, PURSUANT TO CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE (THE "PID"), AND THE PID IN ACCEPTING SUCH DEDICATION AGREES THAT IT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SUCH PID STREETS WITH THE COST OF SUCH MAINTENANCE BEING PAID FROM THE ASSESSMENTS FOR MAINTENANCE LEVIED BY THE PID AGAINST THE PROPERTIES BENEFITED BY AND UTILIZING SAID PID STREETS; (b) TO THE USE OF THE PUBLIC ALL PUBLIC STREETS, 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

RHODES DEVELOPMENT, INC.

DATE:

NICK RHODES, PRESIDENT

200 S. 10TH ST., STE. 1700

McALLEN, TEXAS 78501

HIDALGO COUNTY, TEXAS

ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED <u>NICK RHODES</u> KNOWN TO ME TO BE THE PERSON WHOSE NAME 1S SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ______ DAY OF ______ 20_____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

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

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

STATE OF TEXAS COUNTY OF HIDALGO

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF HIDALGO

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

DATE PREPARED: 05/25/22 ENGINEERING JOB # 21216.0

STATE OF TEXAS COUNTY OF HIDALGO

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

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238

DATE SURVEYED: 10/09/2021 SURVEY JOB # 21216.08

STATE OF TEXAS

DATED THIS THE _____DAY OF ___



MELDEN & HUNT, INC.

TEXAS REGISTRATION F-1435

MARIO A. REYNA

117368



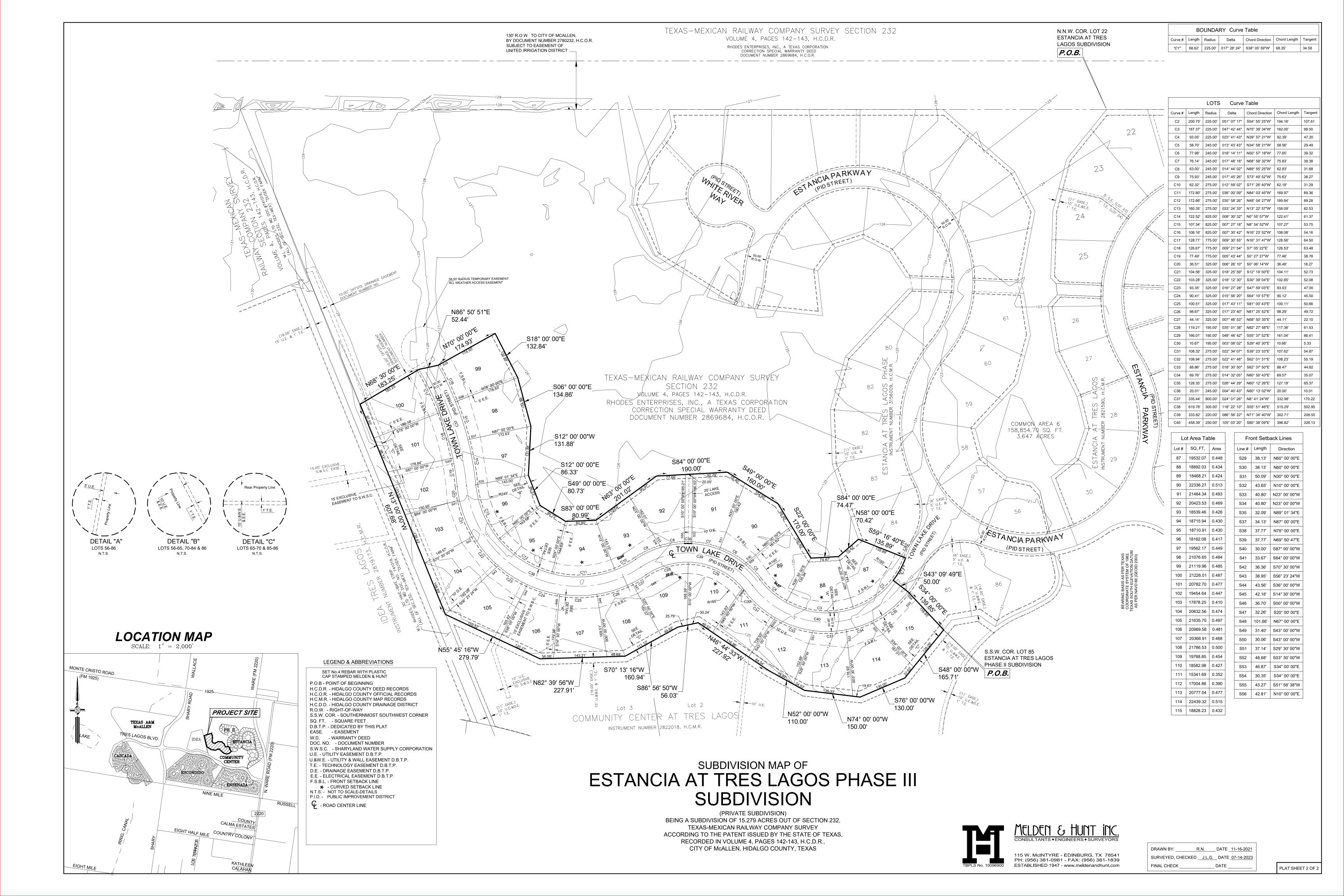
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: ____AT____AM/PM
INSTRUMENT NUMBER____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

_____ DEPUTY

SHEET 1 OF 2



09/14/2023 Page 1 of 4 SUB2022-0121



Reviewed On: 9/14/2023

EQUIREMENTS	
REETS AND RIGHT-OF-WAYS	
Town Lake Drive: 50 ft. ROW Paving: 32 ft. minimum Curb & gutter: Both sides Revisions needed: -Clarify temporary turnaround easement as it appears to be outside plat boundary, additional notes as required may apply, finalize temporary turnaround requirements, prior to recording. If done by separate instrument, document must be finalized prior to recording with document numbers shown on plat. ***As per Fire Department, temporary turnaround paving must be 96 ft. in diameter face to face. **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
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
* 1,200 ft. Block Length: Common areas and access walks/drives provided per agreement. **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. Revisions needed: -Clarify temporary turnaround easement as it appears to be outside plat boundary, additional notes as required may apply, finalize temporary turnaround requirements, prior to recording. ***As per Fire Department, temporary turnaround paving must be 96 ft. in diameter face to face. **Subdivision Ordinance: Section 134-105	Required
LEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision Ordinance: Section 134-106	NA
* Front: 20 ft. minimum or as shown in "Front Setback Table" (sheet 2 of 2). **Must comply with PID requirements. **Zoning Ordinance: Section 138-356	Applied

09/14/2023 Page 2 of 4 SUB2022-0121

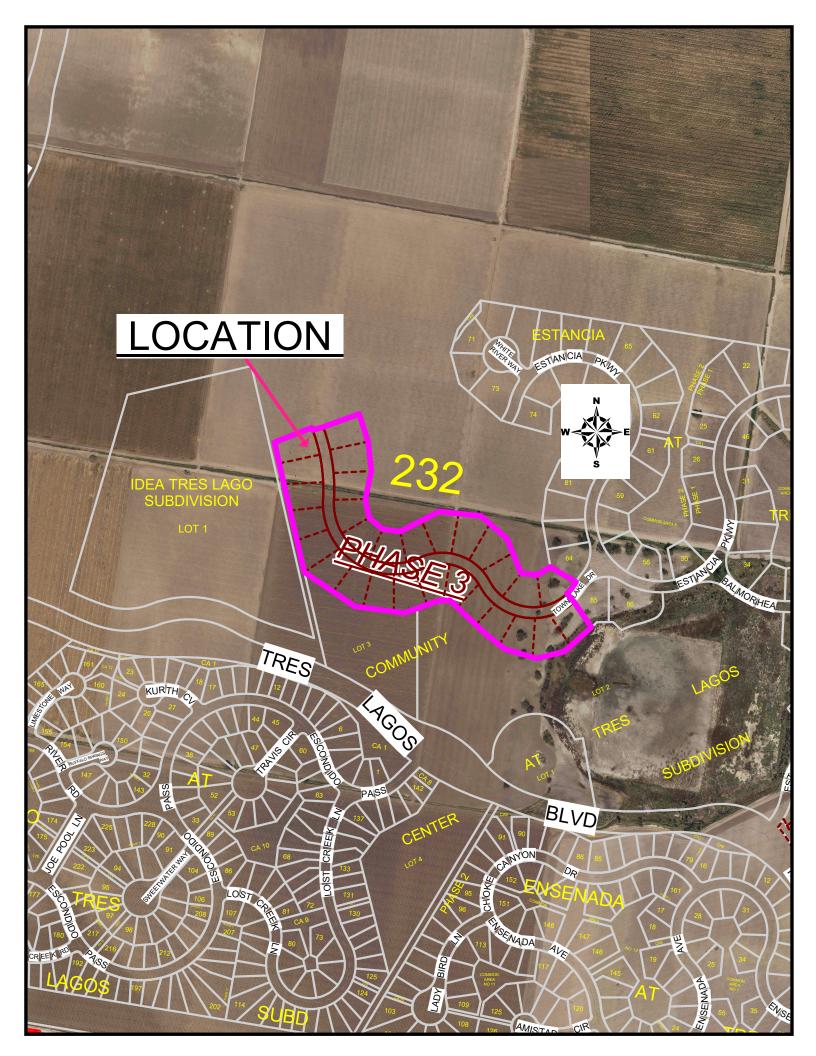
* Rear: 11 ft. or greater for easements 16 ft. or greater for easements for Lots 100-115 Revisions Needed:	Required
-Revise rear setback note as shown above prior to recording. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356	
* Interior Sides: 5 ft. or greater for easements Revisions Needed: -Revise side setback note as shown above prior to recording. **The proposed subdivision complies with minimum setback requirements, as per agreement. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356	Required
* Corner: 10 ft. or greater for easements Revisions Needed: -Revise corner setback note as shown above prior to recording. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356	Required
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement filed with City. Revisions needed: - Please provide sidewalk plan prior to recording. *****Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Revise note#9 as shown above, prior to recording. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied

09/14/2023 Page 3 of 4 SUB2022-0121

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets: Access to subdivision from Estancia at Tres Lagos and Estancia at Tres Lagos Phase II subdivision, which has access to Tres Lagos Boulevard. **The proposed subdivision complies with minimum access points, as per agreement. *** Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. ****Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-1(Single-Family Residential) District and C-4 (Commercial-Industrial) District Proposed: R-1(Single-Family Residential) District **Rezoning for portion of C-4 scheduled for the Planning and Zoning Commission meeting of October 17th,2023, and City Commission meeting of November 13th,2023. **Rezoning must be completed prior to recording. ***Zoning Ordinance: Article V	Required
* Rezoning Needed Before Recording. **Rezoning for portion of C-4 scheduled for the Planning and Zoning Commission meeting of October 17th,2023, and City Commission meeting of November 13th,2023. ***Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee. As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6 Page 24	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6 Page 24	NA
* Pending review by the City Managers Office. Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6 Page 24	NA
TRAFFIC	
* As per Traffic Department, Master TIA approved.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat. * As per Traffic Department, Master TIA approved.	Completed

09/14/2023 Page 4 of 4 SUB2022-0121

COMMENTS	
Comments/Revisions needed: * Please provide sidewalk plan prior to recording. *Must comply with City's Access Management Policy. **Must comply with Agreement and Public Improvement District (PID) conditions. ***Must comply with other requirements, as may be applicable, prior to recording. ***Any documents being recorded by separate instrument must be finalized prior to recording. ****Clarify drainage easement by document number as it appears to not be included, prior to recording. RECOMMENDATION	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



Sub 2022-0146

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 AFG PLAZA SUBD. Location SEC Mª COLL DOVE AVE. City Address or Block Number 5520 N. MC COLL RU Number of lots Gross acres 1.996 Net acres 1.38 Existing Zoning C-4 Proposed C-4 Rezoning Applied For Yes No Date Existing Land Use Proposed Land Use Irrigation District # Z Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due 1500 Parcel No. 290032 Tax Dept. Review 55950-00-006-0001
<u>q</u>	Legal Description 1.38 NET AC. 0/0 LOT 1, BIK. 6. STERLE: PERSHING SUBD. H. C.T.
Owner	Name SUZIE AW Phone
Developer	Name
Engineer	Name David Omar Salivas Phone 682-9081 Address 2221 DAFFODIL AVR. City MEANEN State TX Zip 78501 Contact Person David E-mail dsalives @ salivas engine Exercis 6, com
Surveyor	Name _ Same AS ROGNOTERPhone Address State Zip City State Zip

r.c. "Nouse

NOV **2 9** 2022

	Proposed Plat Submittal			
Submitted with Application	## \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies 2 Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying 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			
Minimum Developer's Requirements S	PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted tracts ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines ✓ North arrow, scale and vicinity map ✓ Name & dimension of adjoining street ROWs (total width & width from centerline) Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.			
Owner's Signature	I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Date Print Name Owner Authorized Agent by 10/19			

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City of McAllen

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

Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

Project	Legal Description 1.99 & AC. 0/0 LOT 1, BIK. & STEELE ! PENSHING SUBD., IN. C.T. Proposed Subdivision (if applicable) AFGDLUZA SUBD. Street Address Street Address Gross acres 1-99 & Existing Zoning C-4 Existing Land Use MIXED Counted on the legal description is a portion of a lot)		
Applicant	Name Timm YAN SUZIE AN Phone 956-222-2779 Address 114 RIO GRANDE DR. E-mail City MISSION State TX Zip 78572		
Owner	Name		
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? Yes No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Date Date Authorized Agent		
Office	*FOR OFFICE USE ONLY* APPLICATION FILING FEE: \$250.00 Accepted by F Payment received by AUG 1 4 2023 Rev 06/21		

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

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

1. Describe the special circumstances or conditions affecting the land involved such that the stria application of the provisions of this chapter would deprive the applicant of the reasonable land. ADDITIONAL ROW DED. ALONG S. SIOR OF DOVE AVE. SHALL MAKE SITE US-DEVELOP 2. Described how the variance is necessary for the preservation and enjoyment of the legal rights of its owner. LO ADDITIONAL ROW DED. WILL PERMIT A RE-DEVELOP GIVEN OF THIS COMMERCIAL CORD TO THE COMMERCIAL CORD THE LOGICAL FLATA. 3. Describe how the variance will not be detrimental to the public health, safety or welfare or in the legal rights other property owners enjoy in the area.	all sections
2. Described how the variance is necessary for the preservation and enjoyment of the legarights of its owner. Lo ADDITIONAL TOW DEP. WILL PERMIT A	
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C Describe have the verience will not be detrieved by the U.S. to 15.	
3. Describe how the variance will not be detrimental to the public health, safety or welfare or in the legal rights other property owners enjoy in the area.	jurious to
THE VARIANCE SHALL MONG POOP. DRUG TO	BE
IN LINE WY EXISTING DOW FOR THE DE	J.
LOCATED EAST AND ADJ. TO HAK SITE.	
4. Describe how the veriance will not have the effect of prevention the end of the collection of all	
 Describe how the variance will not have the effect of preventing the orderly subdivision of oth in the area in accordance with the provisions of this chapter. 	er land
ALL LANDS EURROUNDING THIS SITE AR	E
ALREADY IMPROVED : DAVELOPED TALS	
PROTRET IS A "RE-DRURLOPEMENT" OF	रवाड
Commercial Corner.	

SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE.
MCALLEN, TEXAS, 70501
(956) 682-9081
dsalinas@salinasengineering.com

Memo

To: CITY OF MCALLEN PLANNING DEPT.

Attn: Kaveh

From: David Omar Salinas, P.E.

CC: FILE

Date: 8/11/2023

Re: AFG PLAZA Variance to ROW along S. side of Dove Ave.

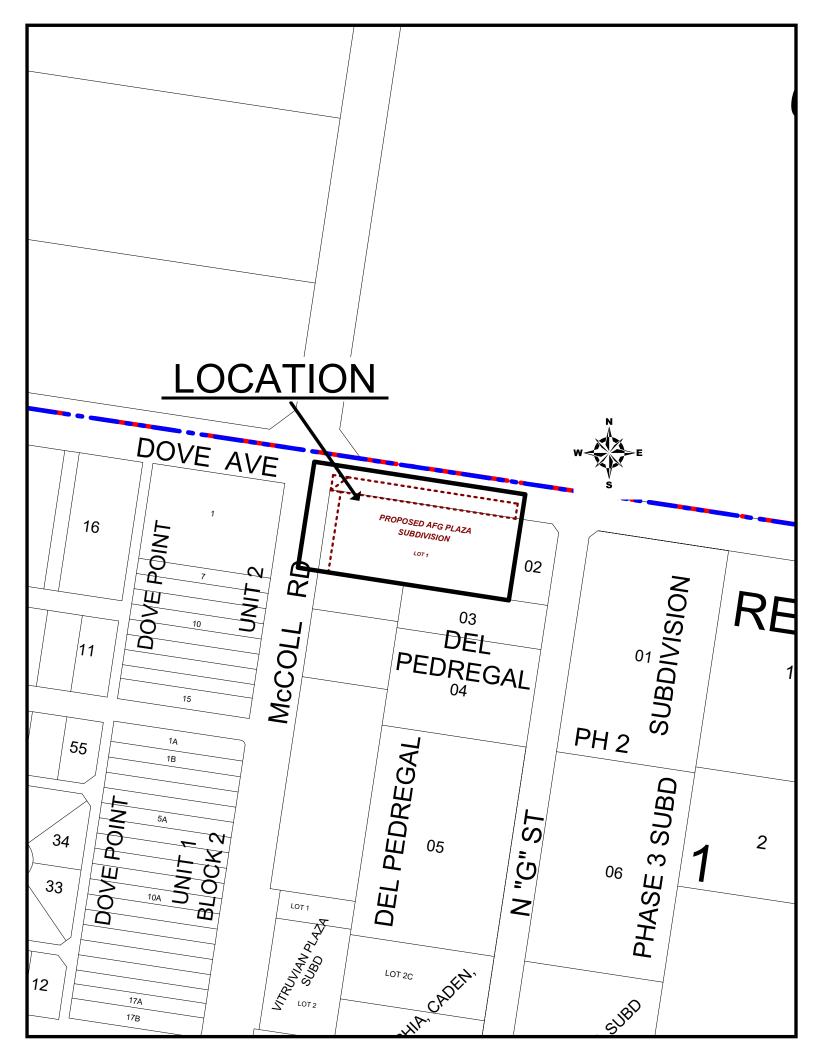
This request on behalf of Jimmy and Suzi An to NOT to dedicate any additional ROW along the south side of Dove Ave. per planning staff plat review comments. The current ROW on the south half of Dove Ave. is 50.0 feet for a total existing ROW of 100 feet taking into the account the recorded plat along the north side of Dove Ave. is 100.0 feet.

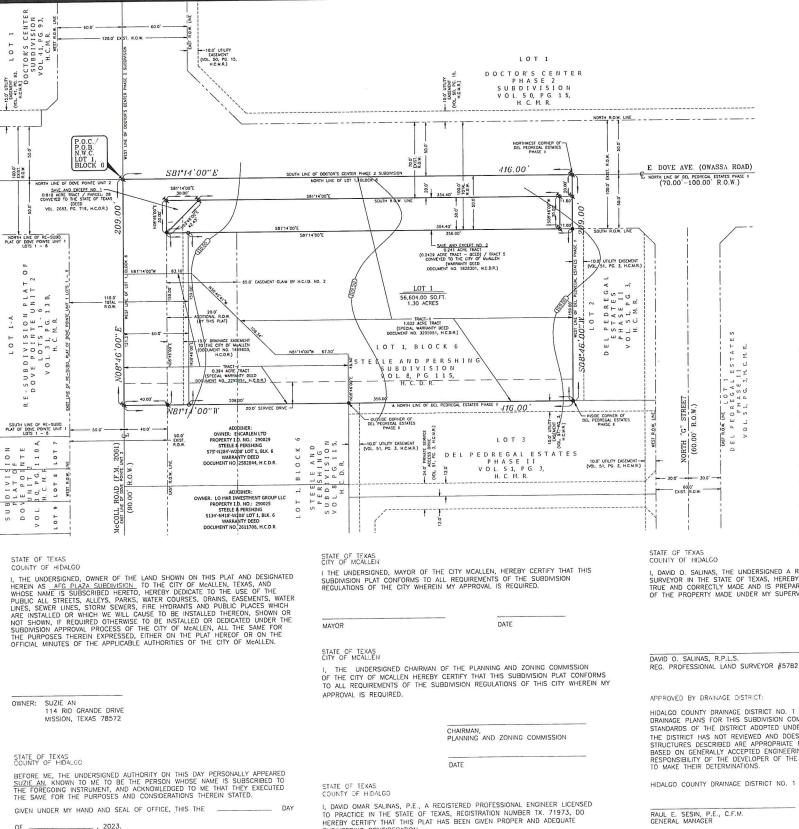
The existing 50.0 foot ROW along the south side of Dove Ave. (50.0 feet south of and 50.0 feet north of the Dove Ave. centerline) is also consistent with the ROW of the recorded plat of Del Pedregal Estates, Phase II located east of and adjacent to proposed AFG Plaza Subd.

All of the current commercial improvements on this lot shall be demolished and removed in favor of a newly proposed commercial plaza complete with parking. Any additional roadway dedication along the south side of Dove Ave. will make this site almost undevelopable.

Attached are the variance exhibits and fee for this variance request. Thank you.







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

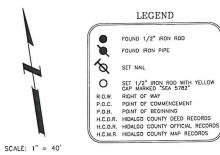
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES.

ENGINEER: DAVID O. SALINAS 2221 DAFFODIL AVE. McALLEN, TEXAS 78501 (956) 682-9081 (956) 686-1489

SURVEYOR: DAVID O. SALIMAS 2221 DAFFODIL AVE. McALLEN, TEXAS 78501 (956) 682-9081 (956) 686-1489

114 RIO GRANDE DRIVE MISSION, TEXAS 78572 (956) XXX-XXXX NONE

PRINCIPAL CONTACTS



AFG PLAZA **SUBDIVISION**

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

BEING A 1.996 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 1, BLOCK 6, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

GEREAR PLAT NOTES:
MINIMUM SETBACK LINES = FRONT: MCCOLL ROAD (F.M. 2061)/E. DOVE AVENUE: IN ACCORDANCE WITH ZONING ORDINANCE,
MINIMUM SETBACK LINES = GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR ON LINE WITH AVERAGE SETBACK,
WHICHEVER IS GREATER APPLIES.

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

- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0425 C.
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG E. DOVE AVE.
- 4. 5 FT. WIDE SIDEWALK IS REQUIRED ON McCOLL ROAD AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG E. DOVE AVENUE.
- THIS SUBDIMISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 17,134.64 CUBIC FEET, OR, 0.39 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- 6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 9. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 52, LOCATED ALONG THE EAST BOUND OF NORTH TAYLOR ROAD, 106.8 FEET NORTH OF THE CENTERUNE OF MILE 4 NORTH ROAD AND 17 FEET EAST FROM THE EDGE OF PAYEMENT OF INTLOR ROAD, DAST OF THE MORNMENT, THERE IS A 2 STORE HOUSE. ELEV.— 132.94. HORIZONTAL DATUM: NAD 81 VERTICAL DATUM: NAVO 86. RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN THE DOCUMENT OF THE MORNMENT OF THE THAN THE DETAINED VOLUME SHOWN STATED ON THIS PLAY DUE TO THE MEPERIOUS ARE BEING GREATER THAN THE DETAINED WITH PROPRIOUS ARE SHOWN STATED ON THIS PLAY DUE TO THE MEPERIOUS ARE BEING GREATER THAN THE PLAY ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 11. COMMON AREAS, PRIVATE DRIVES, ETC. MUST BE MAINTAINED BY LOT OWNER AND NOT BY THE CITY OF MCALLEN.

STATE OF TEXAS COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S REG PROFESSIONAL LAND SURVEYOR #5782 APPROVED BY DRAINAGE DISTRICT: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE

PRESIDENT

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

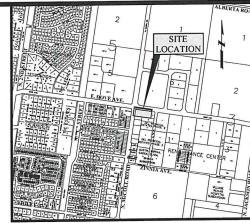
DATE RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER STATE OF TEXAS HIDALGO COUNTY IRRIGATION DISTRICT #2 THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT _ DAY OF NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST:

DISCLAMER THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAWD OWAR SALINAS, P.E., TX. REC. NO. 71973 ON JULY 13, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR HIDALGO COUNTY CLER ___ AT _____ AM/PM INSTRUMENT NUMBER ___ OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

DEPUTY



LOCATION MAP

SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 1 996 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A BEING A 1396 GNOSS ACRE INACT OF DAILY, MICROSCOPE, THE ALGORITHM OF ALL STREET AND ALL STREET A

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 LOCATED AT THE INTERSECTION OF E. DOVE AVE. AND McCOLL ROAD (AKA F.M. 2061) FOR THE NORTHWEST CORNER AND <u>POINT OF BEGINNING</u> OF THIS HERE DESCRIBED TRACT;

- (1) THENCE, SOUTH 81 DEGREES 14 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 416.0 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH 08 DEGREES 46 MINUTES WEST, A DISTANCE OF 20.0 FEET PASS THE EXISTING SOUTH RIGHT-OF-WAY OF SAID E. DOVE AVE., AT A DISTANCE OF 20.9.0 FEET IN ALL TO A 3; INCH DIAMETER IRON ROD FOUND AN ON INSIDE CORNER OF PEDREGAL ESTATES, PHASE I (VOL. 51, PAGE 03, H.C.M.R.) FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, NORTH 81 DEGREES 14 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID PEDREGAL ESTATES, PHASE II SUBDIVISION, A DISTANCE OF 376.0 FEET PASS A % INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID MCCOLL ROAD, AT A DISTANCE OF 416.0 FEET THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, NORTH 08 DEGREES 46 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 209.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.996 GROSS ACRES O LAND, MORE OR LESS,

SAVING AND EXCEPTING (LANDS PREVIOUSLY CONVEYED) ALL OF THE SOUTH 30.0 FEET OF THE EAST 364.40 FEET OF THE WEST 376.0 FEET OF SAID 1.996 ACRE TRACT OF LAND COMPRISING LANDS DEDICATED TO THE STATE OF TEXAS FOR ADDITIONAL ROAD RIGHT-OF-WAYS AT THE SOUTHEAST CORNER OF McCOLL ROAD AND E. DOVE AVE., AND, A 30.0 FEET STRIP OF LAND PARALLEL TO AND ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF SAID E. DOVE AVE. CONVEYED TO THE CITY OF MCALLEN, RESPECTIVELY, WHEN COMBINED TOTAL 0.251 ACRES, MORE OR LESS, THE ACREAGE OF WHICH IS NOT A PART OF THE SAID 1.996 ACRES HEREIN DESCRIBED,

AND FURTHER, OF WHICH 0.192 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID MCCOLL ROAD, AND, OF WHICH 0.173 ACRES, MORE OR LESS, ARE LOCATED WITH THE RIGHT-OF-WAY OF SAID E. DOVE AVE., LEAVING 1.380 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS: SPECIAL WARRANTY DEED. CONVEYANCE FROM SUZANE C. AN UNTO SUZIE AN, DATED OCTOBER 01, 2021, AND, RECORDED IN DOCUMENT NO. 3295951,

N:\SUBDIVISIONPLATS\AFGPLAZA.SUB\1.996.100722

AFG PLAZA **SUBDIVISION**

PREPARED BY: SALINAS ENGINEERING & ASSOC. DATE OF PREPARATION: JULY 13, 2023 JOB NUMBER: SP-22-25861 OWNER: SUZIE AN

114 RIO GRANDE DRIVE MISSION, TEXAS 78572



09/14/2023 Page 1 of 4 SUB2022-0146



Reviewed On: 9/14/2023

SUBDIVISION NAME: AFG PLAZA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
McColl Road (F.M. 2061): 20 ft. of additional dedication for 60 ft. from centerline for 120 ft. total ROW. Paving 65 ft85 ft. Curb & gutter: Both Sides **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording, if not done by the state.	Applied
E. Dove Avenue: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW. Paving: 65 ft. to 105 ft. Curb & gutter: Both Sides Revisions needed: -City of McAllen thoroughfare plan designates E. Dove Avenue, as a Hi-Speed arterial with 150 ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements. Engineer submitted a variance request to allow existing 100 ft. ROW as depicted on plat with no additional dedication. If approved dedication requirements to maintain existing 100 ft. of ROW throughout the plat boundary would apply.(Ex. NE Corner of plat that was not included in conveyance to the City of McAllen.) -Label ROW being dedicated by this plat along Dove Avenue please see requirements above, prior to final. -Clarify NE corner of plat not included in conveyance to the City of McAllen, prior to final. -Clarify area conveyed to the City Of McAllen, submit copy of referenced documents for staff review prior to final. -Include any document numbers regarding existing dedication of Dove Avenue, as applicable and provide copies for staff review, prior to final. -A new corner clip will be required after dedication, review and revise as applicable, finalize prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA

09/14/2023 Page 2 of 4 SUB2022-0146

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties Revisions Needed:	Non-compliance
-As per plat submitted on August 14th, 2023, plat proposes a 20 ft. service drive, if proposing Private Service Drive Easement, Easement must be private with 24 ft. of dedication with 24 ft. of paving in compliance with Public Works and Fire Department requirements. Alley or service drive easement cannot dead-end, provide for extension or looping of alley or service drive easement on the plat prior to recording. Finalize alley/ service drive requirements prior to recording.	
**Subdivision Ordinance: Section 134-106 SETBACKS	
GLIBACKS	
* Front: McColl Road (F.M. 2061)/ E. Dove Avenue: In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner :See front setback note. **Zoning Ordinance: Section 138-356	Applied
* Garage: Commercial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along N. McColl Road and 4 ft. wide minimum sidewalk required along E. Dove Avenue. ** 5 ft. Sidewalk requirements as per Engineering Department requirements.	Applied
**Subdivision Ordinance: Section 134-120	Dec. in I
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Revise note as shown above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Include note as shown above, prior to final.	Non-compliance
**Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Required
remineter buriers must be built at time of Subulvision improvements.	Nequiled

09/14/2023 Page 3 of 4 SUB2022-0146

IOTES	
*Must comply with City Access Management Policy. **As per McAllen's Access Management Policy, spacing requirement along both McColl Road at 55 MPH and Dove Avenue is 425 ft. between any entrances/streets	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **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	NA
OT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Include original subdivision boundary. Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line, finalize prior to final. **Zoning Ordinance: Section 138-356	Required
ONING/CUP	
* Existing: A-O(Agricultural and Open-Space) District and C-4 (Commercial Industrial) District Proposed: C-4 (Commercial Industrial) District **At the City Commission meeting of December 12th,2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval. **At the City Commission meeting of December 12th,2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. ***Zoning Ordinance: Article V	Completed
ARKS	
* Land dedication in lieu of fee. As per application dated November 29,2022 proposed land use is Retail/Restaurant, commercial developments do not apply to Parks.	NA

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* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated November 29,2022 proposed land use is Retail/Restaurant, commercial developments do not apply to Parks.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. As per application dated November 29,2022 proposed land use is Retail/Restaurant, commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. *Subdivision boundaries may need to be adjusted as needed due to existing dedications as needed, prior to final. Including bold boundary lines as applicable.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS AND CLARIFICATION OF THE REQUESTED VARIANCE FOR E. DOVE AVENUE.	Applied



3062023-0094

City of McAllen Planning Department

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

	Subdivision Name_Bentsen View Subdivision			
	Location Approximately 800' East of N Bentsen Rd and Business 83 intersection City Address or Block Number 409 409 409			
Project Information	Number of Lots 2 Gross Acres 4.676 Net AcresETJ □Yes No Existing Zoning C-3 Proposed Zoning C-3 Rezoning Applied for □Yes No Date Existing Land Use Vacant Proposed Land Use Marican Urrigation District # 1 Replat □Yes No Commercial Residential Agricultural Exemption □Yes □No Estimated Rollback Tax Due Parcel # 2110 6 Tax Dept. Review Mc 8 30 23 Water CCN MPU □Sharyland Water SC Other Legal Description Being 4.676 Acres out of Lot 150 of La Lomita Irrigation and Construction Company			
Owner	Subdivision of Porciones 61, 62, and 63, recorded in volume 24, Page 68-69 offical public deed records Hidalgo Co. Name Adryca Properties, LLC Phone 956-600-8628 Address 1804 N. 23rd Street E-mail City McAllen State Texas Zip 78501			
Developer	Name SAME AS OWNER Phone Address E-mail robertog20@yahoo.com City State Zip Contact Person Roberto Garza			
Engineer	Name M2 Engineering, PLLC Phone 956-600-8628 Address 1810 E Griffin Parkway E-mail fernando@m2-engineers.com City Mission State Tx Zip 78572 Contact Person Fernando Estevan			
Surveyor	Name Manual Carrizalez, RPLS Phone 512-470-1489 Address 4807 Gondola Ave. E-mail City Edinburg State Tx Zip 78542			

KF

AUG 3 0 2023

Minimum Developer's Requirements Submitted with Application

Proposed Plat Submittal

In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 28 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
- 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.

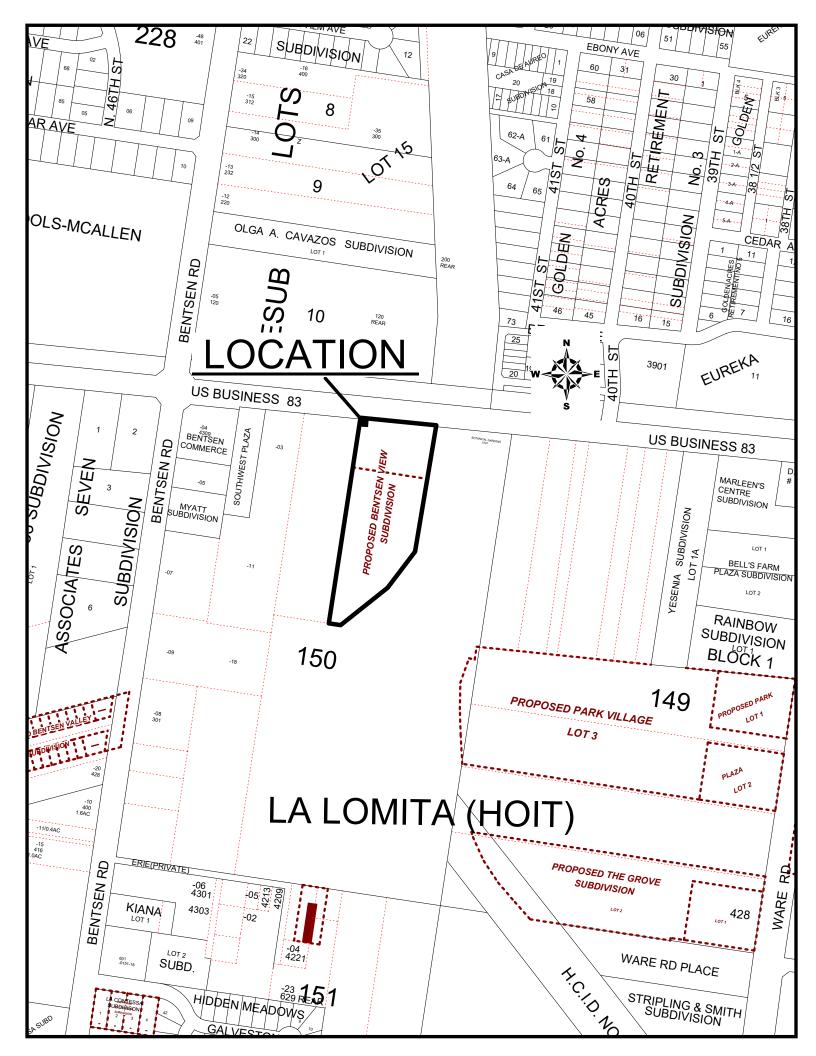
Signature

Roberto Garza **Print Name**

Owner

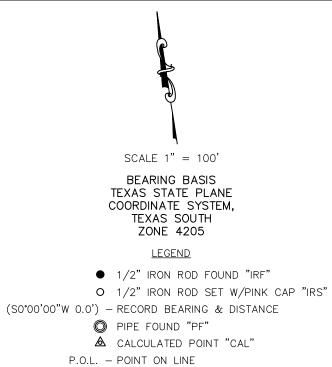
Authorized Agent

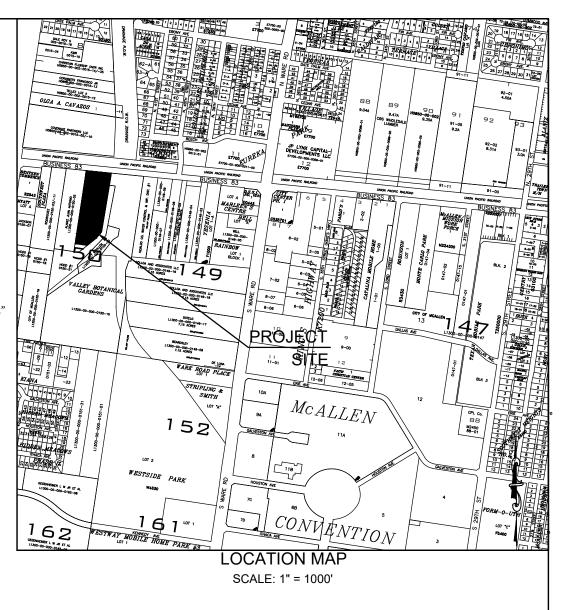
The Planning Department is now accepting DocuSign signatures on application



PREPARATION DATE: AUGUST 2021 SUBMITTAL DATE: AUGUST 2021			
STATE OF TEXAS COUNTY OF HIDALGO		50.00' - 50.	,00°
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION	NORTHWEST G_BUSINESS HIGHWAY 83		.00 .20
I <u>ADRYCA PROPERTIES, LLC</u> , AS OWNER OF THE <u>4.676</u> TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED <u>BENTSEN VIEW SUBDIVISION</u> , HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.	— CORNER — P.O.B. LOT 150 N8478'29"W 726.10'	S84°18'29"E 296.94' SOUTH RIGHT-OF-WAY LINE SOUTH RIGHT-OF-WAY LINE	SCALE 1 BEARING TEXAS STA
I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (e)(5) OF THE SUBDIVISION ORDINANCE, THAT	CAL PF —	FUTURE (MPO) SOUTH RIGHT-OF-WAY LINE	COORDINAT TEXAS TEXAS ZONE
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;	SOUTH RIGHT-OF-WAT LINE	S.00°	LEG ■ 1/2" IRON
(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.	JEZ	ADDITICATED	O 1/2" IRON (S0°00'00"W 0.0') — RECORD B
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.			VALLEY BOTANIC; (CITY OF Mc CALLED 14.5C VOLUME 893, F
ADRYCA PROPERTIES, LLC DATE: ROBERTO GARZA, MANAGING MEMBER		LOT 1 : PROPOSED SS 30.00' ACCESS	O.P.R.H
1804 N. 23rd ST. MCALLEN, TEXAS 78501	JUAN ANTONIO ALANIZ	40977 SQFT & UTILITY EASEMENT	
STATE OF TEXAS COUNTY OF HIDALGO	CALLED 4.0 ACRES VOLUME 3277, PAGE 413, O.P.R.H.C.	25.00' UTILITY	
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO GARZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME		PRS IRS	
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 2021			
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS		PROP. 15.00' UTILITY EASEMENT \$\frac{1}{2}\	BEING 4.676 ACRES
DATE MY COMMISSION EXPIRES		EASEMENT STATE	AND 63, RECORDED I
STATE OF TEXAS CITY OF McALLEN	T C C C C C C C C C C C C C C C C C C C	PROP. 15.00' UTILITY EASEMENT	THENCE, N84*18'29"W ODE NOTE: ODE NOTE: NORTH LINE OF THE
PLANNING AND ZONING COMMISSION I THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY	DDRIGUE RES 122101	485.02	THENCE, S08'37'33"W CORNER OF A CALLED PUBLIC DEED RECORD
CERTIFY THIS <u>BENTSEN VIEW SUBDIVISION</u> PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED. DATED THISDAY OF, 2021	88.70 RG	124.00	83, FOR THE NORTHW THENCE, S84*18'29"E,
	S ROBER CUMENT O.P.R 33."E	LOT 2 / 2.804 ACRES 122,184 SQFT CLS CAP DOI 123.00	ROD FOUND WITH "ME DISTRICT No. 1, RECO NORTHEAST CORNER (
CHAIRMAN OF PLANNING AND ZONING COMMISSION	CARLO CARLO DOG DOG DOG DOG DOG DOG DOG DOG DOG DO	, in the state of	THENCE, S09°31'03"W CAP SET FOR A POIN CORNER OF THE HER
STATE OF TEXAS CITY OF McALLEN MAYOR APPROVAL		PROPOSED VARIED ST.	THENCE, S37*13'27"W WITH PINK CAP SET F
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.		120.00 N: 16600721.965	SET FOR AN EXTERIOR THENCE, S51*34'05"W
		CLS CAP	IRON ROD FOUND WIT THENCE, N81*23'37"W
MAYOR, CITY OF McALLEN DATE: ATTESTED BY:		P.O.L.	FOUND THE SOUTHEAS THENCE, NO8'37'33"E
CITY SECRETARY DATE:		# U71L/TY ACOESS	CONTAINING 4.676 AC VALLEY BOTANICA (CITY OF Mc.)
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE		CLIS CAP	CALLED 14.50 VOLUME 893, P O.P.R.H.
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		P.O.L. N: 16600580,965 E: 1060085/368	GENERAL NOTES:
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	5 <u>5</u> 5	N: 16600580,665 E: 1060685/368	1. FLOOD ZONE STATEMENT: ***SHOWN AT APPROXIMATE LOCATION BASED ON FEMA COMMUNITY-PANEL*** FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING)
		DETENTION EASEMENT	ZONE "C" AREAS (NO SHADING), AREAS OF MINIMAL FLOODING & FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADING)
RAUL E. SESIN, P.E., C.F.M. DATE GENERAL MANAGER		**************************************	ZONE "B" AREAS (MEDIUM SHADE), AREAS DETERMINED TO BE BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ON (1) FOOT
HIDALGO COUNTY IRRIGATION DISTRICT No. 2		Control of the contro	OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, ACCORDING TO COMMUNITY—PANEL NO. 480343 0005 C, MAP REVISED: NOVEMBER 02, 1982. 2. SETBACKS:
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE DAY OF 20	N: 16600442.215	IRF W/MF.	FRONT: 50.00 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN.
SUBJECT TO RIGHTS OF WAY/EASEMENTS AS PER RECORD(S) VOLUME	IRF S81'23'37"E 217.07' E: 1060457.972	N: 16600435.537 E: 1060502.093	3. NO MORE THAN ONE—SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO OTHER USE THAN RESIDENTIAL.
PAGE VOLUME PAGE MAP RECORDS VOLUME 16 PAGE 5, VOLUME 0 PAGE 63			4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.	IRF		5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING
PRESIDENT ATTEST SECRETARY		7 0	PLANS. ON—SITE B.M. NO. 1—, TOP ATT MANHOLE Grid Northing: 16601257.6060'
STATE OF TEXAS			Grid Easting: 1060627.8750' Elevation: 126.82'
COUNTY OF HIDALGO I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS,	HIDALGO COUNTY	VALLEY BOTANICAL GARDENS (CITY OF McALLEN) CALLED 14 50 ACRES	6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF <u>52,197</u> CUBIC—FEET OR <u>1.20</u> ACRE—FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT AT THE PERMITTING STAGE.
DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.	DRAINAGE DISTRICT No.1 CALLED 1.45 ACRES VOLUME 2776, PAGE 75 O.P.R.H.C.	VOLUME 893, PAGE 595, O.P.R.H.C.	7. 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
EMIGDIO "MILO" SALINAS, P.E. DATE LICENSED PROFESSIONAL ENGINEER No. 107703 FIRM RECISTERED No. 5-10545			MAINTENANCE OF THE EASEMENT. 15. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH
FIRM REGISTERED No. F-19545 EMIGDIO SALINAS 107703			HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1. 16. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON U.S. BUSINESS HIGHWAY 83.
STATE OF TEXAS COUNTY OF HIDALGO			17. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE			18. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.			19. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
FOR PRELIMINARY REVIEW ONLY MANUEL CARRIZALES, R.P.L.S. TEXAS R.P.L.S. No. 6388			

TEXAS REG. SURVEYING FIRM No. 101194417





METES AND BOUNDS

BEING 4.676 ACRES OUT OF LOT 150 OF LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION OF PORCIONES 61, 62, AND 63, RECORDED IN VOLUME 24, PAGE 68-69 OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, SAID 4.676 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID LOT 150;

THENCE, N84'18'29"W, ALONG THE NORTH LINE OF THE SAID LOT 150, A DISTANCE OF 726.10 FEET TO A CALCULATED POINT ON THE NORTH LINE OF THE SAID LOT 150,

THENCE, SO8'37'33"W, ACROSS THE SAID LOT 150, A DISTANCE OF 10.04 FEET TO AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 4.0 ACRE TRACT CONVEYED TO JUAN ANTONIO ALANIZ, RECORDED IN VOLUME 3277, PAGE 413, OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BUSINESS HIGHWAY 83, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING,

THENCE, S84*18'29"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BUSINESS HIGHWAY 83, A DISTANCE OF 296.94 FEET TO AN IRON ROD FOUND WITH "MF" CAP THE NORTHWEST CORNER OF A CALLED 1.45 ACRE TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT No. 1, RECORDED IN VOLUME 2765, PAGE 778, OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, SO9'31'03"W, ALONG THE WEST LINE OF THE SAID DRAINAGE DISTRICT TRACT, PASSING AT 440.05 AN IRON ROD WITH PINK CAP SET FOR A POINT ON LINE, CONTINUING FOR A TOTAL DISTANCE OF 500.05 FEET TO A CALCULATED POINT FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S37'13'27"W, ALONG THE SOUTHWESTERLY LINE OF THE SAID DRAINAGE DISTRICT TRACT, PASSING AT 80.00 AN IRON ROD WITH PINK CAP SET FOR A POINT ON LINE, CONTINUING FOR A TOTAL DISTANCE OF 177.07 FEET TO AN IRON ROD WITH PINK CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S51°34'05"W, ALONG THE SOUTHWESTERLY LINE OF THE SAID DRAINAGE DISTRICT TRACT, A DISTANCE OF 233.96 FEET TO AN IRON ROD FOUND WITH "MF" CAP FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N81°23'37"W, ALONG THE NORTH LINE OF THE SAID DRAINAGE DISTRICT TRACT, A DISTANCE OF 44.62 FEET TO AN IRON ROD FOUND THE SOUTHEAST CORNER OF THE SAID ALANIZ TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, NO8'37'33"E, THE EAST LINE OF THE SAID ALANIZ TRACT, A DISTANCE OF 811.55 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.676 ACRES OF LAND, MORE OR LESS.



TBPELS FIRM REGISTRATION F-19545

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



FILED FOR RECURD III.
HIDALGO COUNTY
ARTURO GUAJARDO, JR.

INSTRUMENT NUMBER___ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

_ DEPUTY

NAME ADDRESS CITY & ZIP PHONE OWNER: ROBERTO GARZA 1804 N. 23rd STREET MCALLEN, TEXAS 78501 (956) 600-8628 ENGINEER: <u>EMIGDIO "MILO" SALINAS, P.E.</u> 1810 E. GRIFFIN PARKWAY MISSION, TEXAS 78572 EDINBURG, TEXAS 78542 (512) 470-1489 SURVEYOR: MANUEL CARRIZALES, R.P.L.S. 4807 GONDOLA AVE.

BENTSEN VIEW SUBDIVISION

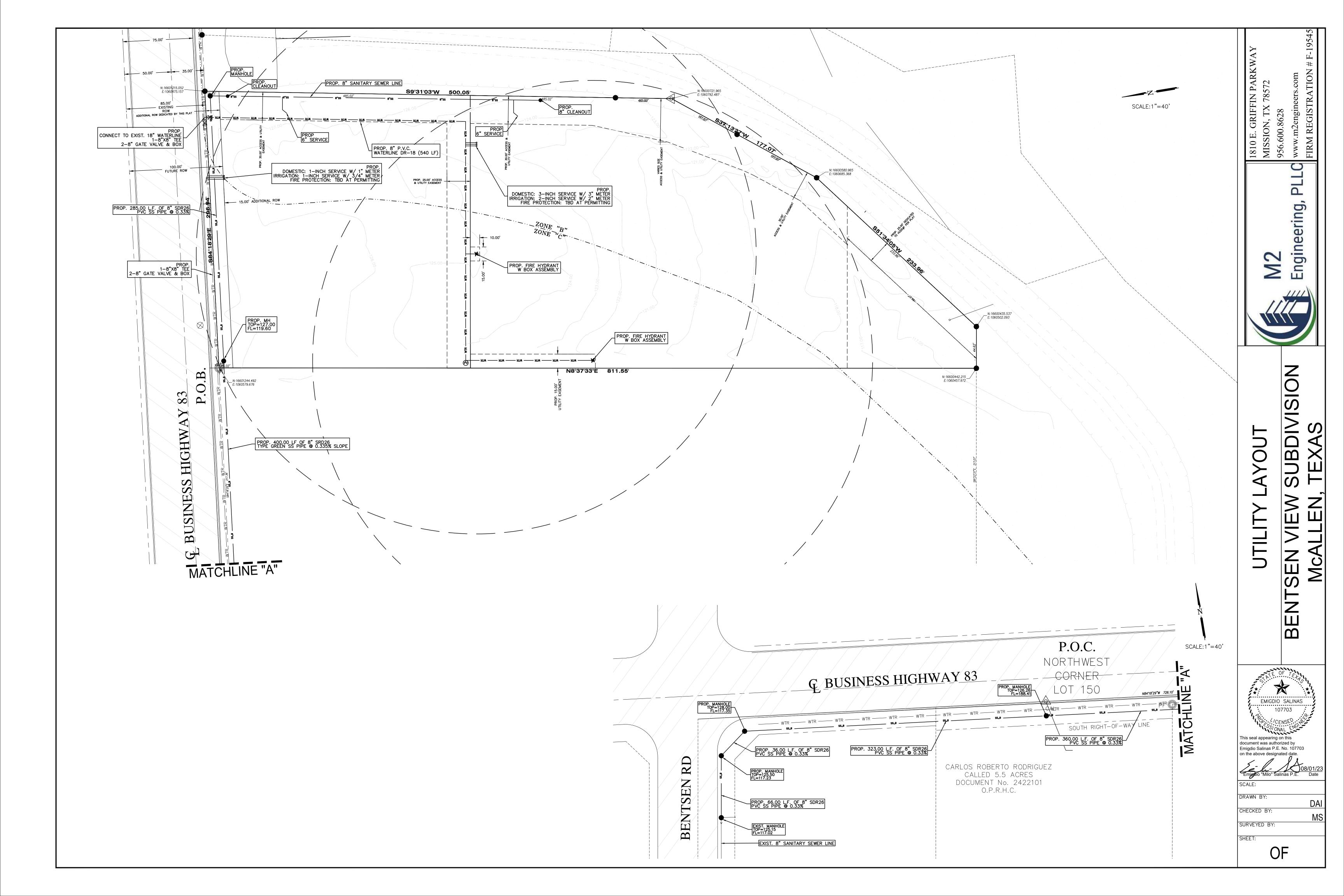
BEING 4.676 ACRES OUT OF LOT 150 OF LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION OF PORCIONES 61, 62, AND 63, RECORDED IN VOLUME 24, PAGE 68-69 OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS,

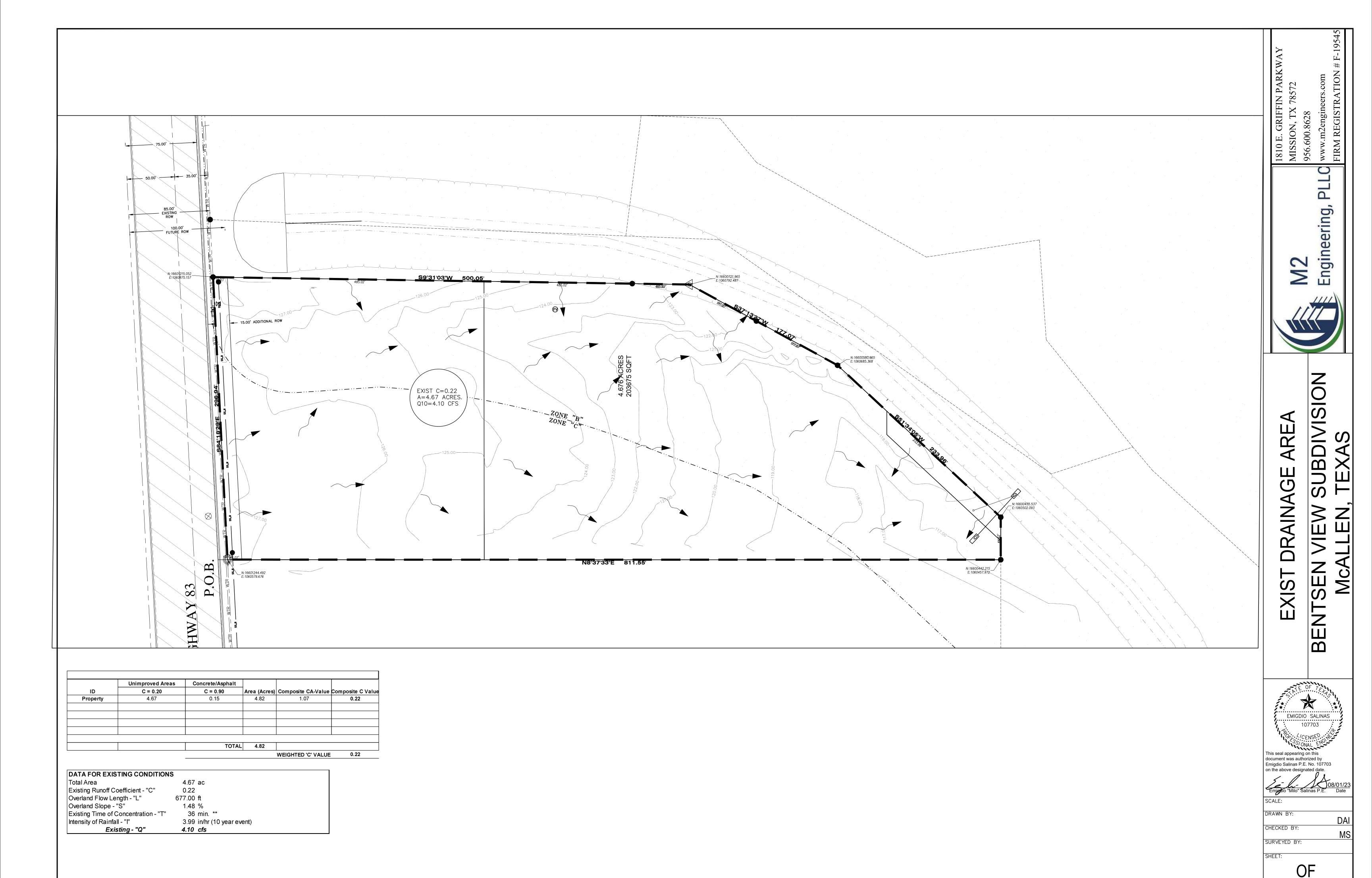


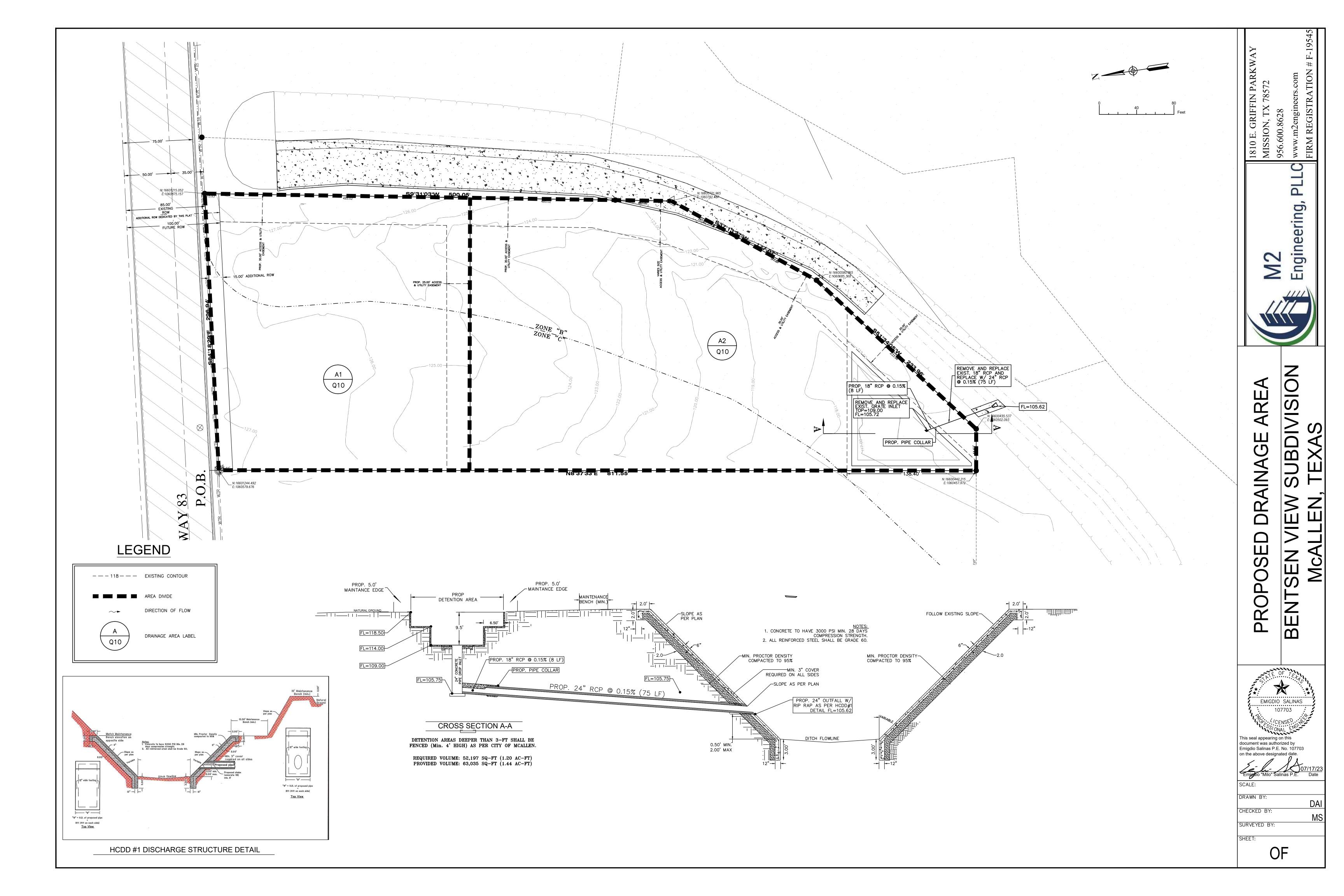


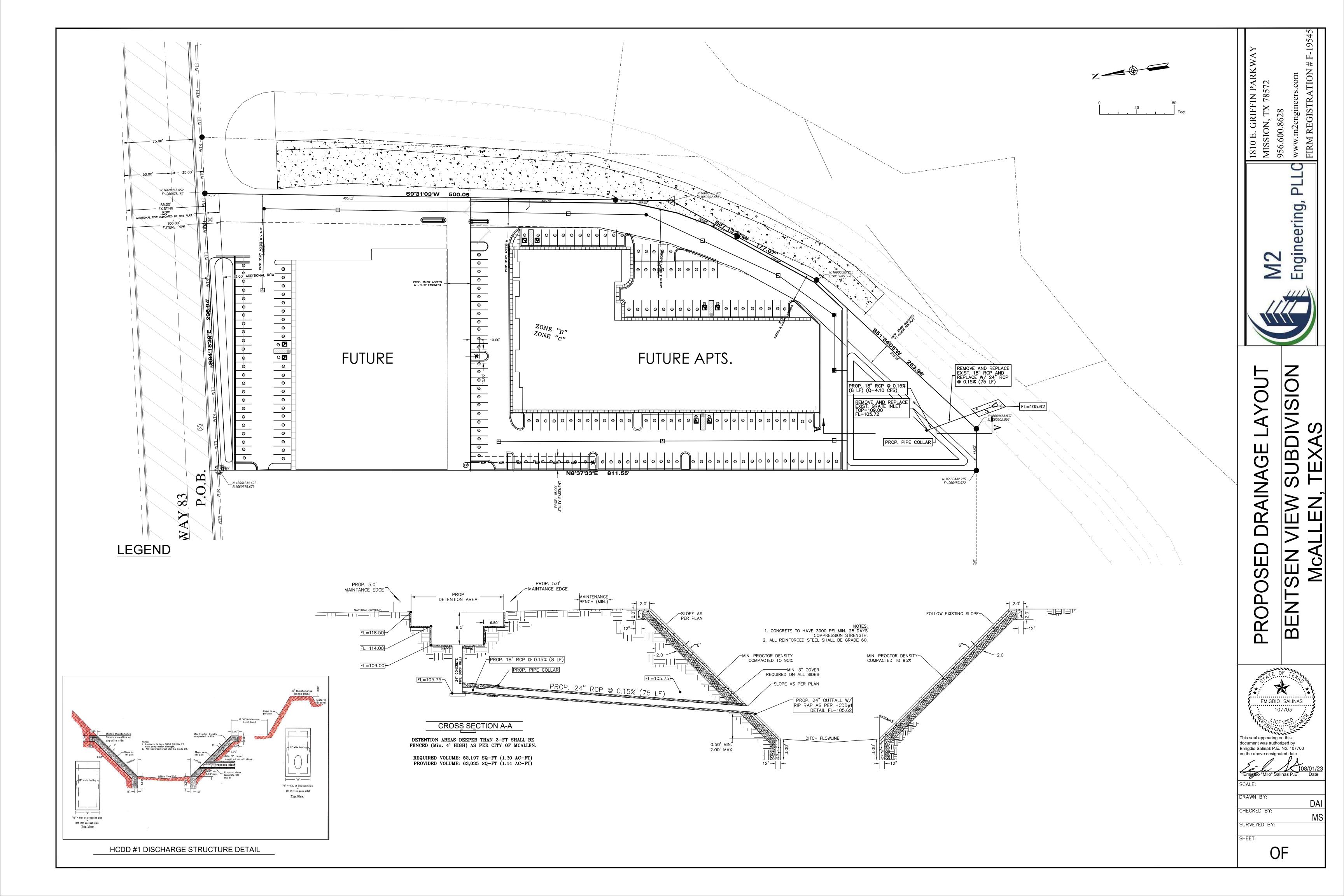
HIDALGO COUNTY CLERK

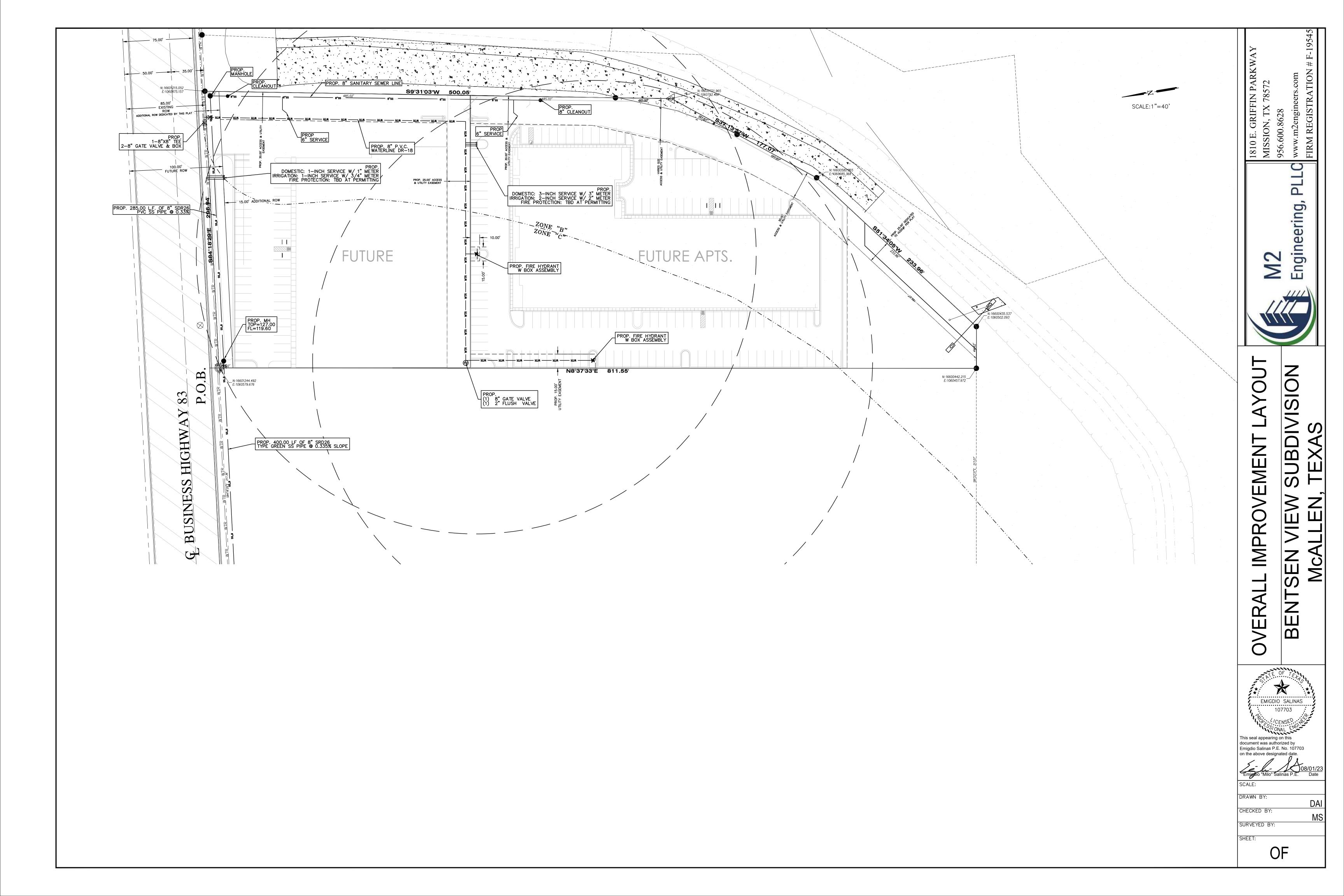
_____AT____ __ AM/PM











SANITARY SEWER

(GRAVITY FLOW)

PIPE BEDDING DETAIL
N.T.S.

GENERAL NOTES:

A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").

- B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY—TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LITS.
- Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND (SMALLER)
 PIPE O.D. X 1.25 +12" (FOR 18" PIPE AND LARGER)
- C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX.
- C-2. (STATE MAINTAINED ROADWAYS) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY
- E. EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) MAXIMUM $\frac{3}{4}$ " SIZE FOR PIPE SIZE \leq 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

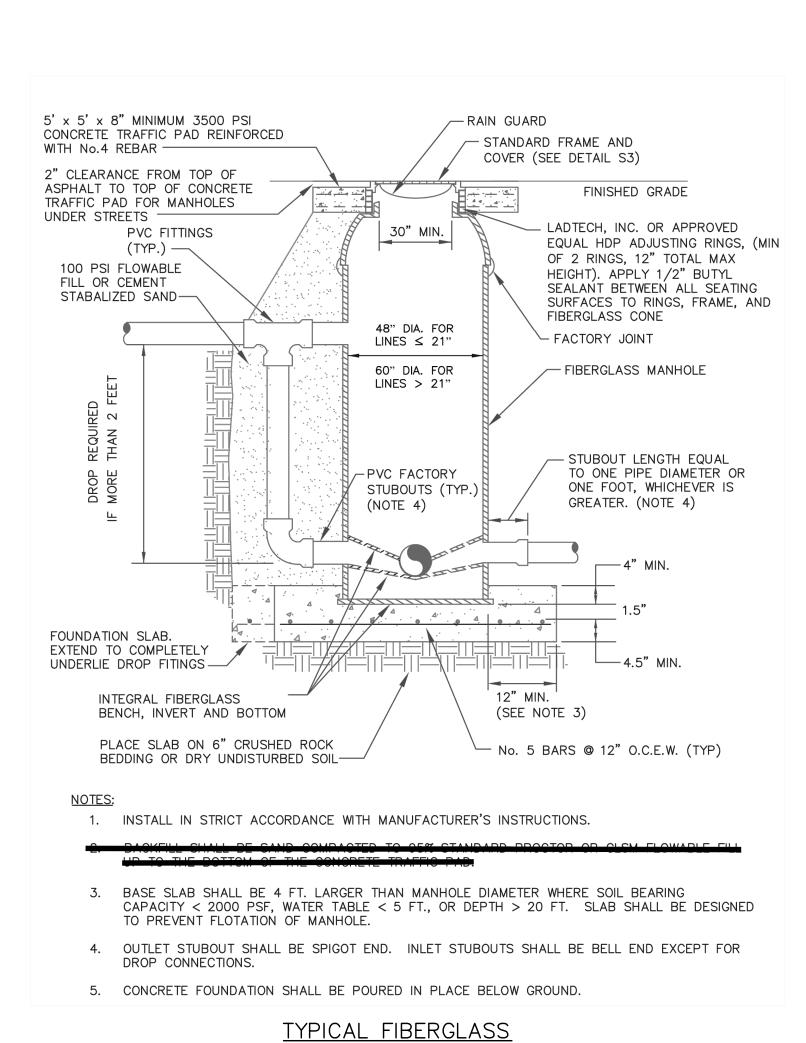
95% INSIDE RIGHT OF WAY

IN SATURATED SOILS WITH FINES OR UNSTABLE SOILS, EMBEDMENT ZONE SHALL BE WRAPPED WITH GEOTEXTILE.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



<u>MANHOLE</u>

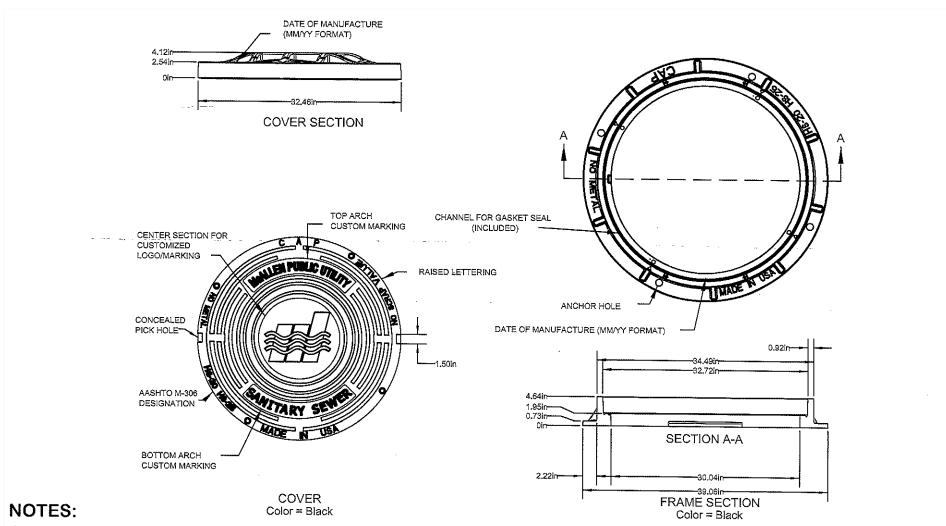
SCH 40 PVC SERVICE LINE SEWER MAIN 6" X 4" SLEEVE SCH 40 PVC FLOW NOTES 1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT. 2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

- NATURAL GROUND

--- 4" MAX.

SEWER SERVICE CONNECTION

N.T.S.



- 1. Composite material ring and cover shall be of compression molding, proof loading to HS-25 or better, and conform to AASHTO M 306.
- 2. Composite Access Products, L.P is an approved manufacturer. Any alternate equal must be approved by McAllen Public Utility- Utility Engineering Department.

COMPOSITE SEWER MANHOLE RING AND COVER DETAIL



EMIGDIO SALINAS

This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date.

DRAWN BY:

CHECKED BY:

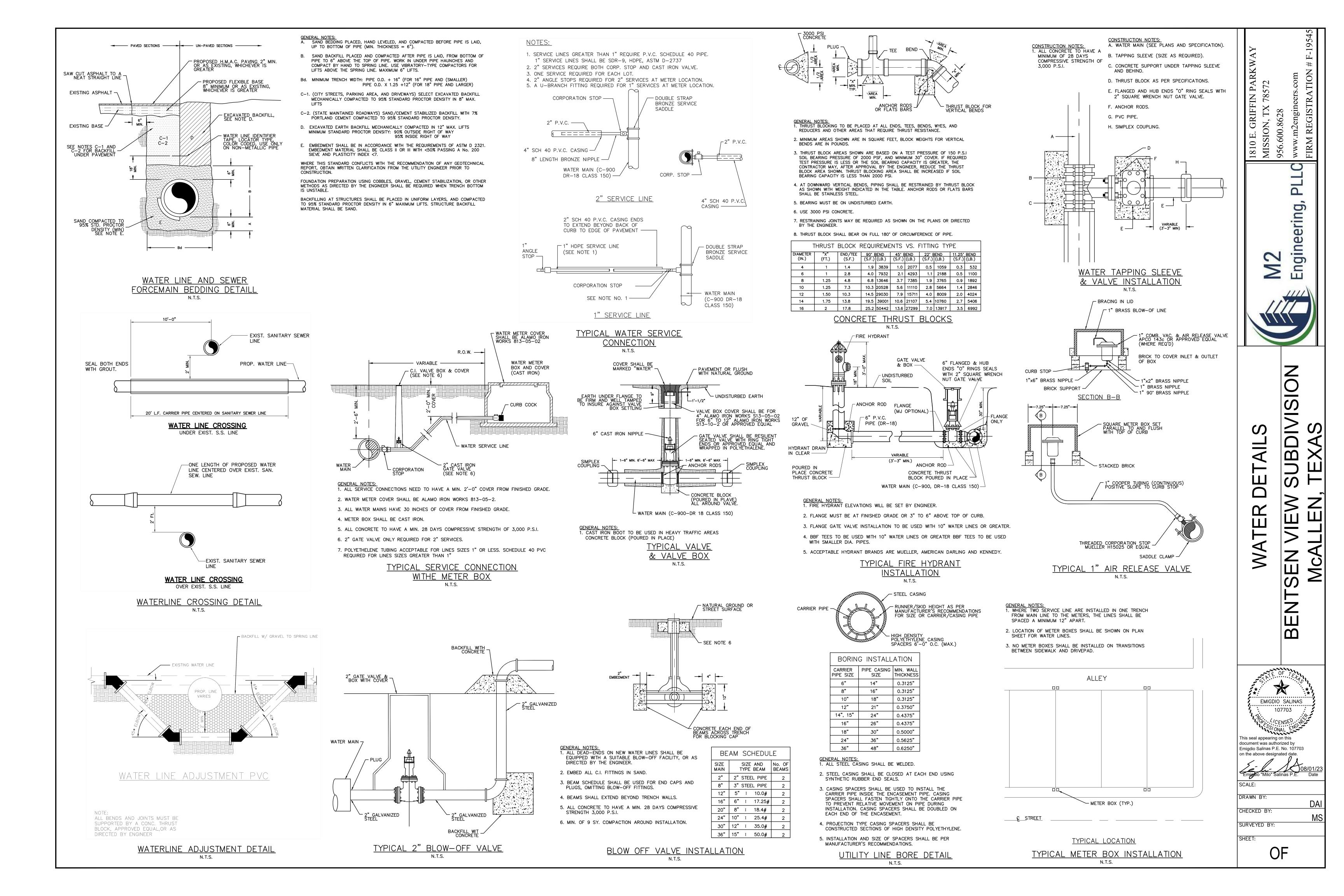
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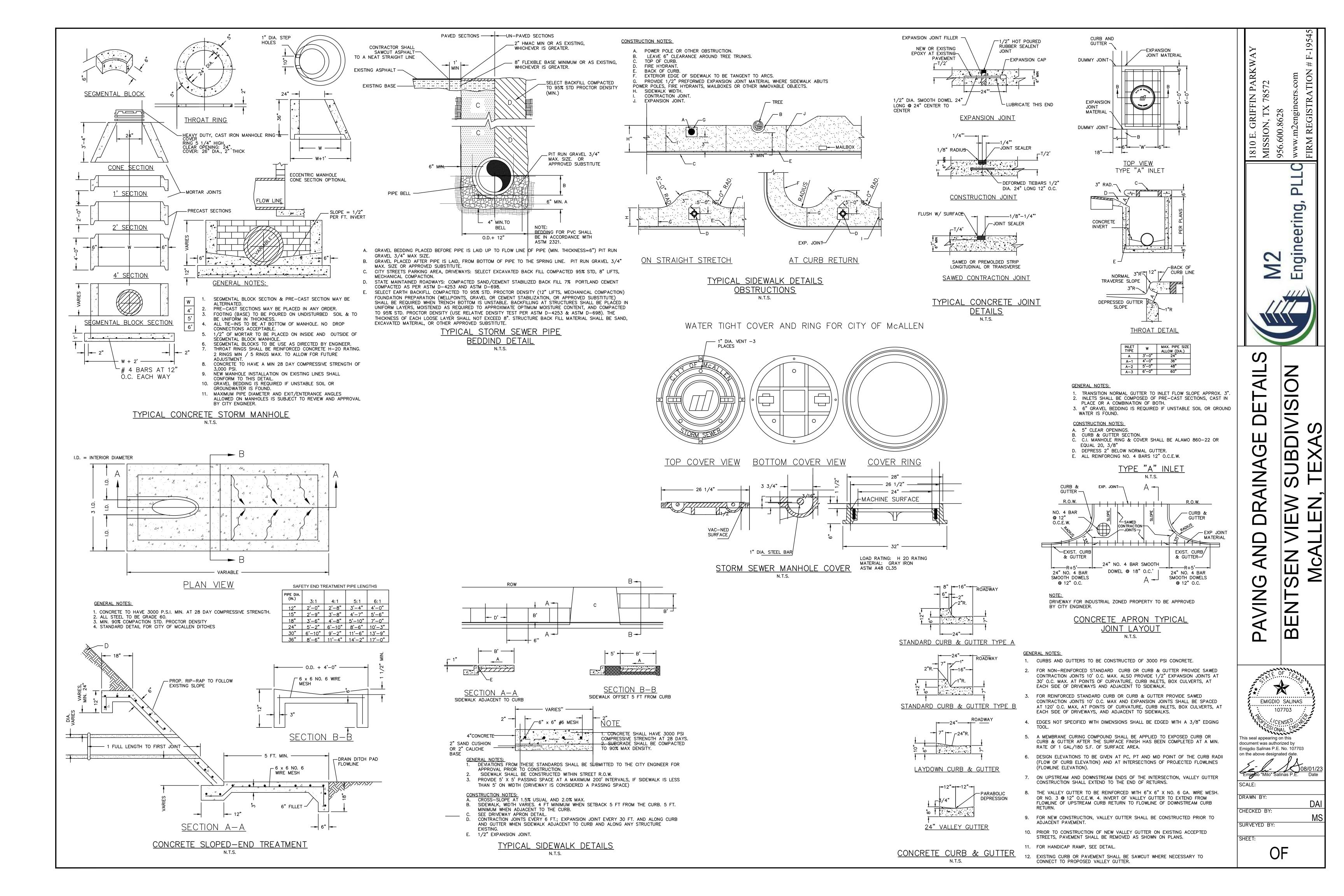
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eering,

Engine





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Reviewed On: 9/14/2023

SUBDIVISION NAME: BENTSEN VIEW	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
U.S. Business Highway 83 (Loop 374): 50 ft. ROW required from centerline for 100 ft. total ROW Paving: by the state Curb & gutter: by the state Revisions needed: -Revise reference from "Future ROW" to "Total ROW", prior to finalProvide dimension from centerline to new property line after accounting for dedication, prior to final.	Non-compliance
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not built prior to recording.	
Interior street(s): Dedication as needed for 60 ft. Total ROW. Paving: 40 ft. Curb & gutter: both sides Revision needed: - As per plat submitted, Lot 2 has no frontage to a street, please revise plat and label interior ROW as applicable, finalize prior to final. *Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not built prior to recording.	Non-compliance
Monies must be escrowed if improvements are not built prior to recording.	NA
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	NA
* 1,200 ft. Block Length. **1,200 ft. Block length applies to Lot 1. ***Subdivision Ordinance: Section 134-118	Compliance
 * 900 ft. Block Length for R-3 Zone Districts. **Block Length requirement applies for Lot 2. Revisions needed: Current subdivision layout does not provide for frontage for lot 2 onto a public street, revise layout to determine whether a variance request will be needed i.e. will there be interior streets? Lot 2 has no frontage. Block length requirements will be established once lot 2 frontage is resolved and subdivision layout is established prior to final **Subdivision Ordinance: Section 134-118 	Non-compliance

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 * 600 ft. Maximum Cul-de-Sac. Revisions needed: Current subdivision layout does not provide for frontage for lot 2 onto a public street, revise layout to determine whether a variance request will be needed i.e. will there be interior streets? Lot 2 has no frontage. Block length requirements will be established once lot 2 frontage is resolved and subdivision layout is established 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. **Subdivision Ordinance: Section 134-105 	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
Lot 1: * Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Lot:2: *Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. *Proposing: 50.00 feet or greater for easement or approved site plan. **Zoning Ordinance: Section 138-356	Non-compliance
Lot 1: * Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot:2: * Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. *Proposing: 15.00 feet or easements whichever is greater **Zoning Ordinance: Section 138-356	Non-compliance
Lot 1: * Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot:2: * Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. *Proposing: In accordance with Zoning Ordinance or greater for easements or approved site plan **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. **Current subdivision layout does not propose any buildable lots abutting a street, if layout changes and buildable lot abuts a street intersection, the corner setback note will be required. **Zoning Ordinance: Section 138-356	TBD
Lot 1: *Garage: N/A Commercial Development Lot 2: *Garage:18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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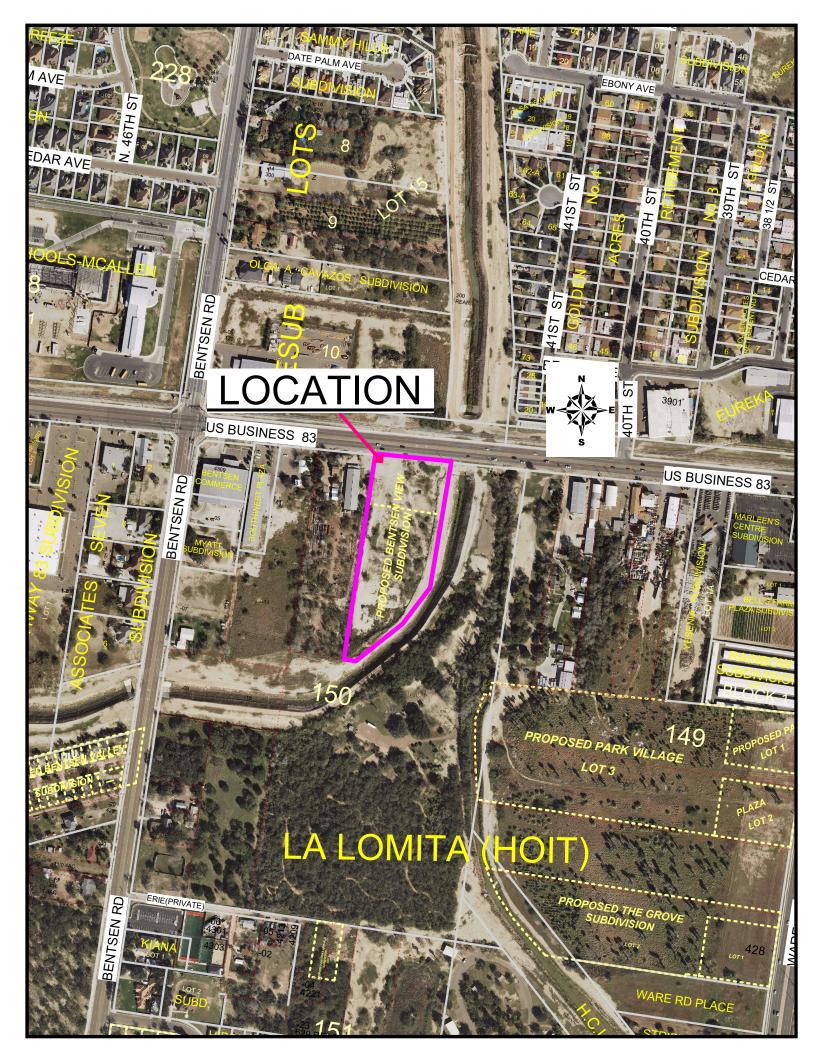
CIDEWALKO	1
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required on U.S. Business Highway 83 and other street as applicable Revisions needed: -Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. *Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. *Proposing: A 5 foot wide minimum sidewalk required on U.S Business Highway 83. ***Subdivision Ordinance: Section 134-120 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Revise note#17 as shown above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
Lot 1: * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Lot 2: * 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.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Include note as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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	NA

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* 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	NA
LOT REQUIREMENTS	
* Lots fronting public streets. Revisions needed: - Current subdivision layout does not provide for frontage onto a public street for lot 2, revise layout minimum 50 ft. of frontage required, finalize lot frontage requirements prior to final. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: Lot 1:C-3(General Business) District, Lot 2: R-3A (Multi-family) District Proposed: Lot 1:C-3(General Business) District, Lot 2: R-3A (Multi-family) District **Rezoning to R-3A for a portion on the rear was approved by Planning and Zoning Commission at their meeting of December 6, 2022 and by City Commission on January 9, 2023. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Rezoning to R-3A for a portion on the rear was approved by Planning and Zoning Commission at their meeting of December 6, 2022 and by City Commission on January 9, 2023. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. Lot 1 :Commercial, as per parks department park fees do not apply to commercial developments. For Lot 2 (Multi-family), Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Lot 1 :Commercial, as per parks department park fees do not apply to commercial developments. For Lot 2 (Multifamily), Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
* Pending review by the City Manager's Office. Lot 1 :Commercial, as per parks department park fees do not apply to commercial developments. For Lot 2 (Multi-family), Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD

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TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
 * Traffic Impact Analysis (TIA) required prior to final plat. Pending Items: -As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. *Subdivision requirements subject to change once lot 2 frontage is resolved and subdivision layout is established. *Current subdivision layout does not provide for frontage onto a public street for lot 2, revise layout minimum 50 ft. of frontage required, finalize lot frontage requirements prior to final. *Clarify area labeled as detention easement, prior to final. *Remove prop from easement dedications and include dedicated by this plat, as applicable prior to final. *At the Planning & Zoning Commission meeting of February 7th, 2023, the board voted to approve the preliminary 6-month extension subject to conditions noted, drainage, and utility approvals. Subdivision approval extension expired therefore new submittal was submitted.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

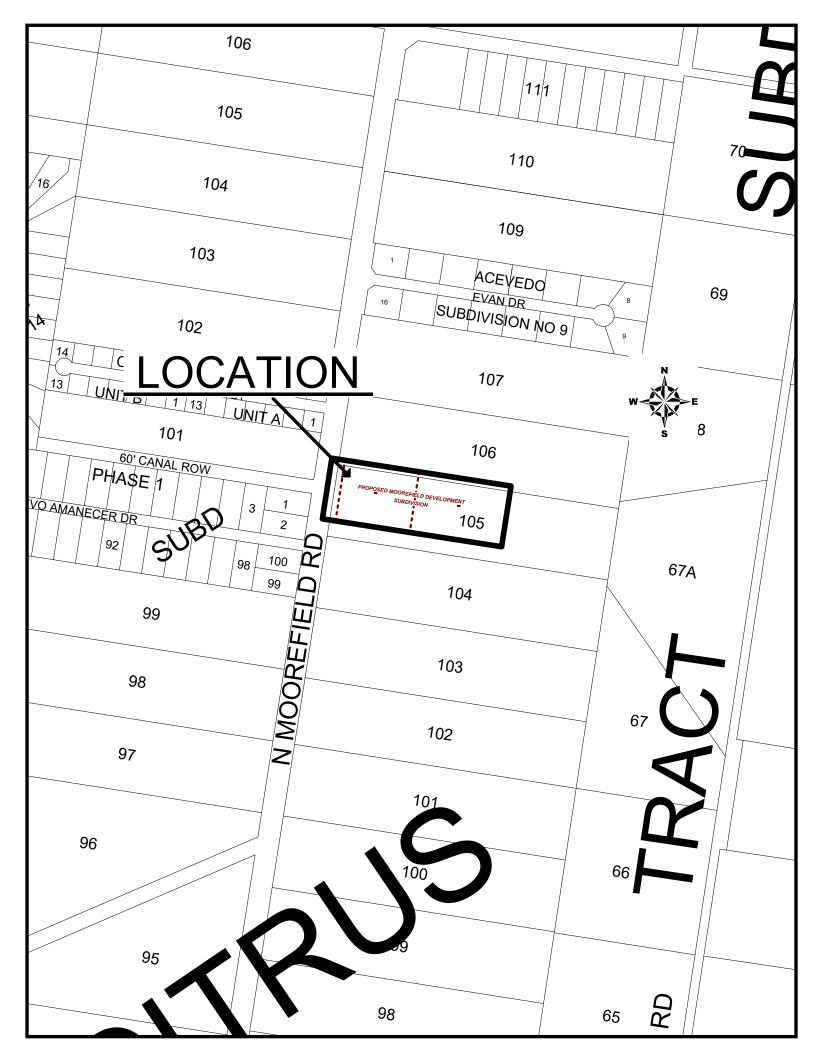


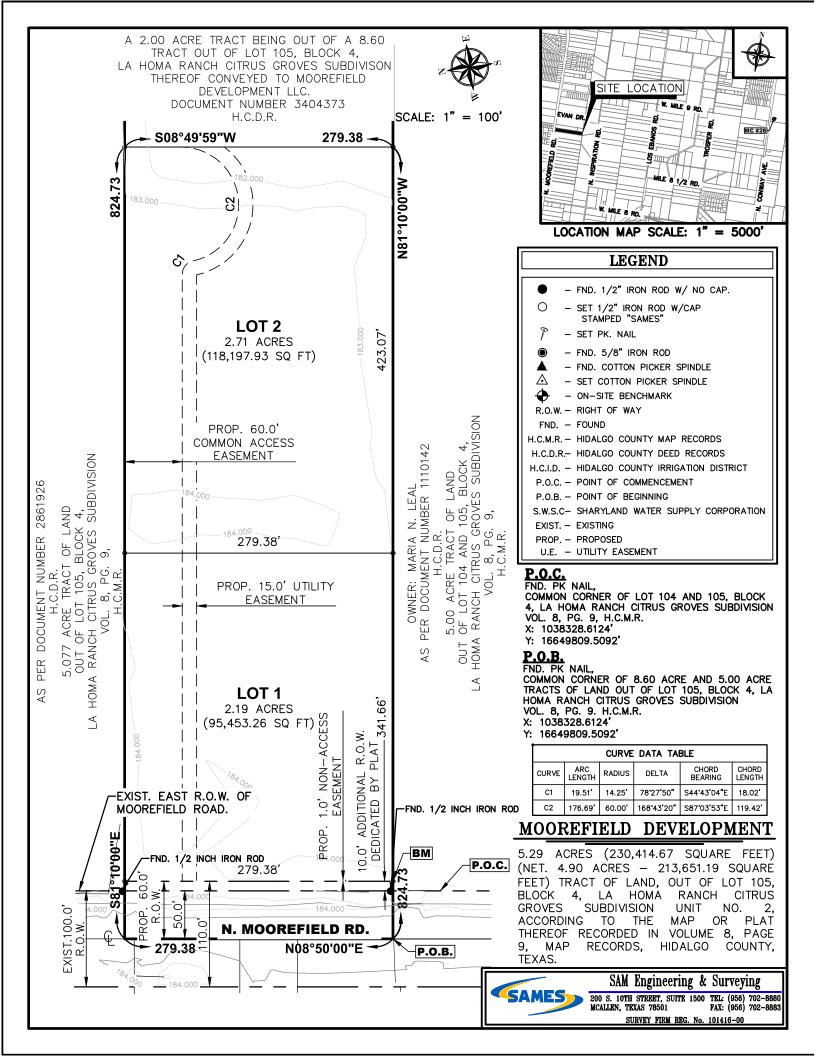
JUS0015-009

City of McAllen Planning Department

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

Project Information	City Address Number of Existing Zo Existing La Replat □Yo Agricultura Parcel # 2 Water CCI	Name Moorefield Develoge Moorefield Rd. (FM 631), North Start Block Number 973 (Start Block Number 974 (Start Block Number 974 (Start Block Number 975 (Start Block Number 97	th McAllen. In McA	Acres 4.9 ETJ vYes □les volumes and ETJ vYes □les volumes and ETJ vYes volumes	No No Date #_6
Owner	Name Address City			E-mail <u>ramiro.ramirez04@gr</u> Zip <u>78572</u>	mail.com
Developer	City McA	MES Inc. 200 S. 10th Street Suite 1500 Illen State Person Luis B. Hernandez		E-mail_lhernandez@samenginee	ring-surveying.com
Engineer	Address City McA Contact F	200 S. 10th Street Suite 1500 llen Person Mario A. Garcia		E-mail_mario@samengineering-s	surveying.com
Surveyor		eo L. Rodriguez 200 S. 10th Street Suite 150 Allen	OO State <u>TX</u>	Phone (956) 702-8880 E-mail Irodriguez@samengineering Zip 78501	-surveying.com





09/14/2023 Page 1 of 4 SUB2023-0098



Reviewed On: 9/14/2023

SUBDIVISION NAME: I	MOOREFIELD DEVELOPMENT	
REQUIREMENTS		
STREETS AND RIGHT-OF-W	AYS	
Paving: by the state Curl Revisions Needed: -Remove proposed from Re-Label ROW dedications, are required prior to finalPlease provide how existing -Clarify Prop 1.0' Non-access**Subdivision Ordinance:		Non-compliance
Paving: 40 ft. Curb & gutt Revision needed: -Please provide ownership prior to final. - As per plat submitted, Lo revise plat and label interior- -Clarify status of remnant of *Subdivision Ordinance: S	on as needed for 60 ft. Total ROW. ter: both sides o map to verify that no landlocked properties exist or will be created, at 2 and remnant tract has no frontage onto a public street, please or ROW as applicable, finalize prior to final. tract along eastern plat boundary, prior to final. section 134-105 and/or COM Thoroughfare Plan ed if improvements are not built prior to recording.	Non-compliance
centerline for 60 ft. total R. Paving _40 ft Curb & g Pending Items: -Please provide ownership prior to finalStreet alignment, transitio is clarified and plat would subject to increase as app prior to final. ***Subdivision Ordinance:		TBD
	ter Section 134-105 and/or COM Thoroughfare Plan red if improvements are not constructed prior to recording.	NA
length requirements to be	of remnant tract as it may affect block length requirements, block established once lot 2 frontage and remnant tract is clarified and ayout is established. Finalize prior to final. Section 134-118	TBD
* 900 ft. Block Length for F		NA

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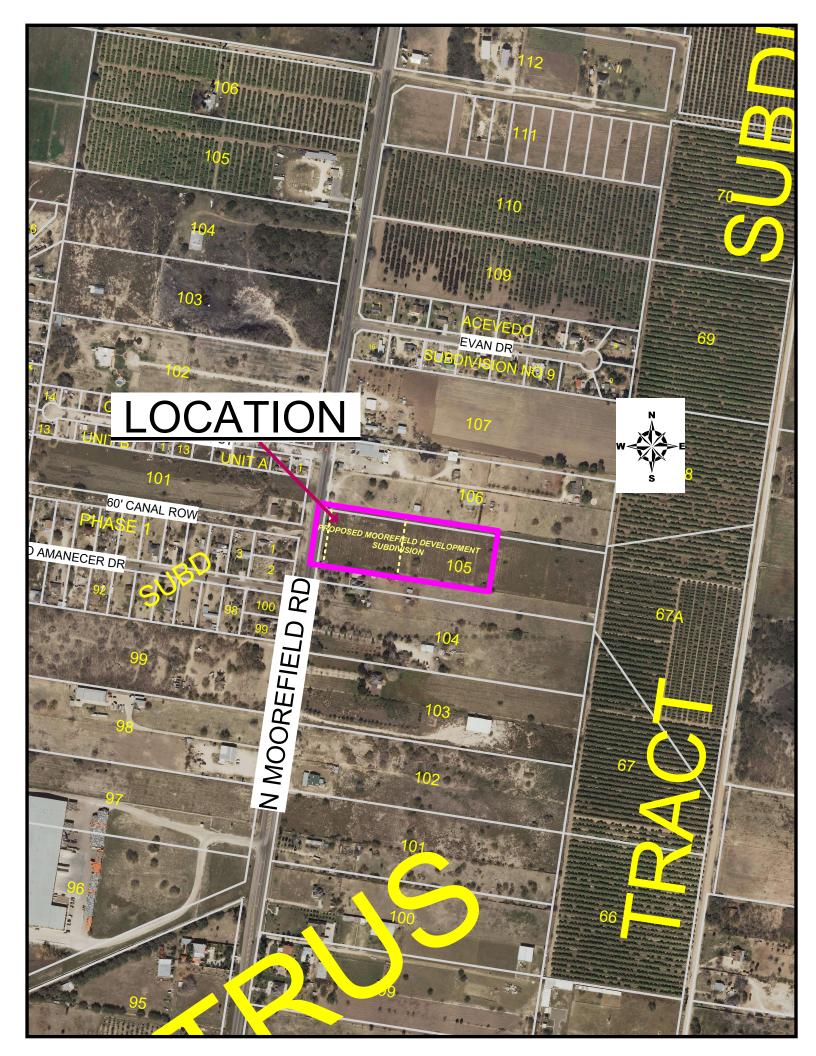
* 600 ft. Maximum Cul-de-Sac. Revisions needed: - Current subdivision layout does not provide for frontage for lot 2 onto a public street, revise layout to determine whether a variance request will be needed i.e. will there be interior streets? Lot 2 has no frontage. Block length requirements will be established once lot 2 frontage is resolved and subdivision layout is established 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. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: Proposing 15 feet or inline with average setback of existing structures or easements, whichever is greater. Pending Items: -Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to recording. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: Proposing: 10.0' or greater for easements. Pending Items: -Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to recording. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides:5.0' or greater for easements. Pending Items: -Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to recording. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. **Current subdivision layout does not propose any buildable lots abutting a street, if layout changes and buildable lot abuts a street intersection, the corner setback note will be required. **Zoning Ordinance: Section 138-356	TBD
* Garage: Proposed Commercial(Retail) Development **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Moorefield Road (F.M.681) and other street as applicable, prior to final. Revisions needed: -Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. *Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. *Proposing: A 5 foot wide minimum sidewalk required on N. Moorefield Road. ***Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

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BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable Revisions needed: -Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final.	Non-compliance
**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	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
*Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Requirement does not apply, unless annexed in the near future.	Applied
 Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Include note as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. 	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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	NA
* 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	NA
LOT REQUIREMENTS	
* Lots fronting public streets. Revisions needed: - Current subdivision layout does not provide for frontage onto a public street for lot 2, revise layout minimum 100 ft. of frontage required, finalize lot frontage requirements prior to finalClarify status of remnant tract and ensure compliance with minimum lot frontage requirements, finalize prior to final **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance

09/14/2023 Page 4 of 4 SUB2023-0098

	I
ONING/CUP	
* Existing: ETJ (Extraterritorial jurisdiction) Proposed: ETJ (Extraterritorial jurisdiction) **Proposed land use is commercial (retail). **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
ARKS	
* Land dedication in lieu of fee. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance may not apply unless annexed in the near future and different use is proposed.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance may not apply unless annexed in the near future and different use is proposed.	NA
* Pending review by the City Manager's Office. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance may not apply unless annexed in the near future and different use is proposed.	NA
AFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-complian
 * Traffic Impact Analysis (TIA) required prior to final plat. Pending Items: -As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	TBD
DMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. *Subdivision requirements subject to change once lot 2 frontage is resolved and subdivision layout is established. *Current subdivision layout does not provide for frontage onto a public street for lot 2, revise layout minimum 100 ft. of frontage required, finalize lot frontage requirements prior to final. *Please provide ownership map to verify that no landlocked properties exist or will be created, prior to recording.	Applied
ECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



City of McAllen

SUB2023-00UA

Planning Department

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

Project Information	Subdivision Name JLG Subdivision Location City Address or Block Number 92/2 N. BENTSEN PALM DE Number of Lots Gross Acres 10.0 Net Acres 8.50 ETJ Yes No Existing Zoning TT Proposed Zoning ETT Rezoning Applied for Yes INo Date Existing Land Use 10.0 Proposed Land Use 10.
a. 	Parcel # 1017 1088 Tax Dept. Review
Owner	Name Jusces Pala Redrigo Pangel, Yasmind Rarged Phone 956-534-3798 Address 9212 N Bentsen Palm Dr. E-mail City MUSSION State TX Zip 78574
Developer	Name Jose Luis Gonzalez España Phone 954-271-3134 Address 9212 N Bentsen Palm Dr. E-mail Xgonzalez atlas Egmail Com City Mission State TX Zip 78574 Contact Person XHAII GONZALZ
Engineer	Name Lucas Castillo Ir. Phone 956 271-3136 Address 2820 Gull E-mail Xgonzalez. attas Cgmail.com City McHilen State TX Zip 78504 Contact Person XITIAII Gonzalez
Surveyor	Name tomen Gutterez Address P.D. Box 548 City Hoteler State TX Phone 956-369-0988 E-mail homen-gutterez CSbcglobal ret Zip 78505 DEGET VED
	JUN 3 0 2023

Owners Signature

Proposed Plat Submittal

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

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

Signature USE LINIS GONZULZE Date 06/05/23

Print Name JOSE LINIS GONZULZ ESPURA

Owner d

Authorized Agent

The Planning Department is now accepting DocuSign signatures on application



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

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

Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

Project	Legal Description Bentsen Groves Subdivision Addition C' Lot 321 (JLG Subdivision Proposed) Street Address 9a1a N Bentsen Palm Dv. Mission, Tx. 78574 Number of lots V Gross acres 469 9.74		
Δ.	Existing Zoning Coscopic ET Existing Land Use Pesidentia Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required		
Applicant	Name At las Engineering Consultants Phone 956-271-3136 Address 2820 GVII E-mail Xgonzalez 4tlas c gmail com City McAllen State TX zip 78504		
Owner	Name Use Espang G12, Palmy Rangel Phone 954.271.3136 Address 9212 N Bentsen Palm DI. E-mail Xgonzalez atlas Cymail. (Mm City MISSIUM State X Zip 78574		
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? Yes No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Date Owner Authorized Agent		
Office	*FOR OFFICE USE ONLY* APPLICATION FILING FEE: \$\\$\\$250.00 Accepted by \$\forall \tilde{\text{F}}\$ Payment received by \$\forall \text{HU}\$ Rev 06/21		

City of McAllen Planning Department REASON FOR APPEAL

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

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

***Applicant listed below	should include all information they determine is relevant, but it is not required to provide responses to all sections
	Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
	See Report
	₹
	Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
_	
ea	See Report
√рр	
or /	
n fe	
Reason for Appea	 Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.
Ϋ́	
	See Report
	 Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.
	See Report.
5 W 1 3	
Day at the same	
100	

To: City of McAllen

Planning Department 311 North 15th Street McAllen, Texas

From: Jose Luis Gonzalez

RE: REQUEST FOR VARIANCE

JLG SUBDIVISION

9212 North Bentsen Palm Drive

Mission, Texas 78574

Date: August 25, 2023

This letter is an appeal to the City of McAllen Zoning Board of Adjustment to bypass the subdivision requirements set forth in the City of McAllen Municipal Code Chapter 134. Under Section 134-6, the planning and zoning commission may recommend variances from this chapter. The following provides information regarding a tract of land located at 9212 North Bentsen Palm Drive, Mission, Texas.

Description

The subject property consists of a tract of land that measures approximately 1,455.83 feet by 300 feet encompassing a total of 10.00 acres. There are currently two residences built on the property along with detached garages and porches. The property is considered to be in the "County" limits but is located within the City of McAllen ETJ.

Purpose for Variance

The property is currently in the subdivision process with Hidalgo County, however as part of the process, the proposed subdivision is to be reviewed by the City of McAllen planning department. A preliminary review of the subdivision has been completed and multiple requirements by the city for subdivision approval were provided. A copy of the subdivision plat review comments is included in the attachments.

Due to the complexity of these requirements, we are requesting a variance for all subdivision requirements provided by the City of McAllen which are as follows:

- 1. N/S Quarter Mile Collector Street on Lot 6 of the proposed subdivision
- 2. 1,200 ft. block length
- 3. 32 feet wide pavement on Gonzalez Lane and a 96 ft Cul-de-sac
- 4. Sidewalks and curb & gutter on Bentsen Palm Drive and Gonzalez Lane

Our reasoning is due the following key requirements provided by the City of McAllen;

- Prior to submitting the plat to the City of McAllen, the JLG subdivision has already been approved for preliminary approval by Hidalgo County.
- The city is requesting costly improvements that will ultimately stop completing the subdivision and we are not interesting on escrowing the costs;
- The city is requesting an easement onto an already developed lot to extend a street. This lot currently has one residence.
- The city is requesting additional Right-of-Way on a private street and proposes to widen the street from 18 feet to 32 feet as well as the widen the Cul-de-sac from 82 ft to 96 ft; and;
- The city is requesting a sidewalk and curb and gutter on Bentsen Palm Drive. The neighboring properties do not have a sidewalk nor have a curb and gutter system in place.

Utilities are provided by Sharyland Water Supply Corporation. Trash disposal services are not provided by an independent contractor. Sewer service is not available and OSSF systems are used.

We're requesting this variance to approve the JLG Subdivision as is. This property does not pay City of McAllen taxes and annexation is voluntary. The City of McAllen does not provide any services to this property and expecting the owners to follow their requirements encouraged this variance.

Closing

We hope you consider our appeal. Please review the plat review comments and place yourself in my position. Would you appreciate what the City of McAllen is trying to accomplish or feel that you are being taken advantage of? This is a family plat and will remain so. No profits will be made with the development of this property.

We appreciate your time. Please contact me with questions you may have.

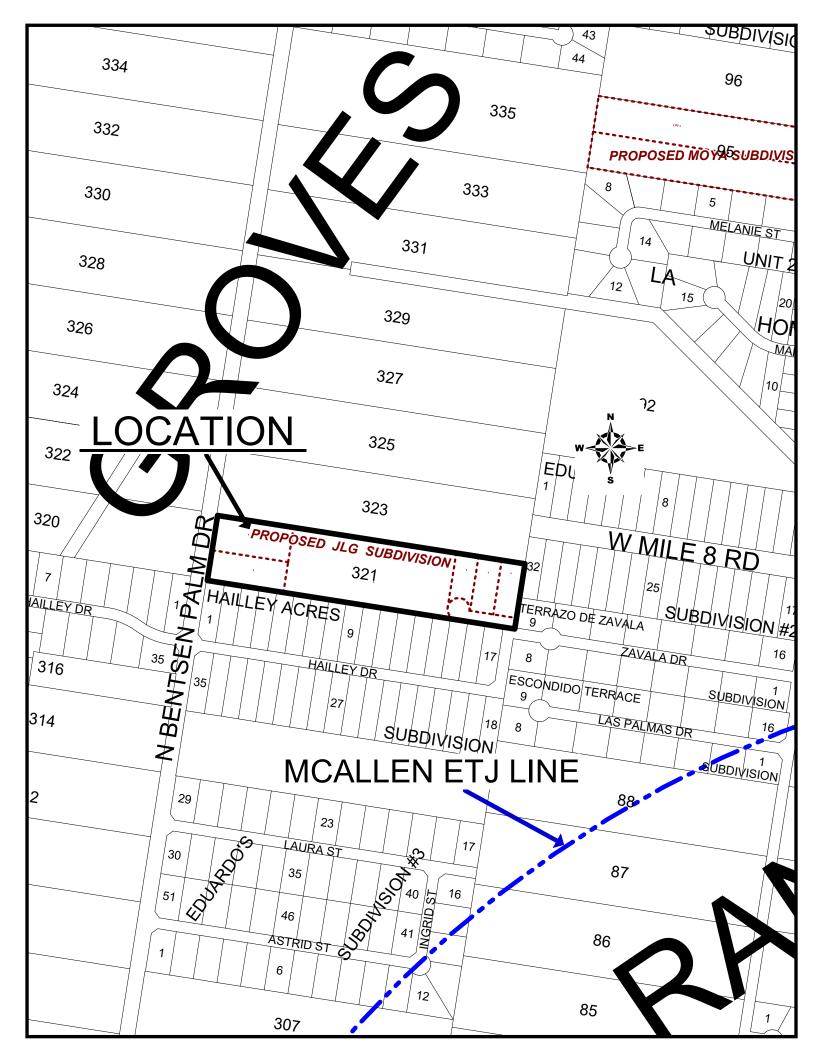
Sincerely,

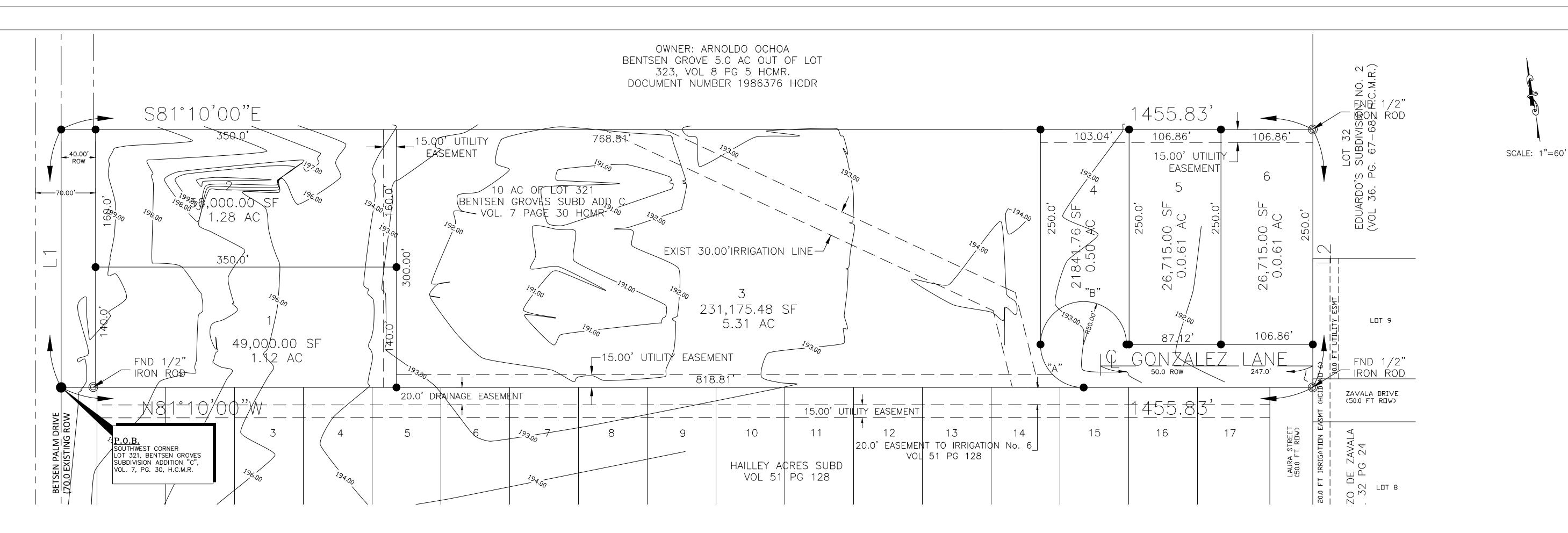
Jose Luis Gonzalez 956-271-3136

Attachments:

JLG Subdivision Plat Photo Log Boundary Survey Original 10-Acre Survey Plat

Jose Luis Gonzalez





SUBDIVISION PLAT OF:

JLG SUBDIVSION

BEING A 10.0 ACRE (436,569.00 SQ.FT.) GROSS, 9.74 ACRE (424,569.00 SQ.FT.) NET. TRACT OF LAND BEING ALL OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C", AN ADDITION TO HIDALGO COUNTY, TEXAS, ACCORDING TO THE OF MAP RECORDED IN VOLUME 7, PAGE 30, AS PER DEED RECORDS THEREOF RECORDED IN WARRANTY DEED WITH VENDORS LIEN NUMBER: 879936, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

METES AND BOUNDS

A 10.0 ACRE (436,569.00 SQ.FT) GROSS, 9.74 ACRE (424,569.00 SQ.FT.) NET., TRACT OF LAND BEING ALL OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C". AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS PER DEED RECORDS THEREOF RECORDED IN WARRANTY DEED NUMBER 879936, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C", AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF HAILEY ACRES SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 51, PAGE 128, A POINT LYING ON THE CENTERLINE OF BENTSEN PALM DRIVE, BEING THE POINT OF BEGINNING, AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08*50'00" EAST, ALONG THE CENTER LINE OF BENTSEN PALM DRIVE, A DISTANCE OF 300.00 FEET, TO A POINT, LYING ON THE CENTER LINE OF SAID ROAD, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81"10'00" EAST, ALONG THE SOUTH LINE OF A 5.0 ACRE TRACT OF LAND THEREOF CONVEYED TO OCHOA ARNOLDO AND MINERVA, AS RECORDED IN DOCUMENT NUMBER 1986376, AT A DISTANCE OF 37.5 FEET PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE EAST RIGHT OF WAY LINE OF SAID DRIVE, A TOTAL DISTANCE OF 1455.83 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°50'00" WEST, ALONG THE WEST LINE OF EDUARDOS SUBDIVISION No. 2, AS RECORDED IN VOLUME 36, PAGE 67, A DISTANCE OF 300.00 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°50'00" WEST, ALONG THE NORTH LINE OF HAILLEY ACRES SUBDIVISION, AT A DISTANCE OF 1,418.33 PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE EAST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 1,455.83 FEET, TO A POINT, LYING ON THE CENTER LINE OF SAID ROAD, BEING THE POINT OF BEGINNING, CONTAINING A 10.0 ACRE (436,569.00 SQ.FT.) GROSS, 9.74 ACRE (424,569.00 SQ.FT.) NET., TRACT OF LAND, MORE OR LESS.

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

JLG SUBDIVISION IS LOCATED NORTHWEST SIDE OF HIDALGO COUNTY EAST OF BENTSEN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALTON (POPULATION 14,065), JLG SUBDIVISION LIES APPROXIMATELY 2 MILE FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §

STATE OF TEXAS

COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, Jose Luis Gonzalez, Yasmin Gonzalez, Jose España Gonzalez and Yasmin Isabel Gonzalez AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED JLG SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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

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

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Jose Luis Gonzalez 9212 N. Bentsen Palm Drive Mission, Texas 78574	DATE
Yasmin Gonzalez 9212 N. Bentsen Palm Drive Mission, Texas 78574	DATE
Jose España Gonzalez 3310 Zavala Drive Mission, Texas 78574	DATE

Jose Luis Gonzalez 3304 Zavala Drive Mission, Texas 78574

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared Jose Luis Gonzalez, Yasmin Gonzalez, Jose España Gonzalez and Yasmin Isabel Gonzalez proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this $_$ day of $_$, 20. _____ XITLALI YOLANDA GUERRERO RIVERA

> MY COMMISSION EXPIRES MAY 18, 2024

	L	OCATIO:	N MAP		SCALE:	1":	3000'	_
	MILE	9						
RD		PALM DR		HOMA RD.			Î	
		SEN	<i></i>	LA H	MILE	RDAD ∞	N RD.	
N MINNESOTA	W MILE	Z		SI'	r <u>e</u>		FM 2221	
	W MII	E 6 RD				MOOREFIE		
	W 111L							+

42.021. IT LIES IN PCT. 3

INDEX OF SHEETS

SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT: DESCRIPTION (METES AND BOUNDS): ENGINEER'S & SURVEYOR'S CERTIFICATION: NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION: COUNTY CLERK'S RECORDING CERTIFICATION: CERTIFICATION, HCDD NO. 1 CERTIFICATION, HEALTH DEPARTMENT CERTIFICATION, IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES. SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.

SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION

Address

PRINCIPAL CONTACTS:

<u>Jose Luis Gonzalez</u> ATLAS ENGINEERING CONSULTANTS **ENGINEER:** SURVEYOR: HOMERO LUIS GUTIERREZ

City & Zip 2600 SAN DIEGO ST.

9212 N. Bentsen Palm Drive MISSION, Texas 78574 (956) 534-3798 McALLEN, Texas 78504 (956) 379-3857 MISSION, Texas 78574 (956)369-0988

NOTARY PUBLIC

LINE TABLE				
LINE #	LENGTH	DIRECTION		
L1	300.0'	N08°50'00"E		
L2	300.0'	S08°50'00"W		

		CURVE	DATA	CHART	
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTI
"A"	270°	50.0	235.62'	S 54°7'44.2" W	71.0'

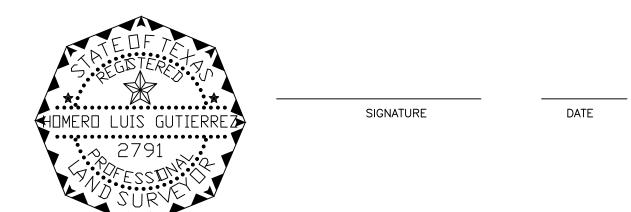
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER

STATE OF TEXAS COUNTY OF HIDALGO

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



HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a) WE THE UNDERSIGNED CERTIFY that this plat of the JLG SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____

> Hidalgo County Judge ATTEST: Hidalgo County Clerk

REVISION NOTES

PLAT NOTES AND RESTRICTIONS:

ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0290 D JUNE 6, 2000.

100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0290 D, JUNE 6, 2000, EFFECTIVE DATE: JUNE 6, 2000. OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100—YEAR FLO PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

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

3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION

4.- LEGEND - DENOTES 1/2" IRON ROD WITH A PLASTIC CAP 4856 SET UNLESS OTHERWISE NOTED.

6 –	MINIMUM BUILDING SETBACK LINES:	
0.–	FRONT	
	SIDE	6.00'
	REAR	
	EDONIT CADACE	19 00'

7.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 17,600 CUBIC FEET (0.4 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3

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

9.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. 1— ELEV. __ N.A.V.D. 88 DATUM.

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

11.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DELTA LAKE IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

12.- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

Jose Luis Gonzalez, Yasmin Gonzalez, Jose

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

14.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

15. España Gonzalez and Yasmin Isabel Gonzalez THE OWNER & SUBDIVIDER OF RBR SUBDIVISION No 1 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET

16.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING

- A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET
- OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY
- PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO

BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY

IRRIGATION DISTRICT NO 6.

THIS PLAT IS HEREBY APPORVED BY HIDALGO COUNTY IRRIGATION DDISTRICT No. 6 ON THIS _ DAY OF ____, 20__. NO OMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREE, FENCES AND BUILDING) SHALL BE PLASCED UPON HCID#6 RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY

BOARD MEMEBER	DATE

APPROVED BY DRAINAGE DISTRICT:

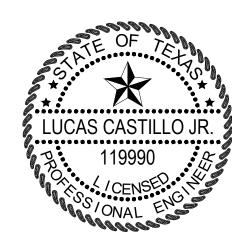
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS COUNTY OF HIDALGO

> I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

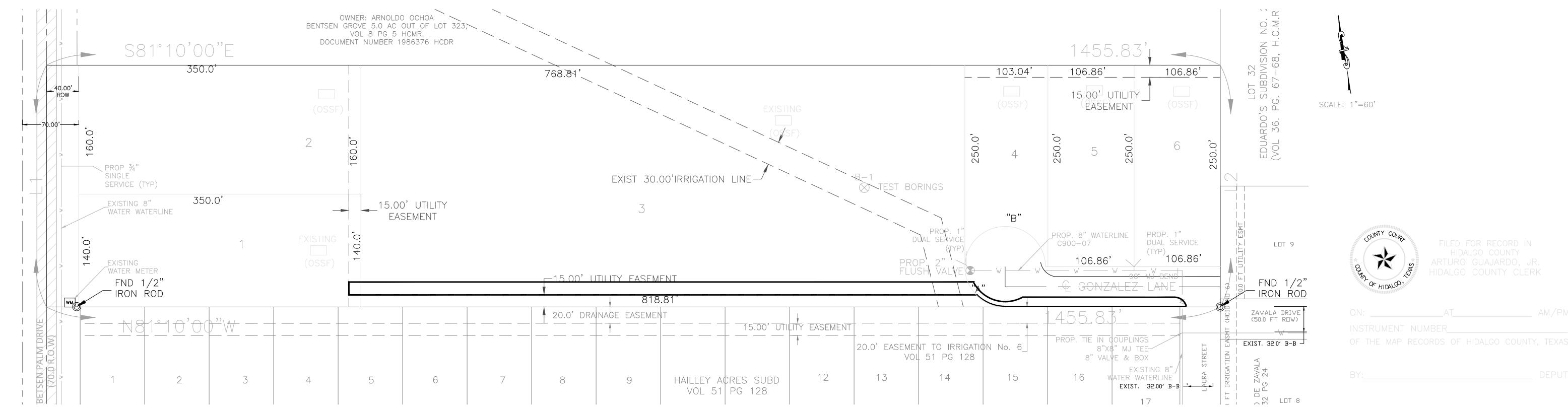


SIGNATURE DATE



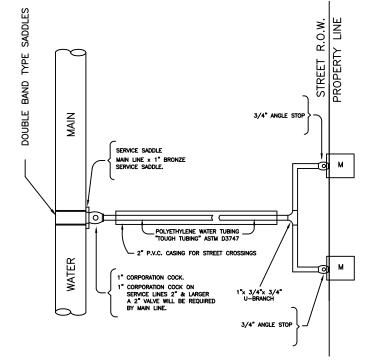
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS



SUBDIVSION

BEING A 10.0 ACRE (436,569.00 SQ.FT.) GROSS, 9.74 ACRE (424,569.00 SQ.FT.) NET., TRACT OF LAND BEING ALL OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C", AN ADDITION TO HIDALGO COUNTY, TEXAS, ACCORDING TO THE OF MAP RECORDED IN VOLUME 7, PAGE 30, AS PER DEED RECORDS THEREOF RECORDED IN WARRANTY DEED WITH VENDORS LIEN NUMBER: 879936, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.



DUAL WATER SERVICE CONNECTION

X TEST BORINGS

COST ESTIMATE

WATER DISTRIBUTION:	\$	XXXXXXX
DRAINAGE IMPROVEMENTS:	\$	XXXXXXX
PAVING IMPROVEMENTS:	\$	XXXXXXX
SEPTIC TANK (OSSF):	\$_	XXXXXXX





REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION JLG SUBDIVISION PROVISION DE AGUA: Descripcion y Gastos.

LA SUBDIVISION **JLG SUBDIVISION** HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE **SHARYLAND** WATER SUPPLY CORPORATION (SWSC) EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA S.W.S.C. SE HA

CONECTA A UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO. LINEA DE AGUA PROPUESTA DE 8" DE DIAMETRO

DEL CONDUCTO DE AGUA DE **8** PULGADAS SE **PRODUCEN SEIS (6)** DOBLE—CONDUCTOS DE AGUA DE 1 PULGADA

COSTO TOTAL DE US\$ XXXXXXX O US\$ XXXXXXXX POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA S.W.S.C. US\$ XXXXXXX, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, US\$ XXXXXXX ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS

DRENAJE DESCRIPCION Y GASTOS

SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR DE LA SUBDIVISION **JLG SUBDIVISION** ESTA FOSA

CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. EL EVALUADOR (LIC#) HIZO SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES #,#,# (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE

_____ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y AH APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS DESDE ______

CERTIFICACION

.UCAS CASTILLO JF

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ XXXXXXX LO CUAL EQUIVALE A US\$ XXXXXXX POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA \$ _____ A UN COSTO TOTAL DE \$ _____ TODA LA

DATE

FINAL ENGINEERING REPORT FOR JLG SUBDIVISION WATER SUPPLY: Description and Costs.

JLG SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE.

THE WATER SYSTEM FOR JLG SUBDIVISION CONSISTS OF AN 8" DIAMETER WATERLINE THAT CONNECTS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE WEST SIDE OF LAURA STREET. FROM THE 8" DIAMETER WATERLINE, THERE ARE SIX (6) 1" DUAL SERVICE LINES RUNNING TO PAIR

A TOTAL COST OF \$ XXXXXXXOR \$ XXXXXXX PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID S.W.S.C. THE SUM OF \$ XXXXXXXOR \$ XXXXXX PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE S.W.S.C. SYSTEM. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT

SEWAGE FACILITIES: Description and Costs. SEWAGE FROM THE JLG SUBDIVISION IS TREATED BY INDIVIDUAL ON—SITE SEWAGE FACILITIES

CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS _____) HAD # (#) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS #,#,

APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ _____ THE HIDALGO COUNTY

CERTIFICATION:

WATER FACILITIES— THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ XXXXXX WHICH EQUALS TO \$ XXXXXX PER LOT.

A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.



DATE

SUBDIVIDER CERTIFICATION

SUBDIVIDER STATEMENT:

Jose Luis Gonzalez, Yasmin Gonzalez, Jose

, <u>España Gonzalez and Yasmin Isabel Gonzalez</u> SUBDIVIDERS OF JLG SUBDIVISIONS

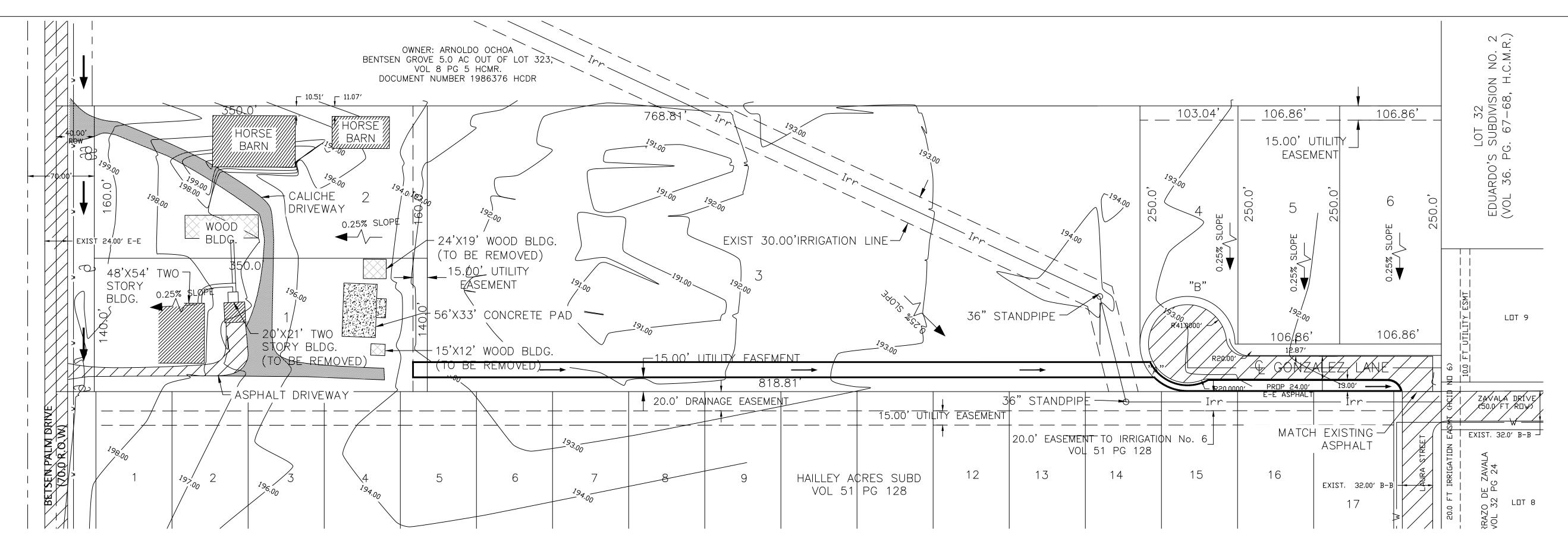
Jose Luis Gonzalez 9212 N. Bentsen Palm Drive Mission, Texas 78574	DATE
Yasmin Gonzalez 9212 N. Bentsen Palm Drive Mission, Texas 78574	DATE
Jose España Gonzalez 3310 Zavala Drive Mission, Texas 78574	DATE
Jose Luis Gonzalez 3304 Zavala Drive Mission, Texas 78574	DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

SEWAGE FACILITIES— SEPTIC SYSTEM IS ESTIMATED TO COST \$ _____PER LOT (ALL INCLUSIVE), FOR proved to me through his Texas Department of Public Safety Driver License to be the person





DRAINAGE REPORT FOR JLG SUBDIVISION REPLAT OF LOT 321, BENTSEN GROVES SUBDIVISION

PROJECT LOCATION

The property is an approximate 10.03—acre (436,906.8 square feet) tract of land compromising of lot 321 out of Bentsen Groves Subdivision Addition "C", Hidalgo County, Texas. The proposed six (6) lot subdivision is located approximately 4800 feet north of the intersection of Mile 7 (107) and North Bentsen Palm Drive in Mission, Hidalgo County, Texas.

FLOOD PLAIN

The subject property is in Flood Zone X of the Hidalgo County FEMA (Federal Emergency Management Agency) Flood Insurance Rate Map (FIRM) Panel No. 480334 0290 D, dated June 06, 2000. Zone X is defined as areas determined to be outside 500-year flood-plain.

SOIL CONDITIONS

According to the Hidalgo County Soil Survey (USDA United States Department of Agriculture) Soil Conservation Service, the subsurface consist of Brennan fine sandy loam (3), Hidalgo fine sandy loam (25) and Racombes sandy clay loam (48). These soils are moderately to well drained, permeability is moderate with 0 to 1 percent slope. Attached are the engineering index properties of the designated soils from the Soil Survey of Hidalgo County.

EXISTING CONDITIONS

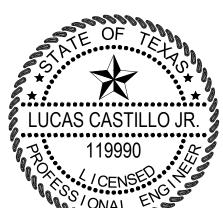
The site currently consists of single—family residential homes with plenty of grass area and has a slight slope towards the East. Runoff from the property currently travels east down Zavala Dr. via curb and gutter, then south La Homa Rd via an existing roadside ditch approximately 4,800 ft. south to Mile 7 Rd. Additionally, an existing roadside ditch on east side of Bentsen Palm carries flow south about 4,800 ft. also toward Mile 7 Rd. Stormwater then flows east via roadside ditch to HCDD1's FM 681 Outfall. Existing runoff is currently calculated as Q = 9.69 cfs.

PROPOSED CONDITIONS

The property is located within Mission ETJ, Hidalgo County, Texas. The proposed subdivision will consist of 6 lots each a half—acre or more in size. Calculations show that after development the runoff will be Q = 20.25 cubic feet per second for an increase of Q =10.56 cubic feet per second. Detention required will be 17,600 cubic feet (0.4-acre feet). Proposed detention volume will meet requirement of 17,600 cubic feet and will be accomplished by construction of a road along with roadside ditch that will connect and flow east to Zavala Drive. These improvements will be sized to hold the additional runoff calculated to meet current City and County requirements of 50-year storm event detention calculations with existing 10-year release rate.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" [AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN] AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D (MAP REVISED: MAY 17, 2001 LOMR) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



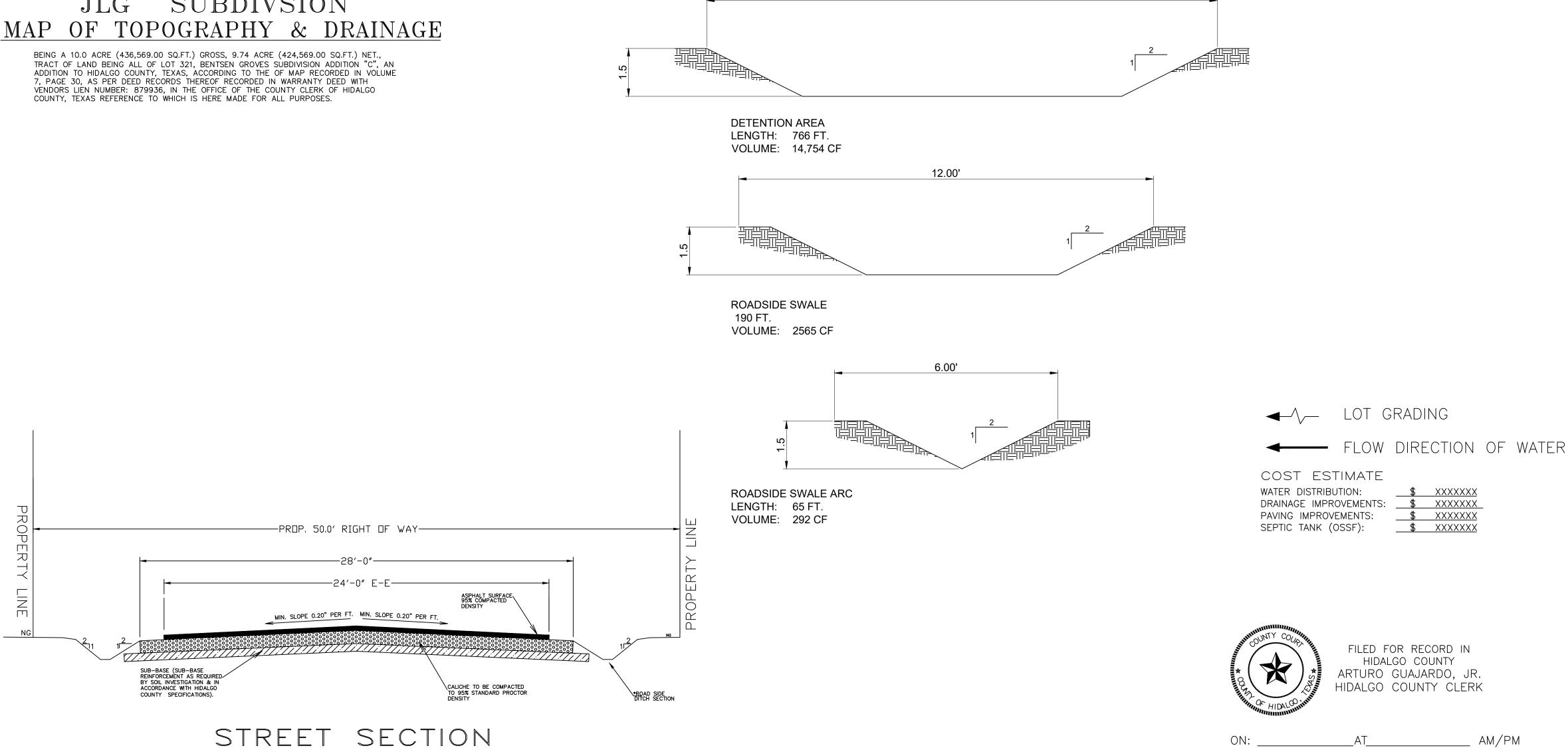
SIGNATURE

DATE

SUBDIVSION JLG

BEING A 10.0 ACRE (436,569.00 SQ.FT.) GROSS, 9.74 ACRE (424,569.00 SQ.FT.) NET., TRACT OF LAND BEING ALL OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C", AN ADDITION TO HIDALGO COUNTY, TEXAS, ACCORDING TO THE OF MAP RECORDED IN VOLUME 7, PAGE 30, AS PER DEED RECORDS THEREOF RECORDED IN WARRANTY DEED WITH VENDORS LIEN NUMBER: 879936, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO

NOT TO SCALE



SCALE: 1"=60'

AM/PM

DEPUTY

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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Reviewed On: 9/14/2023

SUBDIVISION NAME: JLG SUBDIVISION				
REQUIREMENTS				
STREETS AND RIGHT-OF-WAYS				
N. Bentsen Palm Drive: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions required: - Label centerline prior to final. - Show and label the "existing ROW" prior to final. If 70 ft. is existing ROW please label accordingly. - Show and label existing ROW on both sides of centerline prior to final. - Show and label "ROW dedicated by this plat" prior to final. It's not clear if 40 ft. is existing or dedicated by this plat. - For the existing ROW, reference the document number on the plat and provide a copy for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan **A variance application and letter (VAR2023-0022) was submitted by the applicant which	Non-compliance			
includes a request to not provide or escrow sidewalk and curb and gutter along N. Bentsen Palm Drive. If the variance request is approved subject to any conditions, the conditions must be met prior to recording. The submitted variance request does not include a variance to ROW dedication requirement on N. Bentsen Palm Drive.				
Gonzalez Lane (interior street): Dedication as required for 50 ft. Paving: 32 ft. Curb & gutter: both sides Revisions required: - Show the distance between the centerline of proposed Gonzalez Lane and existing Zavala Drive prior to final. Street jogs with centerline offsets of less than 125 ft. are not allowed Finalize the name of the street with City prior to final Cul-de-Sac requires 96 ft. of paving face to face with 10 ft. of additional ROW around it. Submit paving layout and revise Cul-de-Sac ROW accordingly prior to final. ** As per the applicant, the subdivision is private but not gated. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan **A variance application and letter (VAR2023-0022) was submitted by the applicant which includes the following items for the interior street (Gonzalez Lane): Request of 18 ft. paving instead of minimum 32 ft., not to provide or escrow sidewalk, and curb and gutter. If the variance request is approved subject to any conditions, the conditions must be met prior to recording.	Non-compliance			

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N/S Quarter Mile Collector (east boundary): dedication as required for 30-35 ft. for 60-70 total ROW Paving: 40-44 ft. Curb & gutter: both sides Revisions needed: - Show the ROW dedication as required prior to final Name of the collector must be finalized prior to final. Laura Street (N/S 50 ft. ROW) exists	
the south. Street number may be assigned by the City. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	
**A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow for a N/S Quarter Mile Collector (east bounda the variance request is approved subject to any conditions, the conditions must be met precording.	rry). If
Paving Curb & gutter	Applied
**Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	
 * 1,200 ft. Block Length. - Revise the plat to comply with the requirement or apply for a variance prior to final. **Subdivision Ordinance: Section 134-118 	Non-compliance
**A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a variance request for 1200 ft. block length requirement. The proposed block len 1,415.83 ft. If the variance request is approved subject to any conditions, the conditions in be met prior to recording.	ngth is
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - Based on the design, access to lots 3 to 6 are through Zavala Drive or Laura Avenue an Hailey Drive which will exceed 600 ft. Cul-de-Sac requirement. Revise the plat and show quarter mile collector on the east boundary (Laura Street) prior to final Cul-de-Sac requires 96 ft. of paving face to face with 10 ft. of additional ROW around it. Submit paving layout and revise Cul-de-Sac ROW accordingly prior to final. **Subdivision Ordinance: Section 134-105	а
**A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to provide 100 ft. diameter ROW with 82 ft. of paving for the Cul-de-Sa instead of minimum 116 ft. of ROW for 96 ft. of paving face to face as required by Fire Department and 10 ft. ROW around it. 96 ft. of paving in Cul-de-Sac is a Fire Department requirement and could not be waived; however, the Board may review the proposed 100 ft. ROW for the Cul-de-Sac including 96 ft. of paving and 2 ft. of additional ROW around it. If request is approved, it should be subject to 10 ft. Sidewalk easement at the front of the lo around the Cul-de-Sac. Utilities or Engineering Departments may require the easement to 10 ft. sidewalk/utility easement prior to final.	t ft. f the ots
LLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA

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	1
SETBACKS	
* Front: Lots 1 & 2: 45 ft. or greater for easements, or inline with the existing structures, whichever is greater Other Lots: 25 ft. or greater for easements - Revise the plat note as shown above prior to final Proposed: 25 ft. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 15 ft. or greater for easements - Revise the plat note as shown above prior to final Proposed: 15 ft. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easements - Revise the plat note as shown above prior to final Proposed: 6 ft. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements - If the plat is revised to show a quarter mile collector along the east side of the property, add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies Revise the plat note as shown above prior to final Proposed: Front Garage: 18 ft. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required on Bentsen Palm Drive, both sides of all interior streets, and N/S collector street. - Add a plat note as shown above prior to final once the name of the collector street is finalized. - Clarify with Engineering Department as they may require 5 ft. sidewalk. **Subdivision Ordinance: Section 134-120 **A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow sidewalk and curb and gutter along N. Bentsen Palm Drive and Gonzalez Lane (interior street). If the variance request is approved subject to any conditions, the conditions must be met prior to recording. The sidewalk note will be 	Non-compliance
finalized based on the Commission action. * Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
**A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow sidewalk and curb and gutter along N. Bentsen Palm Drive and Gonzalez Lane (interior street). If the variance request is approved subject to any conditions, the conditions must be met prior to recording.	. ,
BUFFERS	
 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N/S collector street. - Add a plat note as shown above prior to final once the name of the collector street is finalized. **Landscaping Ordinance: Section 110-46 	Non-compliance

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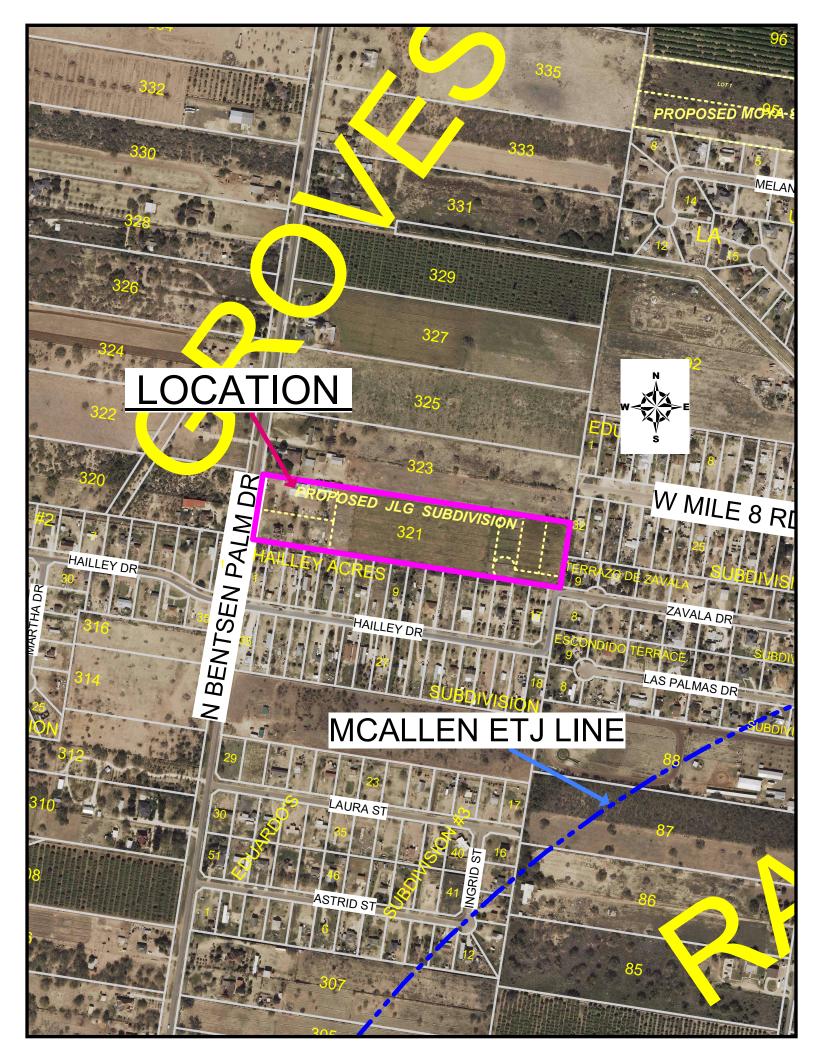
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Add a plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Non-compliance
NOTES	
* No curb cut, access, or lot frontage permitted along N/S collector street. - Add a plat note as shown above prior to final once the name of the street is finalized. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
 * 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. ** As per the applicant, the subdivision is private but not gated. 	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Add a plat note as shown above prior to final. ** As per the applicant, the subdivision is private but not gated. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Provide a copy of the HOA draft document prior to final. - A plat note to reference the HOA document number must be finalized prior to final. Contact staff for any questions. ** As per the applicant, the subdivision is private but not gated. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Lot 5 is proposed with 87.12 ft. of frontage and 106.86 ft. of rear side. Lots with septic tanks require 100 ft. minimum frontage. Revise the layout as applicable prior to final Verify if curve "A" length is correct as shown to be 235.62 ft. prior to final Add curve "B" dimensions to the Curve Data Chart prior to final Lot B's frontage seems to be consisting of curve "B" and a line on the ease side of it, since there seems to be 2 points at the southeast corner of Lot 4. Clarify/Label the line on the east side of curve "B" as "L3" and add it to the Line Table prior to final Revise the lot areas for Lots 5 & 6, shown as 0.0.61 acres Move the lot area label for Lot 2 away of the contour lines to be legible. **Zoning Ordinance: Section 138-356	Non-compliance

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ZONING/CUP	
* Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
 * Land dedication in lieu of fee. - Subdivision is located in ETJ. Park fees do not apply to ETJ subdivisions unless they get annexed. 	NA
 * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Subdivision is located in ETJ. Park fees do not apply to ETJ subdivisions unless they get annexed. 	NA
* Pending review by the Parkland Dedication Advisory Board and City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for a 6-Lot Single Family subdivision is waived	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

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COMMENTS Non-compliance Comments: - The add up of the lot dimensions and 40 ft. ROW exceeds the property's total length of 1,455.83 ft. Revise lot dimensions as applicable prior to final. - Use a bold line around the original subdivision boundary prior to final. - The ROW shown along Bentsen Palm Drive for this subdivision and the subdivision to the south shown as 70 ft, but there is a notch on the southwest corner of Lot 1. Clarify/revise plat layout prior to final. - Provide the legal description of all adjacent lots on all sides including on the west side of Bentsen Palm Drive prior to final. - Provide the name of the subdivision for Lots 8 and 9 on the east side on the plat prior to final. - Provide the document number for the 30 ft. existing Irrigation easement on the plat and provide a copy for staff review prior to final. - Provide bearing and dimensions for the 30 ft. existing Irrigation easement on the plat prior to - Show the distance from the 30 ft. existing Irrigation easement to the lot's corner points prior - As per the applicant, the subdivision is private. The signature block wording must be referenced correctly to include public dedication for N. Bentsen Palm Drive and N/S quarter mile collector. - Name of the interior street will be finalized by staff prior to final/recording. - Signature blocks including the owner's acknowledgement must comply with Section 134-61 of Subdivision ordinance. If County requires different wording, a separate signature block based on City's code is required prior to recording. - Show the lot layouts of the existing subdivisions on the location map prior to recording. *Must comply with City's Access Management Policy. **A variance application and letter (VAR2023-0022) was submitted by the applicant which includes the following items: 1. To not dedicate ROW for a N/S Quarter Mile collector (east boundary) 2. A variance to 1,200 ft. block length requirement 3. A variance to provide 18 ft. of paving for the interior instead of 32 ft. minimum paving requirement and provide 100 ft. ROW with 82 ft. of paving for Cul-de-Sac instead of 116 ft. ROW with 96 ft. of paving face to face and 10 ft. ROW around it. 4. To not provide or escrow for sidewalk and curb and gutter along N. Bentsen Palm Drive and the interior street ** Minimum 96 ft. of paving face to face for a Cul-de-Sac is Fire Department requirement and could not be approved by the Board. A variance to provide 100 ft. ROW with 96 ft. of paving face to face and 2 ft. of additional ROW around it could be reviewed by the Board. RECOMMENDATION Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED Applied PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL AND THE BOARD'S CLARIFICATION ON THE VARIANCE REQUESTS.



SUB2020-0057

City of McAllen Planning Department APPLICATION FOR SURDIVISION PLAT DEVIEW

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

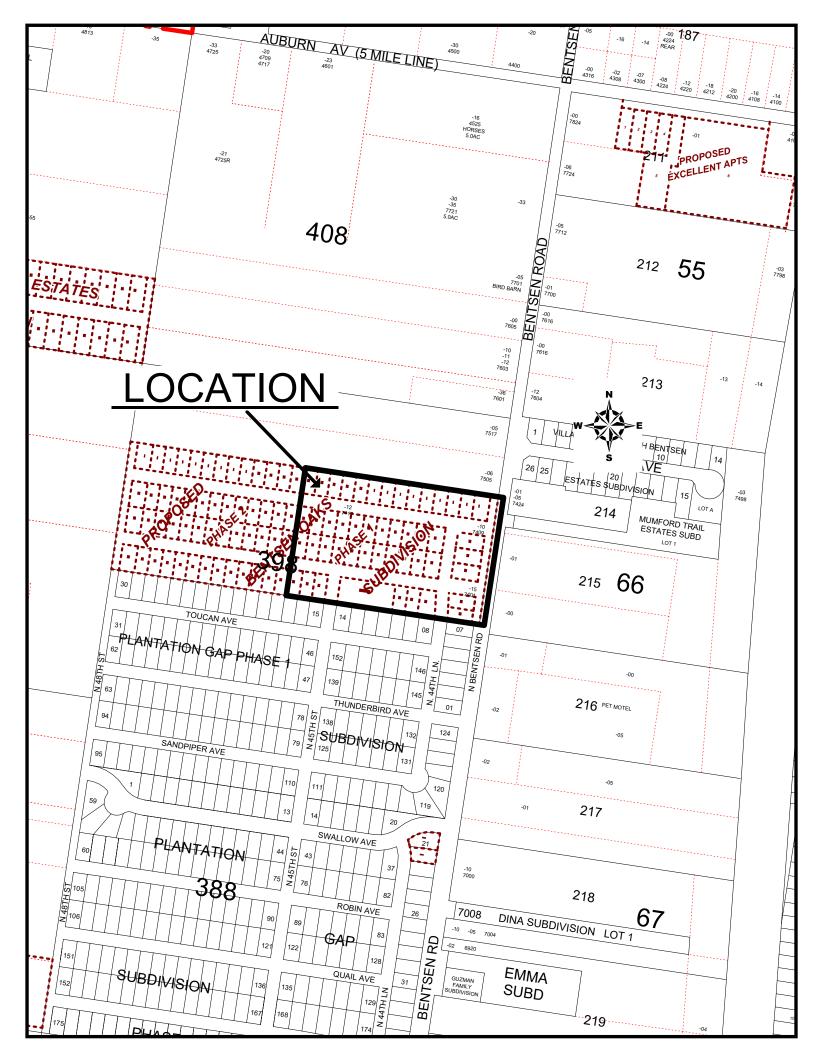
	SUDDIVISION FLAT REVIEW
Project Description	Subdivision Name Verdin Heights Rentsen Oaks Ph I 1009-01-23 Location 1 3/4 Mile N. Bentsen Road City Address or Block Number 7401 N. Bentsen Ph I 1009-01-23 Number of lots 101 Gross acres 17 Net acres 17 Existing Zoning AO Proposed R1 Rezoning Applied For Yes No Date Aug. 2020 Existing Land Use vacant Proposed Land Use residential Irrigation District #United Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due No Parcel No. 282196 Tax Dept. Review Legal Description 17.0 acres out of Lot 398, J.H. Shary Subdivision
Owner	Name Sergio Guzman Phone 956-683-1000 Address 4602 N. Stewart Road City McAllen State TX Zip 78501 E-mail guzmans098@yahoo.com
Developer	Name Guzman Construction Phone 956-625-9095 Address 4229 W. Expressway 83 City McAllen State TX Zip 78503 Contact Person Sergio Guzman E-mail guzmans098@yahoo.com
Engineer	Name Spoor Engineering Consultants, Inc. Phone 956-683-1000 Address 202 So. 4th Street City McAllen State TX Zip 78501 Contact Person Steve Spoor, P.E. E-mail SEC@SpoorEng.com
Surveyor	Name Plinio C. Medina Phone 956-682-2616 Fig. 1 Address 2912 N. 6th Street City McAllen State TX Zip 78501 7

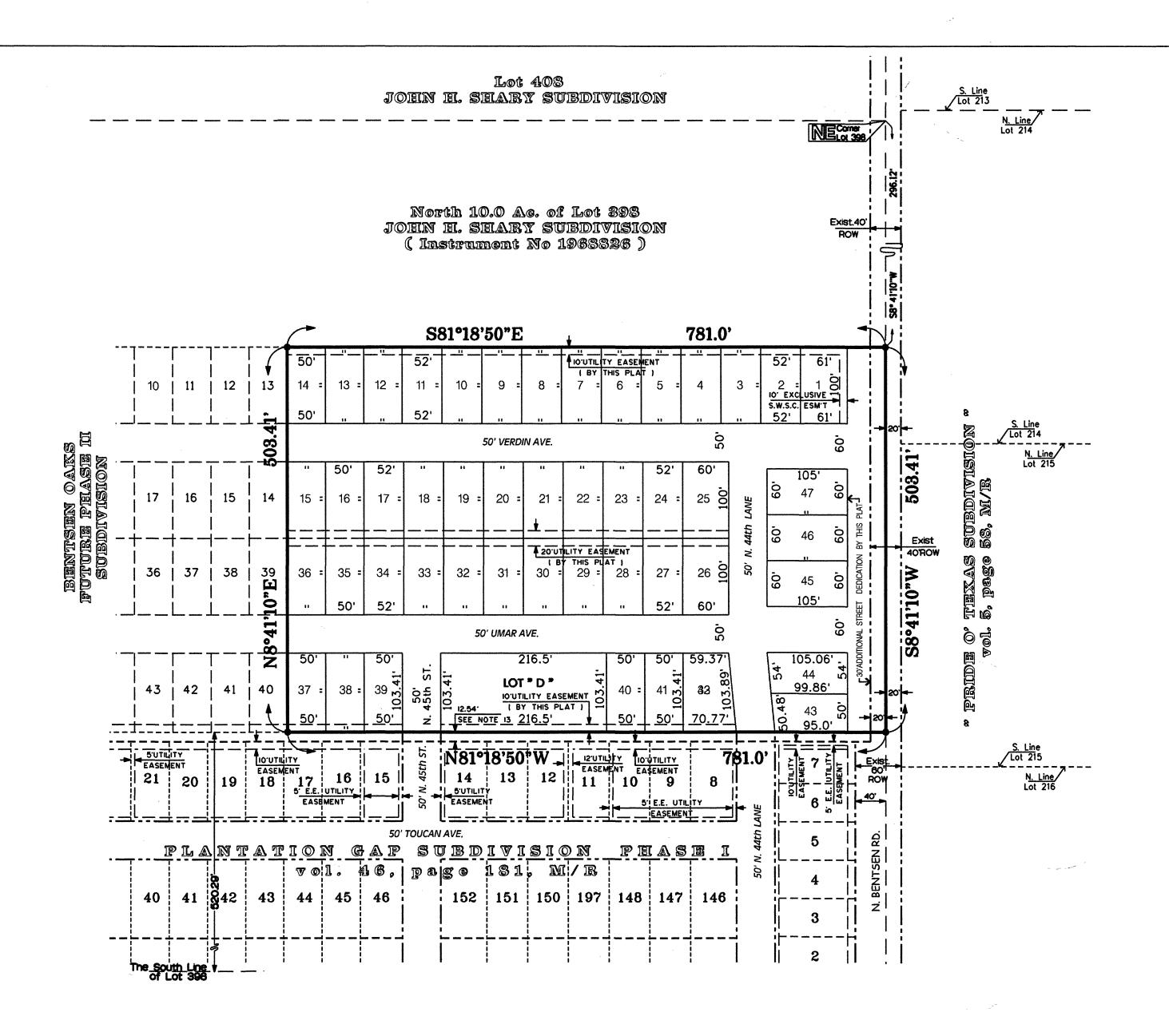
Owner \square

	Proposed Plat Submittal
Submitted with Application	\$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies 2 Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying 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
Developer's Requirements \$	PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted tracts ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines ✓ North arrow, scale and vicinity map ✓ Name & dimension of adjoining street ROWs (total width & width from centerline)
Minimum De	Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½ by 11" copies/legible copy of the plat, affected by changes.
ner'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 O9-04-20 Print Name Steve Spoor, P.E.

Authorized Agent ⋈

10/19





NOTES:

- 1.) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
- A.- FRONT: -25 FT. OR GREATER FOR EASEMENT B.- REAR: -10 FT. OR GREATER FOR EASEMENT
- C.- CORNER: -10 FT, OR GREATER FOR EASEMENT
- D.- INTERIOR SIDES: -6 FT. OR GREATER FOR EASEMENT
- E.- GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS
- REQUIRED. GREATER SETBACK APPLIES.
- 2.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.
- 3. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982.
- 4.) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 5.) 4.0' SIDEWALK REQUIRED ALONG N. BENTSEN RD., N. 48TH ST, AND BOTH SIDES OF ALL INTERIOR STREET.
- 6.) NO ACCESS, CURB CUTS, OR LOT FRONTAGE PERMITTED ALONG N. BENTSEN RD. AND ALONG N. 48TH ST.
- 7.) 25' x 25' SITE OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- 8.) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 9.) STORM WATER DETENTION OF 2.55 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION.
- 10.) BENCHMARK.- STATION NAME: MC. 52 SET BY ARANDA & ASSOC. LOCATED AT NORTHEAST CORNER OF TAYLOR RD. AND MILE 4 RD. ELEV.- 132.94 FT (NAVD88)
- 11.) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES & BOUNDS

A 9.03 ACRE TRACT OF LAND OUT OF LOT 398, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 17.0 ACRES BEING THE SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES OF LOT 398 AND BEING THE NORTH 7.00 ACRES OF THE SOUTH 24.57 ACRES OF LOT 398.

BEGINNING at the northeast corner of the South 10.0 acres of the North 20.0 acres of Lot 398 for the northeast corner of the following described tract of land, said point located South 08 Deg. 41 Min. 10 Sec. West, 296.13 feet from the northeast corner of Lot 398, and being located in N. Bentsen Road:

THENCE, with the East line of Lot 398, in N. Bentsen Road, South 08 Deg. 41 Min. 10 Sec. West, 503.41 feet to the southeast corner of the North 7.0 acres of the South 24.57 acres of Lot 398, for the southeast corner hereof; THENCE, with the South line of the North 7.0 acre of the South 24.57 acres of Lot 398, North 81 Deg. 18 Min. 50 Sec. West, at 20.0 feet pass the West line of N. Bentsen Road, and at 1471.0 feet the southwest corner the North 7.0 acres of the South 24.57 acres of Lot 398, for the southwest corner hereof;

THENCE, with the West line of Lot 398, North 08 Deg. 41 Min. 10 Sec. East, 503.41 feet to the northwest corner of the South 10.0 acres of the North 20 acres of Lot 398, for the northwest corner hereof;

THENCE, with the North line of the South 10, 0 acres of the North 20,0 acres of Lot 398, South 81 Deg. 18 Min. 50 Sec. East, at 1451.0 feet pass the West line of N. Bentsen Road, and at 1471.0 feet the POINT OF BEGINNING. Containing acres of land, more or less, of which the East 20.0 feet, containing 0.23 acre, Jies in N. Bentsen Road,

13.) THE 12.54' x 1471.0' TRACT SOUTH OF AND ADJACENT TO THIS 17.0 ACRE TRACT IS DESCRIBED BY THE APPRAISAL DISTRICT AS THE NORTH 12.54 FT OF THE SOUTH 520.29 FT. OF LOT 398, JOHN H. SHARY SUBDIVISION - PROPERTY ID • 282193.



Scale: | "= 100"

BENTSEN OAKS PHASE I SUBDIVISION

Being a Subdivision of a 9.03 Acre Tract of Land Out of Lot 398, John H. Shary Subdivision, Hidalgo County, Texas, according to plat record in Vol. 1, Pg.17, Map Records, Hidalgo County, Texas.

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	Z	Consultin	ng Engineers - Civi	il Land Plannir	
	(4)	+	FIRM # F-6003		

202 South 4th. Street McALLEN, TEXAS 78501 | Scale: 1"=1250' SEC@spooreng.com (956) 683 1000

STATE	OF	TEXAS:
COUNTY	OF	HIDALGO

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

D'escois

By: Sergio Guzman 4713 Ebony Ave. McAllen, Texas 78501

STATE OF TEXAS: COUNTY OF HIDALGO

SERGIO GUZMAN 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 (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ______ DAY OF_

NOTARY PUBLIC

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

STATE OF TEXAS: COUNTY OF HIDALGO:

STATE OF TEXAS:

COUNTY OF HIDALGO:

CHAIRMAN, PLANNING COMMISSION AND ZONING COMMISSION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 5242 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 DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOW THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS,

> PABLO (PAUL) PENA III REGISTERED PROFESSIONAL LAND SURVEYOR 1001 WHITEWING AVE.

McALLEN, TEXAS 78501 TBPLS FIRM # 1008720

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

> X STEPHEN SPOOR 56752 REGISTERED PROFESSIONAL ENGINEER P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF MCALLEN

DATE

DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. I

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

09/14/2023 Page 1 of 4 SUB2020-0057



Reviewed On: 9/14/2023

SUBDIVISION NAME: BENTSEN OAKS PHASE 1 (PREVIOUSLY VERDIN HEIGHTS)			
REQUIREMENTS			
STREETS AND RIGHT-OF-WAYS			
North Bentsen Road: 30 ft. of dedication required for 50 ft. from centerline for 100 ft. ROW Paving 65 ft. Curb & gutter: Both Sides Revisions needed: - Label centerline to verify if any ROW dedication is required prior to final. ****The Planning and Zoning Board, at their November 3, 2020 meeting, approved the subdivision in Revised Preliminary form. Engineer had requested a variance to dedicate only 20 ft. instead of the required 30 ft. for North Bentsen Road. The Planning and Zoning Board did not approve this requested variance. ****Plat submitted on December 2, 2020, and September 9, 2023, shows the 30 ft. ROW dedication required on North Bentsen Road. **Monies must be escrowed if improvements are not built prior to recording.	Non-compliance		
Interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Proposed: 50-60 ft. ROW (ROW for E/W interior streets between N. Bentsen Road and N. 44th Lane is proposed to be 60 ft.) Revisions needed: - Connection and extension of N. 44th Street and N. 45th Street to existing ROW on the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable, prior to final Streets names are subject to change prior to final Provide temporary turn around on the west end of proposed Umar Avenue and Verdin Avenue as may be applicable Clarify if the subdivision is public or private and provide gate details. Additional ROW may be needed in the gate area to show compliance with requirements.	Non-compliance		
Paving Curb & gutter	Applied		
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118 **The Planning and Zoning Board, at their November 3, 2020 meeting, approved the subdivision in Revised Preliminary form with a variance request to allow a block length greater than the maximum allowed 800 ft. only. This variance was approved for the blocks of Lots 40-55 and Lots 86-100. ***The engineer submitted a revised letter on January 14, 2021 requesting a variance for the block length of Lots 1-27 (1,390 ft.). Plat submitted on January 5, 2020 does not provide a stub out street north as shown on the previously approved plat. ****Ordinance revised; based on the ordinance revision adopted on 12/13/21. Block length along lots 22 through 59 is approximately 1,200 ft. which complies with ordinance revision. Block length for Phase I and II along the north is proposed at 1,391 ft. which exceeds the 1,200 ft. maximum block length without a stub out street to the north. Revise plat as applicable, prior to final. *****Revised plats for for 781 ft. east of the the original boundary as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II were submitted on August 22, 2023, and September 1, 2023.	Applied		

09/14/2023 Page 2 of 4 SUB2020-0057

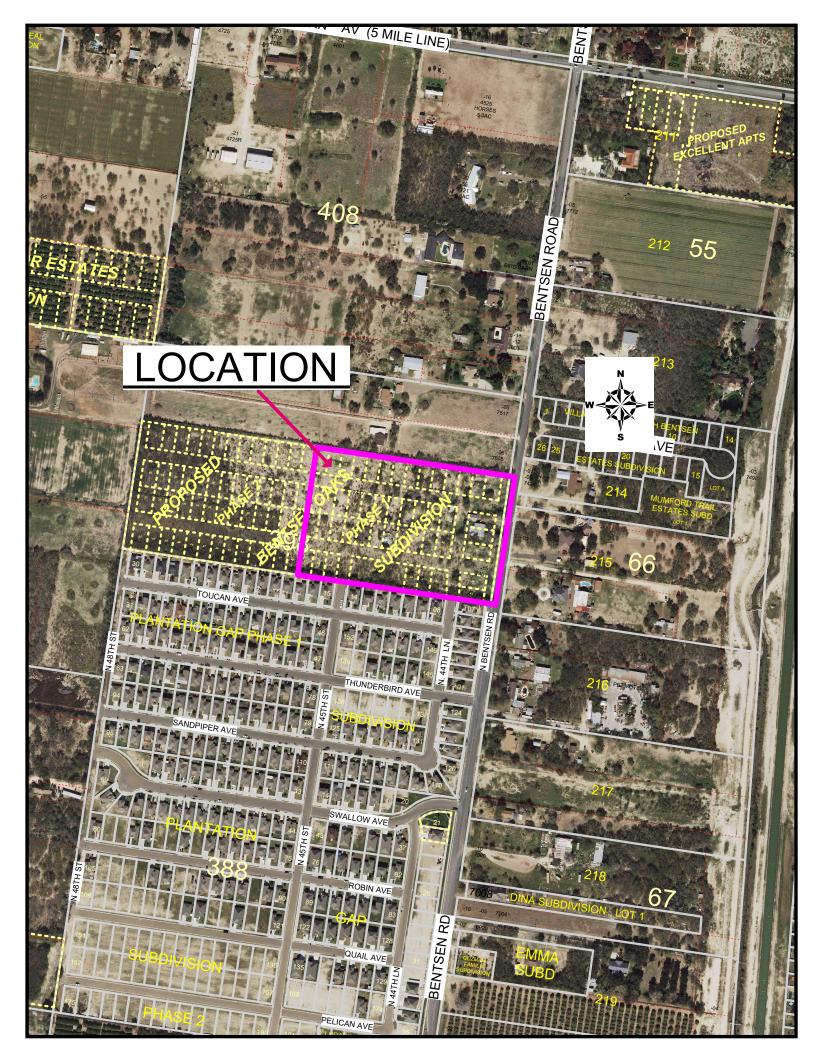
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: 25 ft. or greater for easements.	Applied
* Rear: 10 ft. or greater for easements ***The Planning and Zoning Board approved the subdivision in Revised Preliminary form with a variance request to allow a block length greater than the maximum allowed 800 ft. only at their November 3, 2020 meeting. Engineer had also requested a variance to to allow a '10 ft. or greater for easements" setback instead of the required "25 ft. or greater for easements" on double fronting lots (Lots 27-31). The Planning and Zoning Board did not approve this requested variance. ****The Planning and Zoning Board approved a variance on December 2, 2020 to allow 10 ft.	Applied
or greater for easements on the rear setback for double fronting lots (Lots 27-31) instead of the required 25 ft. setback or greater for easements. *****Sec. 138-367(b) of the Zoning Ordinance was amended by the City Commission on October 11, 2021, to read as follows: Where lots have double frontage, running through from one street to another, a required front yard shall be provided on one street only.	
* Interior Sides: 6 ft. or greater for easements.	Applied
* Corner: 10 ft. or greater for easements.	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies.	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
BIDEWALKS	
 * 4 ft. wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets. Revise the plat note as shown above prior to final. **Engineering Department may requires 5 ft. sidewalk. 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses, and along North Bentsen Road. - Revise the plat note as shown above prior to final.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North Bentsen Road - Revise the plat note as shown above prior to final.	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA

09/14/2023 Page 3 of 4 SUB2020-0057

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private Streets must be maintained by the lot owners and not the City of McAllen	Non-compliance
 Clarify if the subdivision is proposed to be private or public to finalize the plat note requirement prior to final. 	
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions. Clarify if the subdivision is public or private prior to final. A plat note referencing the correct Section of the ordinance (public or private) is required prior to final. 	Non-compliance
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Clarify if the subdivision is public or private prior to final. - A plat note to cross reference the HOA document is required prior to final - Submit the draft HOA document for staff review prior to final. **HOA Document is required to be recorded simultaneously with subdivision plat. 	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area.	Applied
* Lots fronting public streets.	Applied
ZONING/CUP	
* Existing: A-O Proposed: R-1 **Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020.	Completed
* Rezoning Needed Before Final Approval **Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020.	Completed
PARKS	
* Land dedication in lieu of fee. As per Parks Department, fee is required in lieu of land.	Applied
* A revised plat showing 47 single-family lots as Bentsen Oaks Phase I Subdivision was submitted on August 22, 2023. The subdivision application must be revised to reflect the revised number of lots. A Park Fee of \$32,900, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again.	Required
* Pending review by the City Manager's Office. * A revised plat showing 47 single-family lots as Bentsen Oaks Phase I Subdivision was submitted on August 22, 2023. The subdivision application must be revised to reflect the revised number of lots. A Park Fee of \$32,900, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again.	NA
TRAFFIC	
* As per Traffic Department, Master Trip Generation is required to determine if TIA is required, prior to final plat.	Required
* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat.	TBD

09/14/2023 Page 4 of 4 SUB2020-0057

COMMENTS	
Comments: Revie the application to reflect the correct number of lots, acreage, etc. prior to final. A revised survey for the revise layout boundary is required prior to final, as applicable, Connection and extension of N. 44th Street and N. 45th Street to existing ROW on the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable, prior to final. Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance. Remove the lot layout and reference to Bentsen Oaks Phase II, since it's not recorded, and reference the existing legal description prior to final. Provide a master layout for both phases prior to final. Must comply with City's Access Management Policy. ** Plat approved in revised preliminary form at the Planning and Zoning Commission meeting of November 3, 2020. ** Revised preliminary with variance to block length to the north not approved at the Planning and Zoning Commission meeting of January 19,2021 ** Revised plats for for 781 ft. east of the the original boundary as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II were submitted on August 22, 2023.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

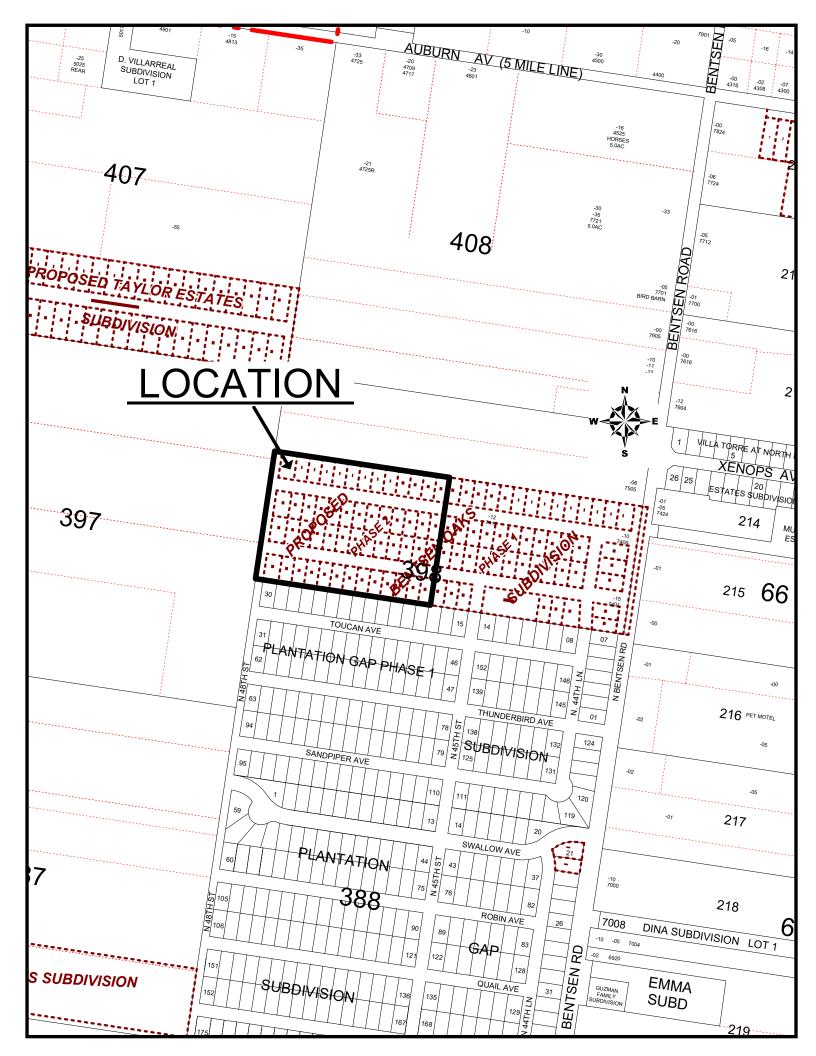


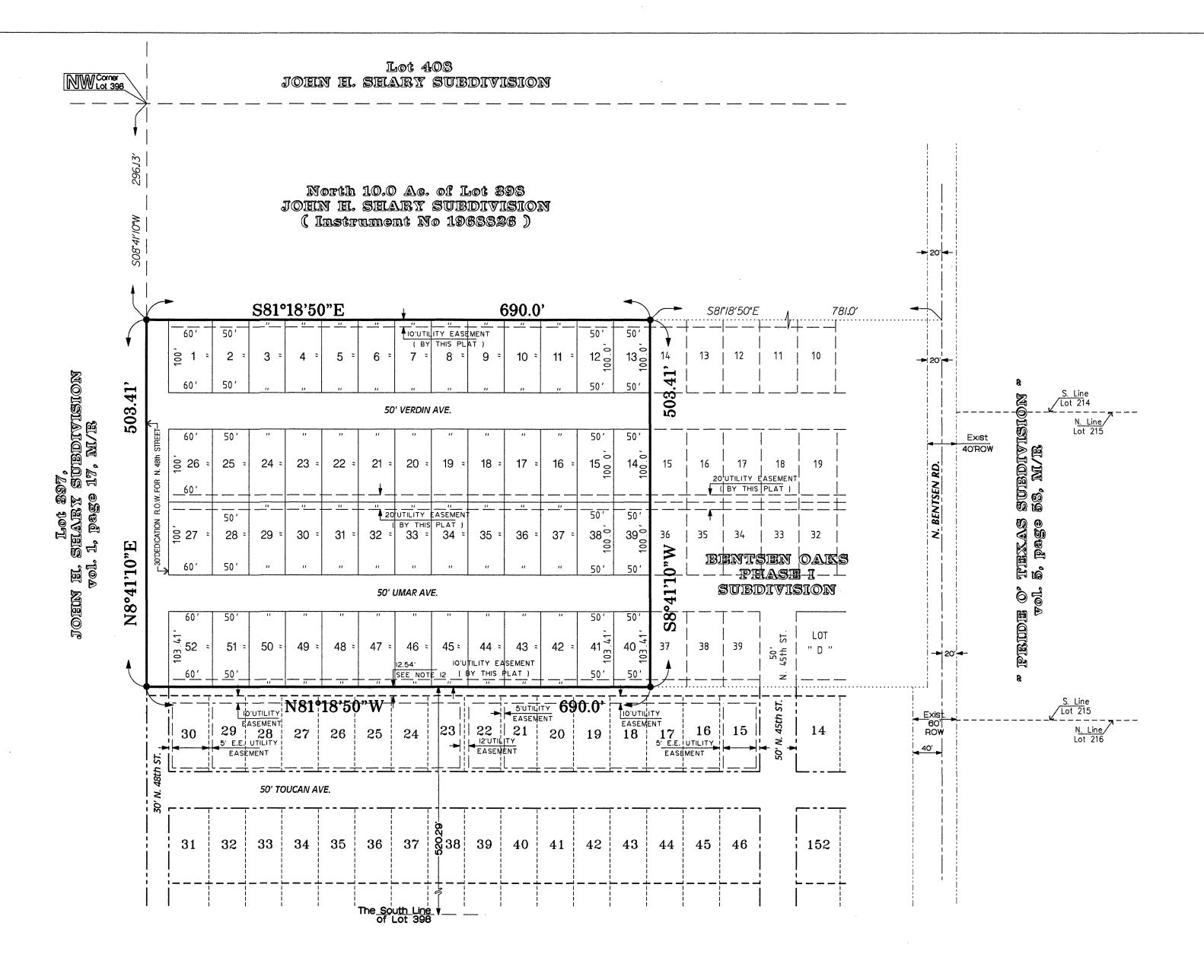
SUB2003-0095

City of McAllen Planning Department

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

Project Information	Subdivision Name_Bentsen Oaks Phase II						
	Location The west side of Bensten Road, approximately 1/2 mile south of Mile 5 Road						
	City Address or Block Numb	City Address or Block Number 740/ N BENTSEN RO REAK					
	Number of Lots 40 Gross Acres 7.97 Net Acres 7.97 ETJ □Yes ■No						
	Existing Zoning R-1 Propo	sed Zoning R-1	Rezoning Applied for □Yes 🗐	No Date			
	Existing Land Use Vacant Proposed Land Use Residential Irrigation District #United						
ect I	Replat □Yes ≜ No Commerc						
Proj	Agricultural Exemption ≜ Ye	s □No Estimate	d Rollback Tax Due ≝ 🎉 ،748	3-22			
	Parcel # <u>282196</u> Tax D	Dept. Review Line	-				
	Water CCN □MPU ■ Shary	land Water SC Ot	ner				
	Legal Description 7.97 Acr	es out of Lot 398,	John H. Shary Subdivsion				
er	Name Sergio Guzman		_ Phone <u>956-607-0732</u>				
Owner	1712 Ehony Av	ODLIO	Curmonologo	hoo com			
Ŏ.		enue 	_ E-mail_Guzmans098@ya	1100.0011			
Owr	Vi nest Hardwiller	State Tx	Zip 78501	_			
	City McAllen	4550	Zip 78501	_			
	City McAllen Name Same as Owner	State Tx	Zip 78501	_			
	City McAllen Name Same as Owner	State Tx	Zip 78501 Phone E-mail	_			
	City McAllen Name Same as Owner Address	State	Zip 78501 Phone E-mail	_			
	City McAllen Name Same as Owner Address City Contact Person	State	Zip	_			
Developer	City McAllen Name Same as Owner Address City Contact Person Name Spoor Engineering	State Consultants, Inc.	Zip 78501 Phone E-mail Zip Phone 956-683-1000				
Developer	City McAllen Name Same as Owner Address City Contact Person Name Spoor Engineering Address 202 S. 4th Street	State State Consultants, Inc.	Zip 78501 Phone E-mail Zip Phone 956-683-1000 E-mail sec@spooreng.co				
	City McAllen Name Same as Owner Address City Contact Person Name Spoor Engineering Address 202 S. 4th Stree City McAllen	State State Consultants, Inc. t	Zip 78501 Phone E-mail Zip Phone 956-683-1000 E-mail sec@spooreng.co				
Developer	City McAllen Name Same as Owner Address City Contact Person Name Spoor Engineering Address 202 S. 4th Street City McAllen Contact Person Steve Spoor Steve Spoor Engineering Address 202 S. 4th Street City McAllen	State State Consultants, Inc. t	Zip				
Engineer Developer	City McAllen Name Same as Owner Address City Contact Person Name Spoor Engineering Address 202 S. 4th Stree City McAllen Contact Person Steve Spoon Name Paul Pena	State Consultants, Inc. t State State	Zip 78501 Phone E-mail Zip Phone 956-683-1000 E-mail sec@spooreng.co Zip 78501 Phone 956-682-8812	om			
Engineer Developer	City McAllen Name Same as Owner Address City Contact Person Name Spoor Engineering Address 202 S. 4th Stree City McAllen Contact Person Steve Spoon Name Paul Pena Address 1001 Whitewing	State Consultants, Inc. t State State Avenue	Zip 78501 Phone	om			
Developer	City McAllen Name Same as Owner Address City Contact Person Name Spoor Engineering Address 202 S. 4th Stree City McAllen Contact Person Steve Spoon Name Paul Pena	State Consultants, Inc. t State State	Zip	om			





NOTES:

- 1.) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS: A.- FRONT: -25 FT. OR GREATER FOR EASEMENT B.- REAR: -10 FT. OR GREATER FOR EASEMENT C.- CORNER SIDE: -10 FT, OR GREATER FOR EASEMENT D.- INTERIOR SIDES: -6 FT, OR GREATER FOR EASEMENT E.- GARAGE: - 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES.
- 2.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.
- 3. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 334 0400 C, REVISED NOVEMBER 16, 1982.
- 4.) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES, AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 5.) 4.0' SIDEWALK (MINIMUM) REQUIRED ALONG N. 48TH ST. AND BOTH SIDES OF ALL INTERIOR STREET.
- 6.) NO ACCESS, CURB CUTS, OR LOT FRONTAGE PERMITTED ALONG N. 48TH ST.
- 7.) 25' x 25' SITE OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- 8.) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 9.) STORM WATER DETENTION OF 1.2 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION.
- 10.) BENCHMARK.- STATION NAME: MC* 52 SET BY ARANDA & ASSOC. LOCATED AT NORTHEAST CORNER OF TAYLOR RD. AND MILE 4 RD. ELEV.- 132,94 FT (NAVD88)
- 11.) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES & BOUNDS

A 7.97 ACRE TRACT OF LAND OUT OF LOT 398, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS:

BEGINNING at a point on the West line of Lot 398, South 08 Deg. 41 Min. 10 Sec. West, 296.13 feet from the Northwest corner of Lot 298, for the Northwest corner of the following described tract of land;

THENCE, parallel to the North line of Lot 398, South 81 Deg. 18 Min. 50 Sec. East, 690.0 feet to a point for the Northeast corner hereof;

THENCE, parallel to the West line of Lot 398, South 08 Deg. 41 Min. 10 Sec. West, 503.41 feet to a point for the southeast corner hereof;

THENCE, parallel to the North line of Lot 398, North 81 Deg. 18 Min. 50 Sec. West, 690.0 feet to a point on the West line of Lot 398, for the the Southwest corner hereof:

THENCE, with the West line of Lot 398, North 08 Deg. 41 Min. 10 Sec. East, 503.41 feet to the POINT OF BEGINNING, containing 7.97 acres of land, more or less.

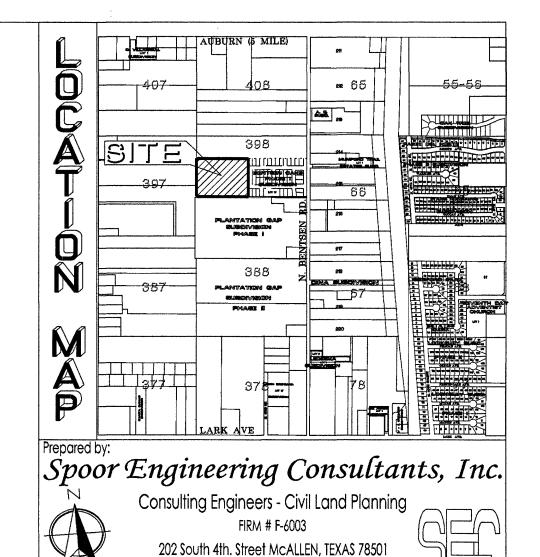
12.) THE 12.54' x 1471.0' TRACT SOUTH OF AND ADJACENT TO THIS 17.0 ACRE TRACT IS DESCRIBED BY THE APPRAISAL DISTRICT AS THE NORTH 12.54 FT OF THE SOUTH 520.29 FT. OF LOT 398, JOHN H. SHARY SUBDIVISION - PROPERTY ID # 282193.



Scale: | "= 100"

BENTSEN OAKS PHASE II SUBDIVISION

Being a Subdivision of a 7.97 Acre Tract of Land Out of Lot 398, John H. Shary Subdivision, Hidalgo County, Texas, according to plat record in Vol. 1, Pg.17, Map Records, Hidalgo County, Texas.



| Scale: 1"=1250' SEC@spooreng.com (956) 683 1000

STATE OF TEXAS: COUNTY OF HIDALGO:

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

> By: Sergio Guzman 4713 Ebony Ave. McAllen, Texas 78501

STATE OF TEXAS: COUNTY OF HIDALGO:

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

NOTARY PUBLIC

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

STATE OF TEXAS:

COUNTY OF HIDALGO:

STATE OF TEXAS:

COUNTY OF HIDALGO:

CHAIRMAN, PLANNING COMMISSION AND ZONING COMMISSION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 5242 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 DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOW THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS,

> PABLO (PAUL) PENA III REGISTERED PROFESSIONAL LAND SURVEYOR 1001 WHITEWING AVE. McALLEN, TEXAS 78501

DATE

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

> STEPHEN SPOOR 56752 REGISTERED PROFESSIONAL ENGINEER P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF MCALLEN

TBPLS FIRM # 1008720

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. I HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.21(c) THE DISTRICT HAS NOT 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. I

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

09/14/2023 Page 1 of 4 SUB2023-0095



Reviewed On: 9/14/2023

SUBDIVISION NAME: BENTSEN OAKS PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North 48th Street: 30 ft. dedication for 30 from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both Sides Revisions needed: - Connection and extension of N. 48th Street to existing ROW on the north and south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City on the south side, as applicable, prior to final. **Monies must be escrowed if improvements are not built prior to recording. ***Must label centerline to verify if any additional ROW dedication is required prior to final.	Non-compliance
Interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Revisions needed: - Provide temporary turn around on the west end of proposed Umar Avenue and Verdin Avenue as applicable Streets names are subject to change prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,200 ft. Block Length Revised plat for for 781 ft. east of the original Verdin Heights Subdivision was submitted as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II on August 22, 2023, and September 1, 2023. **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied

09/14/2023 Page 2 of 4 SUB2023-0095

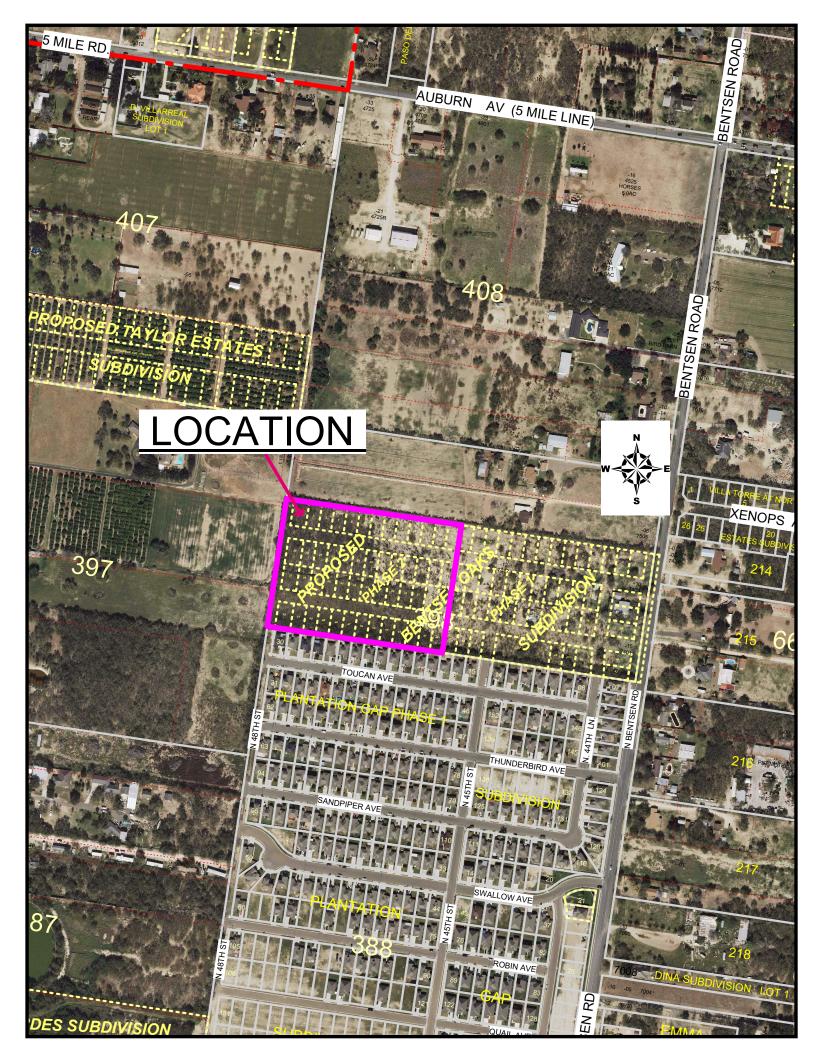
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
IDEWALKS	
 * 4 ft. wide minimum sidewalk required on N. 48th Street and both sides of all interior streets. * The Engineering Department may require 5 ft. sidewalk prior to final. **Subdivision Ordinance: Section 134-120 	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
UFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 48th Street Revise the plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
OTES	
* No curb cut, access, or lot frontage permitted along N. 48th Street. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
 Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Clarify if the subdivision is public or private to finalize the plat note wording prior to final. 	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. - Clarify if the subdivision is public or private prior to final. - A plat note referencing the correct Section of the ordinance (public or private) is required prior to final. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Clarify if the subdivision is public or private prior to final. - A plat note to cross reference the HOA document is required prior to final - Submit the draft HOA document for staff review prior to final. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required

09/14/2023 Page 3 of 4 SUB2023-0095

OT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
CONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. The Subdivision application submitted on September 1, 2023, mentions 40 single-family lots; however, the submitted plat shows 52 lots. Revise the application to show the correct number of lots. As per the Park Department, a Park Fee of \$700 per dwelling unit must be paid prior to recording.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The Subdivision application submitted on September 1, 2023, mentions 40 single-family lots; however, the submitted plat shows 52 lots. Revise the application to show the correct number of lots. As per the Park Department, a Park Fee of \$700 per dwelling unit must be paid prior to recording.	Required
* Pending review by the City Manager's Office. The Subdivision application submitted on September 1, 2023, mentions 40 single-family lots; however, the submitted plat shows 52 lots. Revise the application to show the correct number of lots. As per the Park Department, a Park Fee of \$700 per dwelling unit must be paid prior to recording.	NA
RAFFIC	
* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: Revise the application to reflect the correct number of lots, etc. prior to final. A revised survey for the revise layout boundary is required prior to final, as applicable, Connection and extension of N. 48th Street to the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable, prior to final. Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance. Provide the name of the recorded subdivision on the south side on the plat. Provide a master layout for both phases prior to final. Bentsen Oaks Phase II may not be recorded before Bentsen Oaks Phase I, since access to N. Bentsen Road is pending the ROW dedication and improvements for Bentsen Oaks Phase I. Proposed Lots numbers for Phase I and Phase II may become confusing where both phases meet. Contact staff for questions and revise as applicable prior to final. *Must comply with City's Access Management Policy.	Non-complianc

09/14/2023 Page 4 of 4 SUB2023-0095

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



SUB 2023-0096

City of McAllen

Planning Department

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

Project Information	Subdivision Name	
Owner	Name 1) JOHN PAUL & NORA SANDOVAL 2) LOLA PROPERTIES, LLC Phone 956-212-5565 / 956-458-0344 Address 2) P.O. BOX 3239 E-mail JP@PAULSANCONSTRUCTION.CO City 1) MCALLEN, 2) MISSION State TX Zip 1) 78504, 2) 78573	И
Developer	Name _SAME AS ABOVE Phone	
Engineer	Name MAS ENGINEERING, LLC., Phone 956-537-1311 Address 3911 N. 10TH STREET, SUITE H E-mail MSALINAS6973@ATT.NET City MCALLEN State TX Zip 78501 Contact Person MARIO A. SALINAS, P.E., S.I.T.	
Surveyor	Name Phone Address E-mail City State Zip	

101=

Proposed Plat Submittal

In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 28 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
- 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.

Print Name

Signature

Owner

Authorized Agen

Minimum Developer's Requirements Submitted with Application

Owners Signature

Proposed Plat Submittal

In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
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- *Please submit documents to subdivisions@mcallen.net

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- Metes and bounds
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- Name & dimension of adjoining street ROWs (total width & width from centerline)

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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

Print Name

Owner V

Authorized Agent

Proposed Plat Submittal

In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75
 Final Approval Fee (Both fees can be combined in one payment)
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- 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

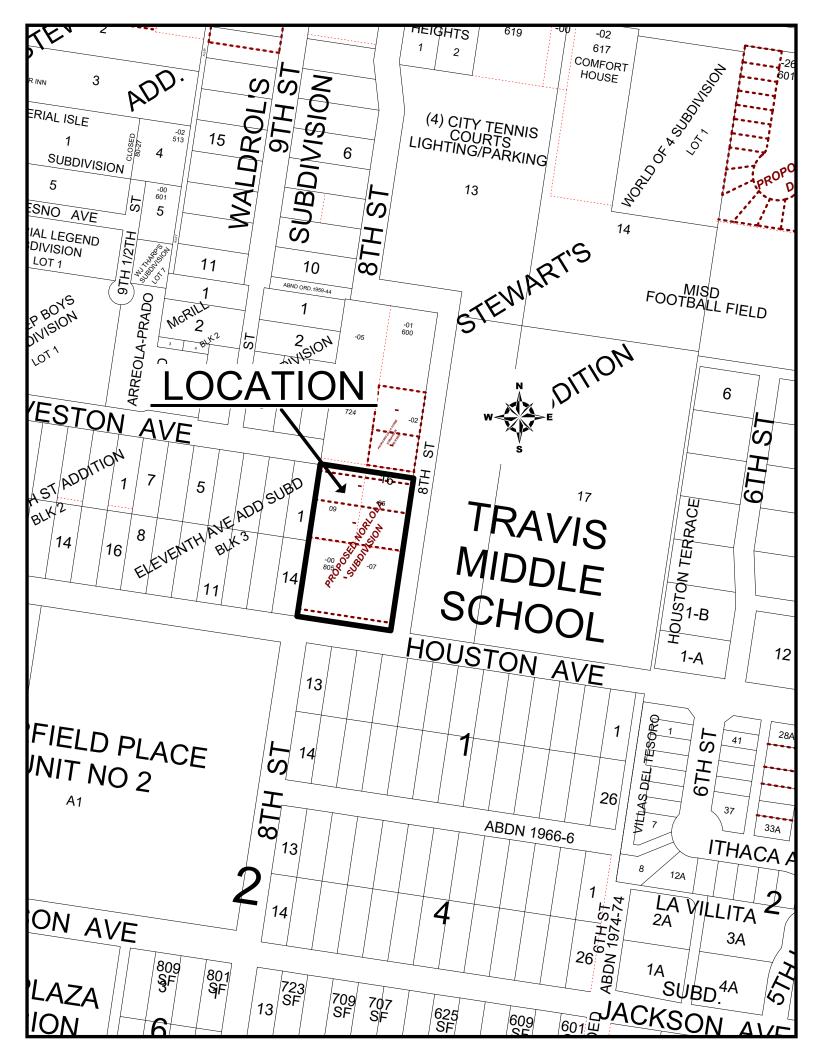
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

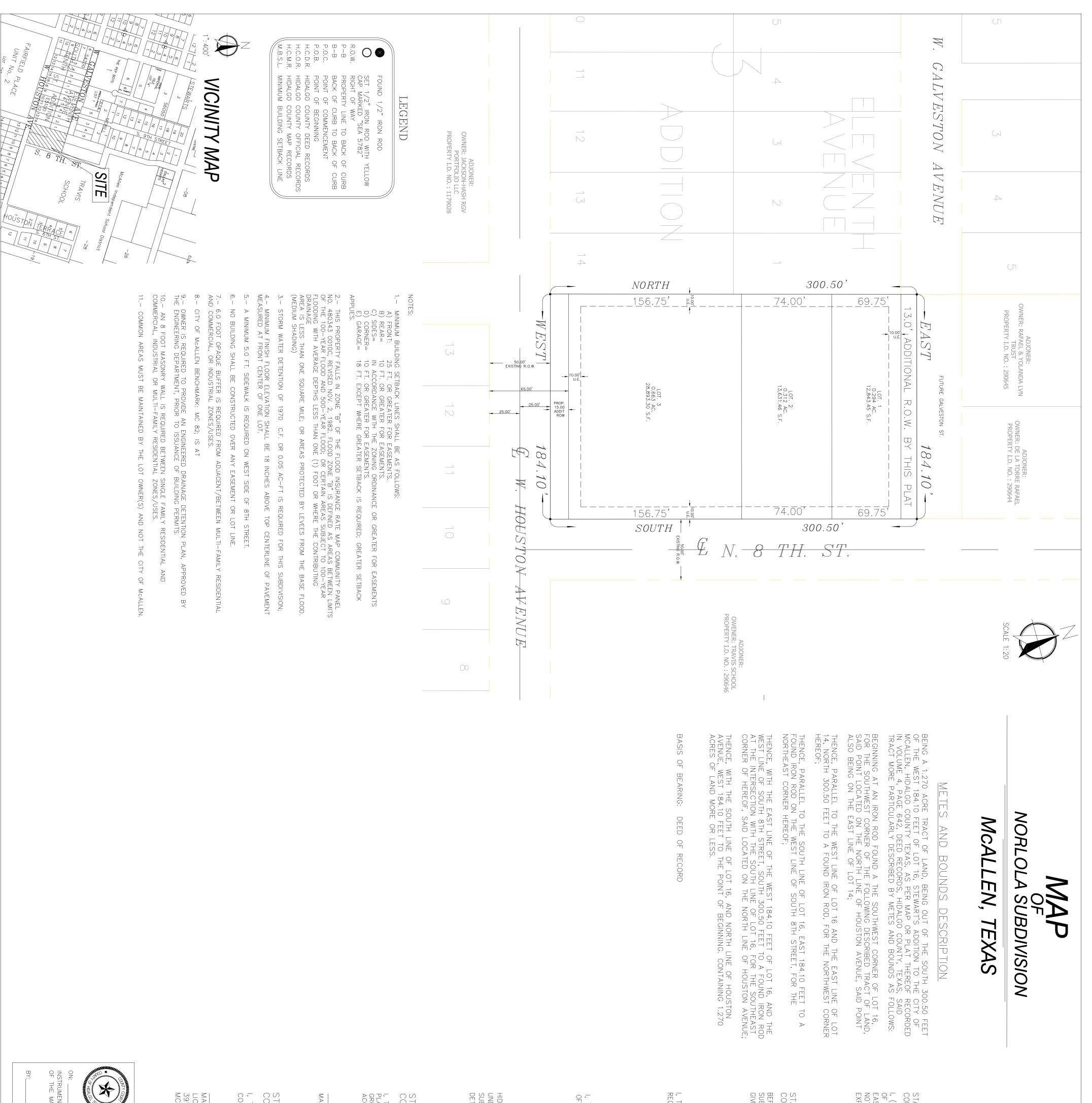
Signature

Print Name

Owner

Authorized Agent





STATE OF TEXAS: COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE NORLOLA

OF MCALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, 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.

LOLA PROPERTIES LLC NORA SANDOVAL, PRESIDENT PO BOX 3239 MISSION TX, 78573-0055 3239 TX, 78573-0055

STATE OF TEXAS: COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _______NORA SANDOVAL SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY ______OF _____OF ______OF THE PURPOSES AND (KNOWN TO ME TO BE THE PERSON WHOSE NAME IS CONSIDERATION THEREIN STATED.

NOTARY

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

CHAIRMAN, PLANNING COMMISSION Date

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

MAYOR, CITY 9 McALLEN Date

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MANUEL CAPLAT IS TRUE AND CORRECTLY NATURE OF ACCORDANCE WITH THE CITY OF <u>CARRIZALES</u>, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS Y MADE AND IS PREPARE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE IR MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN OF PALMVIEW SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

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SESIN,

 $_{\cdot}^{\bigtriangledown}$

Date

MANUEL CARRIZALES RPLS

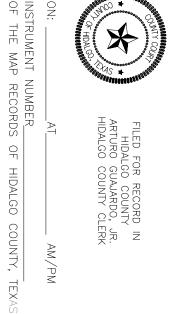
STE A

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. ENGINEER, DO HEREBY CERTIFY THAT Ħ

MARIO A. SALINAS LICENSED PROFESSIONAL ENGINNER 3911 N. 10TH STREET, SUITE H MCALLEN, TEXAS 78501 # 96611

DATE



DEPUTY

DATE OF PREPARATION:

AUGUST

3911 N 10TH. ST. STE. H MCALLEN, TEXAS. 78501 CONSULTING (M IRM NO. ENGINEERING JEER NO. F-15499

-MAIL:PH. (956) 537-1311 MSALINAS6973@ATT.NET 09/15/2023 Page 1 of 4 SUB2023-0096



Reviewed On: 9/15/2023

SUBDIVISION NAME: NORLOLA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Houston Ave: Dedication for 40 ft. from centerline for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: - Provide document number for the existing 50 ft. ROW on the plat and provide a copy for staff review prior to final Revise the label from "Prop. 15 ft. Addit ROW" to "15 ft. ROW dedicated by this plat" prior to final Show the total ROW from centerline including the ROW dedicated by this plat prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
S. 8th Street: Dedication for 25 ft. from centerline total 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Revisions needed: - Revise the street name from "N. 8th Street" to "S. 8th Street" prior to final Show the existing ROW on both side of the centerline to finalize the ROW dedication requirement prior to final Reference the document number for the existing ROW on both sides of the centerline and provide a copy for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Galveston Ave: Dedication for 25 ft. from centerline for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides Proposing: 13 ft. Additional ROW by this plat Revisions needed: - Survey of the north portion of the subdivision (labeled as Lot 1) has not been submitted. Submit the survey to finalize the ROW dedication requirement prior to final Show and label the centerline and the distance to property line to establish the ROW dedication requirement prior to final Remove any reference tp "future Galveston St." and show the legal description of the lot prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA

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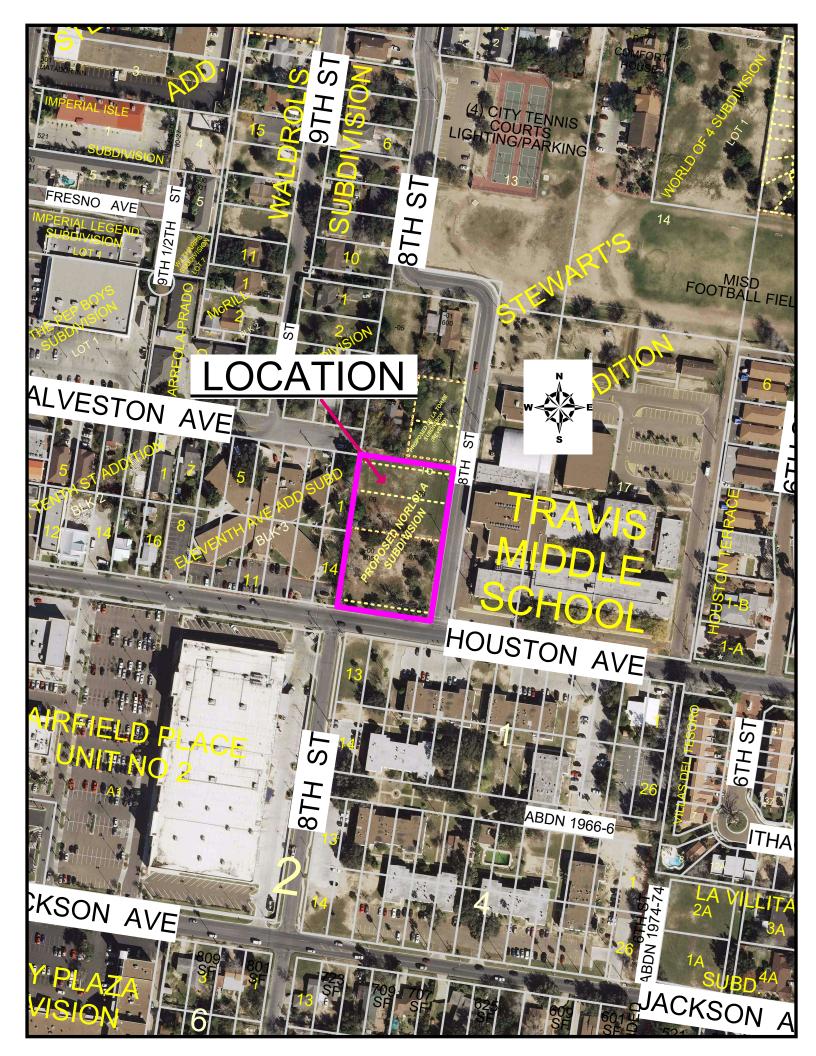
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multifamily properties - Provide alley/service drive easement for the multifamily lots prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: Proposing 25 ft. or greater for easements - Clarify the proposed setback prior to final Setback note must be finalized prior to final. * As per the submitted application and site plan on September 1, 2023, and conversation with the engineer, Lot 1 will be single-family and Lots 2 & 3 will be multifamily. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements - Proposing: In accordance with the Zoning Ordinance or greater for easements - Clarify the setback note or revise as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required on Houston Avenue, S. 8th Street, and Galveston Avenue. - Revise plat note #5 as shown above prior to final. * Engineering Department may require 5 ft. sidewalk prior to final. **Subdivision Ordinance: Section 134-120 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Based on the access to perimeter streets, the plat note requirement will be finalized prior to final. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD

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* Site plan must be approved by the Planning and Development Departments for any lots with more that 4 dwelling units prior to building permit issuance.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen Revise plat note #11 as shown above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. ** Subdivision is proposed as a public subdivision with 3 lots (two multi-family lots and one single-family lot). If the number of lots is increased to four or more lots, an HOA is required. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 ** Subdivision is proposed as public subdivision with 3 lots (two multi-family lots and one single-family lot). If the number of lots is increased to four or more lots, an HOA is required. **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 and R-3A Proposed: R-1 and R-3A ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - As per the applicant, the rezoning was done before the subdivision was submitted. The project engineer needs to verify if the zoning line matches the proposed lot layout. If not, new rezoning must be submitted and approved prior to final. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify the total number of units prior to final, to finalize the total park fee.	Non-compliance
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify the total number of units prior to final, to finalize the total park fee.	Non-compliance
* Pending review by the City Manager's Office. - The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify the total number of units prior to final, to finalize the total park fee.	NA

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TRAFFIC	
* As per Traffic Department, clarify number of units for the apartment complex to determine if a Trip Gen would be required.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Use a bold line to show the original boundary of the subdivision prior to final. - Survey and metes and bounds of the north portion of the subdivision (labeled as Lot 1) has not been submitted. Submit the survey prior to final. - Show the legal description of all adjacent properties on all sides including the ones across from Houston Ave., S. 8th St., and Galveston Ave. For the properties which are subdivided, the subdivision name must be included as well as the lot number. Review and revise prior to final. - Show the name of the S. 8th Street on the south side of Houston Avenue prior to final. - Clarify if the 10 ft. U.E. shown on the plat is by this plat or existing. Revise the note as applicable prior to final. For any existing easement, add the document number as well. - As per the submitted application and site plan on September 1, 2023, and conversation with the engineer, Lot 1 will be single-family and Lots 2 & 3 will be multifamily. The project engineer needs to verify if the zoning line matches the proposed lot layout. If not, new rezoning must be submitted and approved prior to final. - If any variance is needed, it must be submitted and approved prior to final. * Signature blocks must comply with Sec. 134-61 of the subdivision ordinance. * Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



SUB2023-0097

City of McAllen

Planning Department

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

	Subdivision Name STC West 30 Acres Subdivision													
	Location Pecan Blvd. and North Ware Rd.													
	City Address or Block Numb. 1101 N. WARE RD													
uo	Number of Lots 1 Gross Acres 31.71 Net Acres ETJ Yes Mo all 23													
mati	Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Rezoning Applied for □Yes ⊠No Date													
Project Information	Existing Land Use N/A Proposed Land Use STC Irrigation District # 1													
ojec	Replat □Yes No Commercial X Residential													
P.	Parcel # Tax Dept. Review Parcel #s: 185363, 294510, 294512													
	Water CCN ⋈MPU □Sharyland Water SC Other													
	Lots 1, 2, 3 and 4, Mrs G.M. Terrell Subdivision													
\dashv														
Owner	Name South Texas College (STC) Phone 956-872-3737													
ð	Address PO Box 9701 E-mail_rickdlg@southtexascollege.edu													
\dashv	City McAllen State Texas Zip 78501 Name STC - Facilities Planning & Construction Phone 956-872-3737													
ber	Address PO Box 9701 E-mail_rickdlg@southtexascollege.edu													
Developer	City McAllen State Texas Zip 78501													
6	Contact Person Rick De la Garza, Assoc. AIA, Director													
	Mek De la Calza, Assoc. AlA, Director													
	Name Perez Consulting Engineers Phone 956-631-4482													
Engineer	Address 808 Dallas Ave. E-mail_dp@perezce.com / ah@perezce.com													
igu	City McAllen State Texas Zip 78501													
_	Contact Person David Perez, P.E.													
ž	Name CVQ Land Surveyors Phone 956-618-1551													
Surveyor	Address 517 Beaumont Ave. E-mail_cvq@cvqlandsurvey.com													
Sur	City McAllen State Texas Zip 7850E G E [] V E []													
	N SEP 07 2023													

Proposed Plat Submittal

In Person Submittal Requirements

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

Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable
- *Documents must be submitted in PDF format. No scanned documents*
- *Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

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.

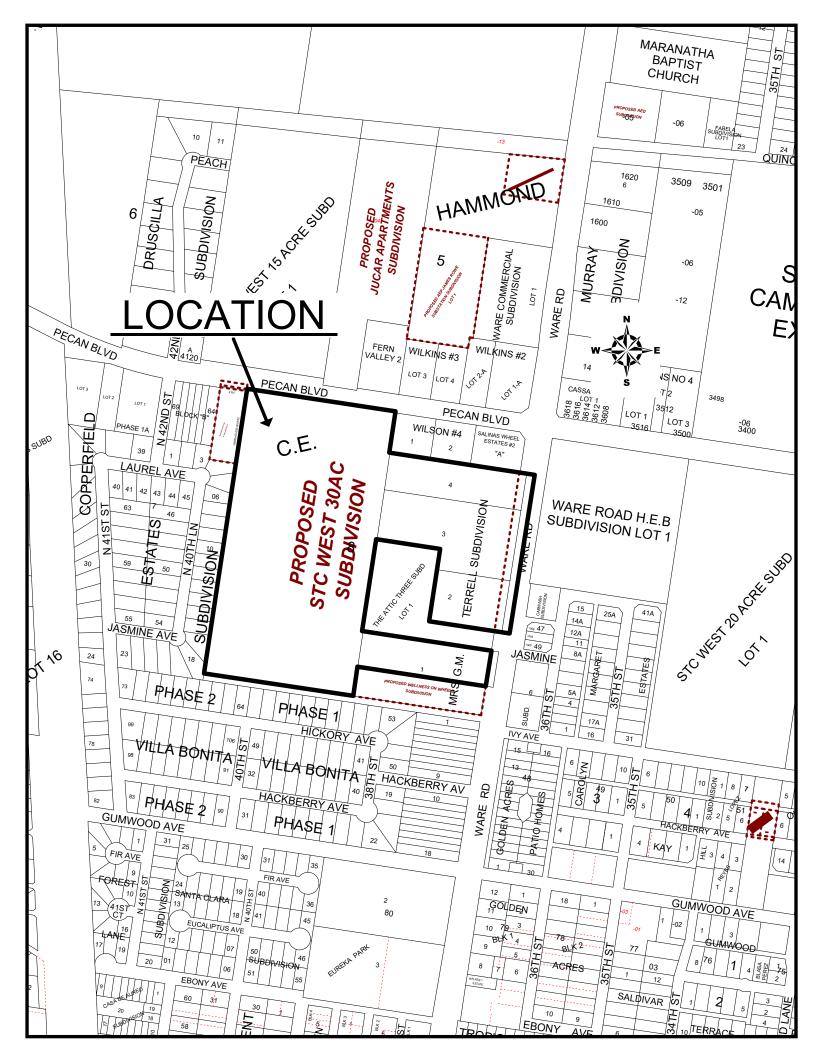
Signature

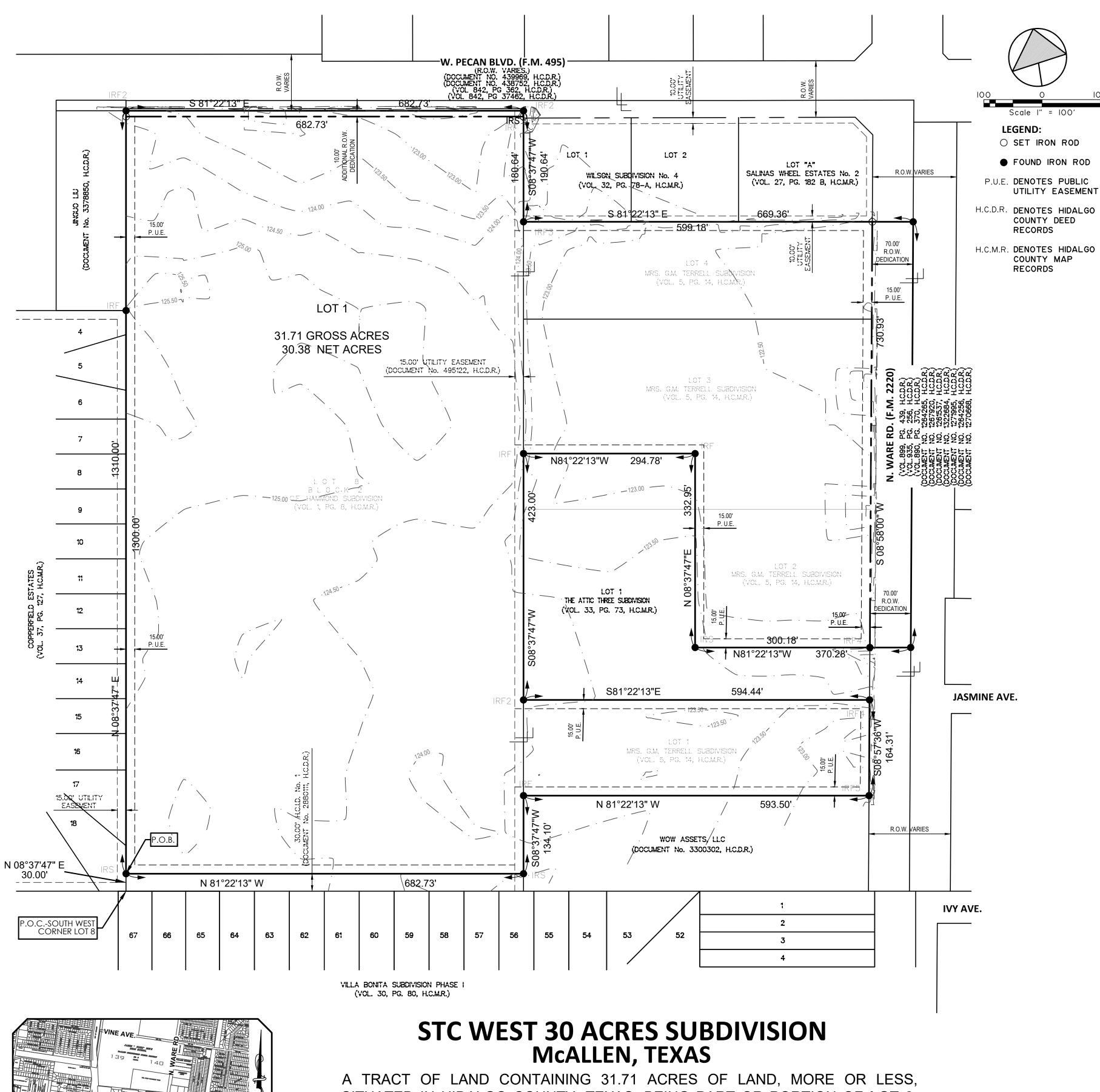
Date AUG 2 8 2023

Print Name Dr. Ricardo J. Solis, STC President

Owner

Authorized Agent X





SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 8. BLOCK 2, C. E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 1, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND PART OR PORTION OF LOTS 1, 2, 3 AND 4, MRS. G.M. TERRELL SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 5, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 31.71 ACRES BEING PART OR PORTION OF A TRACT OF LAND DEEDED TO SOUTH TEXAS COLLEGE, RECORDED IN DOCUMENT NUMBER 2061989, AND DOCUMENT NUMBER 2046119, DEED RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 31.71 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY TEXAS, BEING PART OR PORTION OF LOT 8, BLOCK 2, C. E. HAMMOND SUBDIVISION, HIDALGO COUNTY TEXAS, MAP REFERENCE: VOLUME 1, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND PART OR PORTION OF LOTS 1, 2, 3 AND 4, MRS. G.M. TERRELL SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 5, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 31.71 ACRES BEING PART OR PORTION OF A TRACT OF LAND DEEDED TO SOUTH TEXAS COLLEGE, RECORDED IN DOCUMENT NUMBER 2061989, AND DOCUMENT NUMBER 2046119, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 31.71 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, FOR REFERENCE AT AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF COPPERFIELD ESTATES SUBDIVISION, MAP REFERENCE: VOLUME 37 PAGE 127 MAP RECORDS, HIDALGO COUNTY, TEXAS, THE NORTH LINE OF VILLA BONITA SUBDIVISION PHASE II, MAP REFERENCE: VOLUME 32 PAGE 109 MAF RECORDS. HIDALGO COUNTY, TEXAS, THENCE N 08 37' 47" E, ALONG THE WEST LINE OF SAID LOT 8, THE EAST LINE OF SAID COPPERFIELD ESTATES A DISTANCE OF 30.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE POINT OF BEGINNING, AND THE SOUTHWEST CORNER OF THIS

THENCE N 08 37' 47" E, ALONG THE WEST LINE OF SAID LOT 8, AT A DISTANCE OF 967.00 FEET, PASS A NAIL FOUND ON AN OUTSIDE CORNER OF SAID COPPERFIELD ESTATES. THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JINGUO LIU RECORDED IN DOCUMENT NUMBER 3378850 DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 1,310.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAF STAMPED "CVQ LS" FOUND, ON THE SOUTH RIGHT-OF-WAY LINE OF W. PECAN BOULEVARD (FM 495), RECORDED IN VOLUME 842 PAGE 362, VOLUME 842 PAGE 374, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND DOCUMENT NUMBER 439969, AND 438752 DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

THENCE S 81 22' 13" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID W. PECAN BOULEVARD (FM 495), A DISTANCE OF 682.73 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, ON THE WEST LINE OF WILSON SUBDIVISION NO. 4, MAP REFERENCE: VOLUME 32 PAGE 78A, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF:

THENCE S 08 37' 47" W, A DISTANCE OF 190.64 FEET, TO A 5/8" IRON ROD FOUND, ON THE SOUTHWEST CORNER OF SAID WILSON SUBDIVISION NO. 4, FOR AN INSIDE CORNER HEREOF;

THENCE S 81 22' 13" E, ALONG THE SOUTH LINE OF SAID WILSON SUBDIVISION NO. 4, AND THE SOUTH LINE OF SALINAS WHEEL ESTATES NO. 2 SUBDIVISION, MAP REFERENCE: VOL 27 PAGE 182B, MAP RECORDS HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 599.18 FEET, PASS THE APPARENT WEST RIGHT-OF-WAY LINE OF WARE ROAD (FM 2220), CONTINUING A TOTAL DISTANCE OF 669.36 FEET, TO THE EAST LINE OF SAID MRS G.M. TERRELL SÙBDIVISIÓN, FOR A CORNER HEREOF;

THENCE S 08 58' 00" W, ALONG THE EAST LINE OF LOTS 4, 3 AND 2, OF SAID MRS. G.M. TERRELL SUBDIVISION, WITHIN SAID N. WARE ROAD (FM 2220), A DISTANCE OF 730.93 FEET, TO THE NORTHEAST CORNER OF THE ATTIC THREE SUBDIVISION, MAP REFERENCE: VOLUME 33 PAGE 73 MAP RECORDS, HIDALGO COUNTY TEXAS, FOR A CORNER A CORNER HEREOF:

THENCE N 81 22' 13" W, ALONG THE NORTH LINE OF SAID THE ATTIC THREE SUBDIVISION, AT A DISTANCE OF 70.10 FEET, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "FNM", FOUND ON THE APPARENT WEST RIGHT-OF-WAY LINE OF SAID N. WARE ROAD (FM 2220), CONTINUING A TOTAL DISTANCE OF 370.28 FEET, FOR AN INSIDE CORNER HEREOF;

THENCE N 08 37' 47" E, ALONG THE EAST LINE OF SAID THE ATTIC THREE SUBDIVISION, A DISTANCE OF 332.95 FEET, TO A 1/2" IRON ROD FOUND, FOR A CORNER HEREOF;

THENCE N 81 22' 13" W, ALONG THE NORTH LINE OF SAID THE ATTIC THREE SUBDIVISION, A DISTANCE OF 294.78 FEET, TO A 1/2" IRON ROD FOUND, ON THE NORTHWEST CORNER OF SAID THE ATTIC THREE SUBDIVISION, FOR A CORNER HEREOF;

THENCE S 08 37' 47" W, ALONG THE WEST LINE OF SAID THE ATTIC THREE SUBDIVISION, A DISTANCE OF 423.00 FEET. TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, ON THE SOUTHWEST CORNER OF SAID THE ATTIC THREE SUBDIVISION, FOR A CORNER HEREOF:

594.44 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "FNM" FOUND, ON THE WEST RIGHT-OF-WAY LINE OF SAID N. WARE ROAD (FM 2220), RECORDED IN DOCUMENT NUMBER 1322684 DEED RECORDS HIDALGO COUNTY, TEXAS, FOR A CORNER HEREOF;

THENCE S 81 22' 13" E, ALONG THE SOUTH LINE OF SAID THE ATTIC THREE SUBDIVISION, A DISTANCE OF

THENCE S 08 57' 36" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID N. WARE ROAD (FM 2220), A DISTANCE OF 164.31 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MF" FOUND, THE NORTH LINE OF A TRACT OF LAND DEEDED TO WOW ASSETS LLC, RECORDED IN DOCUMENT NUMBER 3300302, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER HEREOF;

THENCE N 81 22' 13" W, ALONG THE COMMON LINE OF SAID SOUTH TEXAS COLLEGE TRACT, AND SAID WOW TRACT, DISTANCE OF 593.50 FEET, TO A ½" IRON ROD FOUND ON THE WEST LINE OF LOT 1, OF SAID MRS GM TERRELL SUBDIVISION, FOR A CORNER HEREOF;

THENCE S 08 37' 47" W. ALONG THE WEST LINE OF SAID LOT 1, MRS GM TERRELL SUBDIVISION, A DISTANCE OF 134.10 FEET, TO THE NORTH LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 1, RECORDED IN DOCUMENT NUMBER 2880111, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER

THENCE N 81 22' 13" W, ALONG THE NORTH LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 1 A DISTANCE OF 682.73 FEET, TO THE POINT OF BEGINNING, CONTAINING 31.71 ACRES OF LAND, MORE OR

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACKS:

N. WARE RD.: 30 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS: W. PECAN BLVD.: 30 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS; OTHER SETBACKS - IN ACCORDANCE WITH THE ZONING ORDINANCE. OR GREATER FOR APPROVED SITE PLAN

THE FLOOD ZONE DESIGNATION FOR THIS PROPERTY IS FLOOD ZONE "C" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480343 0005C. REVISED NOVEMBER 2. 1982. FLOOD ZONE IS DETERMINED BY GRAPHIC PLOTTING ONLY.

3. THE FINISH FLOOR OF ANY BUILDING CONSTRUCTED WITHIN THIS SITE SHALL BE SET AT A MINIMUM ELEVATION OF 18 INCHES ABOVE TOP OF CURB OR 12 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.

4. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.

5. FLOOD DETENTION REQUIREMENTS FOR THE SUBDIVISION SHALL BE 8.37 ACRE-FEET (364,597 C.F.) AND SHALL BE DETAINED BY ON-SITE DETENTION PONDS OR OTHER APPROVED METHODS. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

6. ANY BUILDING OR STRUCTURE LOCATED BEYOND 300 FEET FROM A FIRE HYDRANT WILL REQUIRE EXTENSION OF FIRE PROTECTION LINES FOR ADDITIONAL HYDRANTS.

7. A 6 FT. HIGH BUFFER IS REQUIRED TO ADJACENT RESIDENTIAL ZONES AND USES

8. A 5 FT. SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF N. WARE ROAD, AND A 5 FT. SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF W. PECAN BOULEVARD.

9. SITE PLANS MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO THE ISSUANCE OF A **BUILDING PERMIT**

10. BENCHMARK: MC 70

DESCRIPTION: SOUTHEAST CORNER OF THE INTERSECTION OF F.M. 495 & WARE RD. LATITUDE: 26° 13'09.43473" N LONGITUDE: 098°15'31.01744" W

ELEVATION: 122.69 FT **HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88**

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 DAY OF

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#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

SECRETARY

STATE OF TEXAS

COUNTY OF HIDALGO I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE STC WEST 30 ACRES SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, 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.

DR. RICARDO J. SOLIS, PRESIDENT SOUTH TEXAS COLLEGE (STC) 3201 W. PECAN BLVD. McALLEN, TEXAS 78501

STATE OF TEXAS

THEREIN STATED.

COUNTY OF HIDALGO ON THIS DAY PERSONALLY APPEARED DR. RICARDO J. SOLIS, PRESIDENT, SOUTH TEXAS COLLEGE (STC), WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACTING IN THE CAPACITY

WITNESS MY HAND ON THIS THE _____ DAY OF,__

NOTARY PUBLIC

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

___ DAY OF,___

CHAIRMAN, PLANNING AND ZONING COMMISSION

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

___ DAY OF, ___

CITY OF McALLEN, TEXAS

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**

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, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

DATED THIS THE _____ DAY OF, _____ 2023.

CARLOS VASQUEZ, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608 C.V.Q. LAND SURVEYORS, LLC 517 BEAUMONT AVE. McALLEN, TEXAS 78501 T.B.P.E.L.S. FIRM NO. 10119600

STATE OF TEXAS

COUNTY OF HIDALGO I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF, _____ 2023.

JORGE D. PEREZ, P.E. REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS T.B.P.E. NO. 34594





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

AT _____ INSTRUMENT NUMBER

OF MAP RECORDS OF HIDALGO COUNTY TEXAS

Texas Registered Engineering Firm F-2158 808 Dallas Ave. McAllen, Texas 78501 (956) 631-4482 fax (956) 682-1545

PRESIDENT

DEPUTY

DATE OF PREPARATION: AUGUST I, 2023

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Reviewed On: 9/15/2023

SUBDIVISION NAME: STC WEST 30 ACRES SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Ware Road: Dedication for 60 ft. from centerline for total 120 ft. ROW Paving: by the State Curb & gutter: by the State Revisions needed: - Show and label centerline and the existing ROW on both sides to establish the ROW dedication requirement prior to final. - Clarify if 70 ft. is the ROW dedicated by this plat or by a separate document prior to final. Add the wording "by this plat" if dedicated by this plat. - Instead of "ROW Varies" show the total existing ROW dimensions as well as both sides of the centerline at multiple points prior to final. - Show and label the ROW from centerline and total ROW after dedication prior to final to verify any additional ROW dedication requirement prior to final. - There are multiple document referenced on the plat. Clarify what part of the ROW each document references and provide a copy for staff review prior to final. - Clarify the solid line on the ROW. If it is the centerline, please use a dashed line to avoid confusion prior to final. - Clarify/revise the E/W solid line on N. Ware Road ROW on the northwest side of IVY Ave. prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	
Pecan Blvd.: Dedication for 60 ft. from centerline for total 120 ft. ROW Paving: by the State	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied

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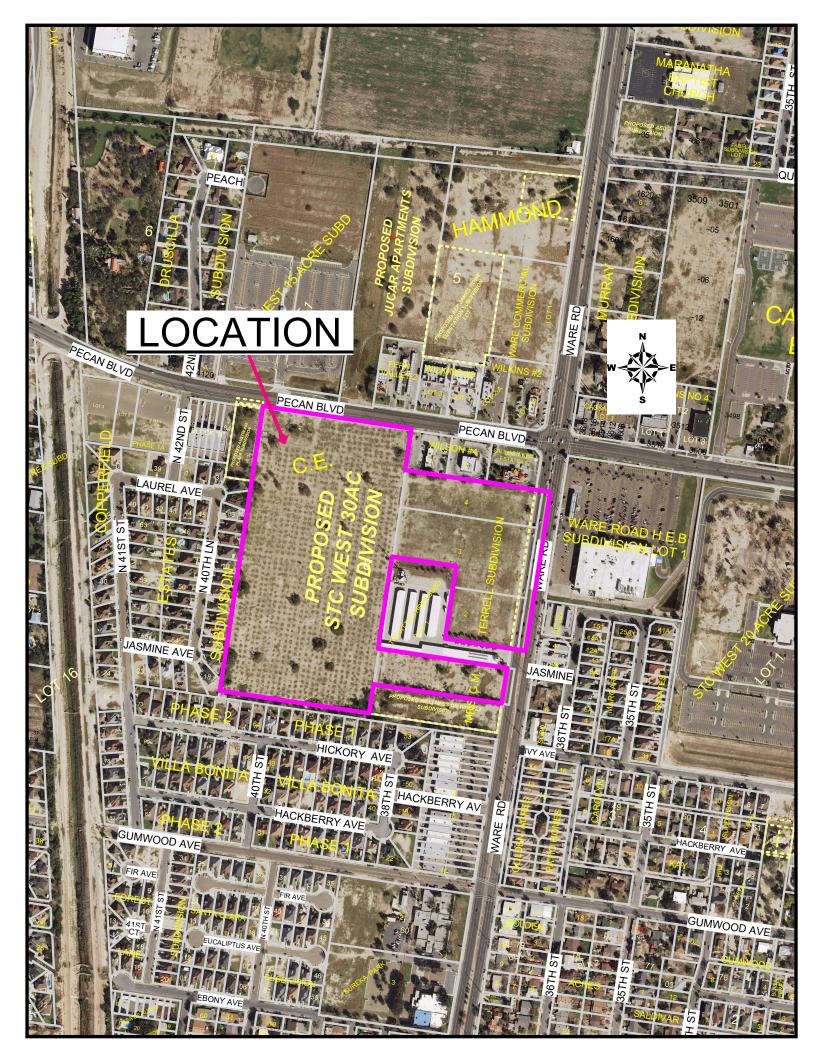
* 1,200 ft. Block Length - Revise the plat layout to comply with block length requirement prior to final. If a variance is requested, it must be approved prior to final. **Subdivision Ordinance: Section 134-118	Non-compliance
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties - Show alley/private service drive easement prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* N. Ware Road/Pecan Boulevard: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements, or in line with existing structures, whichever is greater - Revise the plat note as shown above prior to final Proposing: 30 ft. or greater for approved site plan or easements **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements **Zoning Ordinance: Section 138-356	Applied
* Corner: see front setback **Zoning Ordinance: Section 138-356	Applied
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required on N. Ware Road and Pecan Boulevard. *Engineering Department may require 5 ft. sidewalk. - Clarify the proposed note and revise as applicable prior to final. The word "minimum" should be added to the plat note. - Proposing: A 5 ft. sidewalk is required along the west side of N. Ware Road, and a 5 ft. sidewalk is required along the south side of W. Pecan Boulevard. **Subdivision Ordinance: Section 134-120 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Revise plat note #7 as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance

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* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Add a plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	<u> </u>
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Remove plat note #9 prior to final. Site plan approval from the Planning and Zoning Commission is not required.	Non-compliance
 * 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
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: A-O & C-3 Proposed: C-3 - Rezoning must be finalized prior to final Proposed development for STC. An Approved CUP for an institutional use is required prior to building permit issuance. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee. - The application submitted on September 7, 2023, propose a commercial development. As per Parks Department, Park Fees do not apply to commercial properties, unless changes to residential.	NA

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* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - The application submitted on September 7, 2023, propose a commercial development. As per Parks Department, Park Fees do not apply to commercial properties, unless changes to residential.	NA
* Pending review by the City Manager's Office The application submitted on September 7, 2023, propose a commercial development. As per Parks Department, Park Fees do not apply to commercial properties, unless changes to residential.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Based on the application, the subdivision is proposed as one lot. The original properties lot lines within this subdivision boundary must be revised to resemble the ghosted text prior to final, so that they would not be confused with proposed lot lines for this subdivision. - Use a solid line for the new property line after ROW dedication prior to final. - Revise the text for the existing U.E. and HCID No.1 labels and use regular line, not a ghosted line. - Provide a copy of the referenced documents for staff review prior to final. - Write the legal description of all adjacent properties on all sides including the north side of Pecan Blvd. and east side of Ware Rd. prior to final. - Any abandonment must be done by a separate document and referenced on the plat prior to final. - Revise the label to clarify if the 30 ft. HCID No. 1 on the south side is an easement or ROW. Clarify if it continues to any other property to the east or west. Revise as applicable prior to final. - Proposed development for STC. An Approved CUP for an institutional use is required prior to building permit issuance. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTES, DRAINAGE, AND UTILITIES APPROVAL.	Applied



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2023 ATTENDANCE RECORD FOR PLA											NG A	ANE) Z(INC	NG	CO	MMIS	SION N	ИEE	ETIN	IGS	,			
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Michael Fallek	Р	Р	Р	Р	Α	Р	Р	Ь	Α	Р	Р	Α	Р	Р	Р	Α	P-LQ	Α							
Gabriel Kamel	Р	Α	Р	Р	Р	Р	Р	Α	Р	Р	Р	Р	Α	Α	Α	Р	Α	Р							
Jose B. Saldana	Р	Α	Р	Р	Α	Р	Α	Р	Р	Α	Р	Р	Р	Р	Α	Α	P-LQ	Р							
Marco Suarez	Α	Р	Р	Р	Р	Α	Р	Р	Α	Р	Α	Р	Р	Α	Р	Α	Α	Р							
Emilio Santos Jr.	Α	Р	Р	Р	Р	Р	Р	Р	Р	Α	Р	Р	Α	Р	Р	Р	Α	Α							
Erica de la Garza-Lopez	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р									
Jesse Ozuna																Р	Α	Р							
Aaron D. Rivera	Р	Р	Р	Α	Р	Р	Р	Р	Α	Р	Α	Р	Р	Р	Р										
	2023 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS																								
Michael Fallek								Р																	
Gabriel Kamel								Α																	
Jose B. Saldana								Р																	
Marco Suarez								Р																	
Emilio Santos Jr.								Α																	
Erica de la Garza-Lopez								Р																	
Aaron D. Rivera								Р																	



PLANNING DEPARTMENT



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

2023 CALENDAR

			Meetings:			Deadlines:											
_	ity Commis			nning & Zo	-		D- Zoning/CUP Application N - Public Notification										
·—	ıblic Utility		Zoni	ng Board of	f Adjustmei	nt	* Holiday - Office is closed										
HPC - His	storic Preservati		UARY 2	000			* HOIIC	ay - Office		UARY 2	009						
S	Mon				D3	Set	S	Mon		Wed		D:	Set				
Sun	Mon	Tue	Wed	Thu	Fri 6	Sat	Sun	Mon	Tue	vv ed	Thu	Fri	Sat 4				
1	HOLIDAY	3	4	N-1/17& 1/18 D-2/7 & 2/8		ľ				'	2	3	4				
8	9	10	11	12	13	14	5	6	7	8 N- 2/21& 2/22	9	10	11				
15	16	17	18 N-2/7 & 2/8	19	20	21	12	A-2/21 & 2/22	14	D- 3/7 & 3/8		17	18				
	A-2/7 & 2/8		D-2/121 & 2/22								LIDO						
22	23	24	25	26 HPC	27	28	19	20 A-3/2 & 3/3	21	22 N-3/7 & 3/8 D-3/21 & 3/22	23 HPC	24	25				
29	30	31					26	27	28								
			RCH 20							RIL 202							
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat				
			1	2	3	4							1				
5	6 A-3/15 & 3/16	7	8 N-3/15 & 3/16 D-4/4 & 4/5	9	10	11	2	3 A-4/18 & 4/19	4	5 N-4/18 & 4/19 D-5/2 & 5/3	6	7 HOLIDAY	8				
12	13	14			17	18	9	10	11	12	13	14	15				
19	20	21	22 N-4/4 & 4/5	23	24	25	16	17 18	18	19 N- 5/2 & 5/3	20	21	22				
	A-4/4 & 4/5		D-4/18 & 4/19					A- 5/2 & 5/3		D-5/16 & 5/17	27 HPC						
26	27	28	29 HPC	30	31		30	24	25	26	27 HPC	28	29				
		M	AY 202	3	<u> </u>				JUN	VE 202	3						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat				
	1 A- 5/16 & 5/17	2	3 D: 6/6 & 6/7 N-5/16 & 5/17	4	5	6					1	2	3				
1	8	9	10	11	12	13	4	5	6	7 D-7/12 & 7/13	8	9	10				
8	15	16	17		19	20	11	A-6/20 & 6/21 12	13	N-6/20 & 6/21 14	15	16	17				
			D-6/20 & 6/21					<u> </u>	^								
15	22 A-6/6 & 6/7	23	24 N-6/6 & 6/7	25 HPC	26	27	18	19	20	21 D-7/26 & 7/27	22	23	24				
28	HOLIDAY	30	31				25	26	27	28	29 HPC	30					
Deadline		I g Dates are	subject to cha	nge at any ti	I me. Please (contact the	e Plannin	A-7/12 & 713 g Department	at (956) 681-1	N-7/12 & 7/13 250 if you hav	I e any questi	ons.					
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PLANNING DEPARTMENT



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

2023 CALENDAR

Meetings: City Commission ☐ Planning & Zoning Board Public Utility Board ☐ Zoning Board of Adjustment HPC - Historic Pres Council							Deadlines: D- Zoning/CUP Application N - Public Notification * Holiday - Office is closed							
JULY 2023								AUGUST 2023						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
						1			1	2	3	4	5	
2	3	HOLIDAY	5	6	7	8	6	7 A- 8/22 & 8/23	8	9 N- 8/22 & 8/23 D-9/6 & 9/7	10	11	12	
9	10 A-7/26 & 7/27	11	12 N-7/26 & 7/27 D-8/8 & 8/9	13	14	15	13	14	15	16	17	18	19	
16	17	18	19	20	21	22	20	21 A- 9/6 & 9/7	22	23 N- 9/6 & 9/7 D-9/19 & 9/20	24 HPC	25	26	
	24 A-8/8 & 8/9	25	26 N-8/8 & 8/9 D-8/22 & 8/23	27 HPC	28	29	27	28	29	30	31			
SEPTEMBER 2023							OCTOBER 2023							
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
					1 A-9/19 & 9/20	2	1	2 A-10/17 & 10/18	3	4 N-10/17 & 10/18 D-11/1 - 11/7	5	6	7	
3	HOLIDAY	5	6 N-9/19 & 9/20 D-10/3 & 10/4	7	8	9	8	9	10	11	12	13	14	
10	11	12	13	14	15	16	15	16 A-11/1 ZBA	17	18 N- 11/1 ZBA D-11/15 & 11/21	19	20	21	
17	18 A-10/3 & 10/4	19	20 D-10/18 & 10/19 N-10/3 & 10/4	21	22	23	22	23 A- 11/7 PZ	24	25 N- 11/7 PZ	26 HPC	27	28	
24	25	26	27	28 HPC	29	30	29	30 A- 11/15 ZBA	31					
NOVEMBER 2023								DECEMBER 2023						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
			1 N- 11/15 ZBA D-12/5 & 12/6	2	3	4						1	2	
	6 A-11/21 PZ	7	8 N- 11/21 PZ	9	10	11	3	4 A-12/19 & 12/20	5	6 HPC D-TBA N-12/19 & 12/20	7	8	9	
12	13	14	15 D-12/19 & 12/20	16	17	18	10	11	12	13	14	15	16	
19	20 A-12/5&12/6	21	22 N-12/5 & 12/6	23 HOLIDAY	24	25	17	18 A- TBA	19	20 D- TBA N- TBA	21	22	23	
26	27	28	29	30			24 31	HOLIDAY	HOLIDAY	27	28	29	30	
Deadline	es and Meeting	g Dates are s	subject to cha	nge at any ti	me. Please o	contact the	e Plannin	g Department	at (956) 681-12	250 if you hav	e any questi	ons.		