AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 7, 2021 - 3:30 PM

MCALLEN DEVELOPMENT CENTER, PLANNING DEPARTMENT EXECUTIVE CONFERENCE ROOM, 311 NORTH 15TH STREET, McALLEN, TEXAS

Web: https://zoom.us/join or phone: (346) 248-7799

Meeting ID: 672 423 1883

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

- 1) MINUTES:
 - a) Minutes from the meeting held on August 17, 2021

2) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:
 - 1. Erick Sandoval, for a Conditional Use Permit, for life of the use, for an institutional use (school) at the West 80' of Lot 7, Block 59, McAllen Addition Subdivision, Hidalgo County, Texas; 1521 Galveston Avenue. (CUP2021-0102)
 - Maria N. Martinez, for a Conditional Use Permit, for Life of the Use, for an automotive service and repair (air condition service) at Lots 4 and 5, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2613 U.S Highway 83. (CUP2021-0103)
 - Request of Rafael Alaniz, for a Conditional Use Permit, for one year, for a portable food concession stand, at Lots 3 thru 8 & 9 - 14, Alaniz Subdivision, Hidalgo County, Texas; 412 North 29th Street. (CUP2021-0104)
 - **4.** Request of Humberto Ramos Martinez for a Conditional Use Permit, for one year, for a portable building greater than 10' X 12' (storage shed) at Lot B1, Aim Media Subdivision, Hidalgo County, Texas; 1324 East Nolana Avenue. **(CUP2021-0106)**
 - Request of Gerardo Martinez for a Conditional Use Permit, for one year, for a bar and grill at Lots 6 through 12, North East Crossing Subdivision, Hidalgo County, Texas; 137 Nolana Avenue Suite #131. (CUP2021-0108)
 - 6. Request of Leticia Clarijo, for a Conditional Use Permit, for one year, for an Institutional Use (Beauty School) at Lot 7 through 11, Block 47, McAllen Addition, Subdivision, Hidalgo County, Texas; 505 S. 12th Street (CUP2021-0110)
 - 7. Request of Eduardo Villagordoa, for a Conditional Use Permit, for one year, for a bar

at Lots 8, 9, and 10, 21st Place Subdivision, Hidalgo County, Texas, 2005 Nolana Avenue. (CUP2021-0111)

- 8. Request of Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley for a Conditional Use Permit, for life of use, for an institutional use (respite center) at the Northwest 12.81 acres out of Lot 10, Section 7, excluding 2.63 acres, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1801 South 10th Street. (CUP2021-0121)
- 9. Request of Mario A. Reyna, on behalf of Riverside Development Service, LLC, for a Conditional Use Permit, for life of the use, for a planned unit development at the 26.663 acre tract of land out of Lot 45 and 52, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 8300 North Ware Road. (CUP2021-0084)(TABLED ON 8/3/2021)(TABLED ON 8/17/2021)

b) REZONING:

- 1. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: Lots 1 and 2, Hidalgo-Starr Rehab. Subdivision, Hidalgo County, Texas; 1301 and 1401 South 8th Street. (REZ2021-0044)
- 2. Rezone from R-1 (single-family residential) District to C-3 (general business) District: 5.47 acres out of Lot 3, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2209 and 2217 North Jackson Road. (REZ2021-0046)
- 3. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 5.303 acres out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7901 North 10th Street (Mid). (REZ2021-0047)
- 4. Initial zoning to R-3A (multifamily residential apartment) District: Lots 5 and 6, resubdivision of Lots 46-11 & 46-12, West addition to Sharyland subdivision, Hidalgo County, Texas; 10100 North Bryan Road (REZ2021-0043)(Tabled on 8/17/21)WITHDRAWN

c) SUBDIVISION:

- 1. Nolana Crossing, Lot 3A Subdivision, 2705 North 27th 1/2 Street, Lashante Enterprises (SUB2020-0067)(FINAL)BIG
- Phares Lot 5A Subdivision, 300 North 22nd Street, Javier Martinez (SUB2020-0077)(FINAL)RDE

3) CONSENT:

- a) Iglesias Subdivision, 4400 Pecan Blvd, Alvaro Iglesias (SUB2021-0022)(FINAL)MAS
- b) BEJ Subdivision, 4701 North McColl Road, Taryn Santos, Violet Investements (SUB2021-0054)(FINAL)CHC
- c) Salkinder Plaza Subdivision, 8909 North 10th Street, Sonia Salkinder(SUB2021-0090)(FINAL)TE

d) Magnolia Farm Subdivision, 9309 North Ware Road, John Tagle (SUB2021-0076)(FINAL)MAS

4) SUBDIVISIONS

- a) Garcia Estates, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora (SUB2020-0048)(TABLED ON 6/3/2021)M&H
- b) Owens Commercial Park Subdivision, 3501 Buddy Owens Boulevard, Oscar Sotelo (SUB2021-0092)(PRELIMINARY)SEC
- c) Bell's Farm Plaza Subdivision, 132 South Ware Road, Robert L. Bell Jr. (SUB2021-0086)(PRELIMINARY)SDI
- d) Dove Commercial Park No. 2 Subdivision, 2001 Dove Avenue, Primrose Development Co., Inc. (SUB2020-0002)(REVISED PRELIMINARY)SEC
- e) Morales Subdivision Lots 1A, 1B, 1C, & 1D, 7200 Mile 7 Road, Diana Morales/Madalyn E. Morales (SUB2020-0046)(REVISED PRELIMINARY)M&H
- f) Villa Torre At North Bentsen Estates, 7500 North Bentsen Road, Riverside Development Services, LLC.(SUB2021-0048)(FINAL)RDE
- **g)** AEP James Rowe Substation Subdivision, Lot 1 (NON-HABITABLE), 1621 North Ware Road, P. Todd Ireland (SUB2021-0085)(PRELIMINARY)STP
- h) Oak Valley Subdivision, 9600 North Bryan Road, Raymundo P. Platas/Oak Valley, LLP., Carlos Alanis, Imperial Nurseries of Texas (SUB2021-0087)(PRELIMINARY)RB
- The Quarter II Subdivision, 701 South 1st Street, Chazzland, LLC, (SUB2021-0088)(PRELIMINARY)SEC
- j) Nemont Estates II Subdivision, 7100 Mile 6 Road, Nemont Estates, LLP (SUB2021-0091)(PRELIMINARY)MAS
- k) Park Terrace Subdivision, 3601 North Jackson Road, Domain Development Corp.(SUB2021-0017)(REVISED PRELIMINARY)M&H

5) INFORMATION ONLY:

a) City Commission Actions: August 23, 2021

ADJOURNMENT:

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

STATE OF TEXAS COUNTY OF HIDALGO CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, August 17, 2021 at 3:30p.m. in the McAllen Public Library, 4100 North 23rd Street, McAllen, Texas.

Present: Daniel Santos Chairperson

Michael Fallek Vice-Chairperson

Gabriel Kamel Member
Jose Saldana Member
Marco Suarez Member
Emilio Santos Jr. Member

Absent: Michael Hovar Member

Staff Present: Evaristo Garcia Assistant City Attorney

Edgar Garcia Planning Director

Luis Mora Planning Deputy Director
Juan Martinez Development Coordinator

Rodrigo Sanchez
Omar Sotelo
Jose Humberto De La Garza
Senior Planner
Planner III

Berenice Gonzalez Planner III
Kaveh Forghanparast Planner II
Liliana Garza Planner II
Mario Escamilla Planner I
Katia Sanchez Planner I

Porfirio Hernandez Planning Technician II
Jacob Salazar Planning Technician I
Magda Ramirez Administrative Assistant

CALL TO ORDER- Chairman Daniel Santos

Meeting held via Teleconference and Video Conference.

PLEDGE OF ALLEGIANCE

INVOCATION- Jose Saldana

1) MINUTES:

a) Minutes for Regular Meeting held on August 3, 2021

The minutes for the regular meeting held on August 3, 2021 were approved as submitted. The motion to approve was made by Board Member Marco Suarez and seconding the motion was Jose Saldana, which carried unanimously with 6 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

1. Request of Irma I. Montalvo, for a Conditional Use Permit, for one year, for a Home Occupation (Online Boutique) at Lot 75, Lark Landing Subdivision, Hidalgo County, Texas; 2500 Heron Avenue. (CUP2021-0086)

Mr. Mario Escamilla stated that the property is located on the north side of Heron Avenue, 184 ft. east of North 25th Lane. It is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land use is single family residential. A home occupation is allowed in the R-1 District with a Conditional Use Permit and in compliance with requirements.

Currently, there is an existing 2,360 sq. ft. single family home on the property. The applicant is proposing to operate an online boutique (The Pink House Boutique, LLC) from the existing residence. The online boutique will consist of the sales of women's apparel and accessories. The applicant will utilize a 9 ft. by 9 ft. designated area as shown on the submitted site plan. The proposed days and hours of operation vary as this is an online business, and orders are processed by the applicant after work and during weekends. Transactions will take place online and the applicant will use a shipping company to ship out orders.

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 also comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

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

10) The activity must take place at the location of which the permit was issued.

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit, there were none.

Being no discussion, Mr. Michael Fallek moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

2. Request of Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley for a Conditional Use Permit, for life of use, for an institutional use (respite center) at W. 90' of Lots 13 and 14 & All of 15 and 16, Block 12, McAllen Addition Subdivision, Hidalgo County, Texas, 111 South 15th Street. (CUP2021-0101)

Mr. Mario Escamilla stated that the property is located on the southeast corner of South 15th Street and Austin Avenue, and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District on all directions. Surrounding land uses include retail, offices, McAllen Central Bus Station, restaurants, and other commercial establishments. An institutional use is permitted in the C-3 zone with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit for a Respite Center under a different applicant for this location was approved for 18 months by the City Commission on April 22, 2019. There was a second conditional use permit for a respite center that was approved by the City Commission on August 12, 2019 for the life of use at this location. The approval of the conditional use permit was subject to compliance with Section 138-118 of the Zoning Ordinance, Fire, Health, and other departments' requirements and conditions. The applicant has applied for another conditional use permit since they would like to expand their operations to the second story of the building; therefore, requiring for the request to be presented before the Planning Zoning Commission and the City Commission.

The applicant, Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley, has requested to continue using this property as a Respite Center. It will continue operating 24/7, and volunteers from Catholic Charities will continue to take care of the daily operations of the center. Daily operations include registration, family contact, providing of meal as a one-time event, and helping with general wellness (hygiene) to help meet the needs of the individuals attending the Respite Center. There is an existing 42,400 sq. ft. building on the subject property. The first story of the building consists of approximately 28,000 sq. ft., and the second story currently consists of approximately 14,400 sq. ft. warehouse area. The applicant would like to utilize the second story as sleeping quarters for overnight stays. It will only be used when additional space is needed. Should the conditional use permit be approved, building/remodeling permits would be required as applicable.

The City's Parking Garage located on South 15th street is utilized for any required parking for staff and volunteers of the respite center.

Staff has received one letter in opposition to the request from a neighboring business owner with

concerns regarding the pedestrian traffic, garbage litter and the off street parking of commercial transportation vehicles(buses) in public parking spaces.

The Health Department is pending inspection. The Fire Department has inspected the building and is pending compliance with safety codes and regulations. The institutional use 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. The property has direct access to South 15th Street and Austin Avenue, and is located approximately 340 ft. south of U.S. Highway 83.
- 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. No parking exists on site; thus, parking for volunteers and other personnel to be provided as needed in the City's Parking Garage located on 221 South 15th Street.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences. The City's Parking Garage located on South 15th street is utilized for any required parking for staff and volunteers of the respite center.
- 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 the capacity for the building set by the Fire Marshal and Building Official.

Staff recommends approval of the request, for life of the use, subject to compliance with Section 138-118 of the Zoning Ordinance, Fire, Health, and other departments' requirements and conditions, providing security to maintain activities on site, and building and other permits as required.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit. There were five citizens that represented their concerns.

Several individuals which included Jorge Salsines (108 S. 16th Street), Lazaro Fernandez Jr. (120 S. 15th Street), Abdala Kalifa (209 S. 16th Street), Herchel Weisfield(via zoom, 1414 &1416 Austin Street), and David Weisfield (via zoom, 1420 S. 15th Street), appeared in person and online via zoom and spoke in opposition of the conditional use permit request. They stated that while they sympathized with the situation, they are of the opinion that the downtown area may not be the best location for a respite center since there may be negative impacts to local businesses such as loitering, etc. Mr. Lazaro Fernandez stated that he had a list of business owners who were not in favor of granting the conditional use permit and location for a respite center. Herchel Weisfeld stated his concerns were for the board to review the request in light of any negative long term future impact to the downtown area.

Sister Norma S. Pimentel spoke in favor of the request and stated that Catholic Charities responded to help the City. Without the help the situation would be disastrous. Sister Pimentel reminded the Board that the "homeless" and the "immigrants" are two distinct groups and they should not be grouped in regards to the impact to the community. Additionally, she stated she tries to work to help individuals in need in a manner so as to lessen any hardship to the community.

Board Member Michael Fallek stated that if there was not a central location for this type of effort the situation may be worse.

Board Member Marcos Suarez acknowledged negative impacts to the downtown area and mentioned the situation was not expected to improve. For that reason, although not an easy decision, he would not be in favor of the request.

Sister Norma S. Pimentel, applicant, responded to the citizens concerns.

After a lengthy discussion, Mr. Gabriel Kamel moved to disapprove. Mr. Marco Suarez seconded the motion, which was disapproved with six members present and voting.

3. Request of Salvador De La Rosa, on behalf of Community Life, for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 4, LAR-LIN Subdivision #7, Hidalgo County, Texas; 601 N. McColl Road, Suite B. (CUP2021-0087)

Request has been Withdrawn.

4. Request of Melden & Hunt, Inc., on behalf of Vaquero Ware Partners, LP, for a Conditional Use Permit, for life of the use, for a gasoline service station at the 1.421 acres out of the Lot 1, Ware Road Investments Subdivision, and Lot 76, R.E. Horn's Addition to McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 1520 S. Ware Road. (CUP2021-0100)

Ms. Liliana Garza stated that the property is located on the northwest corner of U.S. Expressway 83 and S. Ware Road. The tract has 277.67 ft. of frontage along S. Ware Road with a depth of 200 ft. for a lot size of 1.421 acres. The property is zone C-3 (general business) District. The adjacent zoning is C-3 (general commercial) District in all directions. Surrounding land uses are commercial business, restaurants, and vacant land. A gasoline service station is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.

The applicant is in the process of redeveloping the property. The existing convenience store will be torn down and be replaces with a new one with new gasoline pumps. The pumps are currently located along the east side in front of the store and are now proposed to be located along the south side.

The applicant is proposing to demolish the existing convenience store and construct a canopy with gas pumps on the property, which will be part of a 4,650 sq. ft. gas station convenience store. A proposed site plan has been submitted; however, it is subject to change based on the subdivision plat and the Development Team requirements. A site plan must be approved by city staff prior to issuance of building permit. All building permit requirements must be met including parking, landscaping, setbacks, etc.

Access to the property will be from existing curb cuts along U.S. Expressway 83 and S. Ware Road and a new curb cut on the north along Ware Road; however, access agreement for the new curb cut on the north must be provided. The Fire Department will conduct the final inspection once a building permit is issued. The Planning Department has not received any calls in opposition to the request. The use must comply with Section 138-257 – 138-261 and 138-167 of the Zoning Ordinance and specific requirements as follows:

- 1) Activities are limited to sale of gasoline, oil, and minor accessories and incidental services;
- 2) Ingress or egress shall not be permitted at locations where it will tend to create traffic hazards. Entrances shall not be permitted within 25 ft. of a street intersection. Two curb cuts exist along U.S. Expressway 83 and S. Ware Road and another is prosed on the north along S. Ware Road:
- 3) Front yard building setbacks, not including gas pumps or driveway covers (canopy), shall be 60 feet. Proposed setbacks are approximately 53 feet to the rear, 148 feet facing U.S. Expressway 83, 54 feet facing S. Ware Road, and 114 feet on the north side;
- 4) All lighting shall be shielded from adjacent residential districts;
- 5) A 6 ft. opaque buffer shall be provided where abutting or adjacent to residential districts. However, section 110-49 (a) Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. The property does not abut a residential district;
- 6) Gasoline service stations that have facilities for the repair or servicing of automobiles shall be a minimum of 13,000 square feet. Retail outlets for gasoline, oil, and minor accessories, without repair facilities, may be permitted on lots less than 13,000 square feet. The lot size is approximately 1.421 acres (218,990 square feet);
- 7) Gas pumps/islands shall be set back at least 13 ft. from the property line or 18 ft. from the curb, whichever is greater. Gas pumps will be approximately 53 ft. from the property line on U.S. Expressway 83 and 37 ft. from the property line on S. Ware Road.
- 8) Gas pump canopy shall be set back at least 9 ft. from the property line or 10 ft. from the curb, whichever is greater. Gas pump canopy is approximately 53 ft. from the property line on U.S. Expressway 83 and 37 ft. from the property line on S. Ware Road; and
- 9) Gas pumps shall not be located within 100 ft. of a residential district. Gas pumps are not located within 100 ft. of a residential district.

If site plan changes, conditional use permit will need to be amended to resemble the approved Site Plan. Subdivision Plat must be recorded prior to any building permit issuance.

Staff recommends approval of the request, for life of the use, subject to the conditions noted, Sections 138-167 and 138-257 – 138-261 of the Zoning and Subdivision Ordinance, Site Plan Review requirements, Development Departments (Traffic, Fire, Utility, Public Works, Engineering, and Planning) requirements, recording of the subdivision plat, and building permit requirements.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit, there were none.

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Emilio Santos seconded the motion, which was approved with six members present and voting.

5. Request of Cristobal Moreno, for a Conditional Use Permit, for life of the use, for an automotive service & repair at the 0.52 acre tract of land out of Block 14, Trenton Park Estates Ph. 1 & 2 Subdivision lying west of Lot 219, Woodhollow Subdivision, Hidalgo County, Texas; 7500 N. 23rd Street. (CUP2021-0080) TABLED ON 8/3/2021.

Item was removed from the table with Mr. Jose Saldana approving the motion and Mr. Marco Suarez seconding the motion with six members present and voting.

Ms. Liliana Garza stated that the property is located on the northeast corner of N. 23rd Street and Warbler Avenue. The tract has 110 ft. of frontage along N. 23rd Street with a depth of 197.05 ft. for a lot size of 0.498 acres. The property is zone C-3 (general commercial) District. The adjacent zoning is R-1 (single family residential) District to the west and east, and C-3 (general commercial) District to the north and south. Surrounding land uses are commercial buildings, single-family residential, and vacant land. An automotive service and repair shop is allowed in the C-3 District with a Conditional Use Permit and in compliance with requirements.

The property is vacant and is part of the proposed Cris-Auto Service Subdivision. The subdivision received preliminary approval on May 4, 2021 by the Planning and Zoning Commission. The proposed subdivision will have to be recorded and site plan review will have to get approval from Development Departments prior to any building permit issuance. A site plan has been submitted; however, it is still pending requirements.

The applicant is proposing to construct an auto-service repair shop with a combined floor space of 3,841.77 sq. ft. of office and workshop area. The office consists of 1,168.07 sq. ft., and the workshop area is 2,673.70 sq. ft. Based on the floor area, 13 parking spaces are required and must comply with city standards. The proposed days and hours of operations are Monday through Friday from 8:00 AM to 5:00 PM and Saturday from 8:00 AM to 12:00 PM.

A proposed site plan has been submitted; however, it is subject to change based on the subdivision plat and the Development Team requirements. A site plan must be approved by city staff prior to issuance of building permit. All building permit requirements must be met including parking, landscaping, setbacks, etc. Must comply with Front/N. 23rd St. setback of 60 ft. or greater for easement, Rear setback of 5 ft. or greater for easements, North side setback of half the building height or 0 ft. to property line with firewall, and South side setback of 10 ft. or greater for easements. The Fire Department will conduct the final inspection once a building permit is issued.

The Planning Department has not received any calls in opposition to the request. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 21,675.50 sq. ft.

- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The work will be performed in the workshop area;
- 3) Outside storage of materials is prohibited.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The automotive service and repair establishment is approximately 80 ft. to the nearest residence.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. An 8 ft. buffer along the east side property is required as per proposed subdivision process.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

If site plan changes, conditional use permit will need to be amended to resemble the approved Site Plan.

Staff recommends disapproval of the request subject to noncompliance with requirement #4 (distance). However, if request is approved, it must comply with Section 138-281 of the Zoning and Subdivision Ordinance, Site Plan Review requirements, Development Departments (Traffic, Fire, Engineering, Utility, Public Works, and Planning) requirements and building permit requirements. And if site plan changes, conditional use permit will need to be amended to resemble approved Site Plan.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit, there were none.

Being no discussion, Mr. Gabriel Kamel moved to disapprove with a favorable recommendation. Mr. Marco Suarez seconded the motion, which was disapproved with six members present and voting.

6. Request of Mario A. Reyna, on behalf of Riverside Development Service, LLC, for a Conditional Use Permit, for life of the use, for a planned unit development at the 26.663 acre tract of land out of Lot 45 and 52, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 8300 North Ware Road. (CUP2021-0084) TABLED ON 8/3/2021.

This item to remain tabled until the next Planning and Zoning meeting.

b) **REZONING**:

1. Rezone from C-3 (general business) District to R-1 (single-family residential) District: 0.14 acres out of Lot 6, Block 4, Hidalgo Canal Company's Survey, Hidalgo County, Texas; 6416 South 10th Street. (REZ2021-0042)

Mr. Kaveh Forghanparast stated that the property was located on the north side of South 11th Street, 41.11 ft. west of South 10th Street. The tract had 50 ft. of frontage along South 11th Street

with a depth of 119.96 ft. at its deepest point for a lot size of 0.14 acres (5,896.82 sq. ft.).

The applicant requested to rezone the property to R-1 (single-family residential) District in order to construct a single-family residence. A feasibility plan had not been submitted.

The adjacent zoning was C-3 (general business) District to the east and R-1 (single-family residential) District to the north, west, and south.

There was a vacant commercial building on the subject property, proposed to be demolished. Surrounding land uses included single-family residences, retail store, Zuniga's Cars and Trucks Dealership, agricultural, and vacant land.

The Foresight McAllen Comprehensive Plan designated the future land use for this property as Urban Single Family which were comparable to R-1 (single-family residential) District. The development trend for this area along South 10th Street was single-family residential and commercial.

The tract was annexed into the city and initially zoned R-1 (single-family residential) District on December 18, 1989. A rezoning request to C-3 District for the subject property was approved by the City Commission on April 23, 2001. There had been no other rezoning request for the subject property since then.

The requested downzoning conformed to the Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. It was also compatible with the adjacent zoning to the north, west, and south.

Section 110-49 (a) Vegetation Ordinance required a masonry screen eight ft. in height where a commercial, industrial, or multifamily use has a side or rear property line in common with a single-family use or zone.

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

Staff had not received a phone call or email in opposition to the rezoning request.

Staff recommended approval of the rezoning request to R-1 (single-family residential) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request, there were none.

Being no discussion, Mr. Michael Fallek moved to approve. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

2. Initial zoning to R-3A (multifamily residential apartment) District: Lots 5 and 6, Resubdivision of Lots 46-11 & 46-12, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 10100 North Bryan Road. (REZ2021-0043)

Item was tabled with Mr. Michael Fallek moving to approve the motion and Mr. Gabriel Kamel seconding the motion with six members present and voting

3) SITE PLAN:

3. Site plan approval for lot 3, Jackson Commerce Development Subdivision Phase 3, and Lot 8A, Jackson Commerce Development Subdivision Phase 4, Hidalgo County, Texas; 1201 & 1113 E. Highway 83. (SPR2021-0024)

Ms. Liliana Garza stated that the subject property is located on the north side of Highway 83, approximately 618 ft. west of Jackson Road and is zoned I-1 (light industrial) District. The adjacent zoning is I-1 District to the north, east and west, and C-3 (general business) district to the south. Surrounding land uses include commercial retail, restaurants, and offices. Jackson Commerce Development Subdivision Phase 3 was recorded on August 21, 1997 and has a note indicating a Site Plan must be approved by the Planning and Zoning Commission prior to building permit issuance.

The applicant is proposing to construct a 13,000 sq. ft. office.

The applicant is proposing to construct a 13,000 sq. ft. dental office building consisting of 12,432 sq. ft. of office space and 568 sq. f.t of storage space. Based on 12,432 sq. ft. of office use, 66 parking spaces are required and are provided on site. Three of the provided parking spaces must be accessible, one which must be van accessible with an 8 ft. wide aisle. Access proposed from the private drive on the north and the private drive on the west of Lot 8A, access agreement is on file. Required landscaping is 7,075 sq. ft. with trees required as follows: 21 -2 ½" caliper trees, or 11 -4" caliper trees, or 6 -6" caliper trees, or 8 palm trees (not to exceed 80%). A minimum 10 ft. wide landscape strip is required inside the property line along the Private Access Drive to the West and North. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. No structures are permitted over easements. All setbacks will comply with the plat note requirements and the zoning ordinance.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet. Cross-section plan of the parking lot areas proposed for stormwater detention must be provided at the time of building permit and if approved by the Engineering Department, applicant will be required to install signage letting the customers know of the dual usage of the parking areas.

Any proposed signage must be within premises and additional permits will be required.

Staff recommends approval of the site plan subject to the conditions noted, Development Department (Traffic, Fire, Utility, Public Works, Engineering and Planning) requirements, paving and Building Permit requirements, and the subdivision and zoning ordinances.

Being no discussion, Mr. Jose Saldana moved to approve with no opposition. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

4) SUBDIVISIONS:

a) Best Subdivision, 4515 Mile 8 Road, Donald Wade Best (SUB2021-0084)(PRELIMINARY)SE

Mr. Beto De la Garza stated Mile 8 North Road: 40 ft. from centerline for 80 ft. ROW. Paving: 52 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Please provide copy of document for 15 ft. ROW Easement to Sharyland Water Supply Corp. for staff to review prior to final. Engineer must clarify if easement will remain or if it will be abandoned prior to recording of subdivision. If easement will be abandoned, it must be done by a separate instrument and not by plat prior to final. City of McAllen Thoroughfare Plan paving, curb & gutter. Front: 45 ft. or in line with average setback of existing structures, or easement, whichever is greater. Please revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 15 ft. or greater for easements (Proposed). Setbacks will be finalized prior to final. Zoning Ordinance: Section 138-356. Interior Sides: 15 ft. or greater for easements. Setbacks will be finalized prior to final. Zoning Ordinance: Section 138-356. Setbacks will be finalized prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Mile 8 North Road. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, private drives/streets must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Engineer must clarify number of units prior to final to determine requirements. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area, Zoning Ordinance: Section. 138-356. Lots fronting public streets. Please submit ownership map prior to final to verify no landlocked properties exist. Zoning Ordinance: 138-1. Existing: ETJ Proposed: Residential. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance. Rezoning Needed Before Final Approval. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. As per Traffic Department, TG waived for one single-family residence. No TIA required. Comments: Must comply with City's Access Management Policy. Engineer must clarify use and number of dwelling units to determine requirements prior to final. Please provide ownership map to verify that no landlocked properties exist prior to final.

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

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Marco Suarez seconded the motion, which was approved with six members present and voting.

b) Habitat Estates Subdivision, 1001 E. Cedar Avenue, Habitat Developers, LLC (SUB2021-0083)(FINAL)SE

Mr. Beto De la Garza stated East Cedar Avenue: 10 ft. dedication for 30 ft. from centerline for 60 ft. of ROW Paving: 40 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Please add "East" to Cedar avenue wherever is applicable prior to final. Subdivision Ordinance: Section 134-105. Paving, curb & gutter. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties 24 ft. private service drive to provide city services required. It will be maintained by the property owners, and not the City of McAllen. It will be on the site plan and also on the plat as may be needed, prior to recording. Plat note will be required to be noted on the plat regarding the service drive, prior to recording. Subdivision Ordinance: Section 134-106 Required setbacks Front: 20 ft. or greater for easements or approved site plan. Please revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan. Please revise plat note as shown above prior to recording. Zoning Ordinance: Section 138-356. Sides: In Accordance with Zoning Ordinance or greater for easements or approved site plan. Please revise plat note #3 as shown above. 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 applied sidewalks. 4 ft. wide minimum sidewalk required along East Cedar Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Buffers 6 ft. opaque buffer required from adjacent/between multifamily residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, private drives/streets, etc. must be maintained by the lot owners and not the City of McAllen. Section 110-72. Subdivision Ordinance: Section Landscaping Ordinance: 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA will be recorded simultaneously with plat. Subdivision Ordinance: Section 110-72 Required lot. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1 Compliance ZONING/CUP Existing: R-3A Proposed: R-3A Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As Per Parks Department, Park fees must be paid prior to recording. As per Traffic Department, Trip Generation waived for 5 units. No TIA required. Comments: Must comply with City's Access Management Policy. Provide gate details prior to recording if applicable. Provide document number for gas easement located at the north property line prior to recording. Subdivision formerly known as "Cedar Place Subdivision".

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

Being no discussion, Mr. Michael Fallek moved to approve subject to conditions noted. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting

c) McAllen Northwest Industrial, Lot 2A Subdivision, 2100 Industrial Drive, NBY-MC Industry (SUB2021-0080)(FINAL)M&H

Mr. Beto De la Garza stated Industrial Drive: 30 ft. from centerline for 60 ft. ROW. Paving: 40 ft. required Curb & gutter: Both sides. Engineer to clarify paving width prior to final to verify if any additional paving is required. Subdivision Ordinance: Section 134-105. Paving, curb & gutter. ROW: 20 ft. Paving: 16 ft. Please clarify service drive width prior to recording. Service drive must be at least 24 width with 20 ft. of paving. Abandonment must be finalized prior to recording, and document number must be referenced on plat. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Rear setback might be affected by outcome of abandonment request for the 30 ft. strip of ROW located at the north boundary of subdivision. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Industrial Drive *Subdivision Ordinance: Section 134-120 Applied. Reviewed On: 8/12/2021 These comments are for subdivision requirements only – additional requirements may apply at time of site plan review 08/12/2021 Page 1 of 3 SUB2021-0080. 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 Compliance 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 Compliance Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356 Compliance. Lots fronting public streets. Zoning Ordinance: 138-1 Compliance ZONING/CUP. Existing: I-1 Proposed: I-1 Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved; TIA not required. As per Traffic Department, Trip Generation approved; TIA not required. Comments: Must comply with City's Access Management Policy. Abandonments must be done by a separate instrument/document and recorded prior to recording subdivision. Document number must be included in plat prior to recording. Revise refence "Lot 1" with "Lot 2A" shown within lot boundaries prior to recording. Subdivision formerly known as "BH Industrial Drive Subdivision".

Staff recommends approval of the subdivision in final form subject to conditions noted and abandonment being approved.

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

d) Castillo Estates Subdivision, 9705 Mile 10 1/3, Jesus Castillo & Susana Castillo, (SUB2021-0073)(PRELIMINARY)ROE

Ms. Berenice Gonzalez stated Mile 10 1/3 (County Road 4501): 20 ft. of additional ROW dedication for 35 ft. from centerline for a total 70 ft. ROW. Paving: 44 ft. Curb & gutter: both sides. Revise street name as noted above. Reference any existing ROW dedicated by previously established

subdivisions accordingly along the east and west boundaries. Remove "proposed" from plat referencing ROW along front of Lot 1. N/S collector road: 35 ft. ROW require for future 70 ft. ROW collector road. Paving: 44 ft. Curb & gutter: both sides. Location of future 1/4 mile collector road being reviewed to determine if property is impacted. City of McAllen Thoroughfare Plan. 800 ft. Block Length **Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Proposing 45 ft. or greater for easement or approved site plan. Revise plat as noted above. Zoning Ordinance: Section 138-356. Rear: Proposing 30 ft. or greater for easement. Zoning Ordinance: Section 138-356. Sides: 15 ft. or greater for approved site plan or easements. Revise plat as noted above. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Mile 10 1/3 and N/S collector road. Revise plat as noted above. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Plat note required as noted above. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common areas, private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Zoning Ordinance: 138-1. Minimum lot width and lot area. Zoning Ordinance: 138-1. Existing: ETJ Proposed: ETJ No annexation applications on file. Park Fee of \$700 per x 3 proposed lots = \$2,100 to be paid prior to recording if land is annexed. Must comply with City's Access Management. Revise street name for Mile 10 1/3 - County Road 4501. Revise setbacks as noted above. Need note indicating 4 ft. minimum wide sidewalk required along Mile 10 1/3 and County Road 4501.

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

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Marco Suarez seconded the motion, which was approved with six members present and voting.

e) Cristina Arevalo Subdivision, 4129 Erie Avenue, Cristina Arevalo (SUB2021-0082)(PRELIMINARY)SE

Ms. Berenice Gonzalez stated Erie Avenue: 50 ft. ROW required.- 25 ft. private easement dedicated by instrument. ROW Dedication needed from adjacent property owners to convert easement into a public street. Paving: 32 ft. Curb & gutter: both sides. Provide vicinity map for review. Money must be escrow if improvements are not built prior to recording. City of McAllen Thoroughfare Plan S. 42nd Street: 25 ft. dedication required for total 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Revise plat accordingly and label street name instead of 25 ft. gap currently shown on plat. Show instrument/document number -if any- related to the 25 ft. gap shown on plat. Provide vicinity map to avoid creating any landlocked parcels. Escrow required if improvements are not built prior to recording. City of McAllen Thoroughfare Plan Paving, curb & gutter. 800 ft. Block Length. Subdivision Ordinance: Section 134-118. 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: In accordance with the zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Corner side: 10 ft. or greater for approved site plan or easements. Revise plat as noted above. Zoning Ordinance: Section 138-356. Garage: Proposing 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 Erie Avenue, S. 42nd Street, and both sides of interior streets. Revise note as shown above. Money must be escrowed if improvements are not built prior to recording. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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. Property does not front a public street. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common Areas, private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. 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 if subdivision is public. Lots fronting public streets. Provide vicinity map to identify unsubdivided adjacent parcels. Label street name as Erie Avenue - instead of La Lomita Street now shown. Easement recorded under Vol. 1781 page 53 appears to be a private. ROW dedication from adjacent property owners to convert existing easement into a dedicated paved street may be required for emergency and other city services. Minimum lot width and lot area. Zoning Ordinance: 138-1. Existing: R-1 Proposed: R-1. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Comments: Must comply with City's Access Management. Property does not front a public street. Dedication is needed from adjacent properties to access proposed subdivision. The only access available is by virtue of a private easement recoded under volume 1781 page 53. Lot should be labeled 1 instead of 2. Paved access from S. Bentsen Road for Erie Avenue needed and temporary turnaround needed per Public Works Department.

Staff recommends disapproval due to no compliance with zoning ordinance section 138-356.

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

f) Gosmar Subdivision, 217 North 22nd Street, Luis Carlos Gonzalez (SUB2021-0081) (PRELIMINARY)CLH

Ms. Berenice Gonzalez stated N. 23rd Street (FM 1926): 25 ft. of additional ROW dedication required for 50 ft. from centerline for 100 ft. total ROW. Paving: by the state Curb & gutter: by the state. Revise plat to show centerline and existing ROW on both sides. Need to show centerline to finalize dedication required for 50 ft. from centerline for 100 ft. ROW, prior to final. Plat shows a 20 ft. ROW & utility easement. No utility easements are allowed on the dedicated ROW, clarification needed prior to final approval. City of McAllen Thoroughfare Plan Cedar Avenue: min. 60 ft. ROW; if commercial. Paving: 40 ft. Curb & gutter: both sides. Is the 20 ft. ROW & utility easement shown proposed to be dedicated ROW for 70 ft.? 30 ft. easement shown along Cedar Avenue missing document number. Clarification needed, if the 30 ft. easement shown is proposed by plat, existing,

or will it be abandoned? City of McAllen Thoroughfare Plan Interior streets: 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Need to finalize corner clips once ROW's are revised to 60 ft. City of McAllen Thoroughfare Plan N. 22nd Street: 10 ft. ROW required for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides Show centerline City of McAllen Thoroughfare Plan. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Proposing 18 ft. at front entry garage. 7.5 ft. at front for Lots 1-13. Revise setbacks since the ones shown don't apply on this plat. Variance letter required if proposed setbacks are less than the required by ordinance. Clarify proposed use to determine setbacks, application submitted indicates proposed use is C-3 Zoning Ordinance: Section 138-356. Rear: Proposing 7.5 for Lots 14-21. Proposing 5 ft. for Lots 1-13. Need to revise setbacks since the ones shown do not apply to this plat. Double fronting lots must comply with setbacks. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for approved site plan or easement. Zoning Ordinance: Section 138-356. Corner side: 10 ft. or greater for easements, or approved site plan, whichever is greater. Revise plat as noted above prior to final. Zoning Ordinance: Section 138-356. Garage: Proposing 18 ft. at front entry garage. Pending clarification on which lots are proposed to have a garage. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on N. 23rd Street, and a 4 ft. wide minimum sidewalk required along Cedar Avenue, N. 22nd Street, and both sides of interior streets. Revise plat as shown above. Note #3 references Dove Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Additional buffer as 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 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. City of McAllen Thoroughfare Plan. Site plan must be approved by the Planning and other Development Departments prior to final. Common site plan for parking, landscaping, needed to establish requirements prior to final, Common Areas. private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 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 if public. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Pending clarification on proposed use. HOA covenants need to be recorded simultaneously with plat. Subdivision Ordinance: Section 110-72. Lots fronting public streets. Zoning Ordinance: Section. 138-356. Minimum lot width and lot area. Lots shown with 30 ft. width do not meet minimum requirement of 50 ft. Zoning Ordinance: 138-1. Existing: C-3 Proposed: C-3. Pending clarification prior to final. Rezoning needed if residential lots are proposed. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Pending clarification on number of proposed residential lots to establish fee to be paid prior to recording. Trip Generation needed per Traffic Department 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. Label any ROW being dedicated as being dedicated by plat. Show document numbers for easements referenced along Cedar Avenue and 50 ft. utility easement. Pending clarification on proposed land use to establish use of property to determine setbacks prior to final approval. Clarification on environmental impact studies for

testing previously done on proposed subdivision. Rezoning needs to be approved prior to final approval. If CUP's are needed, application needs to be submitted. HOA may be needed for the maintenance of any interior streets/detention areas, needed for review prior to final. Does the survey show any gas easements even if abandoned.- reference plat accordingly prior to final

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

After a brief discussion, Mr. Gabriel Kamel moved to approve with conditions noted. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting. Mr. Michael Fallek stepped out of the meeting briefly.

g) Mission Village Subdivision, 10100 North Bryan Street, Ezequiel Moya/Paradise Investments (SUB2021-0078)(PRELIMINARY)MAS

Ms. Berenice Gonzalez stated N. Bryan Road: 30 ft. additional ROW dedication for 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Remove shading from existing ROW shown along N. Bryan Road. Must escrow monies if improvements are nor built prior to recording. COM Thoroughfare Plan 6 1/2 Mile North Road (south boundary): 40 ft. ROW dedication required for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides. Revise plat accordingly to reflect required dedication for Mile 6 1/2 North Road shown on the City's Thoroughfare Plan. Money needs to be escrowed if improvements are not built prior to recording. City of McAllen Thoroughfare Plan. Interior Streets: 60 ft. required ROW Paving: 40 ft. Curb & gutter: both sides. Revise plat accordingly. City of McAllen Thoroughfare Plan. N/S collector (east boundary): 40 ft. ROW dedication required for 80 ft. Paving: 52 ft. Curb & gutter: both sides. Provide vicinity map to confirm no future collector roads are impacting the proposed development. City of McAllen Thoroughfare Plan. 800 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-SacSome streets appear to exceed 600 ft. in length. Label plat accordingly to determine if it needs to be revised prior to final, or if a variance will be requested. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Public Works reviewing requirements for R-3A use prior to final. Subdivision Ordinance: Section 134-106. Front: Proposing 25 ft. or greater for easement. Zoning Ordinance: Section 138-356. Rear: Proposing 10 ft. or greater for easements, except 25 ft. for double fronting lots. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easements Zoning Ordinance: Section 138-356. Corner side: 10 ft. or greater for easements. Include corner setbacks reference on plat as shown above Zoning Ordinance: Section 138-356. Garage: Proposing 18 ft. except where greater setback is required, grater setback applies. Revise note as shown above. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Bryan Road, Mile 6 1/2 North Road and both sides of all interior streets. Will also apply for any N/S collector streets that may impact the proposed subdivision. Revise plat as noted above 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. Bryan Rd. and Mile 6 1/2 North Road. Revise note as shown above. Also along any N/S collector road, if applicable. 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. City's Access Management Policy. Site plan must be approved by the Planning and other Development

Departments prior to building permit issuance. Common areas, private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen. Clarify if subdivision will be private or public. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. 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. Label detention pond with a letter or number, and indicate on the HOA's the responsible party for its maintenance. Vegetation Ordinance: Section 110-72, if public. Subdivision Ordinance: Section 134-168, if private Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Subdivision Ordinance: Section 110-72, if public. Lots fronting public streets. Zoning Ordinance: Section. 138-356. Minimum lot width and lot area. Zoning Ordinance: 138-1. Existing: ETJ Proposed: R-3A. Subdivision application shows proposed use to be R-2; rezoning application filed for R-3A to be presented at P&Z on August 17th, 2021 and City Commission on September 13, 2021. Application needs to be corrected. Rezoning Needed Before Final Approval. Land dedication in lieu of fee Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Property is currently in the ETJ; annexation request, and rezoning application to R-3A have been filed. If 284 units are proposed x \$700 = \$198,800 are due prior to recording. Fees will be adjusted accordingly if number of units change. Pending review by the Park Land Dedication Advisory Board once annexation is completed to determine if land dedication or fee will be required. Pending review by the Parkland Dedication Advisory Board and CC. Once annexation is completed, review by the Park Land Dedication Advisory Board is required prior to final approval. Trip Generation needed per Traffic Department 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. Surrounding property/ownership map to assure no landlock property exists or additional streets are required prior to final. NE corner of plat - there appears to be a pond.- will it be removed? Wording for signature block to required on plat, as per City Ordinance. Revise plat accordingly prior to final and include signature block required. Revise width of interior streets to 60 ft, minimum required for multi-family. Label street length for all interior streets. 40 ft. of ROW dedication required for Mile 6 1/2 North Road per City of McAllen Thoroughfare Plan. Pending review by the Park Land Dedication Advisory Board once annexation is completed. Money needs to be escrowed if improvements are not built prior to recording.

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

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

h) Garcia Estates, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora (SUB2020-0048)(TABLED ON 6/3/2021)M&H

Item to remain tabled until the next Planning and Zoning meeting.

7) INFORMATION ONLY

a) City Commission Actions held on August 9, 2021: Information was given by Edgar Garcia, Planning Director.

Planning and Zoning Commission	Meeting
August 17, 2021	
Page 19	

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There being no further business to come before the Planning & Zoning Commission, I	Marco Sı	Jarez
adjourned the meeting at 5:30p.m. and Mr. Gabriel Kamel. seconded the motion,	which ca	arried
unanimously with five members present and voting.		

	Chairperson, Daniel Santos
ATTEST:	
Magda Ramirez, Administrative Assistant	

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 25, 2021

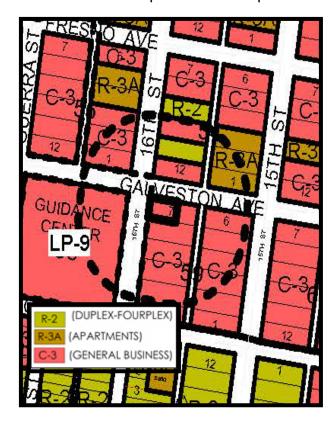
SUBJECT: ERICK SANDOVAL, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF

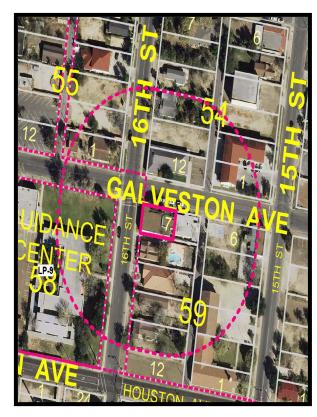
THE USE, FOR AN INSTITUTIONAL USE (SCHOOL) AT THE WEST 80' OF LOT 7, BLOCK 59, MCALLEN ADDITION SUBDIVISION, HIDALGO

COUNTY, TEXAS; 1521 GALVESTON AVENUE. (CUP2021-0102)

BRIEF DESCRIPTION:

The property is located on the southeast corner of South 16th Street and Galveston Avenue, and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east, south, west, and north and R-3A (multifamily apartment residential) District to the northeast. Surrounding land uses include Ms. Crown Spa, Vision Church Del Valle, McAllen ISD Special Ed Department, single family residences, and multifamily residences. An institutional use is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements.





HISTORY:

An initial conditional use permit was approved for an institutional use for one year on August 16, 2011; no renewal followed after that. A conditional use permit for an institutional use for one year was approved by the Planning and Zoning commission on March 07, 2017. The applicant failed to renew the application on October 20, 2020.

REQUEST/ANALYSIS:

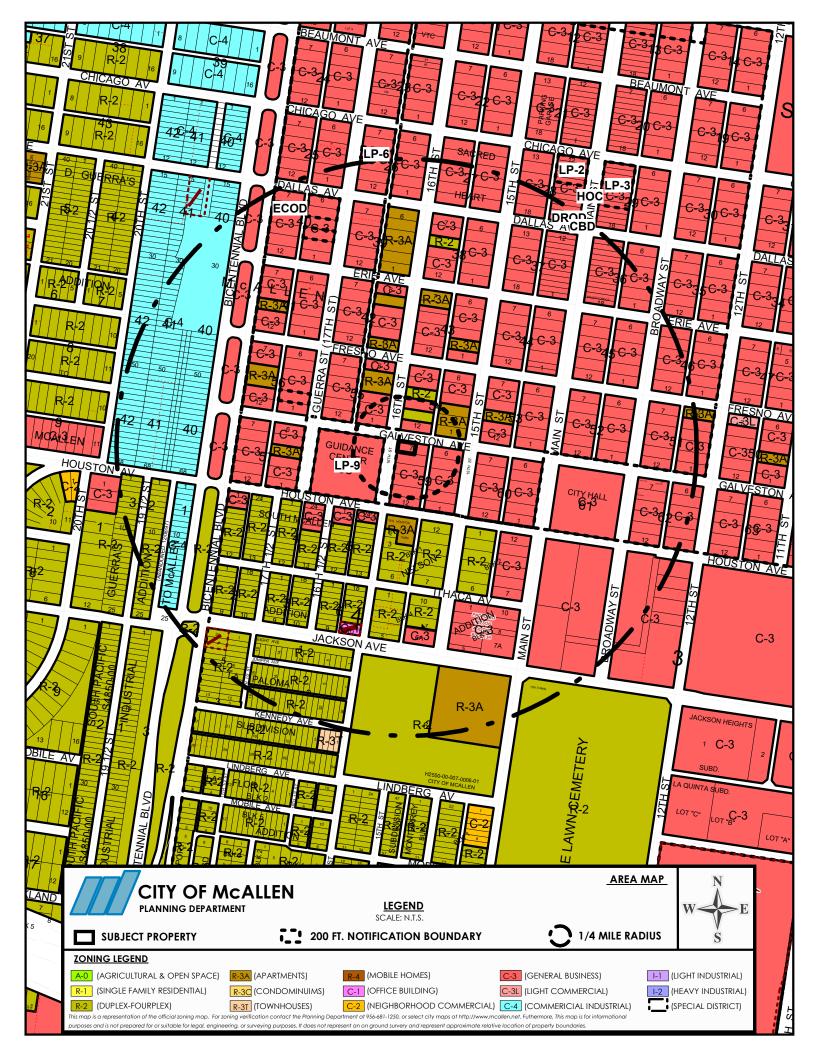
The applicant proposed to occupy the building for a technical school. The hours of operation will be Monday thru Friday 8 a.m. to 5 p.m.

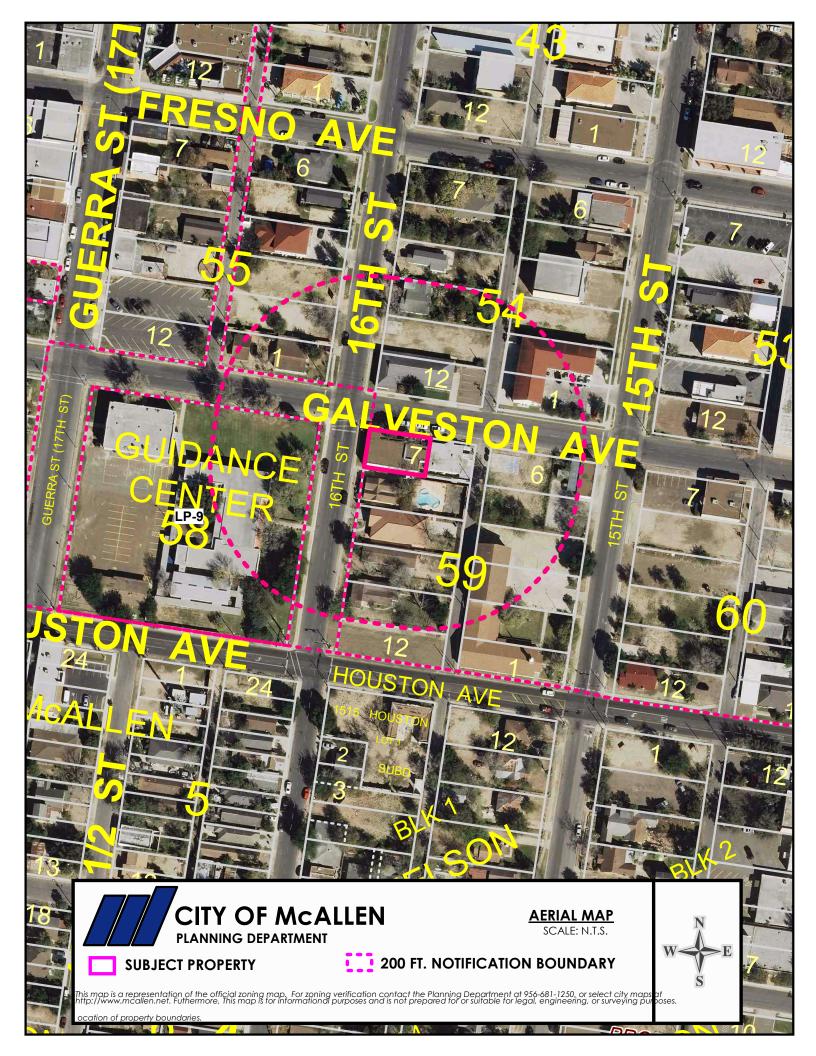
The Fire Department has inspected the subject property and found no violations. The Planning Department has not received any calls in opposition to the request. The proposed use must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts South 16th Street and Galveston 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 number of offices and classrooms, 11 parking spaces are required; 2 parking spaces are provided on site. The applicant submitted a parking agreement for 10 parking spaces in order to comply with the parking; however, during inspection staff verified that only 6 spaces are available, which does not meet requirements. The parking agreement will expire on February 22, 2022;
- 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 the existing seating capacity for the building; and
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by an 8 ft. masonry wall.

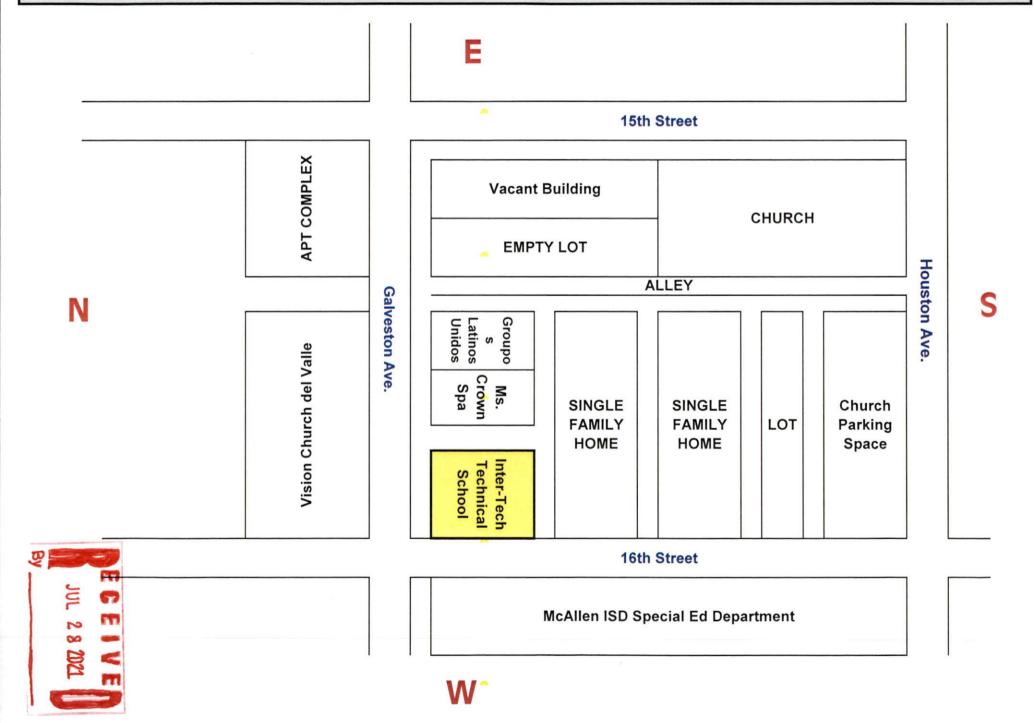
RECOMMENDATION:

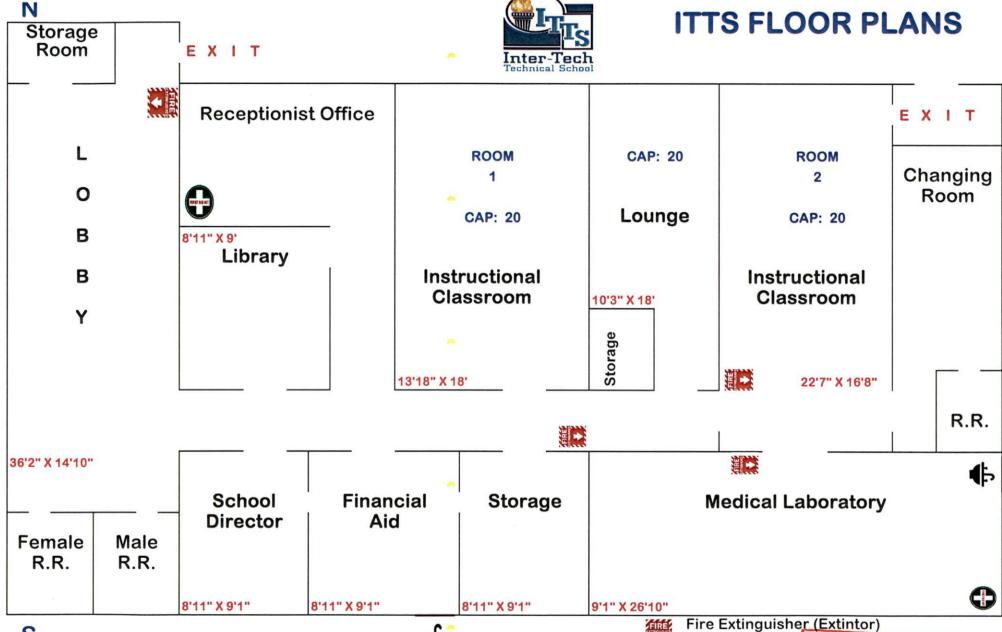
Staff recommends disapproval of the request based on non-compliance with requirement #2 (parking) of Section 138-118 of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.





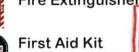
Live Development / ITTS Site Plan







S







Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 26, 2021

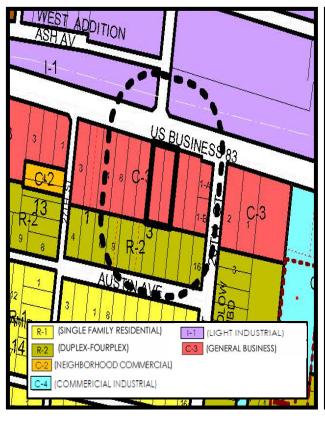
SUBJECT: MARIA N. MARTINEZ, FOR A CONDITIONAL USE PERMIT, FOR LIFE

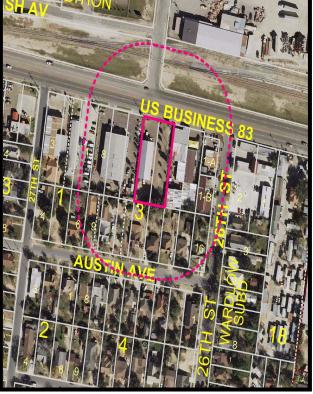
OF THE USE, FOR AN AUTOMOTIVE SERVICE AND REPAIR (AIR CONDITION SERVICE) AT LOTS 4 AND 5, BLOCK 3, ALTAMIRA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2613 U.S HIGHWAY 83.

(CUP2021-0103)

BRIEF DESCRIPTION:

The property is located at the south side of U.S. Highway 83, approximately 190 ft. west of South 26th Street and is zoned C-3 (general business) District. Surrounding properties are zoned C-3 District to the east and west, R-2 (duplex-fourplex) District to the south, and I-1 (light industrial) District to the north. Surrounding land uses include general commercial uses, single-family residences, and multifamily residences. An automotive service and repair shop is allowed in the C-3 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 Commission on May 19, 2015 and has been renewed annually. The last permit was approved for renewal on April 06, 2021.

REQUEST/ANALYSIS:

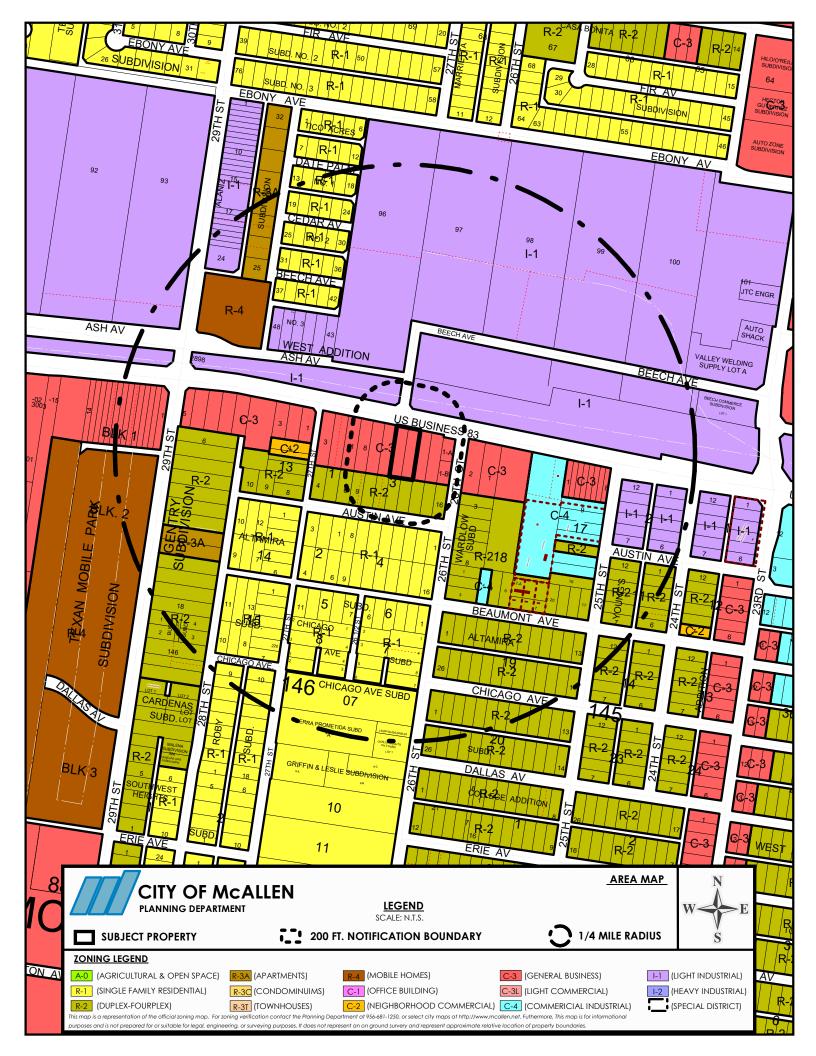
The applicant is requesting to operate the existing office and air conditioning service and repair business for life of the use and will be adding two storage containers. The office consists of 906 sq. ft., and the service area is 2,388 sq. ft. The two storage containers measure 40 ft. by 8 ft. each. The storage containers will be used for onsite storing of materials of the business. Based on the floor area, 8 parking spaces are required for the office use, 6 parking spaces are required for service area, and 2 parking spaces are required for the storage use. A total of 16 parking spaces are required and must comply with city standards. 22 parking spaces are proposed. 1 accessible parking space is included with 1 being van accessible. The proposed days and hours of operations are Monday through Friday from 8:30 AM to 6:00 PM and Saturday from 8:30 AM to 2:00 PM.

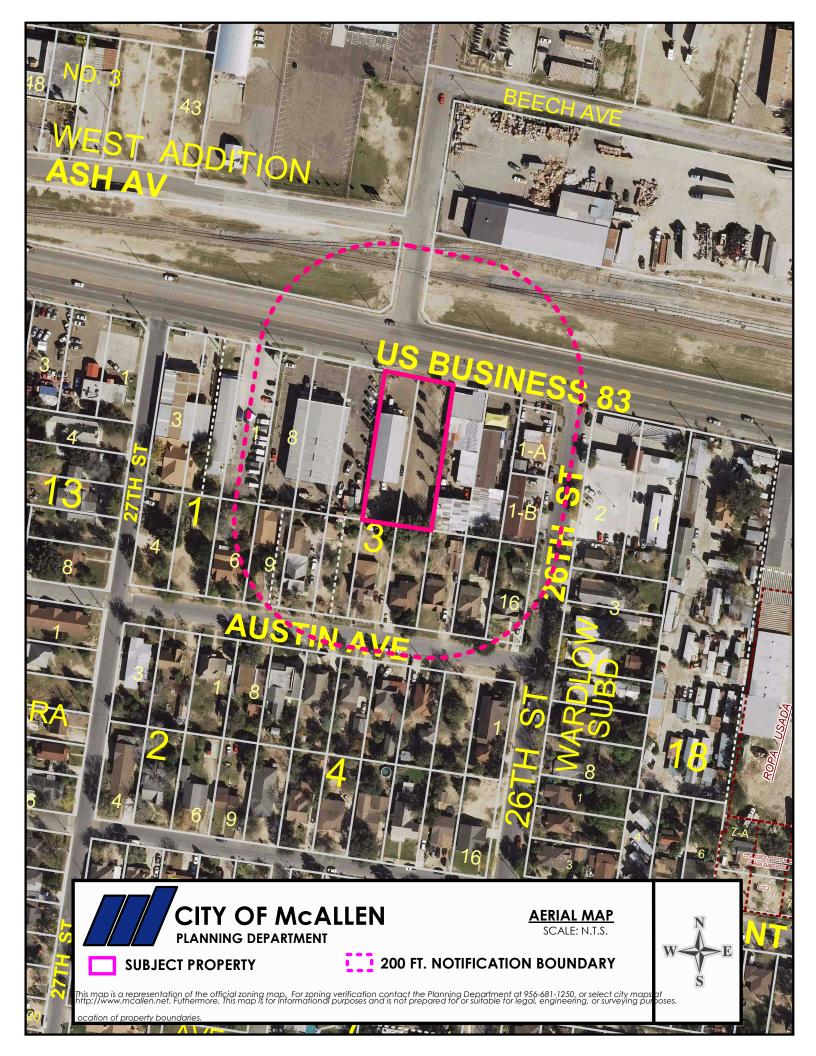
Fire Department has inspected the location and no violations were found. The Planning Department has not received any calls in opposition to the request. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

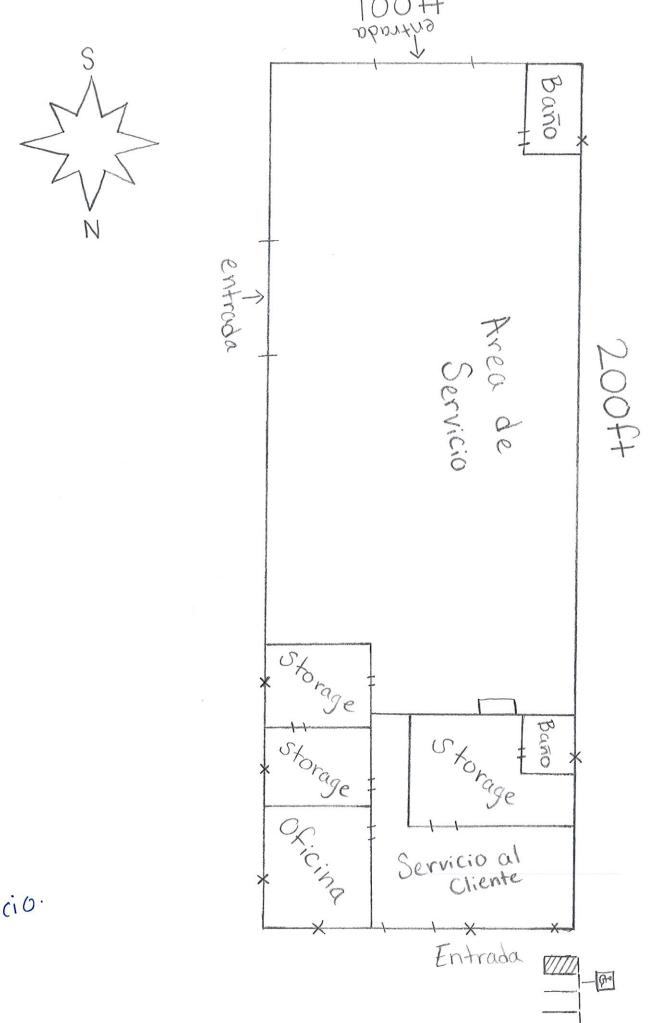
- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 20,000 sq. ft.;
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The work will be performed in the service area;
- 3) Outside storage of materials is prohibited;
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The building is located approximately 127 ft. from an existing residence to the south;
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required;
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

RECOMMENDATION:

Staff recommends approval for life of the use, subject to the conditions noted in Section 138-281 of the Zoning Ordinance and Building Permit and Fire Department requirements.

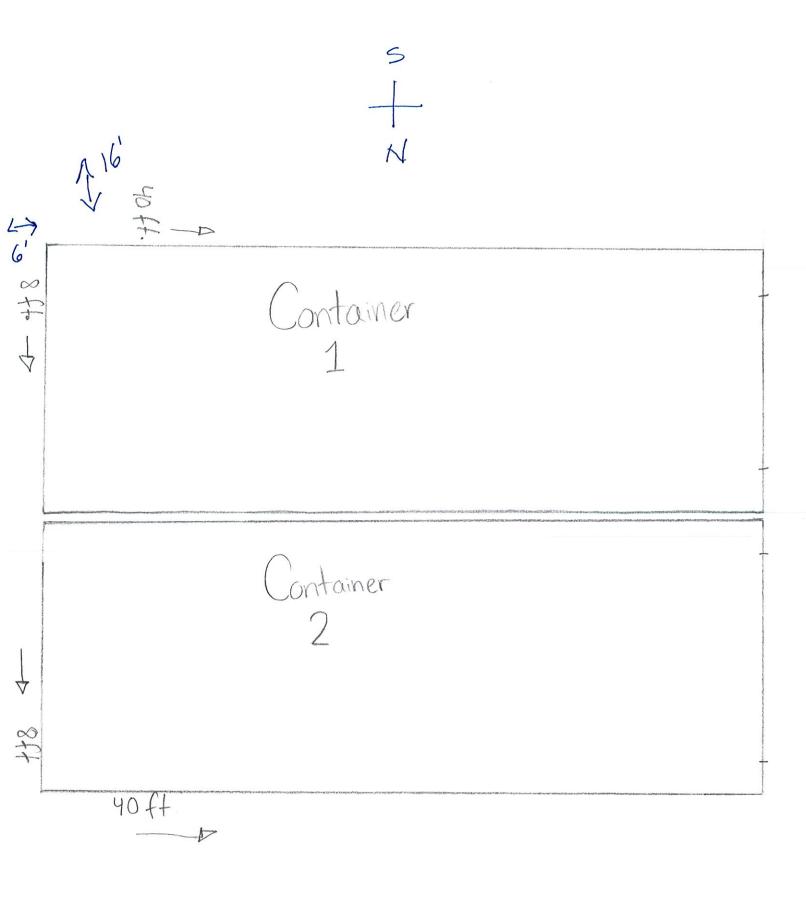






Edificio.

Container 1 6 Container 2 SETBALL Sind; 6' MEAR: 16 oficinas E. Estacionamiento Basurero HWY 83.



Contenedores.









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 26, 2021

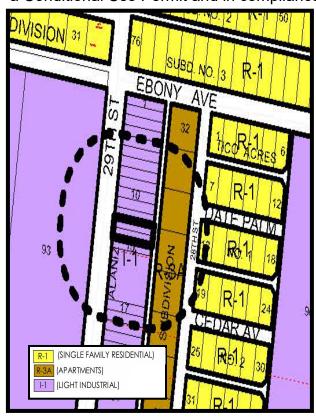
SUBJECT: REQUEST OF RAFAEL ALANIZ, FOR A CONDITIONAL USE PERMIT,

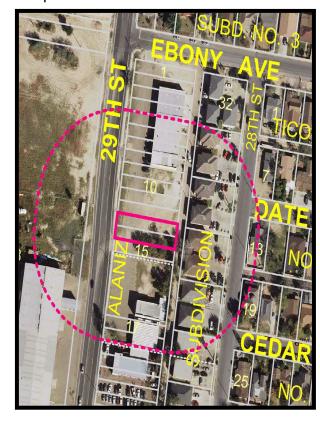
FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND, AT LOTS 3 THRU 8 & 9 - 14, ALANIZ SUBDIVISION, HIDALGO COUNTY,

TEXAS; 412 NORTH 29TH STREET. (CUP2021-00104)

BRIEF DESCRIPTION:

The property is located on the east side of North 29th Street. The property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 to the north, south and west, and R-3A (multifamily residential apartments) District to the east. Surrounding land uses include single family residences, multifamily residential apartments, Iglesia Bethesda, Cocinita Café, and vacant land. A portable food concession stand is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.





SUMMARY/ANALYSIS:

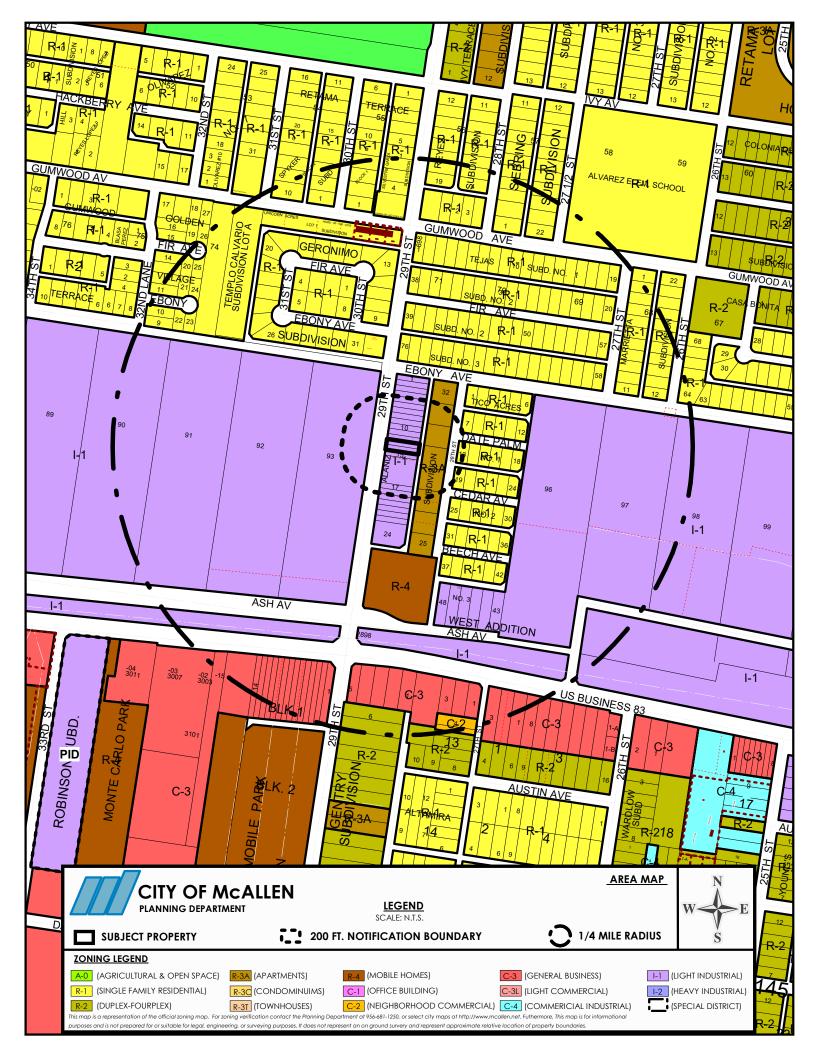
The applicant is proposing to the build an aluminum roof measuring 1,320 sq. ft. and place a portable food truck measuring 152 sq. ft. as a portable food concession stand for Taqueria El Sancho. The proposed hours of operation are Monday through Sunday from 5:00 pm through 12:00 am. The required parking for the portable establishment is 16 parking spaces. There are 72 existing parking spaces as per the site plan. Iglesia Bethesda hours of operation are Sunday from 6PM-7:30 PM and Wednesday 10AM-11:45AM and 7PM-8:30 PM. Based on the seating area, 50 parking spaces are required. Based on parking requirements both business can operate at the same time.

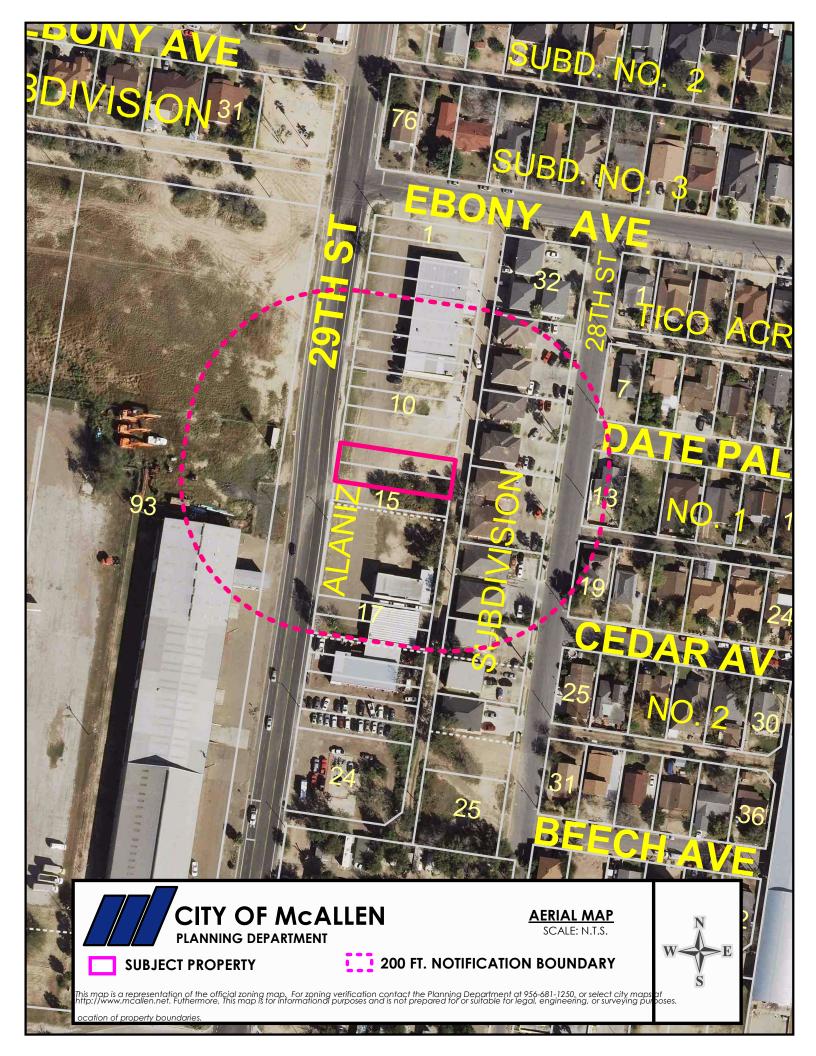
The Fire Department will conduct their inspection at the time of building inspection. The Health Department has inspected the location and found it to be in compliance. The Planning Department has not received any calls in opposition to the request. The portable building must also meet the requirements set forth in Section 138-118(9) of the Zoning Ordinance as follows:

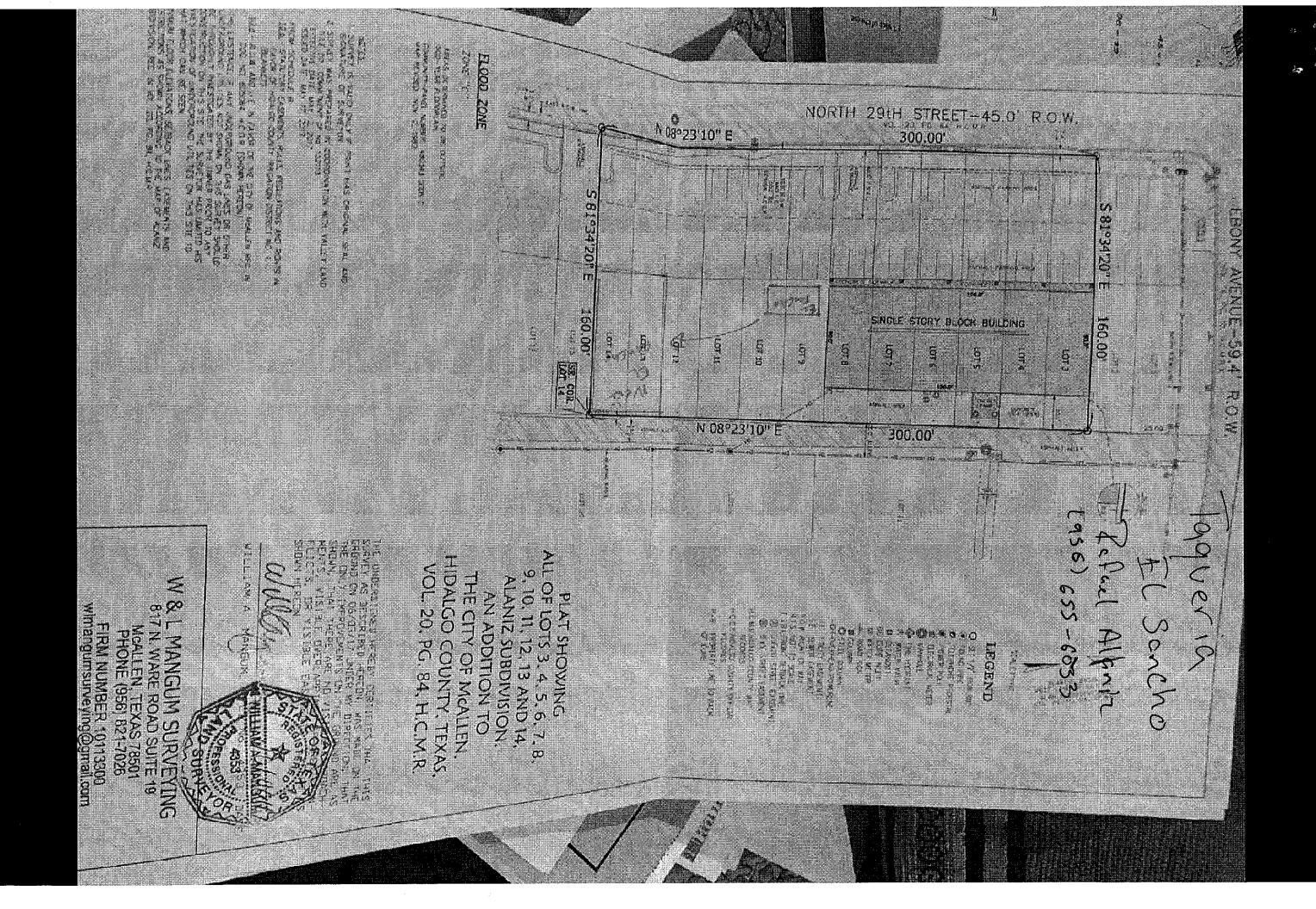
- 1) The proposed use shall not be located in a residentially zoned area. Alaniz Subdivision is zoned I-1
- 2) Stand must be inspected by building inspection department and meet applicable building codes.
- Must have paved off-street parking available over and above what is required for the business to which it is adjacent; 16 parking spaces are required, there are 67 existing parking spaces, Section 138-400 of the Zoning Ordinance, Parking lot must be properly striped and free of potholes;
- 4) Portable building must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewer facilities shall be required to the tract and may be required to the proposed used.

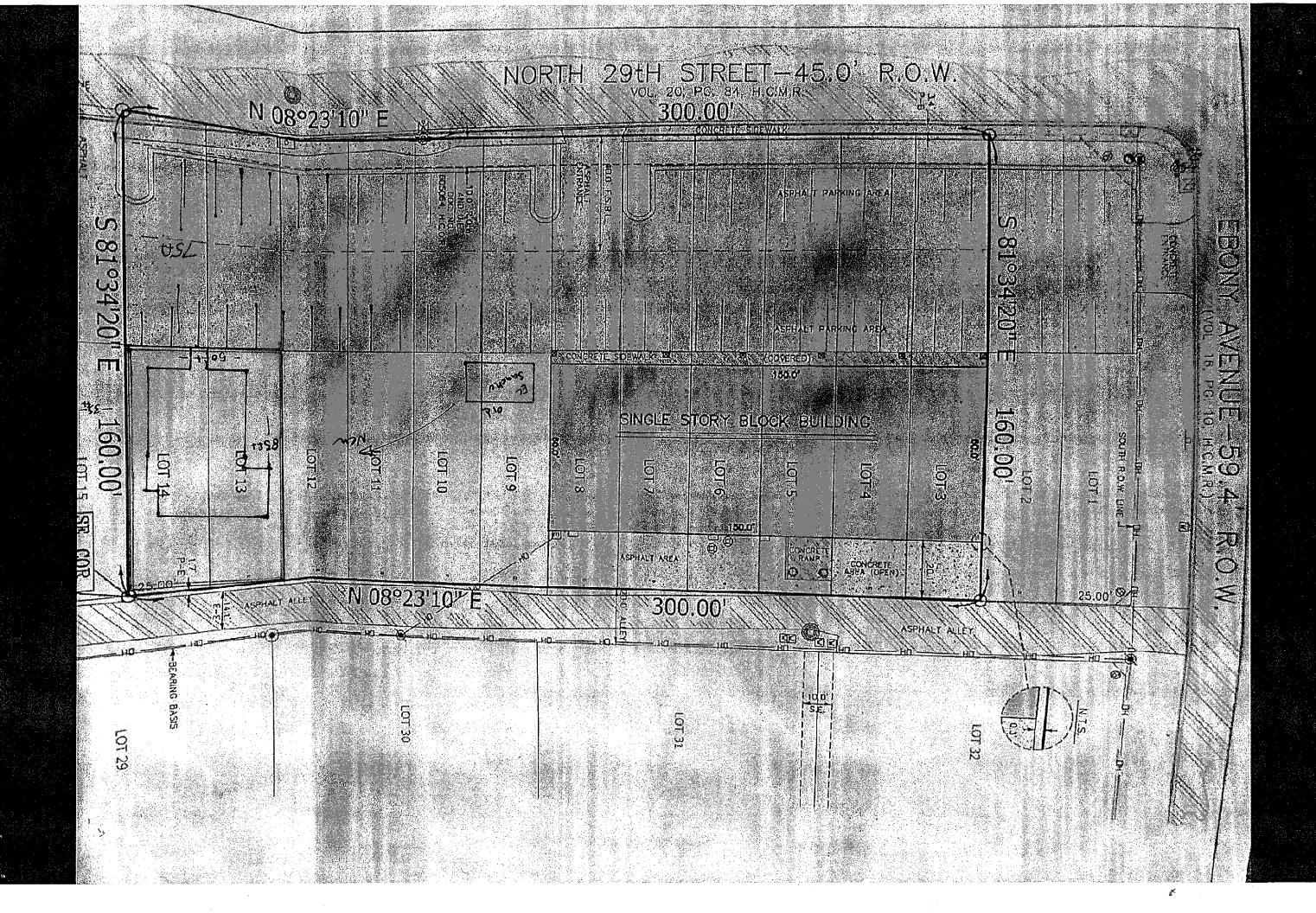
RECOMMENDATION:

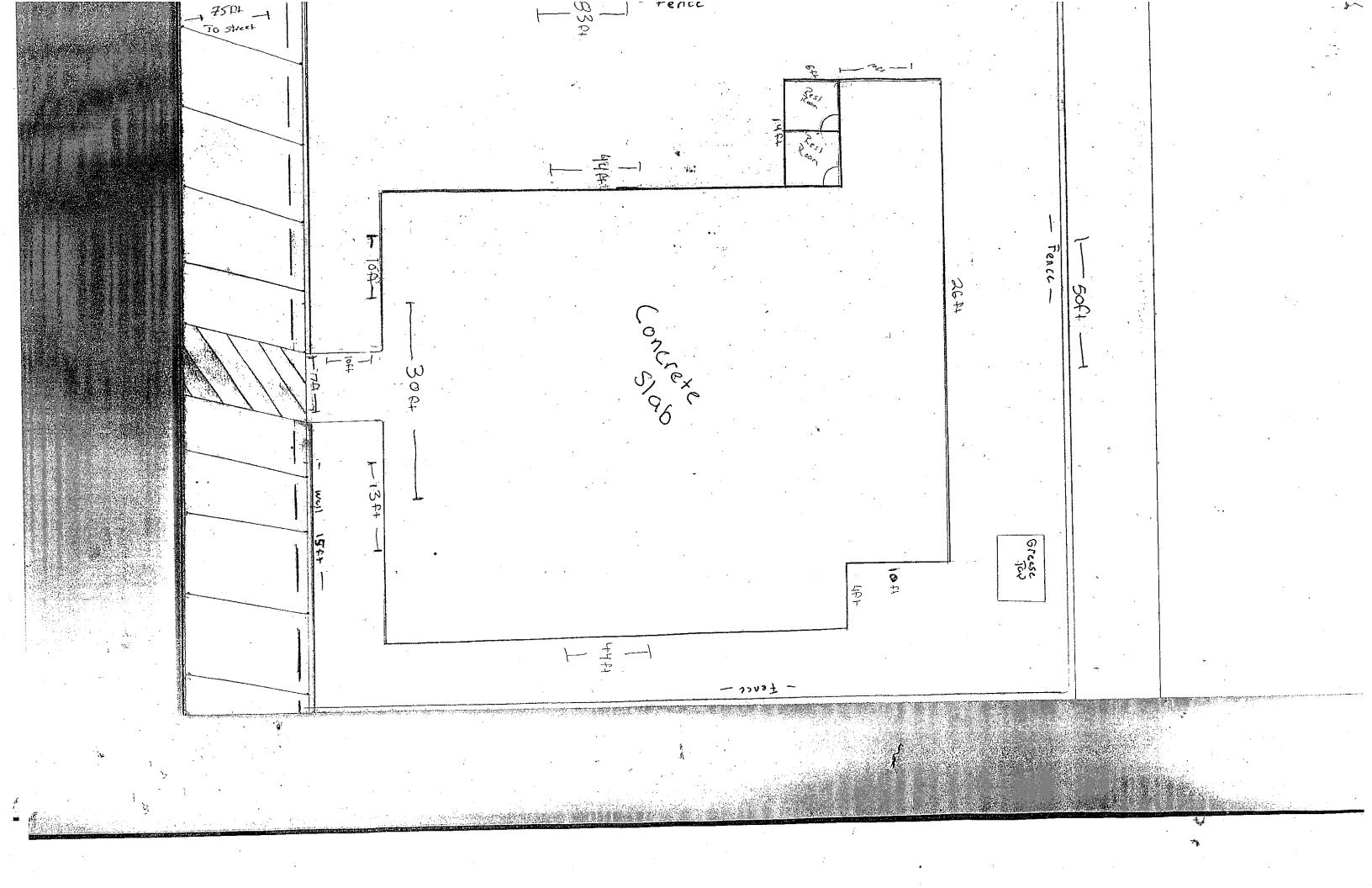
Staff recommends approval of the request, for one year, subject to compliance with requirements from Section 138-118(9) & Section 138-400 of the Zoning Ordinance, Building Permit, Health and Fire Department requirements.

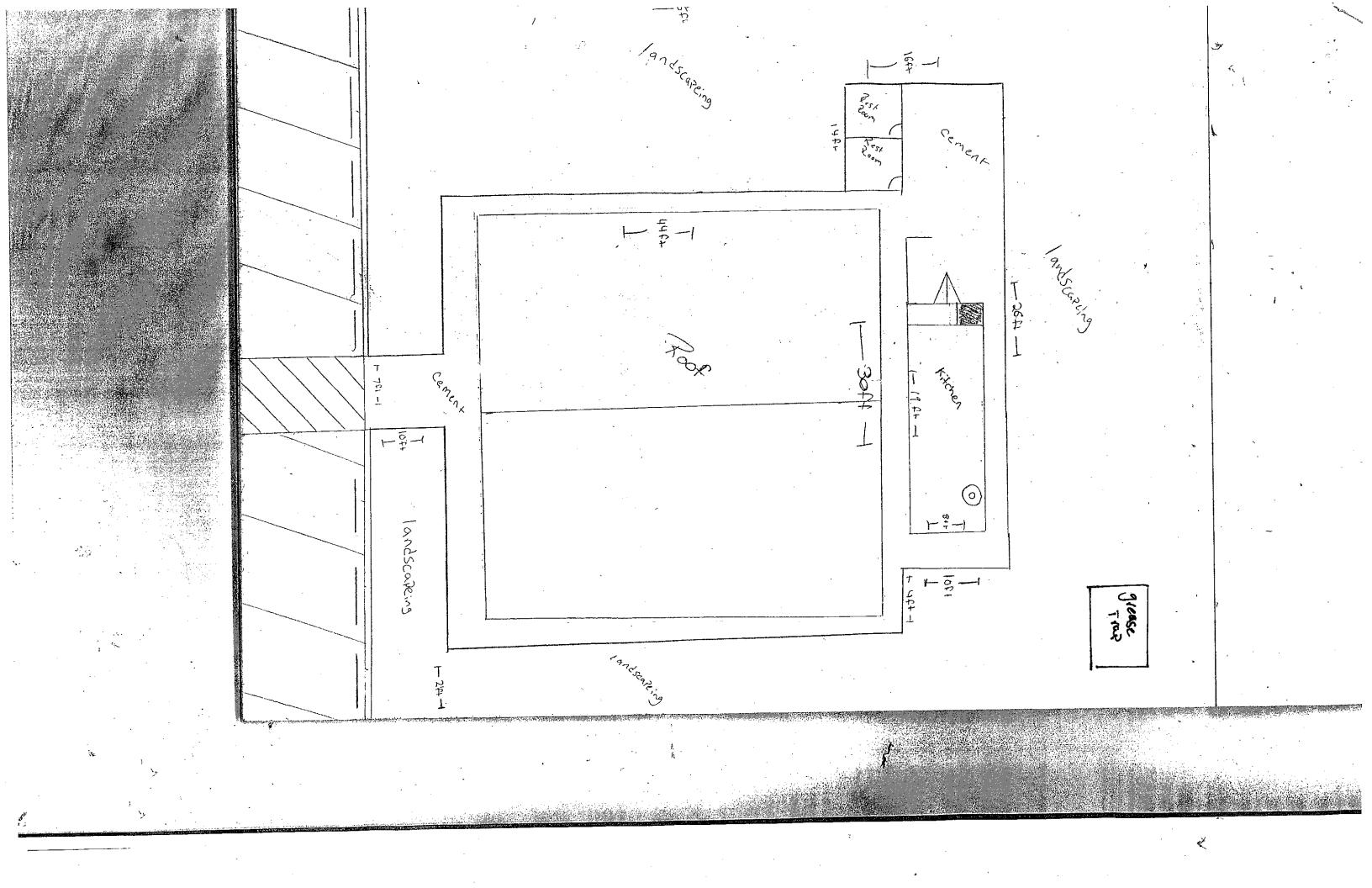




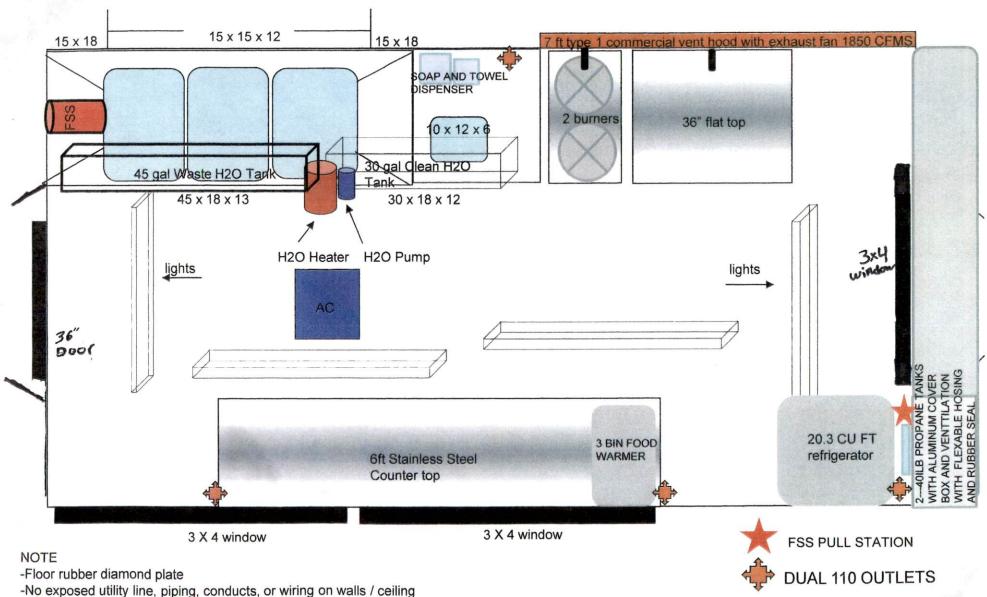






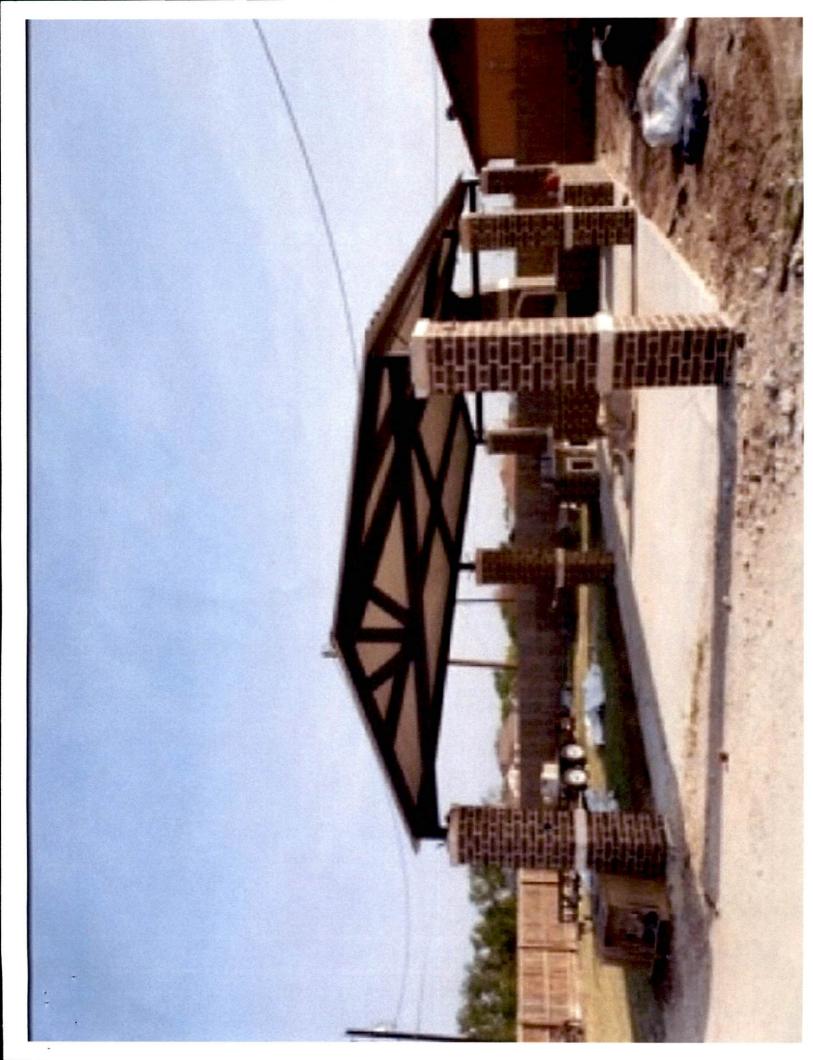


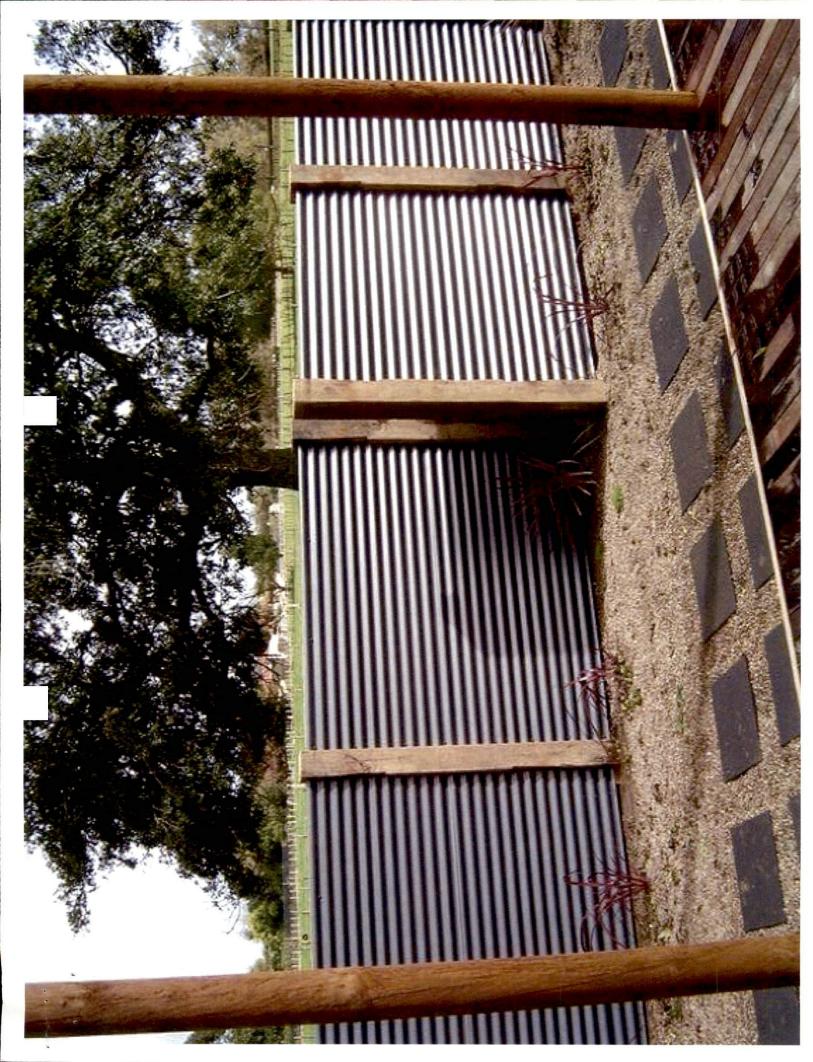
SANCHEZ TRAILERS 8.5 X 16 FT CONCESSION



- -Ceiling & walls in Cook line: stainless steel
- -Walls behind & beside 3 compartment sink and hand wink: white FRP
- -Remaining walls and ceiling: smooth, non- absorbent, easily cleanable, & light in color (white, oil-based paint on aluminum)
- -No horizontal or difficult to clean spaces on vent hood-all closed in









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 27, 2021

SUBJECT: Request of Humberto Ramos Martinez for a Conditional Use Permit,

for one year, for a portable building greater than 10' X 12' (storage shed) at Lot B1, Aim Media Subdivision, Hidalgo County, Texas; 1324

East Nolana Avenue. (CUP2021-0106)

BRIEF DESCRIPTION:

The subject property is located on the south side of Nolana Avenue and west of North Jackson Road. The Greater McAllen Association of Realtors is currently on the subject property. The property is zoned C-3 District in all directions. 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, Freedom Bank, 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 applicant submitted the conditional use permit application for a portable building on July 29, 2021; this is the first conditional use permit on the property. The applicant submitted an application for a building permit on July 29, 2021 for the storage shed.

REQUEST/ANALYSIS:

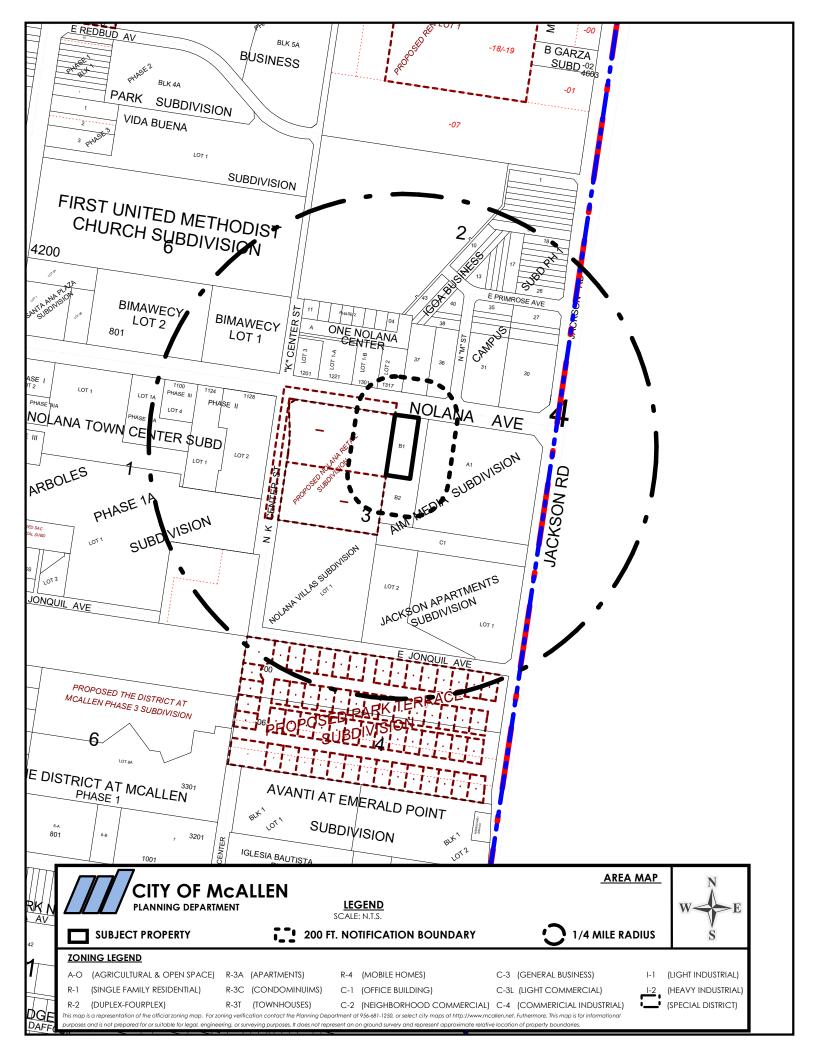
The applicant is proposing to utilize an 8 feet by 20 feet portable building on the subject property for storage of outdoor equipment. The storage shed is to be 34 feet from the

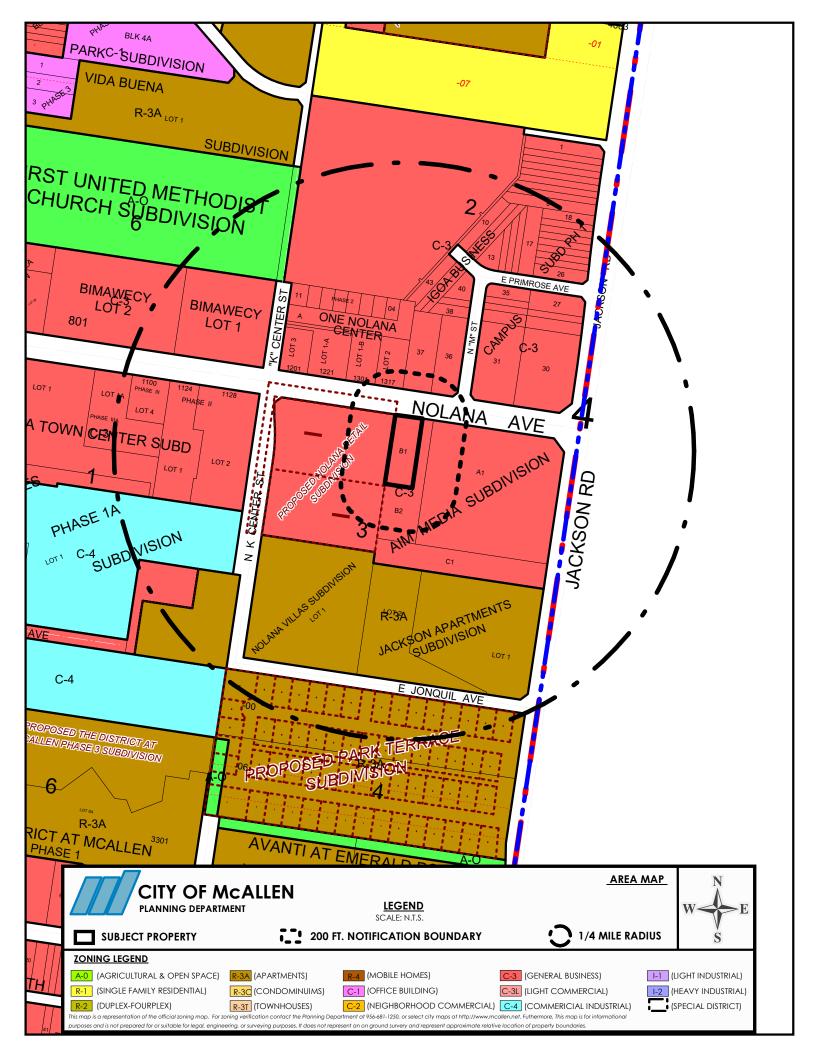
main office building and proposed to be located at the rear of the property, along the south side of the office building. The Fire Department has conducted their necessary inspection and no violations were found on the subject property. The portable building must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance as follows:

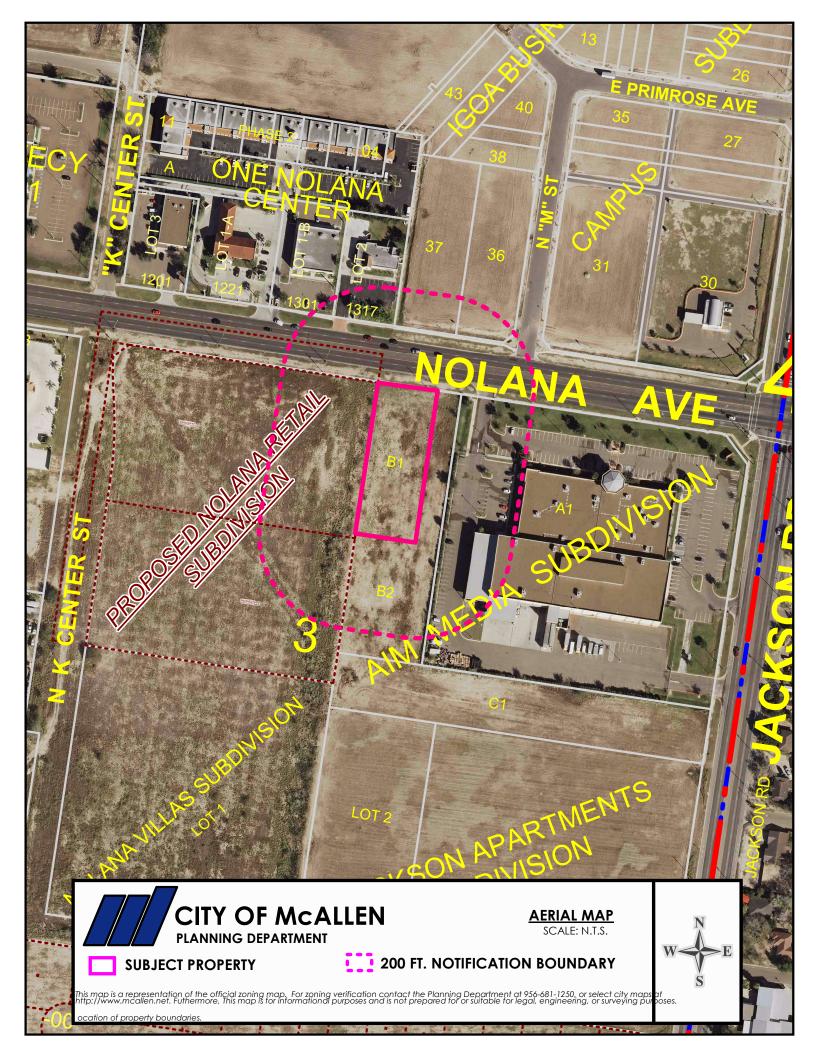
- 1) Portable buildings must not be used for living quarters. The building will be used for office storage purposes;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft., the property fronts East Nolana avenue;
- 3) No form of pollution shall emanate beyond the immediate property line of the permitted use; and no outside storage of equipment or material.

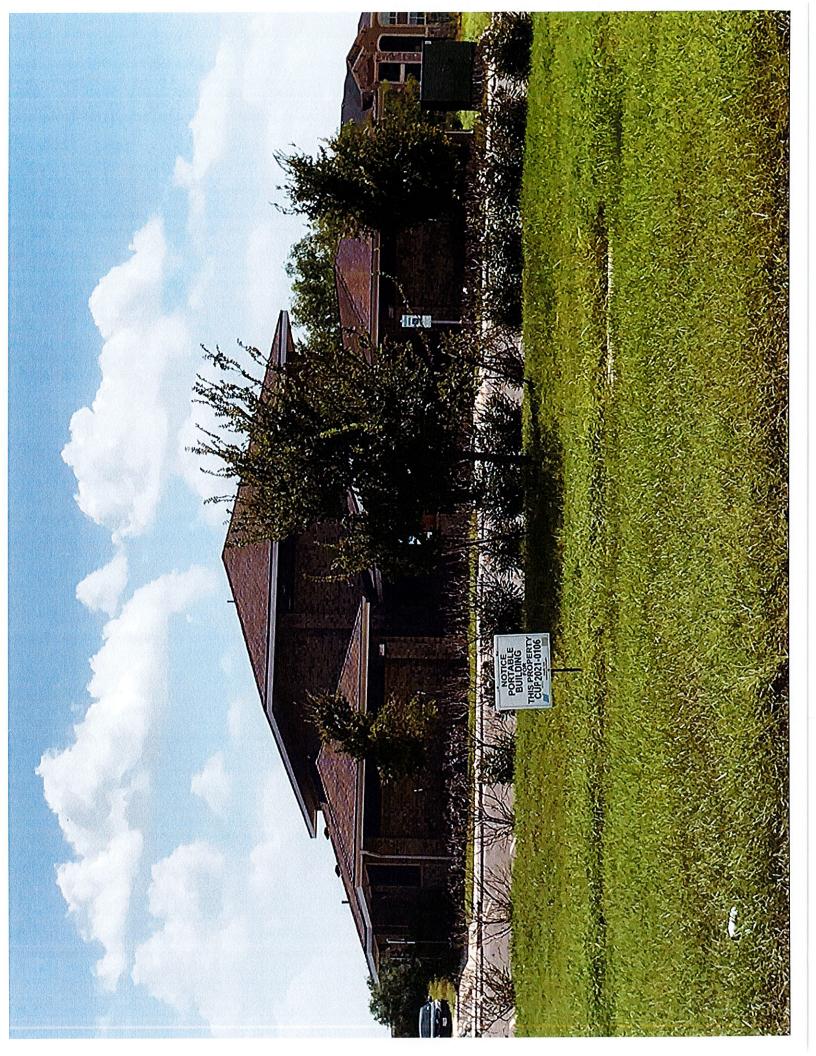
RECOMMENDATION:

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









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 1, 2021

SUBJECT: Request of Gerardo Martinez for a Conditional Use Permit, for one year, for

a bar and grill at Lots 6 through 12, North East Crossing Subdivision, Hidalgo

County, Texas; 137 Nolana Avenue Suite #131. (CUP2021-0108)

BRIEF DESCRIPTION:

The subject property is located along the South side of Nolana Avenue, east of North 2nd Street. The subject property is zoned C-3 (general business) District, and the adjacent zoning is C-3 (general business) District to the north, east, and west. There is R-1 (single family residential) District to the south. The property is located within the North East Crossing Subdivision and is part of the North East Crossing commercial plaza. Surrounding land uses include Cinemark Hollywood USA, Wells Fargo, Jack in the Box, and residential homes. A bar and grill is permitted in a C-3 District with a conditional use permit and in compliance with requirements.





HISTORY:

The applicant submitted a conditional use permit application for a bar and grill on July 30, 2021; this is the first conditional use permit request for this establishment. The applicant submitted an application for a building permit on July 30, 2021 for the remodeling of the building for the proposed bar and grill.

REQUEST/ANALYSIS:

The 4,500 square feet building will consist of a main bar, VIP seating area, regular seating area, a kitchen, two restrooms, and an office as shown on the submitted floor plan. The applicant proposes to operate the District of McAllen bar and grill daily from 10:00 p.m. to 2:00 a.m. As per the zoning ordinance, Section 138-395 (14), the parking requirement is one parking space for each 100 square feet of floor area, therefore 45 parking spaces are required.

The Fire Department has conducted the necessary inspection for this property and is in compliance with applicable code requirements; Health Department is pending inspection. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit.

Staff has received a call from a neighboring property owner with concerns of potential loud music during late-night hours if the conditional use permit is approved.

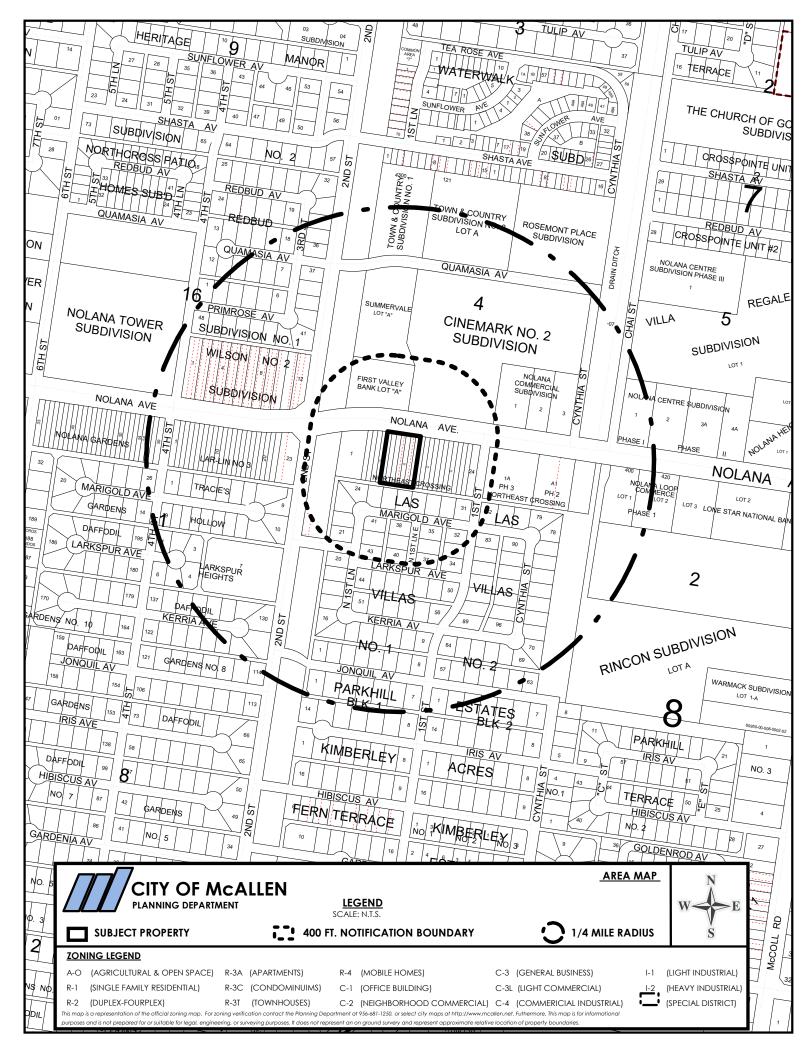
The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

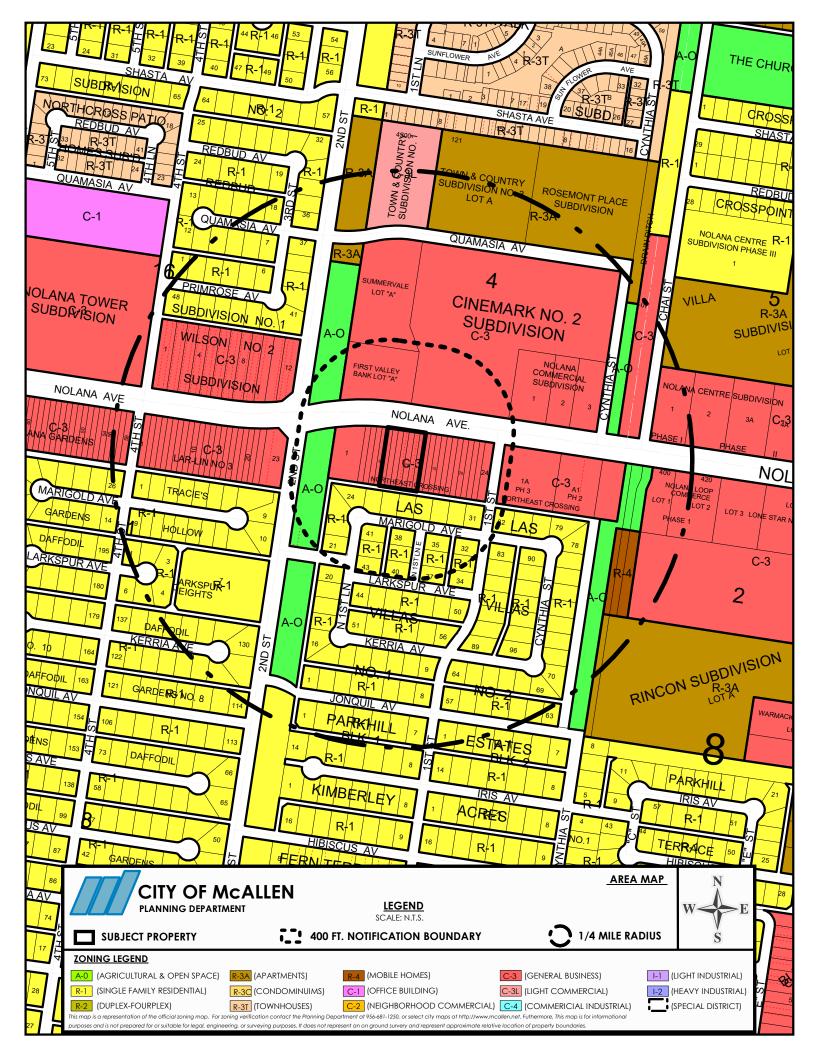
- 1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 ft. from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas after 10:00 p.m. The establishment is within 400 ft. of the single family residential.
- 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 Nolana Avenue.
- 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, especially those in adjacent residential areas, by providing additional on-site parking. Based on the square footage of the building, 45 parking spaces are required. 199 parking spaces are provided and available on site during the applicable hours of operation for this proposed establishment.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance. Parking for this plaza is common parking.
- 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;

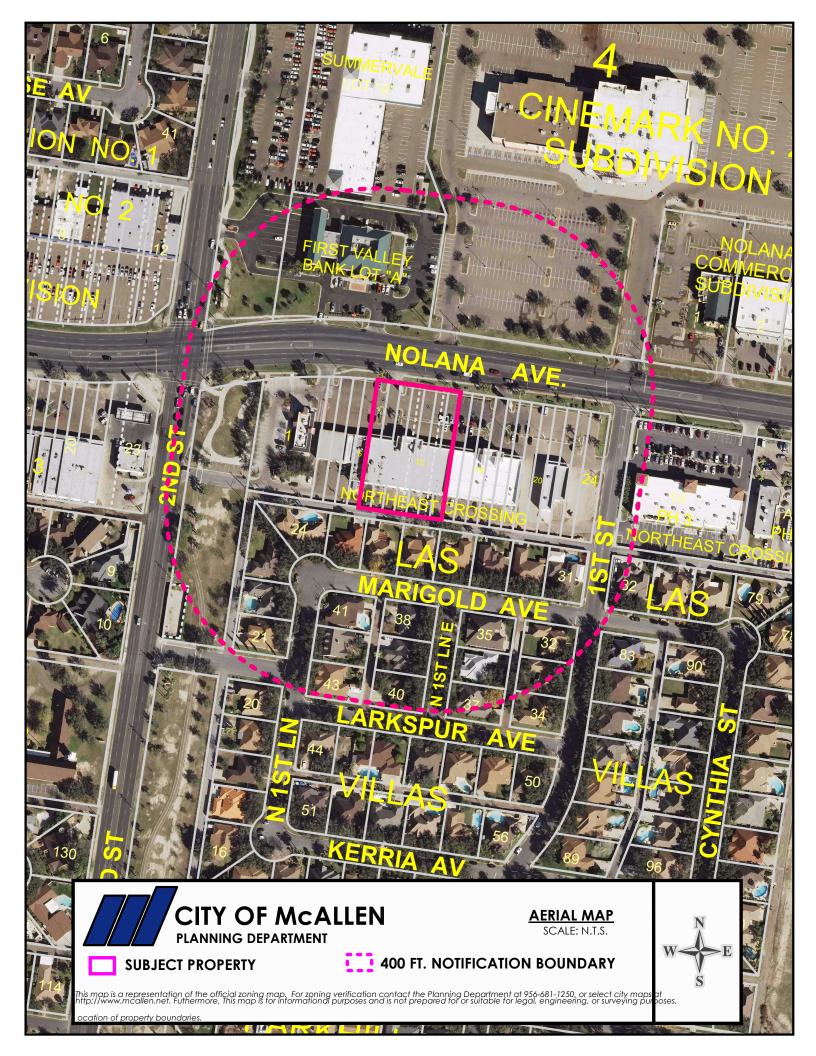
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after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

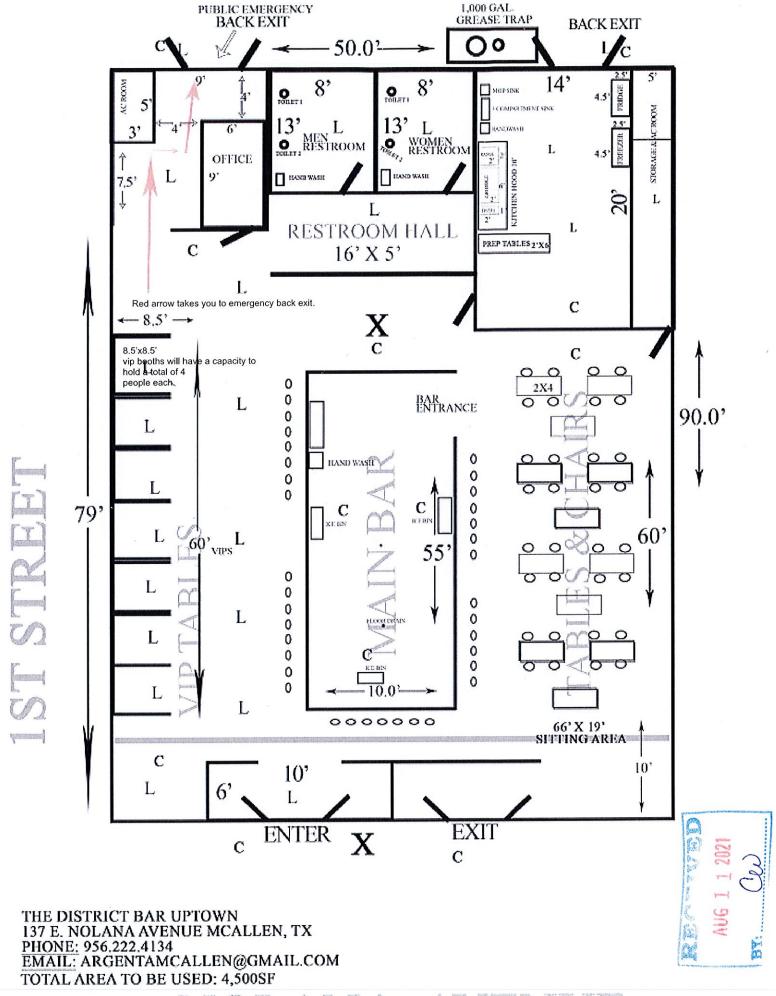
RECOMMENDATION:

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









NOLANA AVENUE



POLICE DEPARTMENT

August 30, 2021

CITY OF MCALLEN

CONFIDENTIAL

RE: Inter-Agency Records: McAllen Police Department – Police Activity Report from August 26, 2020 to August 26, 2021 at 137 East Nolana Avenue Suite 131

Attn: Katia Sanchez, City of McAllen - Planning Department

Dear Ms. Sanchez,

The Department is providing records related to Police Activity Report from August 26, 2020 to August 26, 2021 at 137 East Nolana Avenue Suite 131. The McAllen Police Department has forwarded the enclosed documents to your agency.

The records provided are for your official internal use only and not further dissemination. Therefore, any information released should not be distributed or reproduced to unauthorized persons.

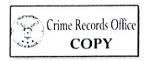
The information being transferred to you is considered confidential, by means of an open investigation, a personal prosecution, or other exception provided by Section 552 of the Government Code for the individual(s) suspected of alleged violation(s) of law, and should not be distributed to unauthorized persons. The information is being released under the provisions of Texas Government Code Section 552 that allow for inter/intra agency information transfer.

If you have any questions or comments, please do not hesitate to contact this office.

Sincerely,

Rebeca Martinez, Senior Administrative Clerk Crime Records Bureau McAllen Police Department

Enclosures



McAllen Police Department

TX1080800



Incident Analysis Report

Summary

Print Date/Time:

Login ID: Incident Type: mcpd7004

Call Source:

All All

08/30/2021 12:07

From Date: 08/26/2020 00:01

To Date:

08/26/2021 23:59

Officer ID: All

Location:

137 NOLANA AVE 131, MCALLEN

ORI Number:

Incident Date/Time Incident Number Incident Type Location

Total Matches:

0



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 3, 2021

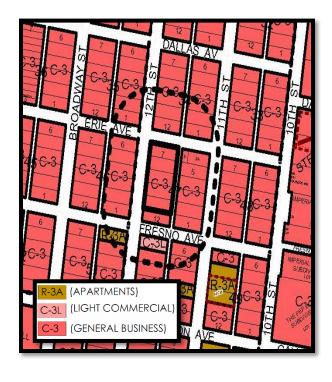
SUBJECT: REQUEST OF LETICIA CLARIJO, FOR A CONDITIONAL USE PERMIT, FOR

ONE YEAR, FOR AN INSTITUTIONAL USE (BEAUTY SCHOOL) AT LOTS 7 THROUGH 11, BLOCK 47, MCALLEN ADDITION SUBDIVISION, HIDALGO

COUNTY, TEXAS; 505 S. 12TH STREET. (CUP2021-0110)

BRIEF DESCRIPTION:

The subject property is located on the southeast corner of South 12th Street and Erie Avenue. The property has 250 ft. of frontage along South 12th Street and a depth of 140 ft. for a lot size of 35,000 square feet. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions, C-3L (light commercial) to the south and R-3A (multifamily residential apartment) District to the southwest. Surrounding land uses include a variety of law offices, a sign company, a salon, U.S Postal office and vacant land. An institutional use is allowed in C-3 District with a conditional use permit and in compliance with requirements.





SUMMARY/ANALYSIS:

The applicant is proposing to open up a beauty school (Instituto de Belleza y Arte) from an existing building with two suites; the Beauty school will operate from a 6,586 sq. ft. lease space. The proposed days and hours of operations are Monday through Thursday from 8:30 am to 9:30 pm. There will be 6 classrooms, 2 offices, a kitchen, 3 storages, service areas, a dispensary and

6 restrooms. Based on 5 parking spaces per classroom and 1.5 parking spaces per admin office, 34 parking spaces are required, of which one parking spaces must be van accessible with an 8 ft. aisle. The existing van accessible.

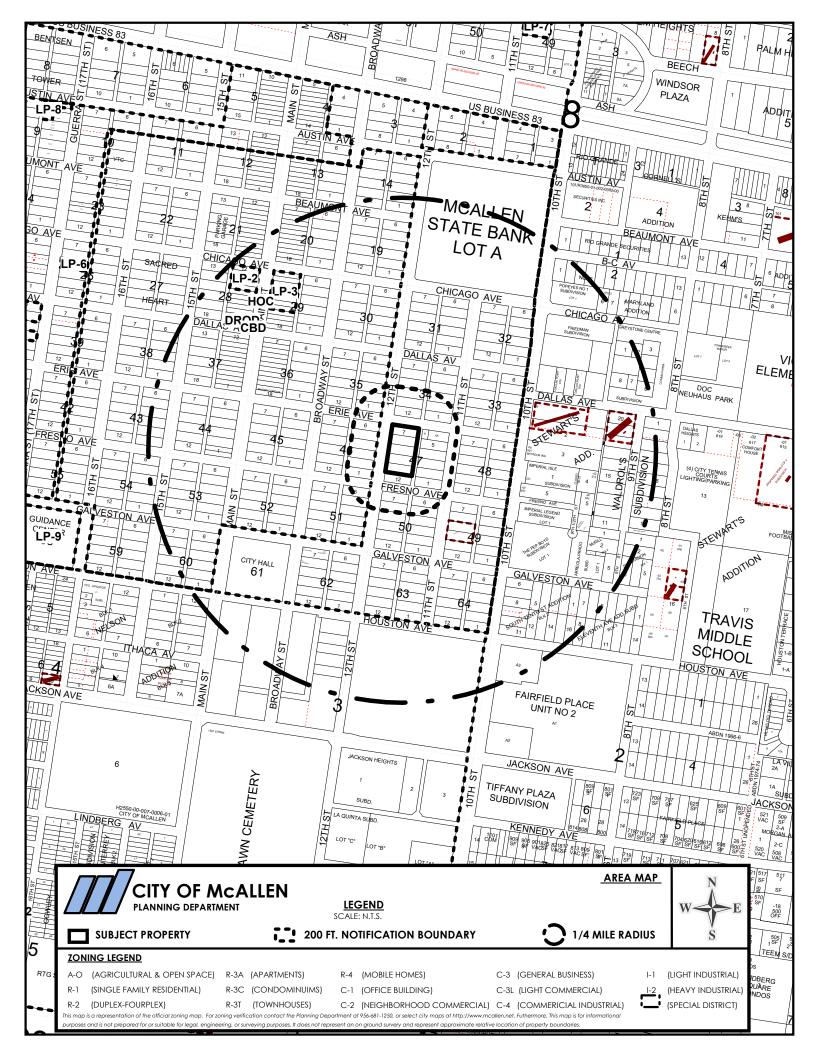
The Fire Department has inspected the building and found it to be in compliance. Should the conditional use permit be approved, the applicant would be required to sign the certificate, acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

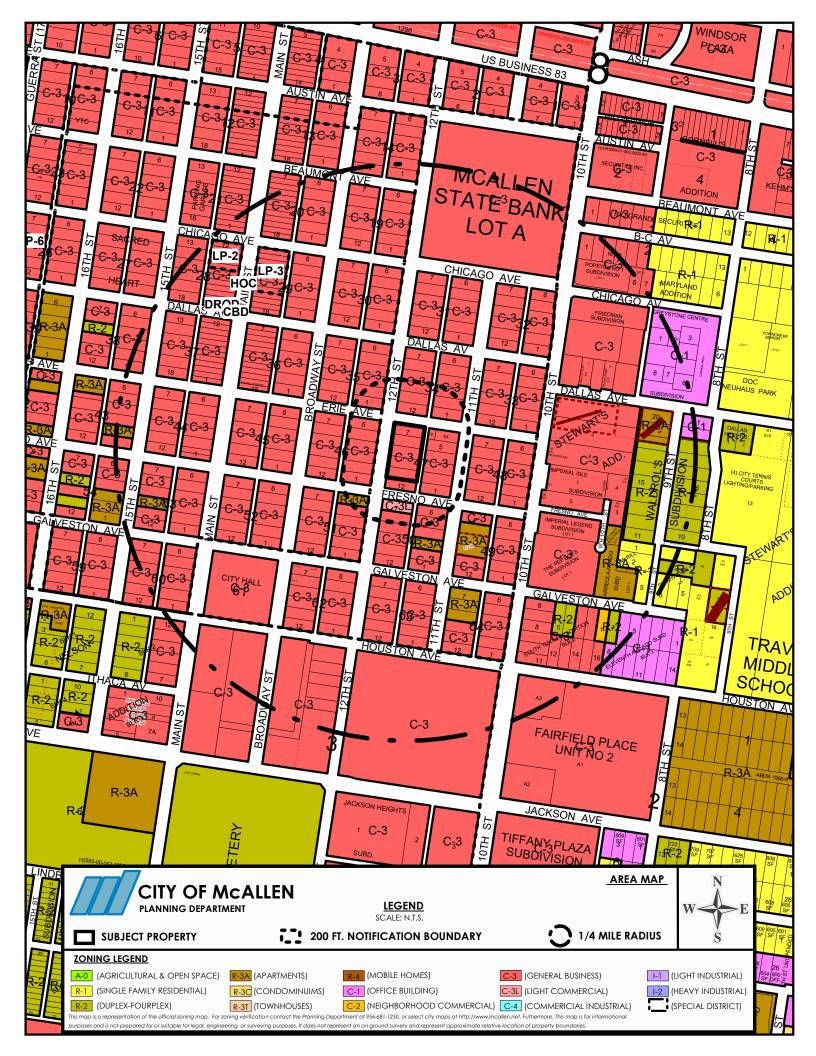
- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; The property fronts 12th Street, approximately 510 ft. west of S.10th Street;
- The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas; 34 parking spaces are required for the beauty school, and approximately 50 parking spaces are on site as part of common area. Should the number of offices and classrooms increase, then additional parking will be required. A site inspection revealed that some areas of the parking lot are blocked, these areas need to unblocked to have full access to the parking spaces
- 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 residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

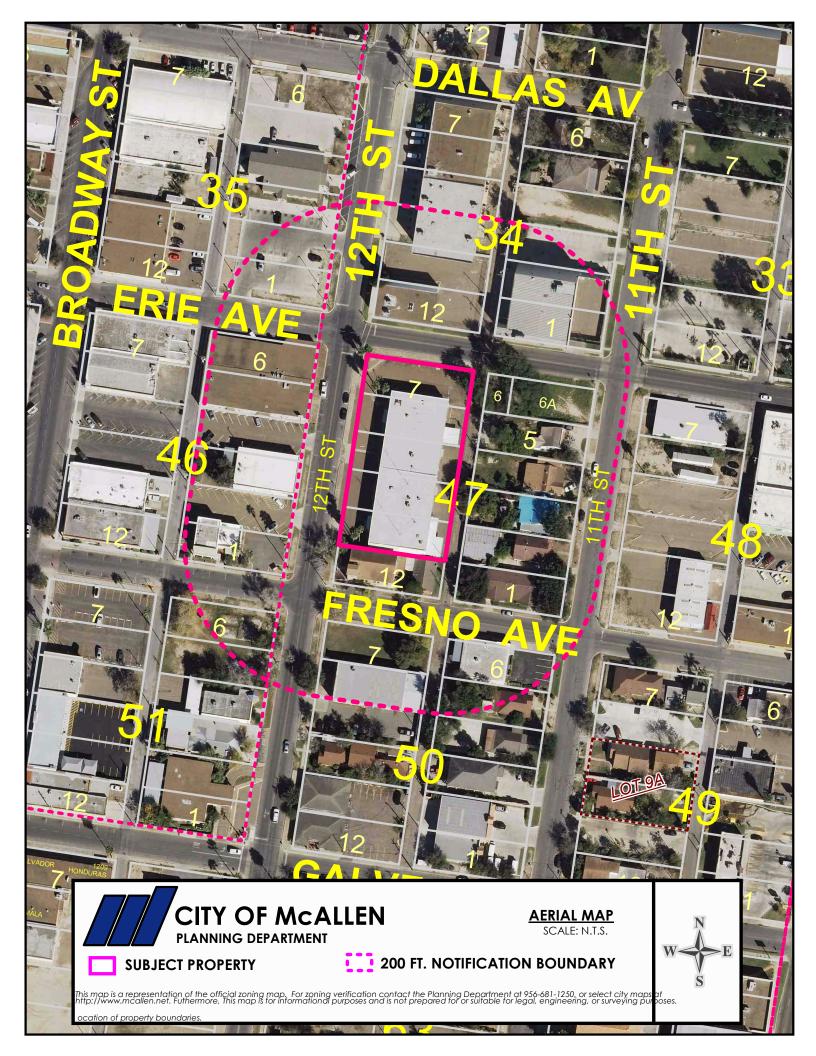
Staff has not received any complaints to the Conditional Use Permit request

RECOMMENDATION:

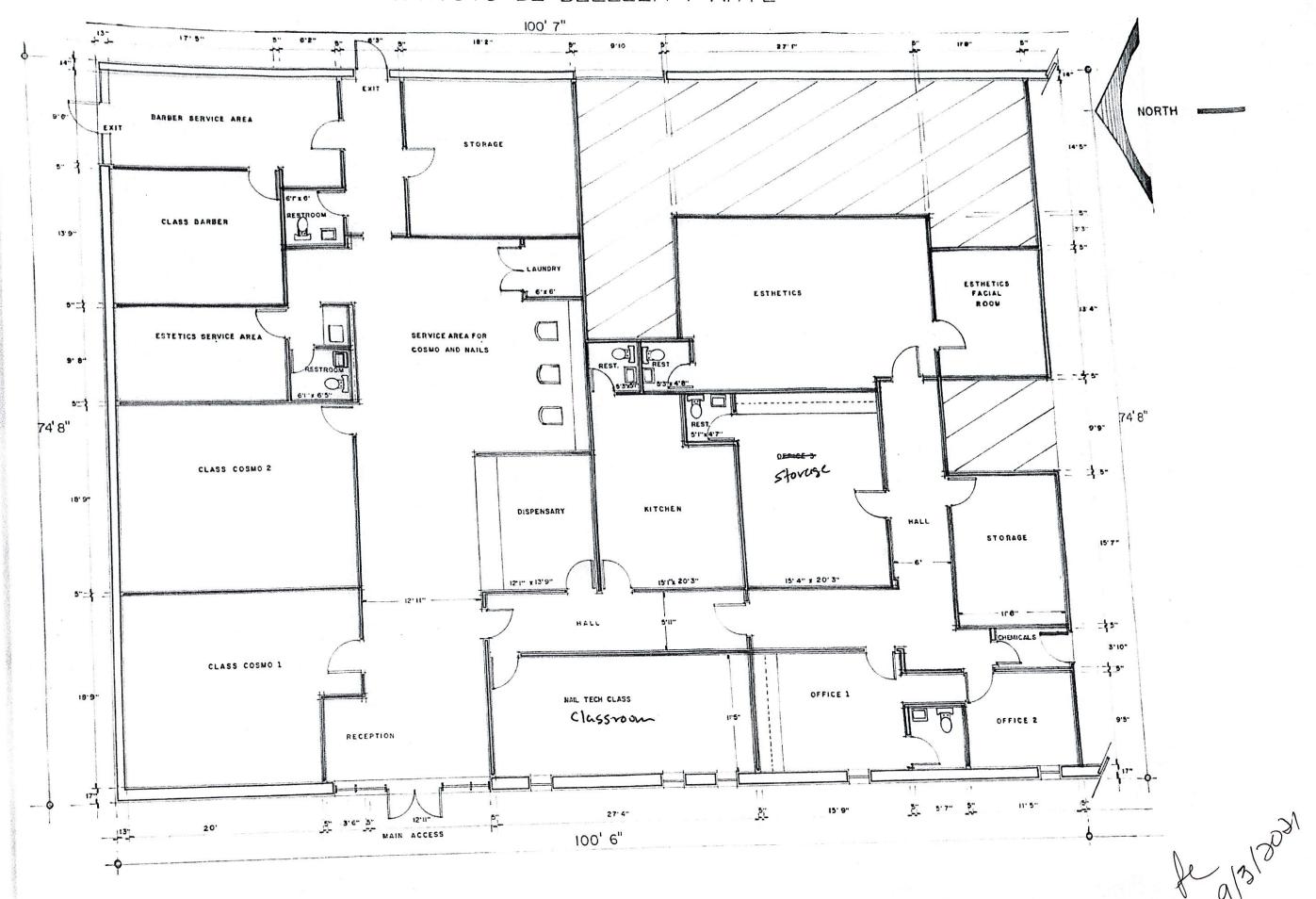
Staff recommends approval of the request, for one year, subject to compliance with Sections 138-118 and 138-400 of the Zoning Ordinance, Building Permit, and Fire Department requirements.







INSTITUTO DE BELLEZA Y ARTE



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 26, 2021

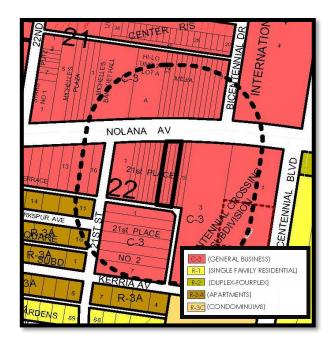
SUBJECT: REQUEST OF EDUARDO VILLAGORDOA, FOR A CONDITIONAL USE

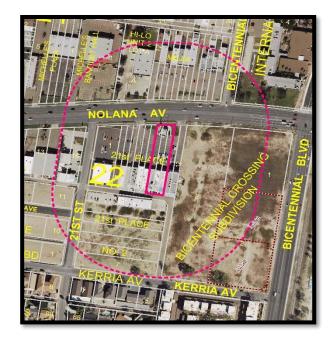
PERMIT, FOR ONE YEAR, FOR A BAR AT LOTS 8, 9, AND 10, 21ST PLACE SUBDIVISION, HIDALGO COUNTY, TEXAS: 2005 NOLANA AVENUE.

(CUP2021-0111)

DESCRIPTION:

The property is located on the south side of Nolana Avenue, approximately 500 ft. west of Bicentennial Boulevard and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions and surrounding land uses include commercial businesses, restaurants, bars, residences, and the International Museum of Arts and Science. A bar is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.





HISTORY:

Conditional Use Permits have been approved in the past under different tenants. On August 6, 2020, A Conditional Use Permit application was submitted by the current applicant and property Owner, Eduardo Villagordoa. The CUP was approved for one year with a variance to the distance requirement by the City Commission on October 12, 2020.

ANALYSIS:

The owner of the building is proposing to continue operating a bar, Chaparral VIP and a restaurant, Taqueria el Hermano, from the approximately 7,500 sq. ft. existing building. The proposed hours of operation are from 5:00 P.M. to 2:00 A.M. daily. The establishment in question was previously operated as a restaurant/bar.

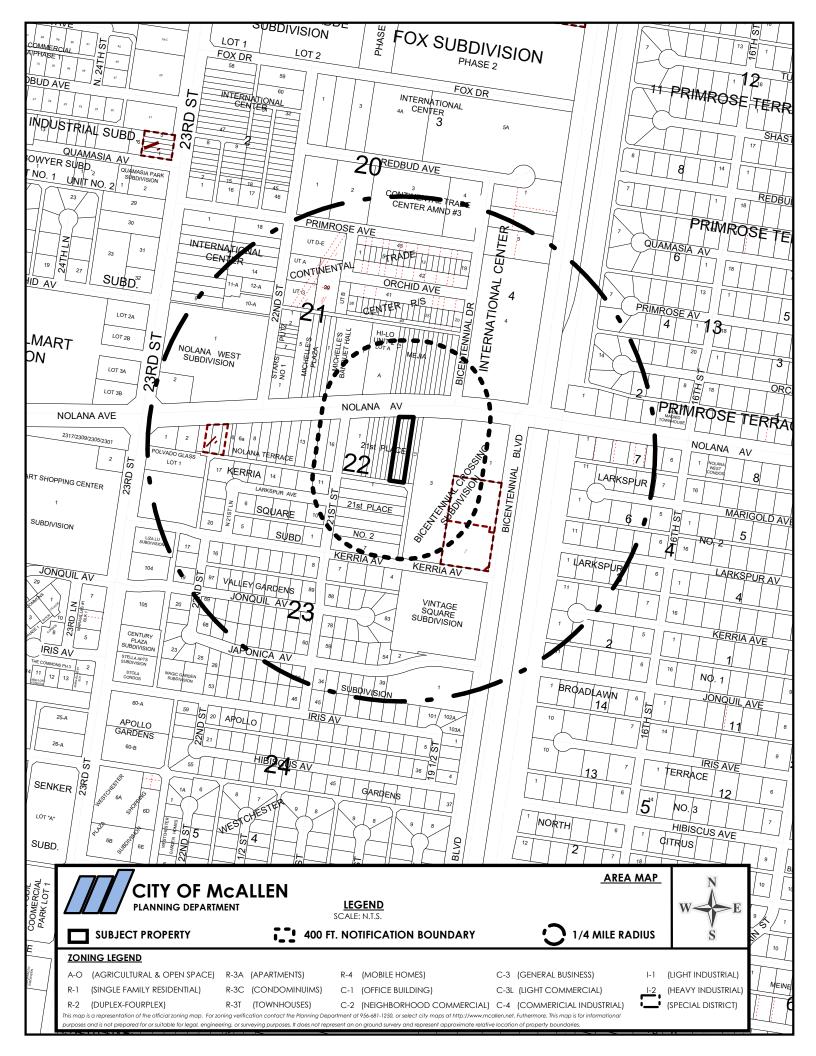
Health & Fire Departments have inspected the proposed bar and the property is in compliance. Attached is the police report from August 26, 2020 until present. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

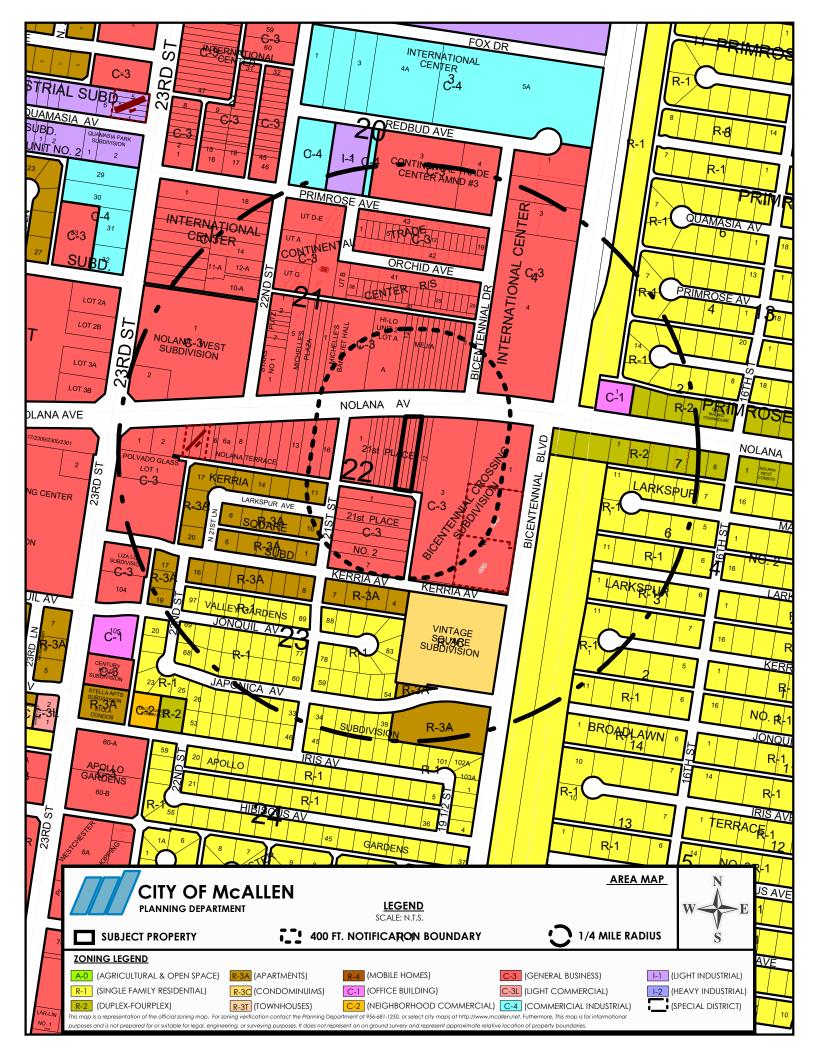
- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of publicly owned property, the International Museum of Arts & Science (IMAS), and R-3A District to the southwest of the property;
- 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 location fronts Nolana Avenue and does not generate traffic into residential areas;
- The abovementioned businesses must provide parking in accordance with the city offstreet parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed bar requires 75 parking spaces, which are provided on the common parking area in the front of building. All 75 parking spaces must comply with Section 138-400 of the Ordinance and must be clearly striped and pavement surface shall be maintained free of litter, debris, loose gravel, cracks and potholes before CUP issuance.
- 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.:
- 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;
- 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 businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance,

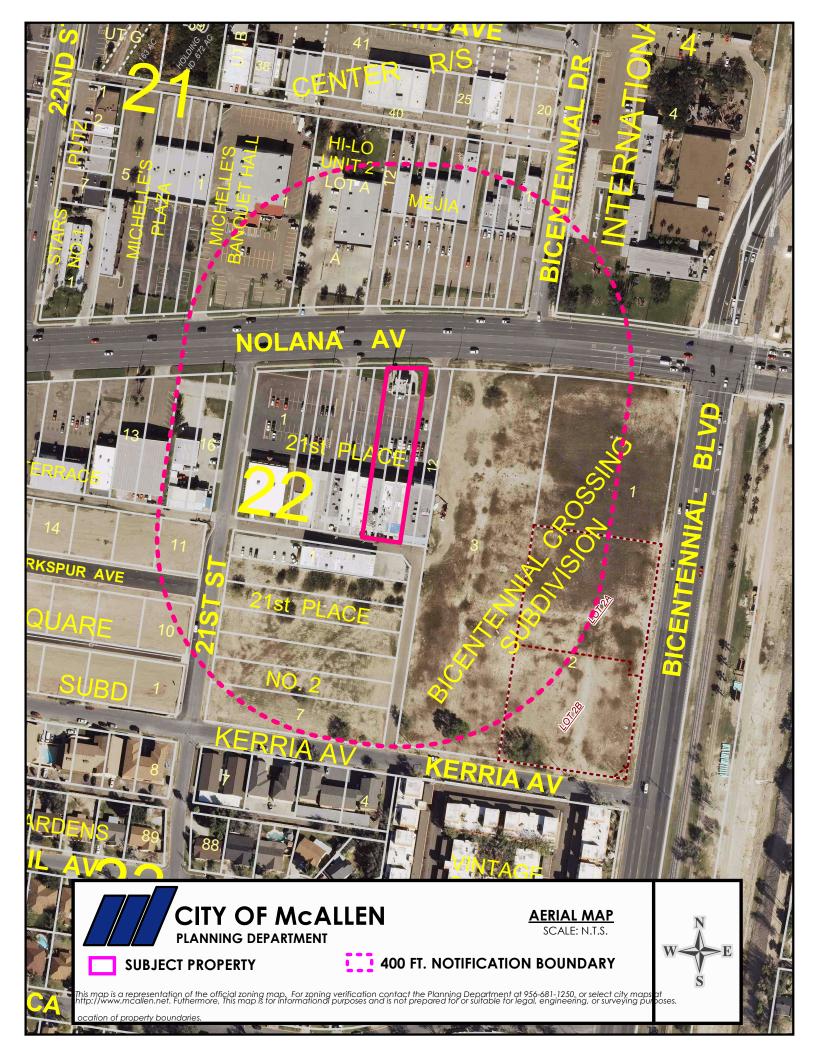
after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

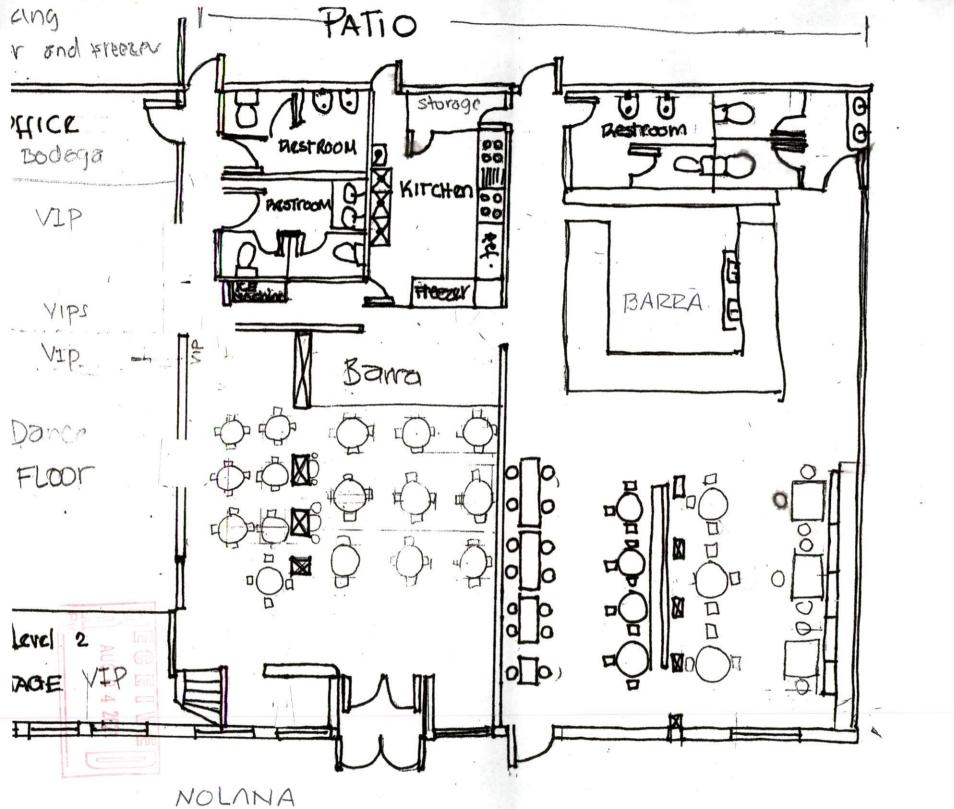
RECOMMENDATION:

Staff recommends disapproval of the request based on non-compliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance. If approved, Conditional Use Permit must comply with conditions noted.













Incident Analysis Report

Summary

Print Date/Time: 08/30/2021 12:42

Login ID: Incident Type: ΑII

Call Source: ΑII

mcpd7004 From Date: 08/26/2020 00:01

To Date:

08/30/2021 12:00

McAllen Police Department **ORI Number:** TX1080800

Officer ID: All

2005 NOLANA AVE, MCALLEN Location:

Incident Date/Time Incident Number Incident Type Location

Total Matches: 0

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

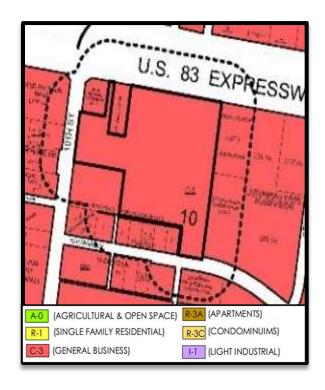
DATE: September 2, 2021

SUBJECT: REQUEST OF NORMA S. PIMENTEL ON BEHALF OF CATHOLIC CHARITIES OF THE RIO GRANDE VALLEY FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, FOR AN INSTITUTIONAL USE (RESPITE CENTER) AT THE NORTHWEST 12.81 ACRES OUT OF LOT 10, SECTION 7, EXCLUDING 2.63 ACRES, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 1801 SOUTH 10TH STREET. (CUP2021-0121)

STAFF RECOMMENDS TABLING OF THE REQUEST

DESCRIPTION:

The property is located approximately 180 feet south of the intersection of South 10th Street and U.S Expressway 83, and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District on all directions. Surrounding land uses include Red Lobster, Plain Capitol Bank, Old Navy, Vantage Bank, 76 Gas Station, Studio





6 Hotel and other commercial establishments. An institutional use is permitted in the C-3 zone with a Conditional Use Permit and in compliance with requirements.

REQUEST/ANALYSIS:

The applicant, Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley, would like to use the existing one story, 128,029 sq. ft. building as a Respite Center. This was previously the site for K-Mart shopping center. Daily operations for the proposed respite center may be similar to those found at the respite center at 111 South 15th street. Daily operations for the respite center include but are not limited to, registration, family contact, providing of meal as a one-time event, helping with general wellness (hygiene), and overnight stays during the transition process. Should the conditional use permit be approved, building/remodeling permits would be required as applicable. The applicant is requesting the conditional use permit for life of use; therefore, the item must be presented before the Planning Zoning Commission and the City Commission.

Health and Fire Department inspections are pending. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The institutional use 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. The property has direct access to South 10th Street and U.S Expressway 83.
- 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.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences.
- 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 the capacity for the building set by the Fire Marshal and Building Official.

RECOMMENDATION:

Staff recommends tabling of the request.



INB PROPERTIES II PASEO, LTD.

MRR-GP, L.L.C., General Partner 900 E. Lakeview Drive McAllen, Texas 78501

(956) 686-5491

FAX (956) 686-5494

September 1, 2021

VIA FAX NO.: 956-681-1279 & VIA REGULAR U.S. MAIL

CITY OF MCALLEN PLANNING AND ZONING COMMISSION City Hall Commission Chambers 1300 Houston Avenue McAllen, Texas 78501

Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley request of a RE: Conditional Use Permit, for life use, for an institutional use (respite center) at the Northwest 12.81 acres out of Lot 10, Section 7, excluding 2.63 acres, Hidalgo Canal Company S/D, Hidalgo County, Texas: 1801 South 10th Street (CUP2021-0121).

To whom it may concern:

The purported uses by Catholic Charities to open respite centers does not comport with the commercial status of the neighborhood. The vast majority of the surrounding location comprises commercial retail establishments. A respite center with heavy migrant traffic will not better but likely burden the area. Prolonged exposure to this traffic would lead to declining commercial activity and business property values.

We, therefore, cannot remain unopposed to an indefinite CUP.

However, we would be unopposed for a shorter duration, such as six months, provided the City does not automatically renew the application.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

By: MRR-GP, L.L.C., General Partner

By: MRR Services Company, L.L.C., Manager

By: Note Morehead, President

ENTERED

SEP 03 2021

Initial: TOTAL P. 01

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 3, 2021

SUBJECT: Request of Mario A. Reyna, on behalf of Riverside Development

Service, LLC, for a Conditional Use Permit, for life of the use, for a planned unit development at the 26.663 acre tract of land out of Lot 45 and 52, La Lomita Irrigation and Construction Company's Subdivision,

Hidalgo County, Texas; 8300 North Ware Road. (CUP2021-0084)

BRIEF DESCRIPTION:

The subject property is located on the east side of North Ware Road, approximately 1,250 ft. north of Auburn Avenue. The irregularly-shaped tract in question is described by metes and bound for a lot size of 26.663 acres and is being subdivided into two proposed subdivisions under the names of Campo de Sueños Phase II and Campo de Sueños Phase III. The property zoning is R-1 (single family residential) District. The adjacent zoning is A-O (agricultural-open space) District to the south, east and west, R-1 District to the north, and ETJ (Extra-Territorial Jurisdiction) to the west. Surrounding land use include single-family residential, Texas Ranch Apartments, baseball field, elementary school and vacant land. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.





HISTORY:

The Planning and Zoning Commission Board voted to approve the proposed subdivisions in revised preliminary form subject to staff recommendations and variances with conditions noted on January 19, 2021. A variance request to the block length requirement at Campo de Sueños Phase II was approved by City Commission on February 22, 2021. Annexation and initial zoning to R-1 District for the portion of the tract that was outside City limits was approved by City Commission on May 24, 2021. The applicant applied for a variance request to allow a lot width less than 50 ft. for proposed Campo de Sueños Phase II subdivision and proposed Campo de Sueños Phase III subdivision; however, they withdrew the request in favor of a Planned Unit Development.

REQUEST/ANALYSIS:

Currently, the property is vacant. The property is part of Campo de Sueños Phase II Subdivision and Campo de Sueños Phase III Subdivision, which consist of one hundred seventeen (117) lots, with one being a common area for detention. The applicant is proposing to develop a Planned Unit Development, which will include single family residences and common areas. As per site plan submitted lot 173 will not be a part of the proposed PUD.

Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval are specified in the Ordinance creating a Planned Unit Development for the subject property and summarized as the following:

- 1. <u>CONCEPTUAL SITE PLAN:</u> Development and use of the property must comply with the conditional use permit conceptual site plan.
- PERMITTED USES: Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing single family residences and common areas.
- 3. OFF-STREET PARKING AND LOADING: Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback. Must provide floor plan with garage to determine if in compliance. As per site plan submitted lots 90, 123 and 170 are not meeting the 18 ft. width dimension required for the driveway.
- 4. <u>LANDSCAPING</u>: A minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the sideyard setback line. A minimum of one tree is required per lot.
- 5. <u>STREETS AND SETBACKS</u>: Additional 35 ft. right-of-way dedication required along Ware Road. A minimum of 50 ft. right-of-way with 40 ft. of pavement width for Duke Avenue was approved, as well as a minimum of 50 ft. right-of-way with 32 ft. of pavement for N. 33rd Lane in preliminary form. Setbacks are Front: Duke Avenue 25 ft. or greater for easements, whichever is greater; Front: 20 ft. or greater for easements; whichever is greater for easements; Sides: 5 ft. or greater for easements; Corner: 10 ft. or greater for easements; and

Garage: 18 ft. except where greater setback is required. An R-1 zone requires a front yard setback of 25 ft. on interior streets. A 5 ft. wide minimum sidewalk required on Ware Road and a 4 ft. wide minimum sidewalk required on N. 33rd Street and both sides of all interior streets. Sidewalk must comply with subdivision requirement.

- <u>DRAINAGE:</u> During the Campo de Sueños Phase II Subdivision and Campo de Sueños Phase III Subdivision process final drainage detention and design and drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
- 7. <u>ADDITIONAL PROVISIONS:</u> Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 23.663 acres and is providing mixed uses, which include single family residences and common area.
- 8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. The site plan does show the required acknowledgements.
- 9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits. Therefore, Campo de Sueños Phase II Subdivision and Campo de Sueños Phase III Subdivision process must be completed, and recorded together with the site plan.

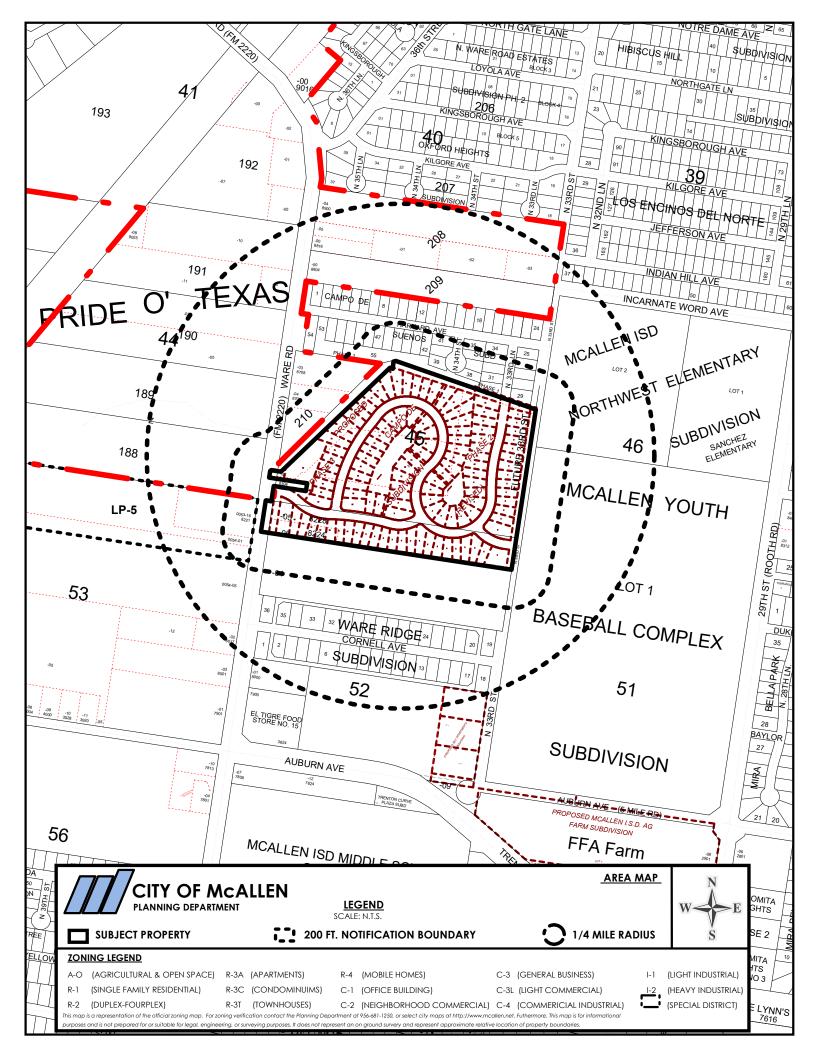
The request must comply with requirements set forth in the Zoning and Subdivision ordinance. Specific modifications required for approval are the following:

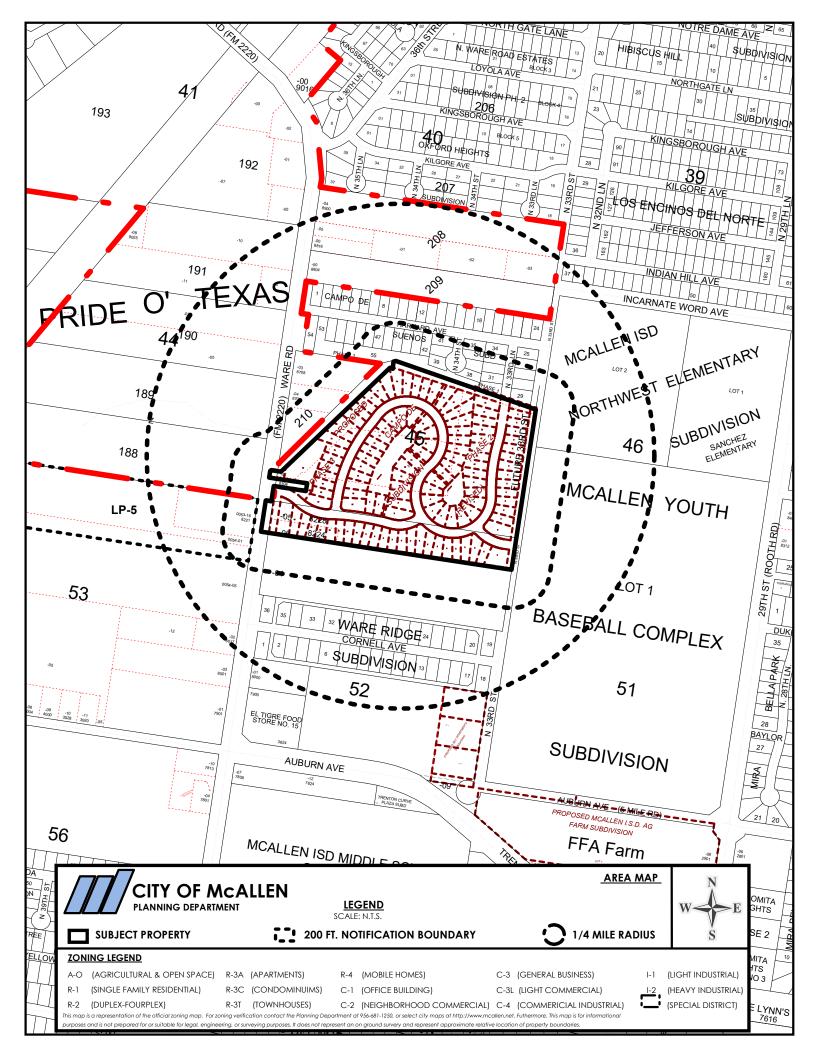
- Request variance to allow a lot width less than 50 ft. for 71 proposed lots: 58-64, 66-68, 71, 74-79, 88, 91-95, 99-103, 107-118, 120-126, 128-137, 143-147, 151, 156-158, and 168-172.
- Request variance to allow a driveway width less than 18 ft. for lots 90, 123 and 170
- Request variance to allow maximum height to be 30 ft. instead of the 25 ft. required

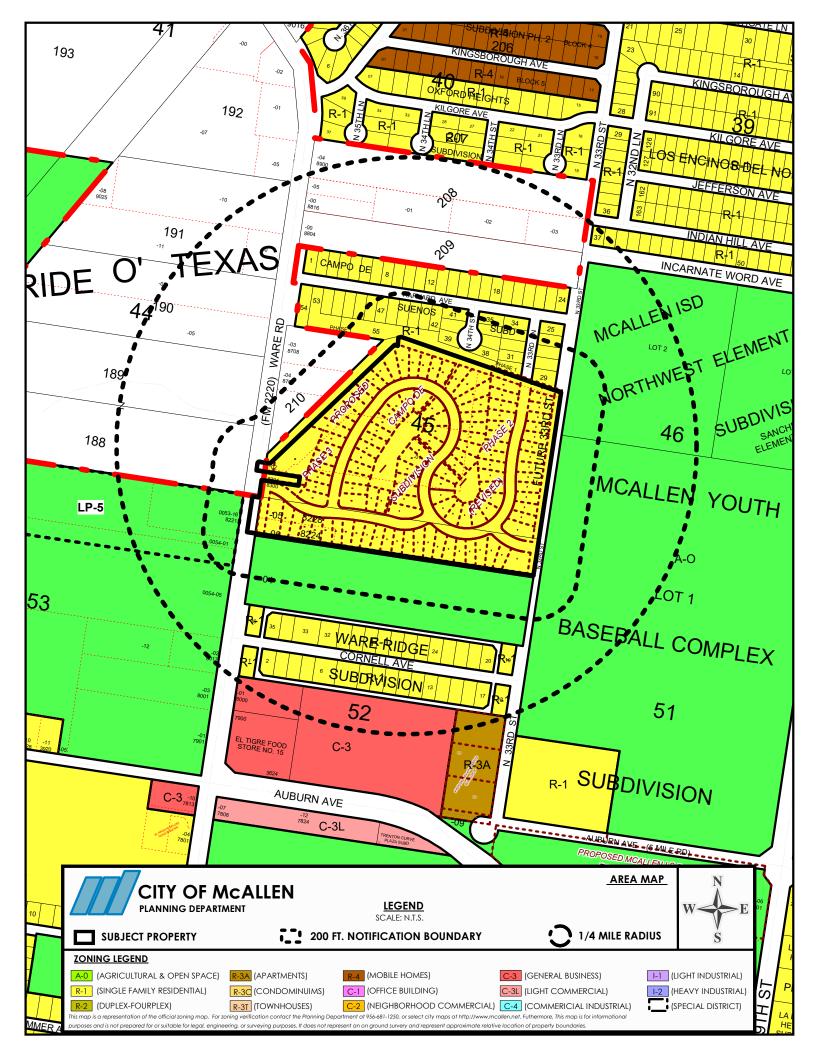
If subdivision layout changes, conditional use permit will need to be amended to resemble the approved Subdivision Plat.

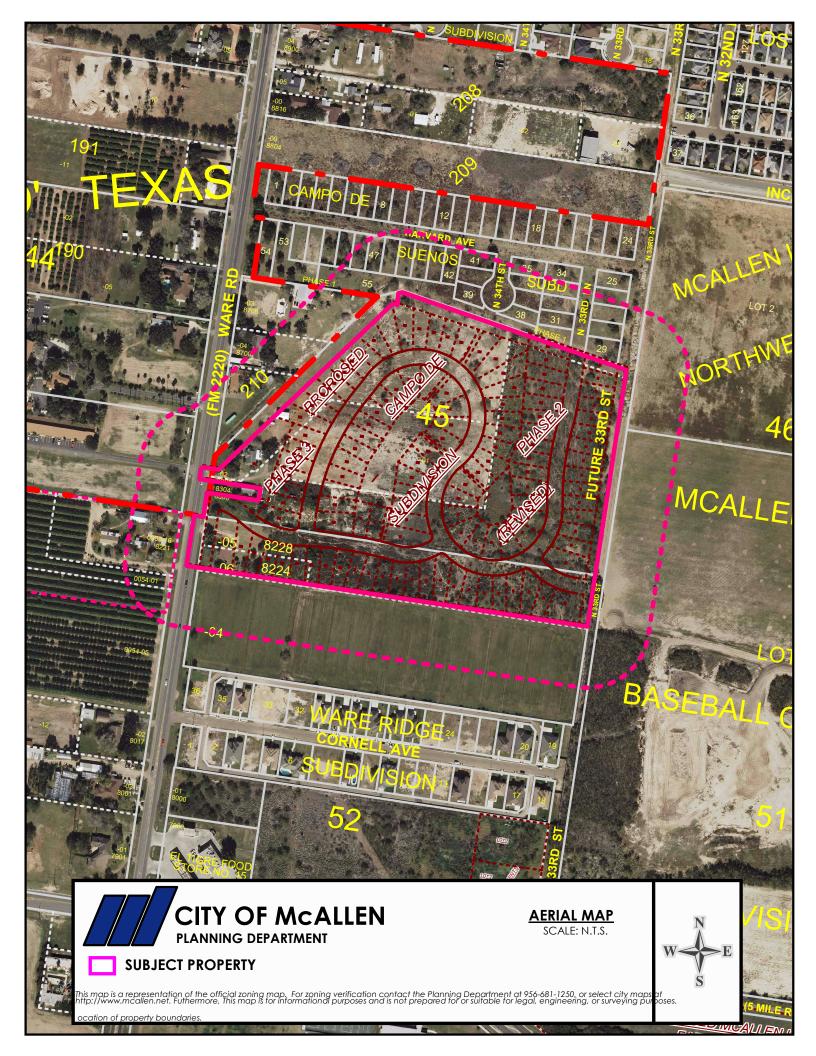
RECOMMENDATION:

Staff recommends approval of the planned unit development request as presented for life of the use subject to the conditions noted above including the approval of variances by City Commission.









March 29, 2021

METES AND BOUNDS 23.663 ACRES OUT OF LOT 45 AND 52, LA LOMITA IRRIGATION & CONSTRUCTION Co. SUBDIVISION HIDALGO COUNTY, TEXAS

A tract of land containing 23.663 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lots 45 and 52, La Lomita Irrigation and Construction Company's Subdivision, according to the plat thereof recorded in Volume 24, Pages 67-68, Hidalgo County Deed Records, said 23.663 acres were conveyed to Riverside Development Services, LLC., by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 3135302 and 3135352, a Special Warranty Deed with Vendor's Lien recorded under Document Number 3158972, and by a Deed without Warranty recorded under Document Number 3205186, Hidalgo County Official Records, said 23.663 acres also being more particularly described as follows:

BEGINNING at a Nail set at the Southwest Corner of said Lot 45;

- 1. THENCE, S 81° 22' 09" E along the South line of said Lot 45 and the North line of said Lot 52, a distance of 30.00 feet to a No. 4 rebar set for an inside corner of this tract;
- 2. THENCE, N 08° 37' 51" E a distance of 80.00 feet to a No. 4 rebar set for an outside corner of this tract;
- 3. THENCE, S 81° 22' 09" E at a distance of 10.00 feet pass a No. 4 rebar set on the existing East right-of-way line of N. Ware Road (F.M. 2220), continuing a total distance of 170.00 feet to a No. 4 rebar set for an inside corner of this tract;
- 4. THENCE, N 08° 37' 51" E a distance of 40.00 feet to a No. 4 rebar set for an inside corner of this tract:
- 5. THENCE, N 81° 22' 09" W at a distance of 160.00 feet pass a No. 4 rebar set on the East right-of-way line of N. Ware Road (F.M. 2220), continuing a total distance of 200.00 feet to a Nail set for an outside corner of this tract;
- 6. THENCE, N 08° 37' 51" E along the West line of said Lot 45 and within the existing right-of-way of N. Ware Road (F.M. 2220), a distance of 35.60 feet to a No. 4 rebar set for the Southernmost Northwest corner of this tract;
- 7. THENCE, N 45° 56' 21" E along an East line of Lot 210, Pride O' Texas Subdivision, according to the plat thereof recorded in Volume 5, Pages 58 and 59, Hidalgo County Map Records, a distance of 5.53 feet to a No. 4 rebar set for an outside corner of this tract;

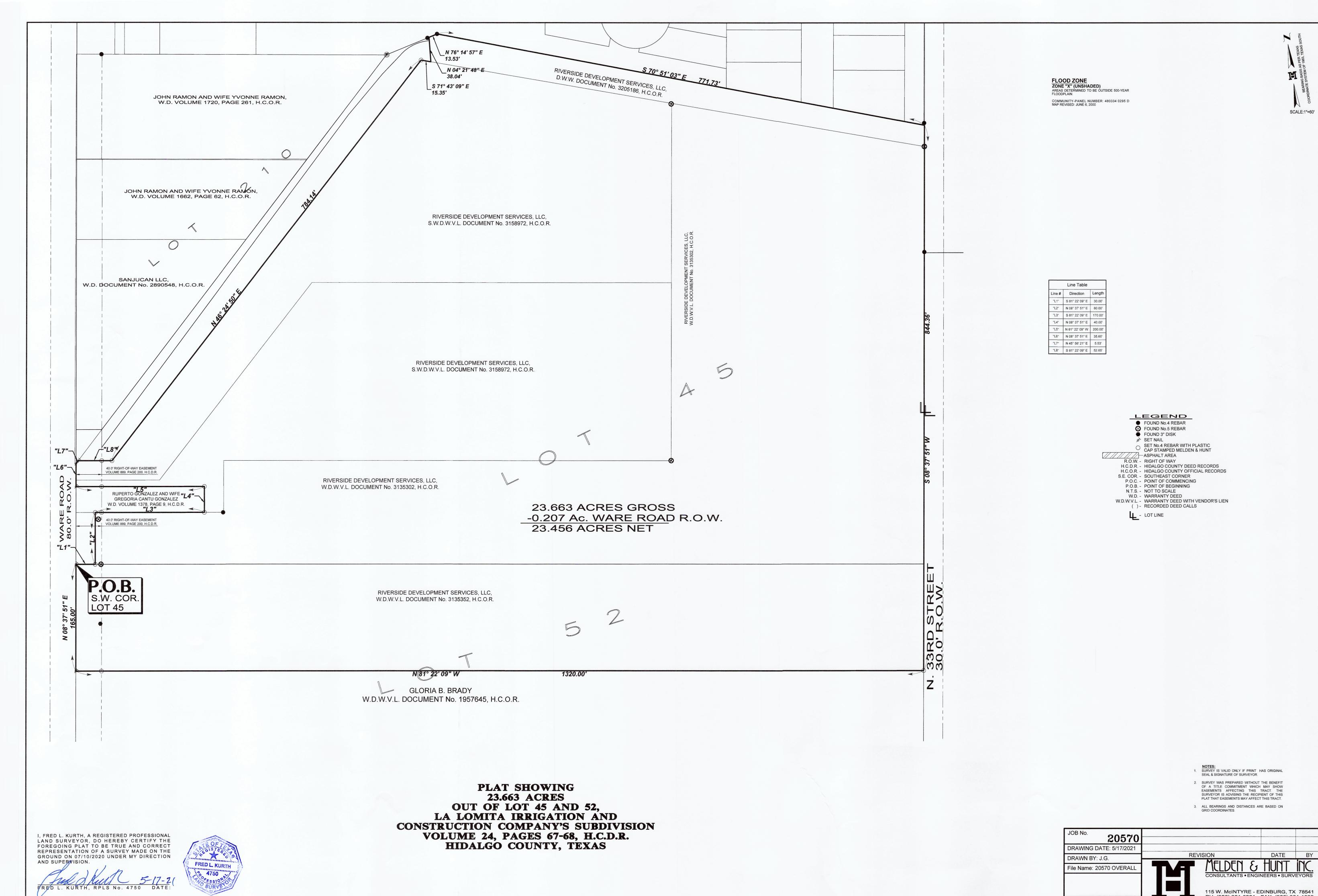
- 8. THENCE, S 81° 22' 09" E a distance of 52.65 feet to a No. 4 rebar set for an inside corner of this tract;
- 9. THENCE, N 46° 24' 50" E a distance of 784.14 feet to a No. 4 rebar set for an outside corner of this tract;
- 10. THENCE, S 71° 43' 09" E a distance of 15.35 feet to a No. 4 rebar set for an inside corner of this tract;
- 11. THENCE, N 04° 21' 48" E a distance of 38.04 feet to a No. 4 rebar set for an outside corner of this tract;
- 12. THENCE, N 76° 14' 57" E a distance 13.53 feet to a No. 4 rebar found for an outside corner of this tract;
- 13. THENCE, S 70° 51' 03" E a distance of 771.73 feet to a No. 4 rebar set for the Northeast corner of this tract;
- 14. THENCE, S 08° 37' 51" W at a distance of 679.36 feet pass a No. 4 rebar set on the Southeast corner of said Lot 45 and the Northeast corner of said Lot 52, continuing a total distance of 844.36 for the Southeast corner of this tract;
- 15. THENCE, N 81° 22' 09" W at a distance of 1,280.00 feet pass a No. 4 rebar set on the existing East right-of-way line of N. Ware Road (F.M. 2220), continuing a total distance of 1,320.00 feet to the Southwest corner of this tract;
- 16. THENCE, N 08° 37' 51" E a distance of 165.00 feet to the POINT OF BEGINNING and containing 23.663 acres, of which 0.207 of one acre lies within the existing right-of-way line of N. Ware Road (F.M. 2220), leaving a net of 23.456 acres of land, more or less

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 07/10/2020 UNDER MY

DIRECTION AND SUPERVISION.

RED L. KURTH, R.P.L.S. #4750

DATE:



115 W. McINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com

TOUCAN AVE.

DRAWN BY: CESAR/

FINAL CHECK

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

ESTABLISHED 1947 - www.meldenandhunt.com

SURVEYED, CHECKED

_ DATE ___04-07-21_

SUBDIVISION MAP OF

CAMPO DE SUEÑOS SUBDIVISION PHASE II

BEING A SUBDIVISION OF 9.755 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION

CAMPO DE SUEÑOS SUBDIVISION PHASE II BEING A TRACT OF LAND CONTAINING 9.755 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS, WHICH SAID 9.755 ACRES WERE CONVEYED TO RIVERSIDE DEVELOPMENT SERVICES. BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3135302 AND DOCUMENT NUMBER 3135352 AND A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 3205186, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.755 ACRES ALSO

COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 45;

THENCE, S 08° 37' 51" W A DISTANCE OF 165.00 FEET;

CHAIRMAN, PLANNING COMMISSION

THENCE, S 81° 22' 09" E A DISTANCE OF 514.66 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 15° 00' 00" E A DISTANCE OF 122.66 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

- 2. THENCE, N 02° 12' 35" W A DISTANCE OF 51.14 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 3. THENCE, N 05° 00' 00" E A DISTANCE OF 114.52 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT
- 5. THENCE, N 08° 00' 00" E A DISTANCE OF 37.16 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT.
- 6. THENCE, S 82° 00' 00" E A DISTANCE OF 109.84 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- 8. THENCE, S 86° 00' 00" E A DISTANCE OF 116.95 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT
- 9. THENCE, S 03° 00' 00" W A DISTANCE OF 25.16 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 10. THENCE, S 51° 00' 00" E A DISTANCE OF 50.41 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 11. THENCE, N 80° 00' 00" E A DISTANCE OF 52.47 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 12. THENCE, N 28° 00' 00" E A DISTANCE OF 52.56 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 14. THENCE, N 24° 03' 41" E A DISTANCE OF 92.78 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 15. THENCE, N 05° 00' 00" E A DISTANCE OF 330.54 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT:
- 17. THENCE, S 08° 37' 51" W AT A DISTANCE OF 679.36 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 45 AND THE NORTHEAST CORNER OF SAID LOT 52, CONTINUING A TOTAL DISTANCE OF 844.36 FEET TO A NO. 4 REBAR SET FOR THE
- 18. THENCE, N 81° 22' 09" W AT A DISTANCE OF 805.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.755 ACRES OF

THE STATE OF TEXAS COUNTY OF HIDALGO

WE. THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CAMPO DE SUEÑOS SUBDIVISION PHASE II TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH 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.

	ICES, LLC	DAT	E	
ANTONIO M. AGUIRRE, JR. MANA 2606 ZINNIA AVE.	GER			
McALLEN, TX. 78504				
STATE OF TEXAS				
COUNTY OF HIDALGO				
BEFORE ME, THE UNDERSIGNED TO ME TO BE THE PERSON WHO: THAT HE EXECUTED THE SAME F	SE NAME IS SUBSCRI	BED TO THE FOREGO	NG INSTRUMENT, A	
SEAL OF OFFICE, THIS THE			S THEREIN GIVEN UN	IDER MY HAND AND
, <u>—</u>				
NOTABY BUBLIC FOR THE OTAT	- 05 75 74 0			
NOTARY PUBLIC, FOR THE STATE MY COMMISSION EXPIRES:	E OF TEXAS			
STATE OF TEXAS				
COUNTY OF HIDALGO				
THE UNDERSIGNED, LIENHOLDER THIS PLAT AND DESIGNATED AS				
CONSENT TO THE SUBDIVISION (THAT ANY FORECLOSURE RELAT	OF THE REAL PROPER TING TO THE SECUTIR	RTY AS PROVIDED FOR RY INTEREST ON THE A	R UNDER THE PLAT, ABOVE DESCRIBED F	AND DO HEREBY PRO
SUBJECT TO THE PLATTING OF T	HE PROEPRIY AS PR	OVIDED FOR HEREIN.		
ADRIAN VILLARREAL-TRUSTEE			DATE	
INTERNATIONAL BANK OF COMM ONE SOUTH BROADWAY	ERCE			
MCALLEN, TX 78505				
CTATE OF TEVAC				
COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED				
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FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

INSTRUMENT NUMBER__

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

SHEET 1 OF 2

Line #	Direction	Length
"L1"	N 15° 00' 00" E	122.66'
"L2"	N 02° 12' 35" W	51.14'
"L3"	N 05° 00' 00" E	114.52'
"L4"	S 77° 00' 00" E	119.00'
"L5"	N 08° 00' 00" E	37.16'
"L6"	S 82° 00' 00" E	109.84'
"L7"	S 78° 46' 21" E	50.46'
"L8"	S 86° 00' 00" E	116.95'
"L9"	S 03° 00' 00" W	25.16'
"L10"	S 51° 00' 00" E	50.41'
"L11"	N 80° 00' 00" E	52.47'
"L12"	N 28° 00' 00" E	52.56'
"L13"	N 04° 52' 53" W	152.25'
"L14"	N 16° 02' 45" E	158.15'

			Curve	e Table		
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangen
C1	29.78'	625.00'	002° 43' 47"	N9° 59' 44"E'	29.77'	14.89
C2	44.40'	625.00'	004° 04' 13"	N13° 23' 44"E'	44.39'	22.21
C3	6.70'	625.00'	000° 36' 50"	N15° 44' 16"E'	6.70'	3.35
C4	36.78'	875.00'	002° 24' 30"	S14° 50' 26"W'	36.78'	18.39
C5	43.01'	875.00'	002° 48' 58"	S12° 13' 42"W'	43.00'	21.51
C6	44.43'	875.00'	002° 54' 32"	S9° 21' 56"W'	44.42'	22.22
C7	48.50'	875.00'	003° 10' 33"	S6° 19' 24"W'	48.49'	24.26
C8	49.98'	875.00'	003° 16' 21"	S3° 05' 57"W'	49.97'	25.00
C9	42.12'	875.00'	002° 45' 29"	S0° 05' 02"W'	42.11'	21.06
C10	9.08'	222.00'	002° 20' 39"	N0° 07' 23"W'	9.08'	4.54
C11	42.95'	222.00'	011° 05' 04"	N6° 35' 29"E'	42.88'	21.54
C12	42.52'	222.00'	010° 58' 30"	N17° 37' 17"E'	42.46'	21.33
C13	45.12'	222.00'	011° 38' 46"	N28° 55' 55"E'	45.05'	22.64
C14	31.53	222.00'	008° 08' 16"	N38° 49' 26"E'	31.50'	15.79
C15	31.34'	20.00'	089° 46' 23"	S1° 59' 37"E'	28.23'	19.92
C16	117.38'	195.00'	034° 29' 21"	S64° 07' 29"E'	115.62'	60.53
C17	162.99'	245.00'	038° 06' 59"	S62° 18' 40"E'	160.00'	84.64
C18	25.19'	20.00'	072° 10' 25"	N79° 20' 23"W'	23.56'	14.58
C19	59.50'	222.00'	015° 21' 20"	N72° 15' 04"E'	59.32'	29.93
C20	45.20'	222.00'	011° 39' 58"	N85° 45' 42"E'	45.12'	22.68

			Curve	Table							Curv	e Table		
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent		Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C21	42.08'	222.00'	010° 51' 41"	S82° 58' 28"E'	42.02'	21.11	1	C41	76.27'	172.00'	025° 24' 24"	S10° 16' 08"E'	75.65'	38.77
C22	44.30'	222.00'	011° 25' 58"	S71° 49' 39"E'	44.22'	22.22	1	C42	82.15'	172.00'	027° 21' 56"	S36° 39' 18"E'	81.37'	41.87
C23	56.64'	222.00'	014° 37' 05"	S58° 48' 08"E'	56.49'	28.47	1	C43	72.24'	172.00'	024° 03' 54"	S62° 22' 12"E'	71.71'	36.66
C24	26.13'	222.00'	006° 44' 35"	S48° 07' 18"E'	26.11'	13.08	1	C44	72.07'	172.00'	024° 00' 30"	S86° 24' 25"E'	71.55'	36.57
C25	27.69'	21.00'	075° 32' 46"	N82° 31' 24"W'	25.73'	16.27]	C45	78.13'	172.00'	026° 01' 37"	N68° 34' 32"E'	77.46'	39.75
C26	8.94'	195.00'	002° 37' 38"	N61° 01' 02"E'	8.94'	4.47	Ì	C46	78.07'	172.00'	026° 00' 21"	N42° 33' 33"E'	77.40'	39.72
C27	56.14'	195.00'	016° 29' 38"	N70° 34' 40"E'	55.94'	28.26	Ì	C47	74.72'	172.00'	024° 53' 24"	N17° 06' 40"E'	74.13'	37.96
C28	42.36'	195.00'	012° 26' 50"	N85° 02' 54"E'	42.28'	21.27	1	C48	17.90'	172.00'	005° 57' 41"	N1° 41′ 08"E'	17.89'	8.96
C29	43.61'	195.00'	012° 48' 53"	S82° 19' 15"E'	43.52'	21.90	Ì	C49	37.82'	925.00'	002° 20' 34"	S0° 07' 26"E'	37.82'	18.91
C30	7.60'	195.00'	002° 14' 02"	S74° 47' 47"E'	7.60'	3.80	1	C50	42.94'	925.00'	002° 39' 35"	S2° 22' 39"W'	42.94'	21.47
C31	35.33'	1,175.00'	001° 43' 23"	N74° 32' 28"W'	35.33'	17.67	1	C51	42.16'	925.00'	002° 36' 42"	S5° 37' 57"W'	42.16'	21.09
C32	42.64'	1,175.00'	002° 04' 44"	N76° 26' 31"W'	42.63'	21.32	1	C52	42.91'	925.00'	002° 39' 28"	S8° 16' 03"W'	42.91'	21.46
C33	48.35'	1,175.00'	002° 21' 28"	N78° 39' 37"W'	48.35'	24.18	1	C53	41.18'	925.00'	002° 33' 02"	S10° 52' 18"W'	41.18'	20.59
C34	42.67'	1,225.00'	001° 59' 44"	N79° 21' 14"W'	42.66'	21.34	İ	C54	46.65'	925.00'	002° 53' 23"	S13° 35' 31"W'	46.65'	23.33
C35	42.50'	1,225.00'	001° 59' 15"	N77° 21' 44"W'	42.49'	21.25	İ	C55	16.27'	925.00'	001° 00' 28"	S15° 32' 27"W'	16.27'	8.13
C36	42.49'	1,225.00'	001° 59' 14"	N74° 40' 23"W'	42.49'	21.25	1	C56	28.76'	575.00'	002° 51' 56"	N14° 36' 43"E'	28.75'	14.38
C37	112.44'	145.00'	044° 25' 48"	N84° 06' 20"E'	109.64'	59.22	1	C57	45.65'	575.00'	004° 32' 54"	N10° 54' 18"E'	45.63'	22.83
C38	29.66'	20.00'	084° 57' 40"	N19° 24' 36"E'	27.01'	18.31								

C38 29.66' 20.00' 084° 57' 40" N19° 24' 36"E' 27.01'
C39 60.84' 222.00' 015° 42' 04" S15° 13' 12"E' 60.65'

C40 45.70' 222.00' 011° 47' 43" S1° 28' 19"E' 45.62'

30.61

			Center Line	Curve Table		
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tange
"C60"	77.64'	600.00'	007° 24' 50"	N12° 20' 16"E'	77.58'	38.87
"C61"	272.37'	900.00'	017° 20' 23"	S7° 22' 29"W'	271.33'	137.24
"C62"	191.60'	197.00'	055° 43' 28"	N26° 34' 02"E'	184.14'	104.14
"C63"	175.85'	220.00'	045° 47' 55"	S58° 28' 12"E'	171.21'	92.93
"C64"	315.04'	197.00'	091° 37' 39"	S79° 45' 25"E'	282.53'	202.68
"C66"	149.13'	170.00'	050° 15′ 49"	N81° 11' 19"E'	144.40'	79.75
"C67"	134.49'	1,196.19'	006° 26′ 30"	N76° 53' 43"W'	134.42'	67.31
"C125"	147.85'	197.82'	042° 49′ 24"	S25° 03' 09"W'	144.43'	77.57

Cent	erline Lo	t Line Table
Line #	Length	Direction
"L15"	160.54'	N08° 37' 51"
"L22"	60.02'	N81° 22' 09"
"L23"	5.79'	N35° 34' 14"
"L24"	27.95'	S56° 03' 25"

INLOOPE AFE.

DIST. NORTH S

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JEFFERSON ME. MCALLEN YOUTH
BASEBALL COMPLEX MADISON PARK BY

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LOCATION MAP SCALE: 1"=1000'

> MELDEN & HUNT INC. 115 W. McINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CESAR/ DAVID CHAVEZ DATE 03-30-20 SURVEYED, CHECKED _____ DATE _ FINAL CHECK _

STATE OF TEXAS COUNTY OF HIDALGO:

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

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

MARIO A. REYNA, P.E. # 117368 DATE PREPARED: 04-07-2021 ENGINEERING JOB No. 18207.00



STATE OF TEXAS COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF CAMPO DE SUEÑOS SUBDIVISION PHASE II & III , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-27-17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750 DATE SURVEYED: 11-27-18 T- 1047, PAGE 67 SURVEY JOB No. 18207.08



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

INSTRUMENT NUMBER_____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

SHEET 2 OF 2

DRAWN BY: CESAR/ DAVID CHAVEZ DATE 03-30-20

SURVEYED, CHECKED

FINAL CHECK _

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

ESTABLISHED 1947 - www.meldenandhunt.com

SHEET 1 OF 2

Lo	t Area Ta	ble	Lo	t Area Ta	ble		Lo	t Area Ta	ble		Lo	t Area Tal	ble
Lot#	SQ, FT,	Area	Lot#	Lot # SQ, FT, Ar			Lot#	SQ, FT,	Area	İ	Lot#	SQ, FT,	Area
105	5741.81	0.132	126	5388.49	0.124	1	147	5340.02	0.123	ı	167	6063.21	0.139
106	5634.96	0.129	127	5580.77	0.128		148	5734.24	0.132		168	6119.52	0.140
107	5738.33	0.132	128	5782.56	0.133		149	5828.00	0.134		169	5700.26	0.131
108	5585.66	0.128	129	6535.50	0.150		150	7466.71	0.171		170	6184.96	0.142
109	5207.72	0.120	130	7279.47	0.167		151	5541.30	0.127		171	5578.17	0.128
110	5044.15	0.116	131	8377.41	0.192		152	5574.68	0.128		172	5144.30	0.118
111	5210.40	0.120	132	5372.36	0.123		153	5482.90	0.126		173	27566.51	0.633
112	5408.58	0.124	133	5657.97	0.130		154	5363.10	0.123				
113	5448.93	0.125	134	5677.03	0.130		155	5284.04	0.121				
114	6958.10	0.160	135	6047.42	0.139		156	5282.96	0.121				
115	9564.03	0.220	136	6382.81	0.147		157	5354.64	0.123				
116	8934.81	0.205	137	6501.88	0.149		158	5421.90	0.124				
117	6551.67	0.150	138	9116.08	0.209		159	5394.20	0.124				
118	5829.45	0.134	139	5643.97	0.130		160	5236.00	0.120				
119	5340.08	0.123	140	9024.64	0.207		161	5430.38	0.125				
120	6476.58	0.149	141	6532.78	0.150		162	6258.75	0.144				
121	7212.10	0.166	142	5179.07	0.119		163	5989.35	0.137				
122	8206.20	0.188	143	5001.00	0.115		164	6012.37	0.138				
123	6326.14	0.145	144	5001.00	0.115		165	6008.00	0.138				
124	5310.25	0.122	145	5001.01	0.115		166	5760.93	0.132				

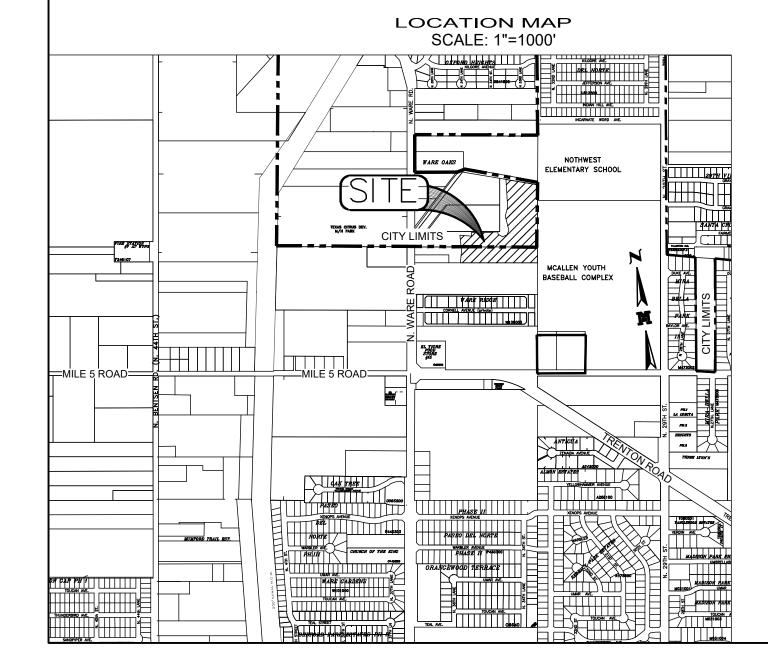
			Curve	e Table						Curv	e Table						Curve	e Table						Curve	e Table		
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tanger
C58	104.96'	1,225.00'	004° 54' 33"	N82° 48' 23"W'	104.93'	52.51	C78	10.06'	275.00'	002° 05' 46"	N7° 51' 48"E'	10.06'	5.03	C98	26.89'	200.00'	007° 42' 16"	N31° 46' 09"W'	26.87'	13.47	C118	0.58'	1,025.00'	000° 01' 57"	S23° 24' 20"W'	0.58'	0.29
C59	31.64'	20.00'	090° 39' 15"	S39° 56' 02"E'	28.45'	20.23	C79	75.94'	275.00'	015° 49' 20"	N16° 49' 21"E'	75.70'	38.21	C99	24.65'	200.00'	007° 03' 46"	N39° 09' 10"W'	24.64'	12.34	C119	43.66'	725.00'	003° 27' 00"	S21° 39' 52"W'	43.65'	21.83
C60	40.53'	675.00'	003° 26' 25"	S7° 06' 48"W'	40.52'	20.27	C80	63.81'	275.00'	013° 17' 39"	N31° 22' 50"E'	63.66'	32.05	C100	34.12'	200.00'	009° 46' 31"	N47° 34' 19"W'	34.08'	17.10	C120	43.83'	725.00'	003° 27' 50"	S18° 12' 26"W'	43.83'	21.92
C61	46.85'	675.00'	003° 58' 36"	S10° 49' 18"W'	46.84'	23.43	C81	41.00'	275.00'	008° 32' 34"	N42° 17' 56"E'	40.96'	20.54	C101	40.89'	200.00'	011° 42' 48"	N58° 18' 58"W'	40.82'	20.52	C121	44.24'	725.00'	003° 29' 46"	S14° 43' 38"W'	44.23'	22.13
C62	54.83'	675.00'	004° 39' 13"	S15° 08' 13"W'	54.81'	27.43	C82	8.49'	222.00'	002° 11' 25"	S45° 28' 30"W'	8.49'	4.24	C102	52.95'	200.00'	015° 10' 12"	N71° 45′ 28"W'	52.80'	26.63	C122	44.22'	725.00'	003° 29' 41"	S11° 13' 55"W'	44.21'	22.12
C63	56.92'	675.00'	004° 49' 52"	S19° 52' 46"W'	56.90'	28.48	C83	36.13'	222.00'	009° 19' 28"	S39° 43' 04"W'	36.09'	18.10	C103	37.71'	200.00'	010° 48' 10"	N84° 44' 40"W'	37.65'	18.91	C123	55.79'	725.00'	004° 24' 32"	S7° 16' 48"W'	55.78'	27.91
C64	12.89'	675.00'	001° 05' 40"	S22° 50' 32"W'	12.89'	6.45	C84	34.69'	222.00'	008° 57' 07"	S30° 34' 47"W'	34.65'	17.38	C104	38.73'	200.00'	011° 05' 38"	S84° 18' 26"W'	38.66'	19.42	C124	30.28'	20.00'	086° 45' 10"	N48° 27' 07"E'	27.47'	18.90
C65	39.31'	975.00'	002° 18' 36"	S24° 32' 40"W'	39.31'	19.66	C85	41.03'	222.00'	010° 35' 20"	S20° 48' 33"W'	40.97'	20.57	C105	34.97'	200.00'	010° 01' 05"	S73° 45' 04"W'	34.93'	17.53	C125	95.53'	1,475.00'	003° 42' 38"	S86° 18' 59"E'	95.51'	47.78
C66	50.70'	975.00'	002° 58' 47"	S27° 11' 21"W'	50.70'	25.36	C86	42.97'	222.00'	011° 05' 21"	S9° 58' 13"W'	42.90'	21.55	C106	34.26'	200.00'	009° 48' 50"	S63° 50' 07"W'	34.21'	17.17	C126	60.04'	1,475.00'	002° 19' 56"	S83° 17' 42"E'	60.03'	30.02
C67	49.27'	975.00'	002° 53' 44"	S30° 07' 37"W'	49.27'	24.64	C87	70.93'	172.00'	023° 37' 36"	S14° 14' 53"W'	70.43'	35.97	C107	41.36'	200.00'	011° 50' 54"	S53° 00' 15"W'	41.28'	20.75	C127	19.56'	1,475.00'	000° 45′ 35″	S81° 44' 57"E'	19.56'	9.78
C68	47.85'	975.00'	002° 48' 43"	S32° 58' 50"W'	47.85'	23.93	C88	61.57'	172.00'	020° 30' 32"	S36° 18' 57"W'	61.24'	31.12	C108	6.57'	200.00'	001° 52' 53"	S46° 08' 22"W'	6.57'	3.28	C128	40.38'	1,525.00'	001° 31' 02"	S82° 07' 40"E'	40.38'	20.19
C69	49.25'	975.00'	002° 53' 39"	S35° 50' 01"W'	49.24'	24.63	C89	7.01'	325.00'	001° 14' 11"	N45° 57' 07"E'	7.01'	3.51	C109	32.25'	1,025.00	001° 48' 11"	S44° 17' 50"W'	32.25'	16.13	C129	47.68'	1,525.00'	001° 47' 29"	S83° 46' 56"E'	47.68'	23.84
C70	50.63'	975.00'	002° 58' 30"	S38° 46' 06"W'	50.62'	25.32	C90	40.22'	325.00'	007° 05' 28"	N40° 01' 31"E'	40.20'	20.14	C110	43.19'	1,025.00	002° 24' 52"	S42° 11' 19"W'	43.19'	21.60	C130	46.32'	1,525.00'	001° 44' 25"	S85° 32' 53"E'	46.32'	23.16
C71	50.65'	975.00'	002° 58' 36"	S41° 44' 39"W'	50.65'	25.33	C91	41.48'	325.00'	007° 18' 45"	N32° 49' 24"E'	41.45'	20.77	C111	51.03'	1,025.00'	002° 51' 08"	S39° 33' 19"W'	51.02'	25.52	C131	47.43'	1,525.00'	001° 46' 56"	S87° 18' 33"E'	47.43'	23.72
C72	33.46'	975.00'	001° 57' 59"	S44° 12' 56"W'	33.46'	16.73	C92	43.50'	325.00'	007° 40' 08"	N25° 19' 58"E'	43.47'	21.78	C112	49.42'	1,025.00'	002° 45' 44"	S36° 44' 52"W'	49.41'	24.71	C132	14.40'	1,525.00'	000° 32' 28"	S88° 28' 15"E'	14.40'	7.20
C73	20.11'	150.00'	007° 40' 46"	S49° 02' 18"W'	20.09'	10.07	C93	42.58'	325.00'	007° 30' 24"	N17° 44' 42"E'	42.55'	21.32	C113	42.76'	1,025.00'	002° 23' 24"	S34° 10' 18"W'	42.75'	21.38	C133	29.85'	1,175.00'	001° 27' 21"	N88° 00' 49"W'	29.85'	14.93
C74	96.19'	150.00'	036° 44' 37"	S75° 04' 30"W'	94.55'	49.82	C94	40.71'	325.00'	007° 10' 35"	N10° 24' 12"E'	40.68'	20.38	C114	41.72'	1,025.00'	002° 19' 55"	S31° 48' 39"W'	41.72'	20.86	C134	45.01'	1,175.00'	002° 11' 41"	N86° 11' 18"W'	45.00'	22.51
C75	84.61'	150.00'	032° 19' 09"	N70° 23' 37"W'	83.49'	43.46	C95	41.31'	200.00'	011° 50' 07"	N0° 53' 51"E'	41.24'	20.73	C115	40.97'	1,025.00'	002° 17' 25"	S29° 29' 59"W'	40.97'	20.49	C135	53.61'	1,175.00'		N83° 47' 02"W'	53.61'	26.81
C76	84.80'	150.00'	032° 23' 33"	N38° 02' 15"W'	83.68'	43.57	C96	45.10'		012° 55' 08"	N11° 28' 47"W'	45.00'	22.64	C116	45.12'	1,025.00'	002° 31' 19"	S27° 05' 37"W'	45.12'	22.56	C136	54.09'	1,175,00'		N81° 09' 29"W'	54.08'	27.05
C77	75.02'	150.00'	028° 39' 23"	N7° 30′ 47"W'	74.24'	38.31	C97	34.83'	200.00'	009° 58' 41"	N22° 55' 41"W'	34.79'	17.46	C117	43.13'	1,025.00'	002° 24' 39"	S24° 37' 38"W'	43.12'	21.57		000	,	1 -32 55 10	1 33 23 11		L

Cent	erline Lo	t Line Table						
Line # Length Direction								
"L49"	12.61'	N02° 37' 58"E						
"L50"	150.44'	S81° 22' 09"E						

Во	undary L	ine Table
Line #	Length	Direction
"L25"	165.00'	N08° 37' 51"E
"L26"	30.00'	S81° 22' 09"E
"L27"	80.00'	N08° 37' 51"E
"L28"	170.00'	S81° 22' 09"E
"L29"	40.00'	N08° 37' 51"E
"L30"	200.00'	N81° 22' 09"W
"L31"	35.60'	N08° 37' 51"E
"L32"	5.53'	N45° 56' 21"E
"L33"	52.65'	S81° 22' 09"E
"L34"	158.15'	S16° 02' 45"W
"L35"	152.25'	S04° 52' 53"E
"L36"	52.56'	S28° 00' 00"W
"L37"	52.47'	S80° 00' 00"W
"L38"	50.41'	N51° 00' 00"W
"L39"	25.16'	N03° 00' 00"E
"L40"	116.95'	N86° 00' 00"W
"L41"	50.46'	N78° 46' 21"W
"L42"	109.84'	N82° 00' 00"W
"L43"	37.16'	S08° 00' 00"W
"L44"	119.00'	N77° 00' 00"W

Во	undary L	ine Table
Line #	Length	Direction
"L45"	114.52'	S05° 00' 00"W
"L46"	51.14'	S02° 12' 35"E
"L47"	122.66'	S15° 00' 00"W

			Center Line	Curve Table		_
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C125"	147.85'	197.82'	042° 49' 24"	S25° 03' 09"W'	144.43'	77.57
"C127"	193.01'	1,500.00'	007° 22' 20"	S85° 03' 19"E'	192.87'	96.64
"C146"	253.59'	700.00'	020° 45' 24"	S13° 00' 40"W'	252.21'	128.20
"C148"	180.97'	1,200.00'	008° 38' 26"	N84° 25' 16"W'	180.80'	90.66

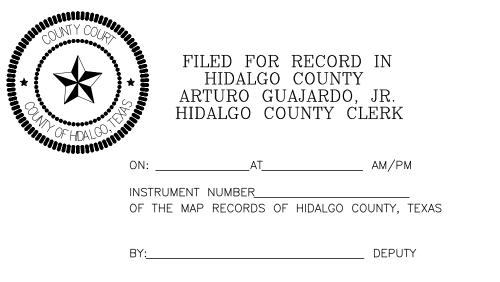


TBPLS No. 10096900

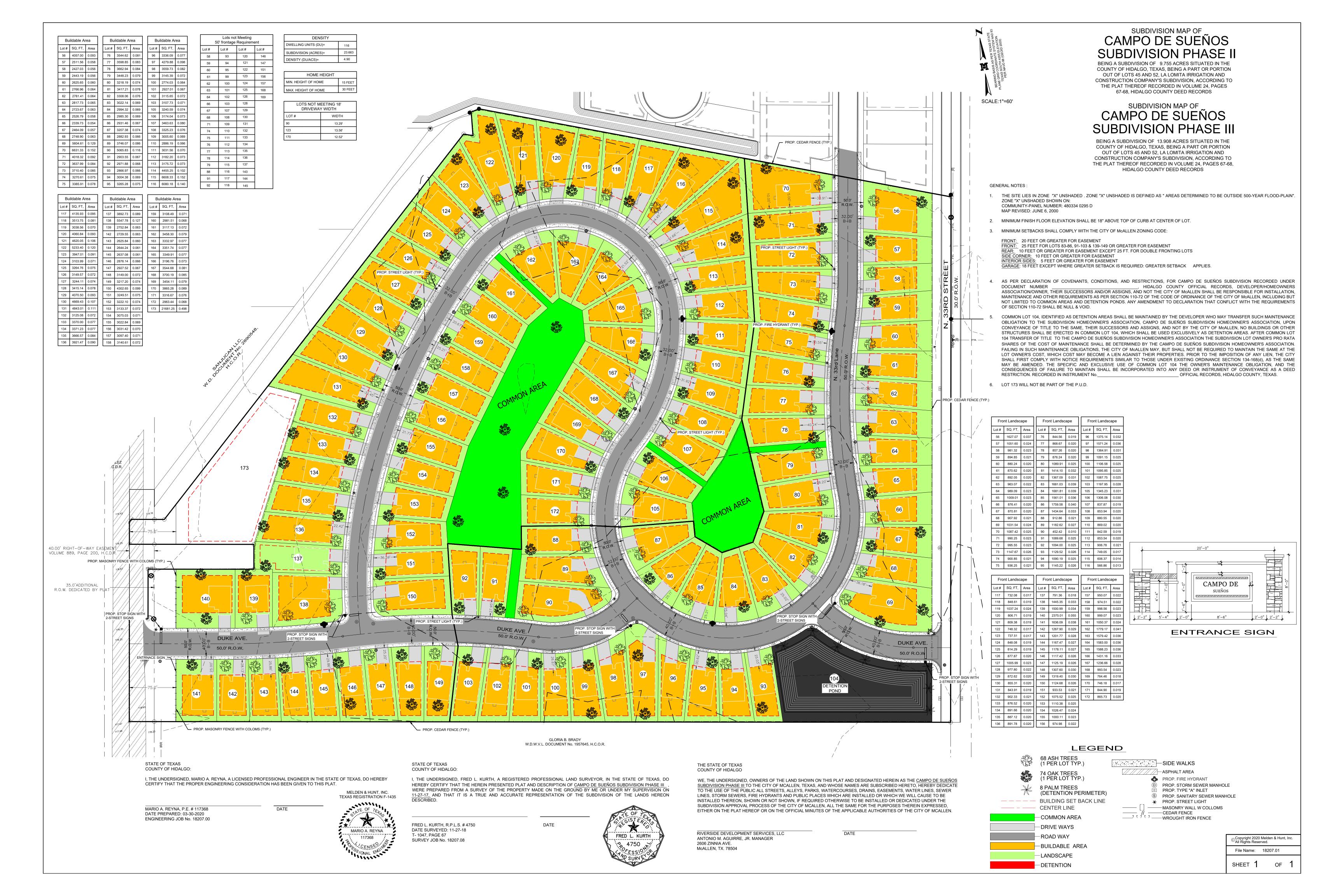
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DRAWN BY: CESAR/ DAVID O	CHAVEZ DATE 03-30-20
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE



SHEET 2 OF 2





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 2, 2021

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO C-4

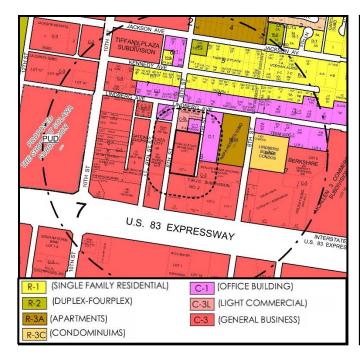
(COMMERCIAL-INDUSTRIAL) DISTRICT: LOTS 1 AND 2, HIDALGO-STARR REHAB. SUBDIVISION, HIDALGO COUNTY, TEXAS; 1301 AND 1401

SOUTH 8TH STREET. (REZ2021-0044)

<u>LOCATION</u>: The property is located on the east side of South 8th Street, 345 ft. north of U.S. Expressway 83. The tract has 402 ft. of frontage along South 8th Street with a depth of 229 ft., for a lot size of 2.11 acres.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to C-4 (commercial-industrial) District for a warehouse. A feasibility plan has not been submitted.

<u>ADJACENT ZONING</u>: The adjacent zoning is C-3 (general business) District to the east, south, and west, C-1 (office building) District to the east and northeast, and C-3L (light commercial) District to the northwest.





<u>LAND USE</u>: The property on Lot 1 used to be a daycare and is currently undergoing interior remodeling for a proposed furniture retail store and office spaces, with a warehouse as an accessory use. Lot 2 is currently vacant. Surrounding land uses include hotels such as Comfort Suites, Motel 6, Super 8 by Windham, offices, single-family residences, and apartments.

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

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along South 8th Street is hotel and motel.

<u>HISTORY:</u> The subject property was annexed and initially zoned R-1 (single-family residential) District during the comprehensive zoning in 1979. A rezoning request to C-1 (office building) District for the subject property was approved by the City Commission on May 13, 1991. A rezoning request to C-3 (general business) District for the subject property was approved by the City Commission on February 8, 1993. There has been no other rezoning request for the subject property since then.

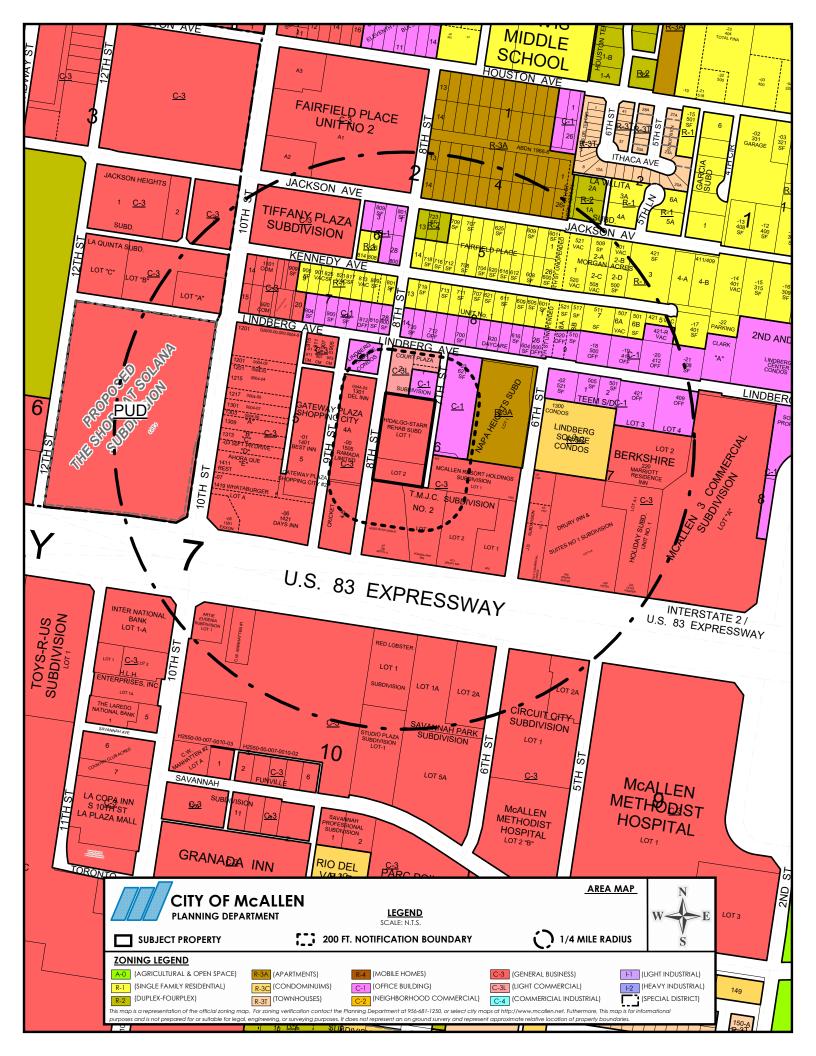
<u>ANALYSIS:</u> The requested spot zoning does not conform to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. It does not follow the development trend in this area either.

South 8th Street is a local street with 50 ft. of right-of-way according to the plat, and approximately 27 ft. of pavement; therefore, it is not suitable for any traffic related to C-4 (commercial-industrial) District uses. Some of the permitted uses in a C-4 District include auto paint and body work, lumberyards or contractor yards, farm equipment or other heavy equipment sales and service, warehousing, any wholesale trade including livestock, commercial or industrial machinery or supplies, petroleum bulk stations and terminals, scrap or junk waste materials.

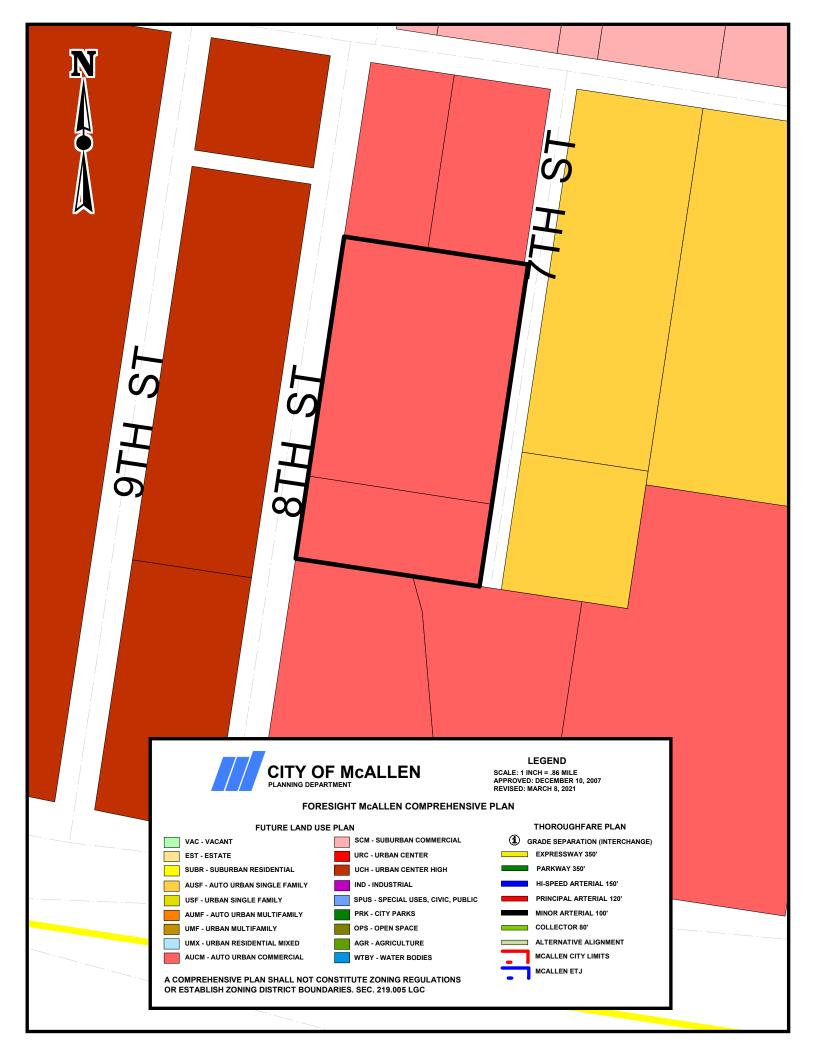
There is no other C-4 (commercial-industrial) District in the vicinity of the subject property. If the request is approved, it may encourage other property owners to apply for a rezoning to C-4 District.

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

<u>RECOMMENDATION:</u> Staff recommends disapproval of the rezoning request to C-4 (commercial-industrial) District.







HIDALGO-STARR REHAB. SUBDIVISION

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HIDALGO-STARR REHAB. SUBDIVISION





Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 1, 2021

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

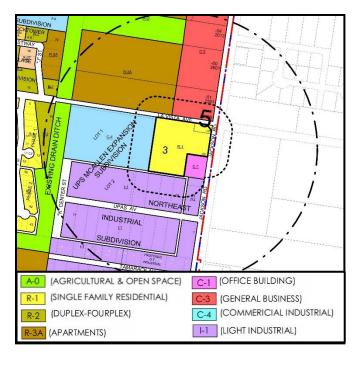
(GENERAL BUSINESS) DISTRICT: 5.47 ACRES OUT OF LOT 3, BLOCK 5, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS; 2209 AND 2217

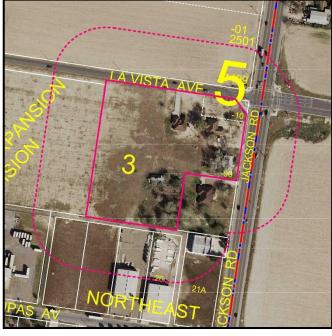
NORTH JACKSON ROAD. (REZ2021-0046)

<u>LOCATION</u>: The property is located on the southwest corner of North Jackson Road and East La Vista Avenue. The irregularly-shaped tract has 256.2 ft. of frontage along North Jackson Road with a depth of 546.13 ft. at its deepest point, for a lot size of 5.47 acres.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to C-3 (general business) District for commercial use. A feasibility plan has not been submitted.

<u>ADJACENT ZONING</u>: The adjacent zoning is C-3 (general business) and R-3A (multifamily residential) Districts to the north, C-4 (commercial-industrial) District to the west, and C-1 (office building) and I-1 (light industrial) Districts to the south.





<u>LAND USE</u>: There are currently two houses on the subject property proposed to be demolished. Surrounding land uses include Galeria Plaza, office, warehouse, UPS Center, and vacant land.

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

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along North Jackson Road is commercial.

<u>HISTORY:</u> The subject property was annexed and initially zoned R-1 (single-family residential) District on November 27, 1995. There has been no other rezoning request for the subject property since then.

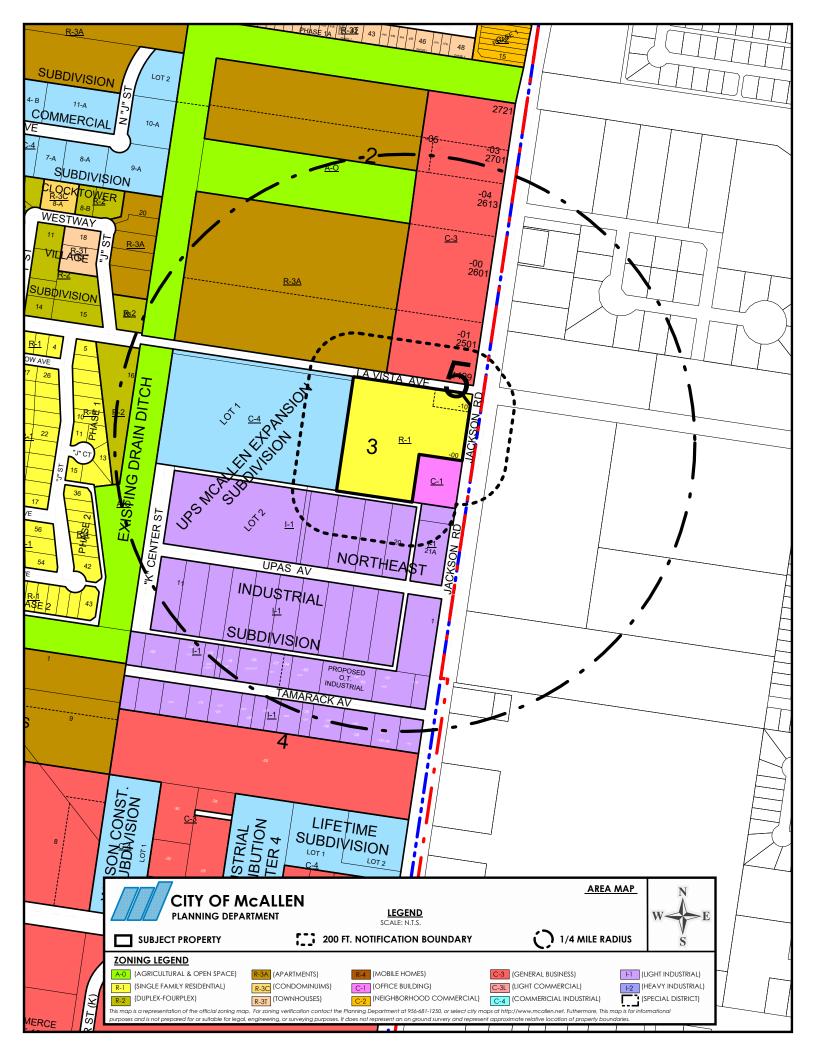
The properties at the northwest corner of East La Vista Avenue and North Jackson Road were rezoned to C-3 (general business) District by the City Commission during the comprehensive rezoning by the City of McAllen on September 8, 2014. A rezoning request to C-1 (office building) District for the adjacent property to the south was approved by the City Commission on March 11, 2019.

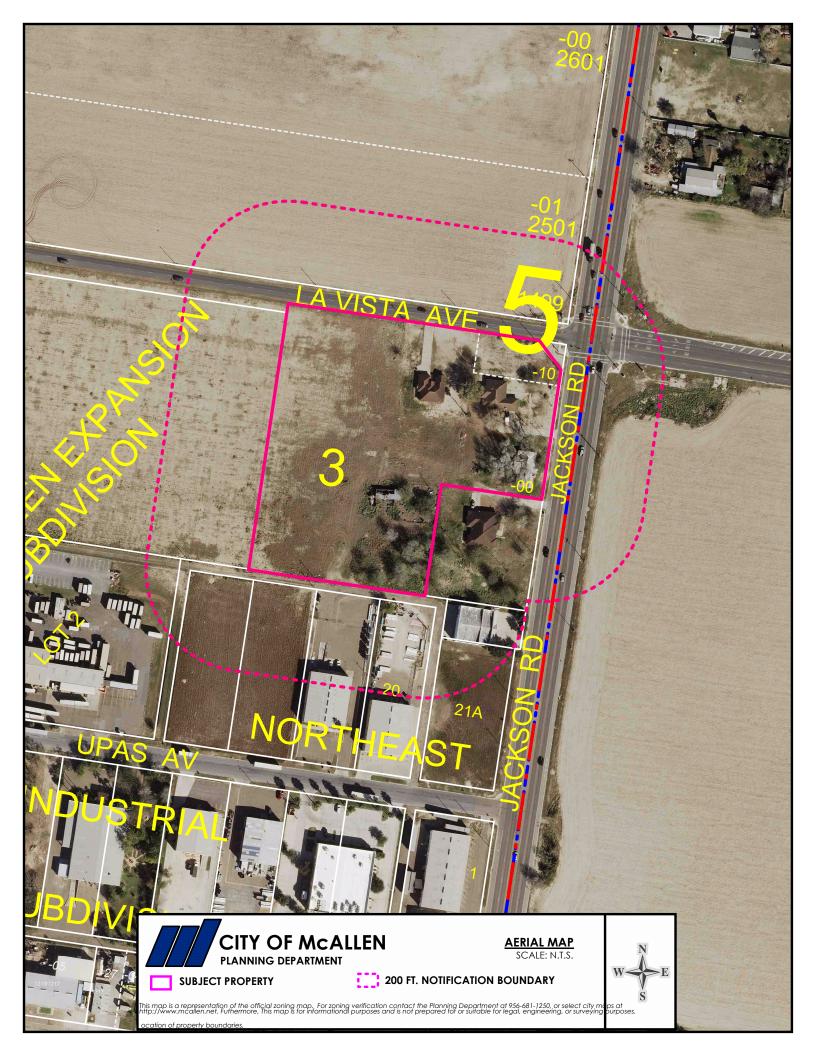
<u>ANALYSIS:</u> The requested zoning conforms to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the rezoning and development trend to commercial in this area along North Jackson Road.

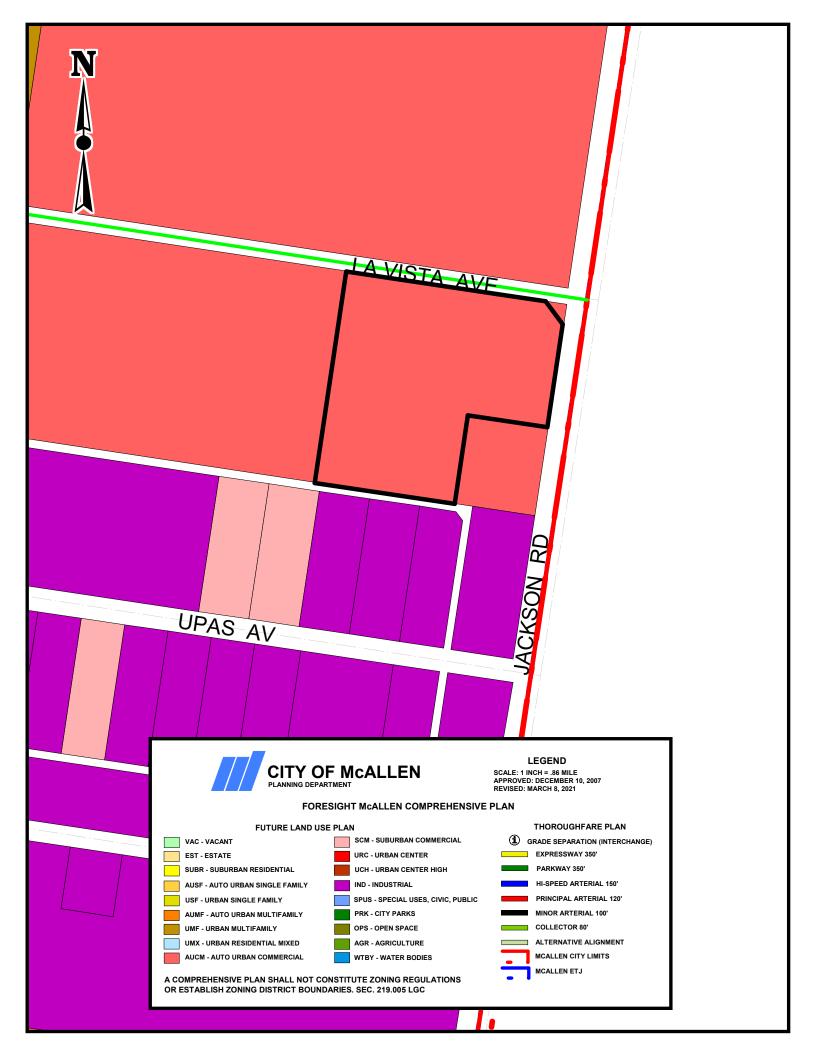
A recorded subdivision plat and approved site plan are required prior to building permit issuance.

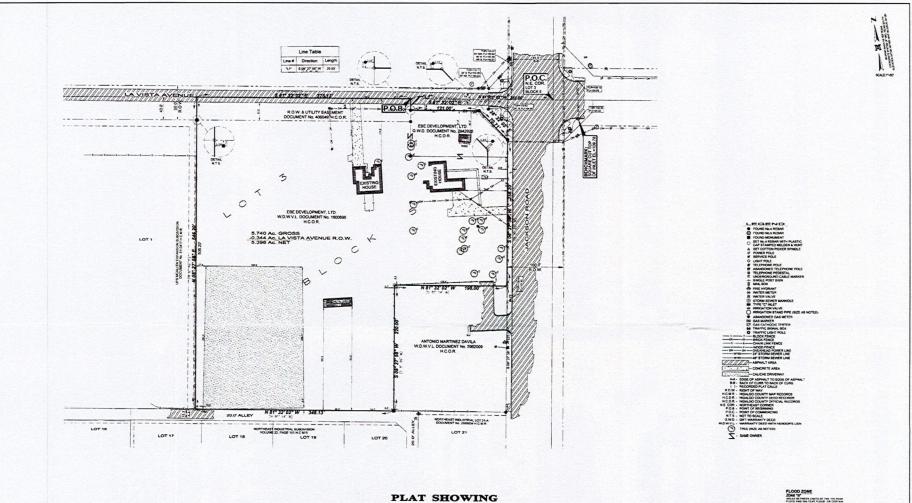
Staff has not received any calls or emails in opposition to the rezoning request.

<u>RECOMMENDATION:</u> Staff recommends approval of the rezoning request to C-3 (general business) District.







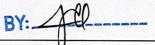


PLAT SHOWING
5.740 ACRES
OUT OF
LOT 3, BLOCK 5
A.J. McCOLL SUBDIVISION
VOLUME 21, PAGE 598 H.C.D.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS











Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 2, 2021

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

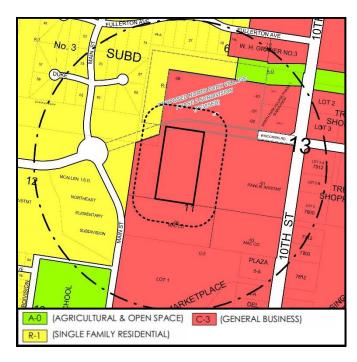
(MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 5.303 ACRES OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS: 7901 NORTH 10TH STREET (MID). (REZ2021-

0047)

<u>LOCATION</u>: The property is located on the south side of Wisconsin Road, approximately 820 ft. west of North 10th Street. The submitted survey depicts that the lot will have a 357.75 ft. of prospective frontage along Wisconsin Road (labeled as Auburn Avenue on the survey) after the right-of-way dedication with a depth of 660 ft. for a lot size of 5.303 acres.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District in order to construct multiple apartments. A feasibility plan has not been submitted.

<u>ADJACENT ZONING</u>: The adjacent zoning is C-3 (general business) District in all directions.





<u>LAND USE</u>: The subject property is currently vacant. Surrounding land uses include North Park Village Plaza, Trenton Crossing Shopping Center, Sam's Club, single-family residences, Dr. Pablo Perez Elementary School, Homer J. Morris Middle School, agricultural, and vacant land.

<u>COMPREHENSIVE PLAN</u>: Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial which is comparable to C-1 (office building) to C-3L (light commercial) Districts.

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along Wisconsin Road is commercial.

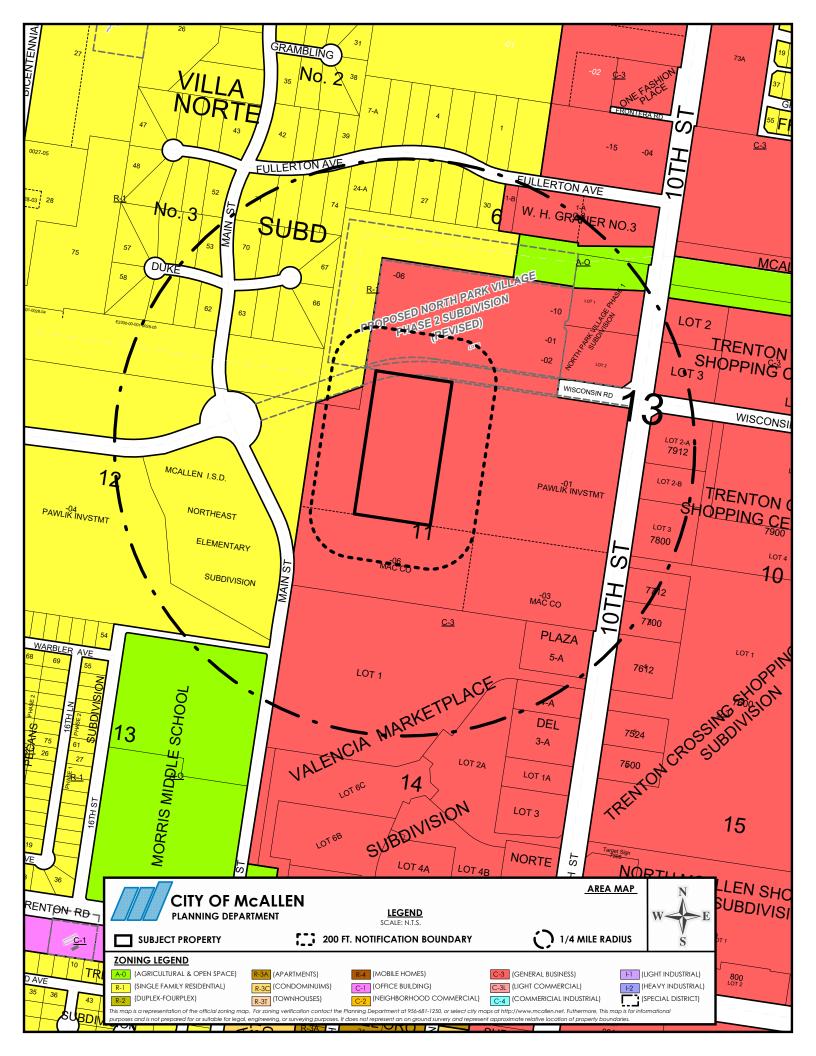
<u>HISTORY:</u> The tract was annexed into the city and initially zoned R-1 (single-family residential) District on November 27, 1995. A rezoning request to C-3 (general business) District for the subject property was approved by the City Commission on January 9, 2006. There has been no other rezoning request for the subject property since then.

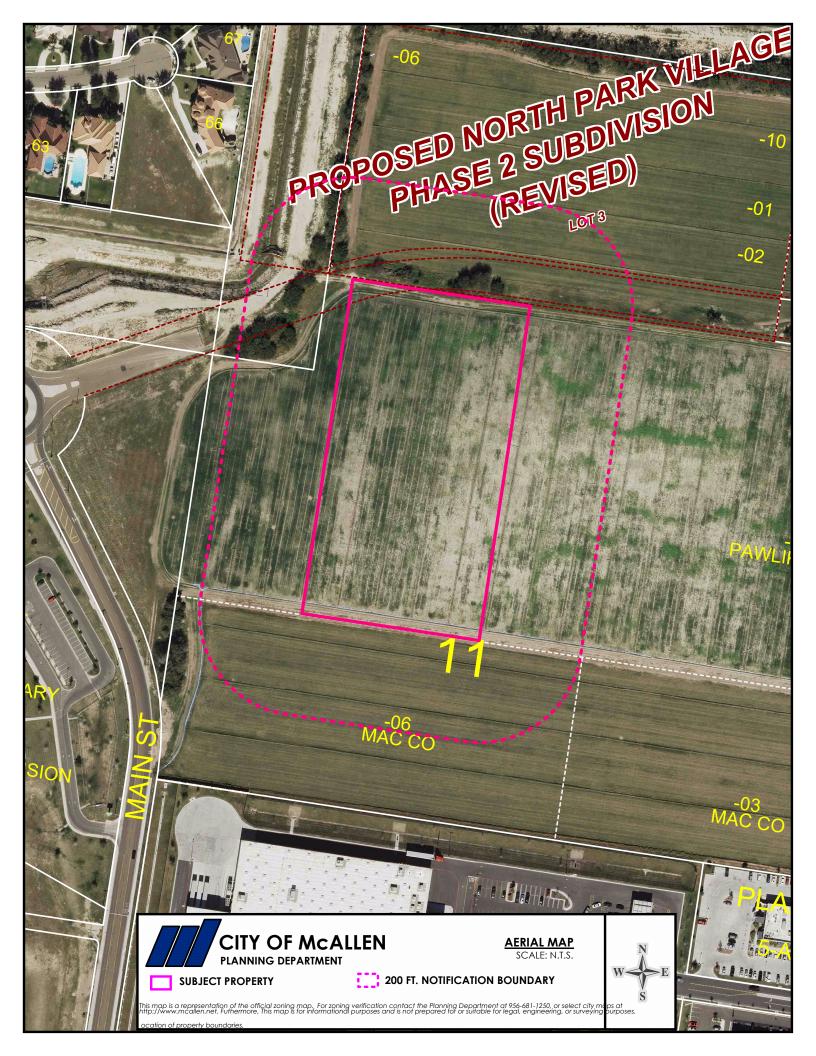
<u>ANALYSIS</u>: The requested zoning does not conform to the Suburban Commercial land use designation; however, it is a lesser intense zone than the current C-3 (general business) District. The rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proposed development will be in proximity to compatible uses, Pablo Perez Elementary School and Homer J. Morris Middle School, since institutional uses are located within residential neighborhoods.

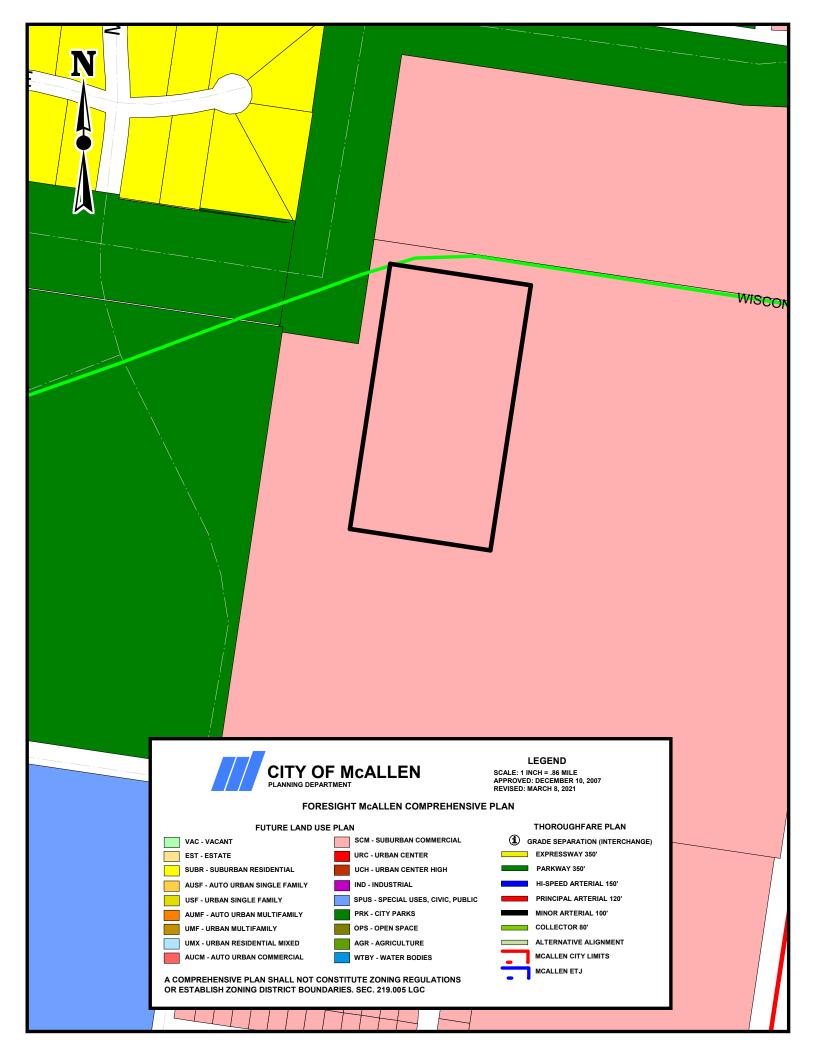
A recorded subdivision plat and approved site plan are required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

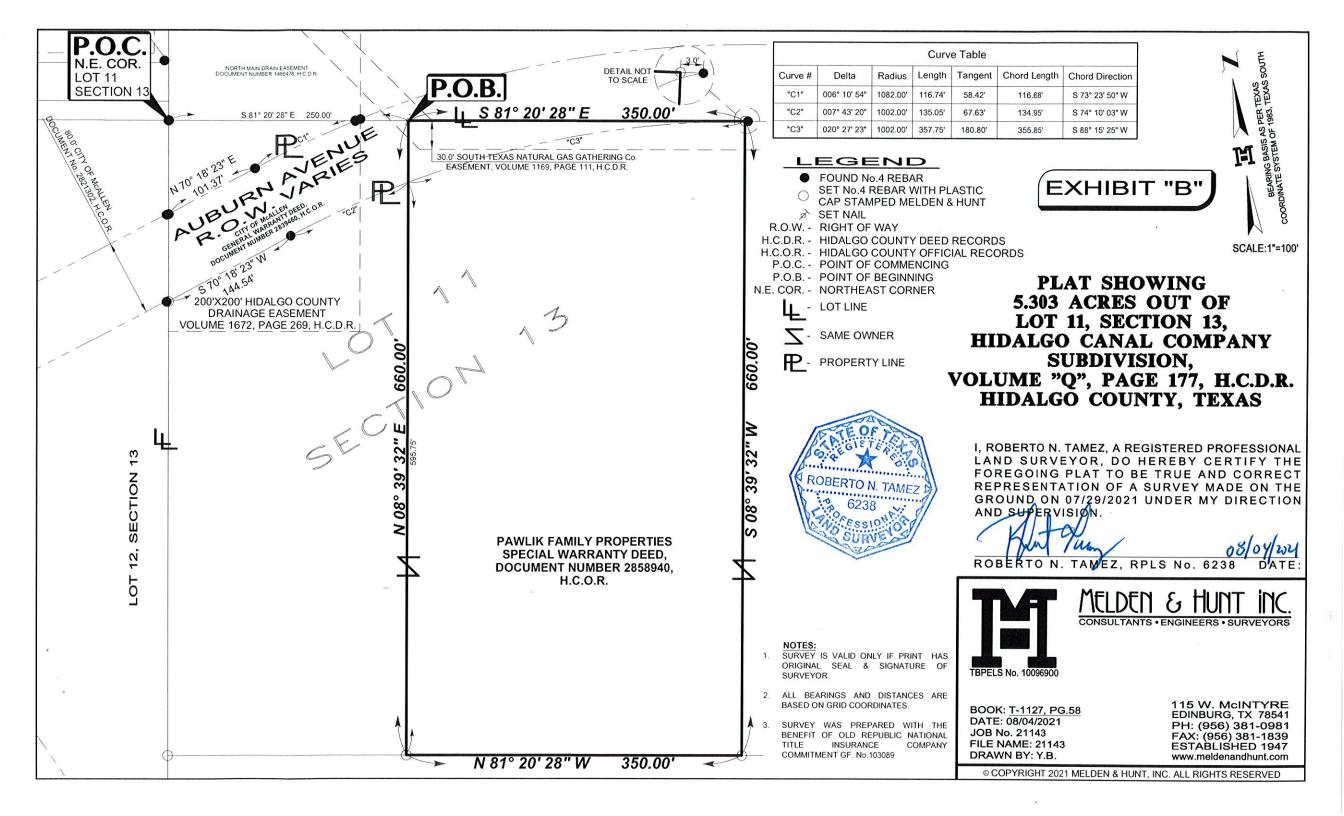
Staff has not received a call or email in opposition to the rezoning request.

<u>RECOMMENDATION:</u> Staff recommends approval of the rezoning request to R-3A (multifamily residential apartment) District.











Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 2, 2021

SUBJECT: INITIAL ZONING TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT)

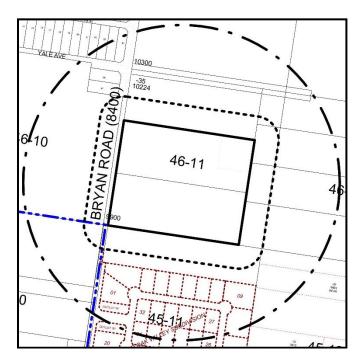
DISTRICT: LOTS 5 AND 6, RESUBDIVISION OF LOTS 46-11 & 46-12, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS;

10100 NORTH BRYAN ROAD (REZ2021-0043) WITHDRAWN

THIS ITEM WAS WITHDRAWN BY THE AUTHORIZED ENGINEER.

<u>LOCATION</u>: The property is located on the east side of North Bryan Road, approximately 1,300 ft. north of Mile 6 Road. The tract has 886.1 ft. of frontage along North Bryan Road with a depth of 1,120.08 ft. at its deepest point (1,120 ft. on plat).

<u>PROPOSAL</u>: The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-3A (multifamily residential apartment) District will become effective upon the annexation of the tract into the City. The applicant is requesting R-3A District in order to build detached duplexes. A proposed 71-lot subdivision under the name of Mission Village Subdivision for the subject property is scheduled to be heard in preliminary form by the Planning and Zoning Commission on August 17, 2021.





<u>ADJACENT ZONING</u>: The adjacent properties to the subject property are outside McAllen City limits.

<u>LAND USE</u>: The property is currently vacant. Surrounding land uses include single-family residences, agricultural, and vacant land.

<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family, which is comparable to R-1 (single-family residential) District.

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

<u>HISTORY:</u> The tract has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 1, 1981. An annexation and initial zoning request to R-3A District for the subject property was submitted on July 20, 2021. A subdivision application for the subject property is scheduled to be heard by the Planning and Zoning Commission on August 17, 2021. An annexation request for the subject property is scheduled to be heard at the City Commission meeting of September 13, 2021.

<u>ANALYSIS</u>: The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

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

The R-3A District designation permits continuation of the subdivision process for a residential subdivision.

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

<u>RECOMMENDATION:</u> Staff recommends approval of the initial zoning request to R-3A (multifamily residential apartment) District.

SUB 2020 - OCC = 7

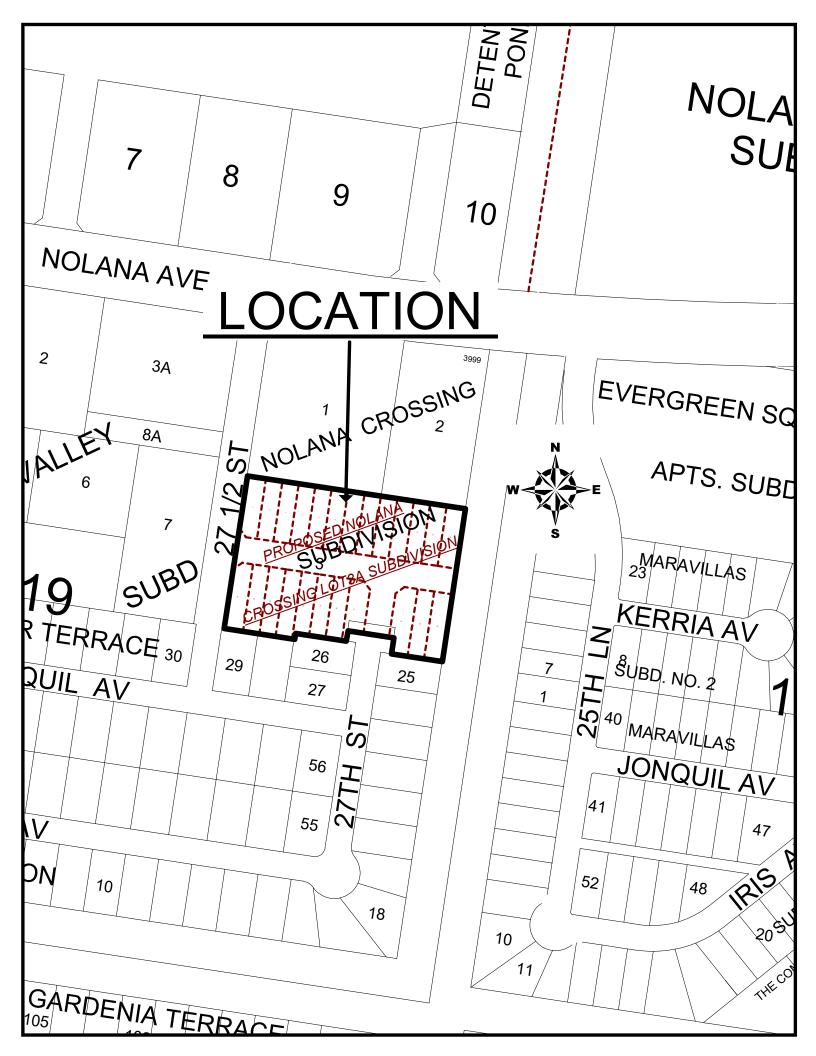
City of McAllen Planning Department APPLICATION FOR SURDIVISION PLAT REVIEW

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

SEP 3 0 2020

	SUBDIVISION I LAT REVIEW
Project Description	Subdivision NameNOLANA CROSSING, LOT 3A SUBDIVISION
Owner	Name ABHANTE ENTERPRISES, Prone 956.227. 7399 Address 3525 W. FREDDY GONZALEZ DR. STE B City EDINBURG State 1X Zip 78539 E-mail Qlex9275 Q yahoo. Com
Developer	Name Same as above Phone
Engineer	Name Barrera Infrastrucutre Group, Inc. Phone 956-687-3355 956.624.498 Address 3525 W. Freddy Gonzalez Ave, Suite B2 City Edinburg State Texas Zip 78539 Contact Person Rene Barrera, P.E. E-mail rene@big-engineering.com
Surveyor	Name Homero L. Gutierrez Phone 956-369-0988 Address P.O. Pox 548 City McAllon State TX Zip RF3555VED





PLAT OF

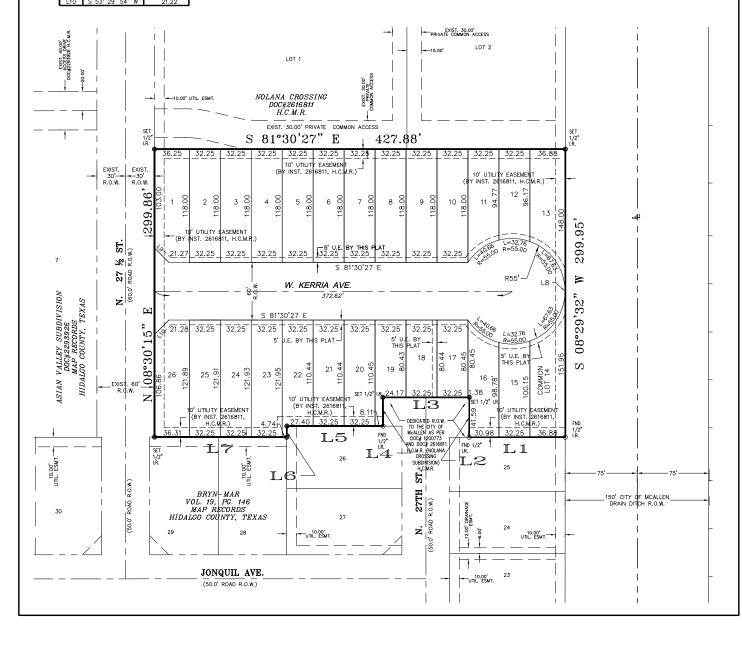
NOLANA CROSSING, LOT 3A SUBDIVISION

McALLEN, TEXAS

A 2.834 ACRE (123462.0 S.F.), BEING ALL OF LOT 3, NOLANA CROSSING SUBDIVISION, AS PER MAP RECORDED BY INSTRUMENT NUMBER 2616811, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LINE DATA		
LINE	BEARING	DISTANCE
L1	N 81°33'31" W	100.11'
L2	N 08'38'21" E	41.59'
L3	N 81°29'20" W	90.05'
L4	S 08'25'56" W	30.03'
L5	N 81*29'52" W	100.01
L6	S 09'3'55" W	11.52'
L7	N 81'28'14" W	137.79'
L8	S 81°30'27" E	0.28'
L9	S 36° 30' 06" E	21.21'
110	C E7' 20' E4" W	01.00'



08/30/2021 Page 1 of 2 SUB2021-0075



City of McAllen

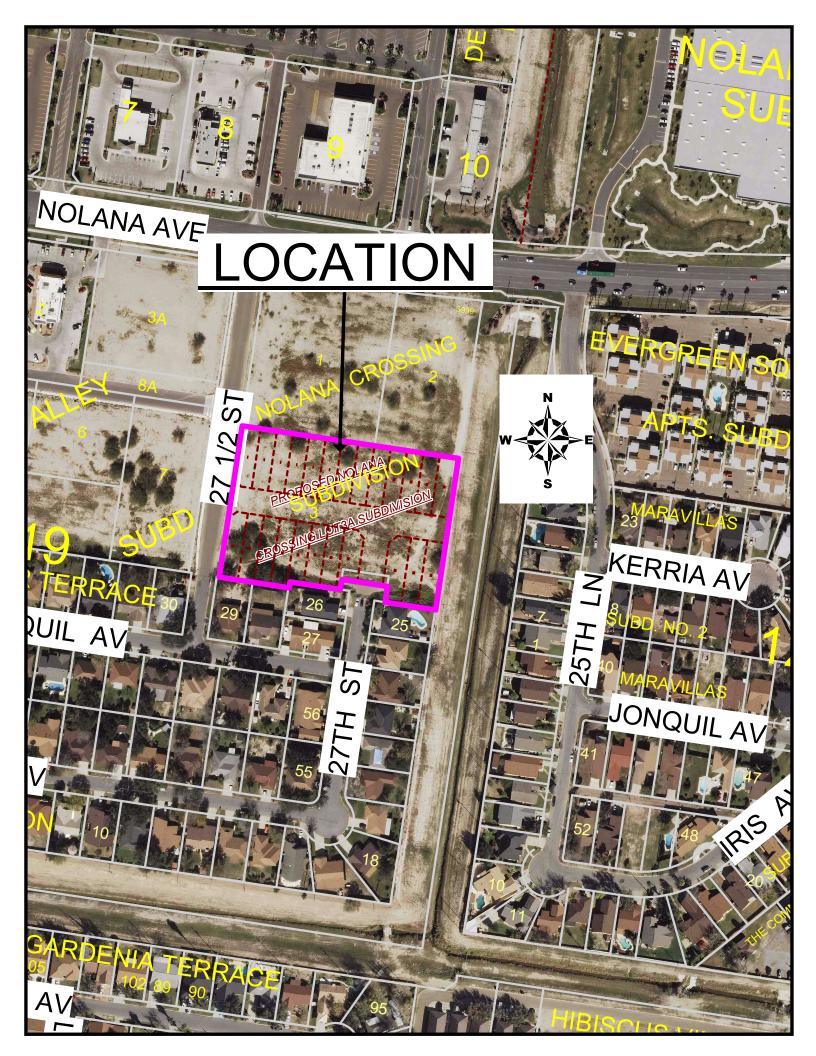
SUBDIVISION PLAT REVIEW

Reviewed On: 8/30/2021

SUBDIVISION NAME: NOLANA CROSSING LOT 3A SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
W. Kerria Avenue: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides	Compliance
N. 27th Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides	Applied
N. 27 1/2 Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides	Applied
* 800 ft. Block Length	Compliance
* 600 ft. Maximum Cul-de-Sac	Compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: 10 ft. or greater for approved site plan or easements	Applied
* Rear: 20 ft. or greater for approved site plan or easements	Applied
* Sides: Sides: 0 ft. with firewall construction, 6 ft. otherwise in accordance with the zoning ordinance or greater for approved site plan or easement	Applied
* Corner: 10 ft. or greater for approved site plan or easements	Applied
* Garage: 18 ft. or greater for approved site plan or easements, except where greater setback is required, greater setback applies.	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on * 4 ft. wide minimum sidewalk required on N. 27 1/2 Street, both sides of Kerria Avenue and N. 27th Street.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
UFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 27th Street.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along N. 27th Street.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
IOTES	
* No curb cut, access, or lot frontage permitted along N. 27th Street.	Applied
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied

08/30/2021 Page 2 of 2 SUB2021-0075

G	
* Common areas, private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 applies for public subdivision	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: R-3T Proposed: R-3T	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per 25 dwelling unit/lot = \$17,500 to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy ***Nolana Crossing Subdivision provides for a T head along N. 27th St. which is to be widened with escrowed funds from previously recorded subdivision.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED BY ENGINEERING DEPARTMENT.	Applied



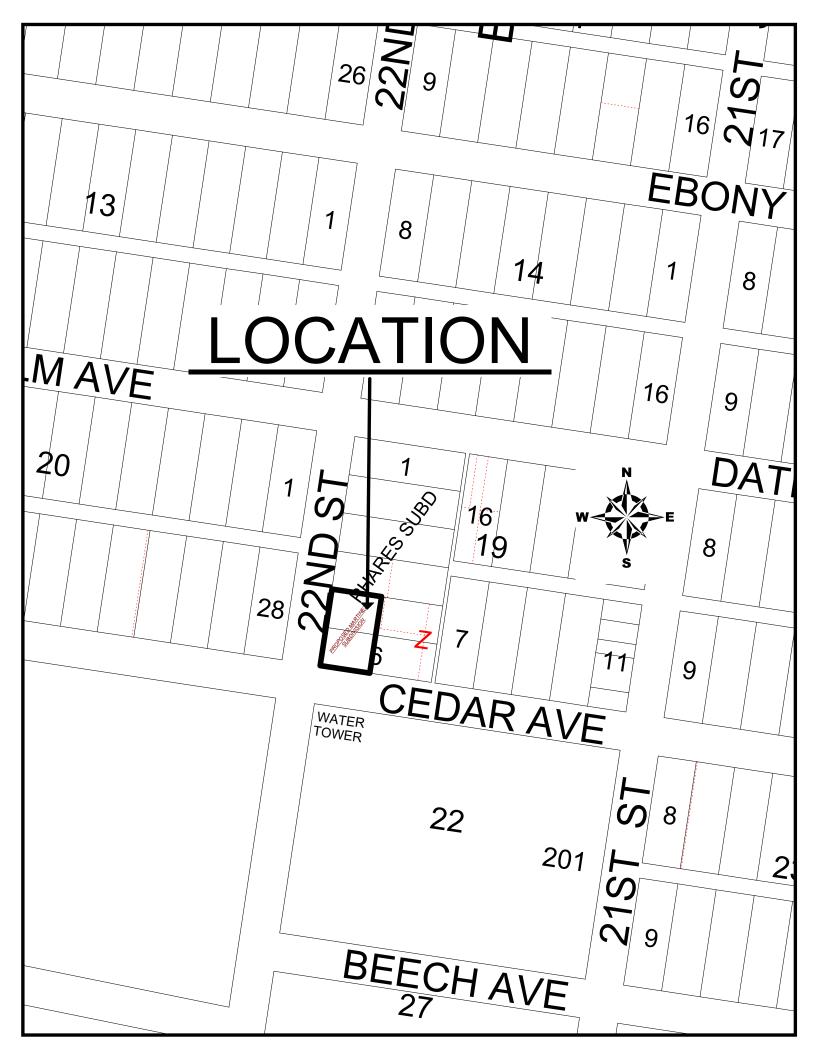
SUB2020-007

City of McAllen Planning Department APPLICATION FOR

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

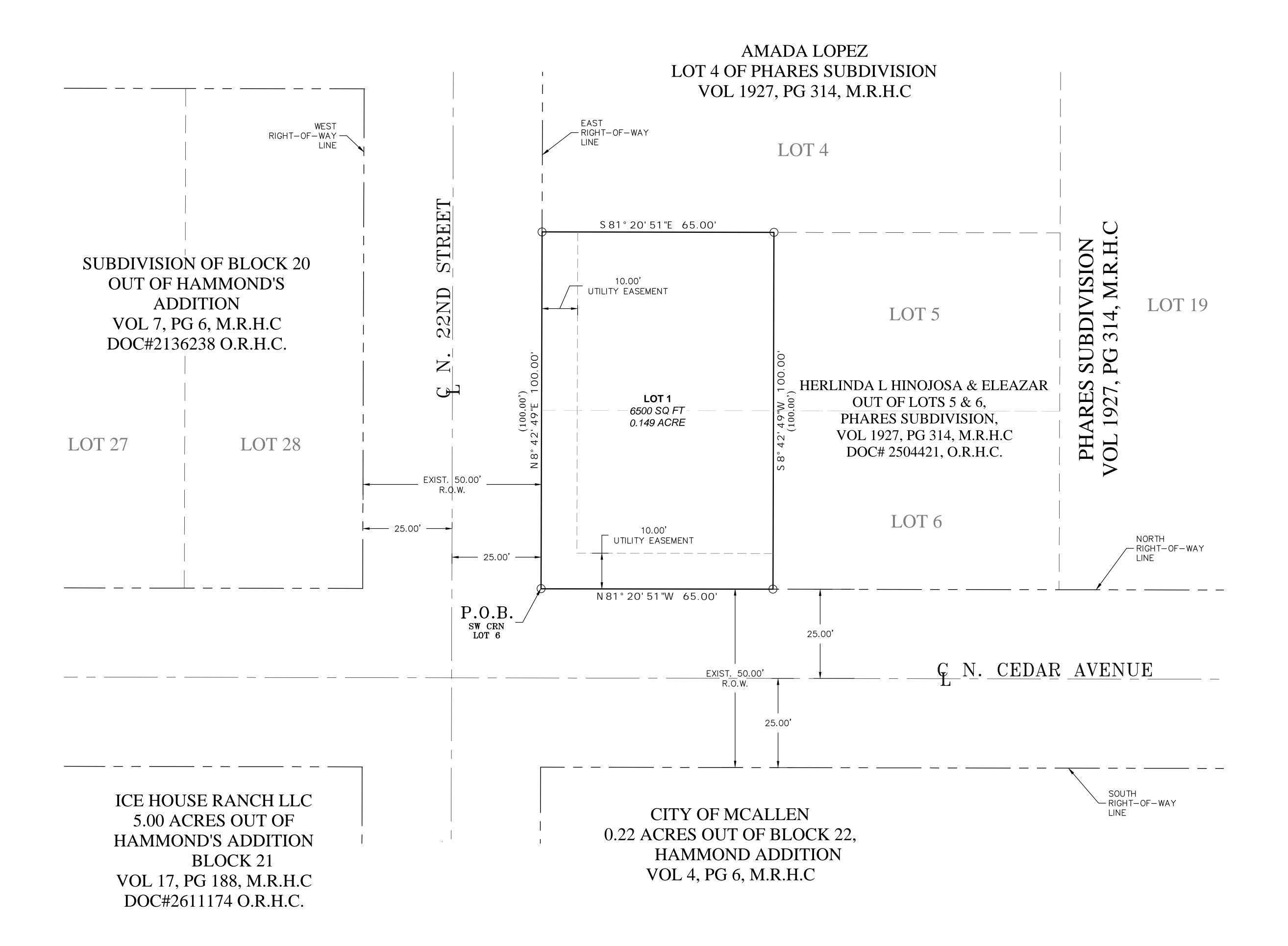
SUBDIVISION PLAT REVIEW

	V SUBDIVISION FLAT REVIEW	
ſ	Subdivision Name Phares Lot 5A Subdivision Location the north easth corner of cedar avenue and 22nd street City Address or Block Number 300 N. 22NO ST	
ioi	DE LOS COMPANIES DE LOS	
ipt	Number of lots Gross acres Net acres Net acres	
scr	Existing Zoning $\frac{R-12}{2}$ Proposed $\frac{R-12}{2}$ Rezoning Applied For $\frac{L}{2}$ No Date Existing Land Use $\frac{L}{2}$ Proposed Land Use $\frac{L}{2}$	
Ö	Residential Replat Yes - No - Commercial Replat Yes - No - ETJ Yes - No -	
ct		
Project Description	Agricultural Tax Exempt Yes □ No □ Estimated Rollback tax due Parcel No. #0900-00-005-05	
Pro	Hogo or organis-ol Legal Description Being a 0.149 acres truct or land out of and farming Part of the North 34.00 feet of the west 65.00 feet of 10 t 5, Phares subdivision recorded in Volume 1907, Page 314, M. R. H. C., texas	
	100 100	
	Name _Javier Martinez Phone _(956) 270-1071	
nel	Address 304 North 22nd Street	
Owner	City McAllen State Texas Zip 78501	
E-mailJavier.Martinez1960@icloud.com		
	Name Javier Martinez Phone (956) 270-1071	
per	NameJavier Martinez Phone(956) 270-1071 Address304 North 22nd Street	
eloper	Address 304 North 22nd Street	
eveloper	Address 304 North 22nd Street City McAllen State Texas Zip 78501	
Developer	Address 304 North 22nd Street	
	Address 304 North 22nd Street City McAllen State Texas Zip 78501 Contact Person Javier Martinez E-mail Javier.Martinez1960@icloud.com	
	Address 304 North 22nd Street City McAllen State Texas Zip 78501 Contact Person Javier Martinez E-mail Javier.Martinez1960@icloud.com Name I Van (7avcia P. E., R.P.L.S. Phone 974 380 5152 Address 921 S. 10th Ave	
	Address 304 North 22nd Street City McAllen State Texas Zip 78501 Contact Person Javier Martinez E-mail Javier.Martinez1960@icloud.com Name I Van (7avcia P. E., R.P.L.S. Phone 974 380 5152 Address 921 S. 10th Ave City Edinburg State Tx Zip 78539	
	Address 304 North 22nd Street City McAllen State Texas Zip 78501 Contact Person Javier Martinez E-mail Javier.Martinez1960@icloud.com Name I Van (7avcia P. E., R.P.L.S. Phone 974 380 5152 Address 921 S. 10th Ave	
Engineer Developer	Address 304 North 22nd Street City McAllen State Texas Zip 78501 Contact Person Javier Martinez E-mail Javier.Martinez1960@icloud.com Name I Van (7avcia P. E., R.P.L.S. Phone 974 380 5152 Address 921 S. 10th Ave City Edinburg State Tx Zip 78539	
Engineer	Address 304 North 22nd Street City McAllen State Texas Zip 78501 Contact Person Javier Martinez E-mail Javier.Martinez1960@icloud.com Name I Van (ravcia P. E., R.P.L.S. Phone 974 380 5152 Address 921 S. 10th Ave City Edinburg State Tx Zip 78539 Contact Person I Van (ravcia P. E., R. P. L. S. E-mail rio delta 2004@ Yahoo. com	
Engineer	Address 304 North 22nd Street City McAllen State Texas Zip 78501 Contact Person Javier Martinez E-mail Javier.Martinez1960@icloud.com Name I Van (ravcia P. E., R.P.L.S. Phone 974 380 5152 Address 921 S. 10th Ave City Edinburg State Tx Zip 78539 Contact Person I Van (ravcia P. E., R. P. L. S. E-mail rio delta 2004@ yahao.com Name I Van (ravcia P. E., R.P.L.S. Phone 954 380 5152 Address 921 S. 10th avec	
Engineer	Address 304 North 22nd Street City McAllen State Texas Zip 78501 Contact Person Javier Martinez E-mail Javier.Martinez1960@icloud.com Name I Van (ravcia P. E., R.P.L.S. Phone 974 380 5152 Address 921 S. 10th Ave City Edinburg State Tx Zip 78539 Contact Person I Van (ravcia P. E., R. P. L. S. E-mail rio delta 2004@ yahao.com Name I Van (ravcia P. E., R.P.L.S. Phone 954 380 5152 Address 921 S. 10th avec	
	Address 304 North 22nd Street City McAllen State Texas Zip 78501 Contact Person Javier Martinez E-mail Javier.Martinez1960@icloud.com Name I Van (7avcia P. E., R.P.L.S. Phone 974 380 5152 Address 921 S. 10th Ave City Edinburg State Tx Zip 78539 Contact Person I Van (7avcia P. E., R. P. L. S. E-mail rio delta 2004@ Yahoo.com Name I Van (7avcia P. E., R. P. L. S.	



PHARES SUBDIVISION LOT 5A

BEING A 0.149 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF THE NORTH 34.00 FEET OF THE WEST 65.00 FEET OF LOT 5, PHARES SUDBVISION, RECORDED IN VOLUME 1927, PAGE 314, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



08/30/2021 Page 1 of 2 SUB2021-0032



City of McAllen

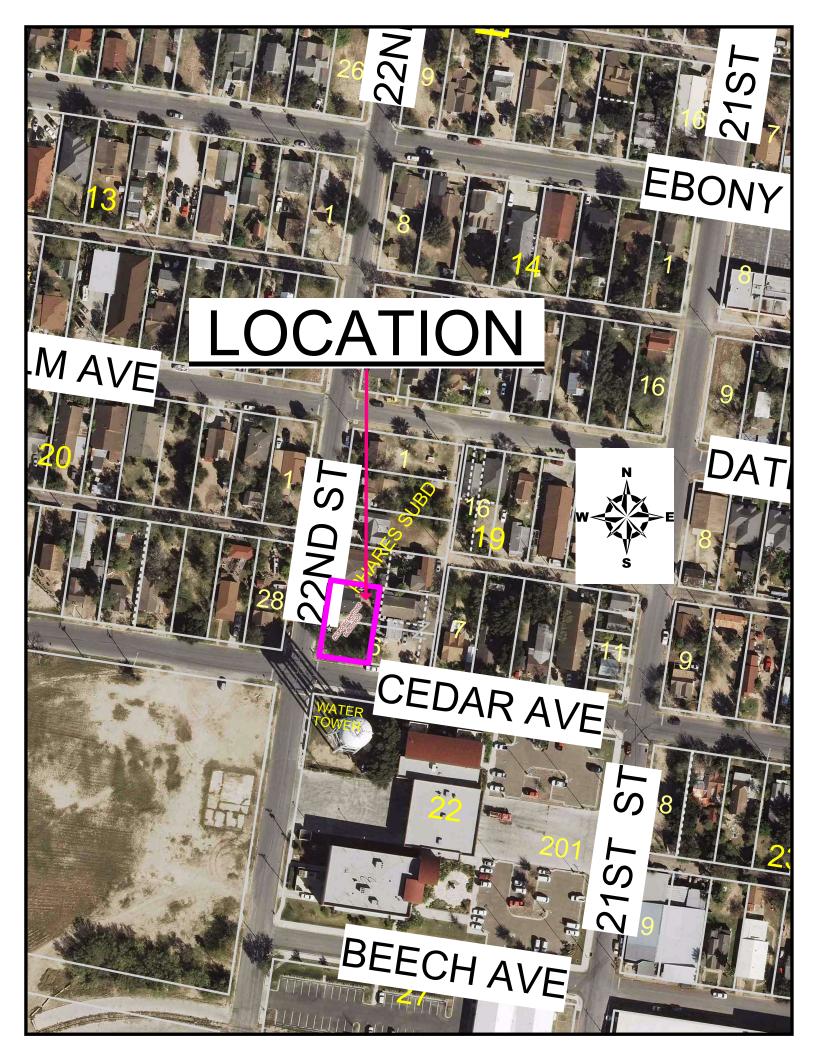
SUBDIVISION PLAT REVIEW

Reviewed On: 8/30/2021

SUBDIVISION NAME: PHARES LOT 5A SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 22nd Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides	Applied
Cedar Avenue: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides **Revise street name as noted above.	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length	NA
* 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: 20 ft. or greater for easements	Applied
* Rear: 10 ft. or greater for easements	Applied
* Sides: 6 ft. except 10 ft. for easements Applied	Applied
* Corner	NA
* 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
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Cedar Avenue and N. 22nd Street.	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	Applied
* 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 Cedar Avenue **Revise Note #9 as noted above prior to recording	Non-compliance
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen	NA

08/30/2021 Page 2 of 2 SUB2021-0032

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: R-2 Proposed: R-2	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation has been waived per Traffic Department, no TIA required prior to final plat.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: **Must comply with City's Access Management Policy ***Subdivision was initially approved in preliminary form under Javier Martinez Subdivision	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied



City of McAllen Planning Department APPLICATION FOR

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

SUBDIVISION	PLAT	REVIEW
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Project Description	Subdivision Name
Owner	Name Alvaro Iglesias Phone 05.3178813 Address 3589 W Turfle Dr City Rio Granze State TX Zip 78587 E-mail Alvaro Iglesias 9110 gmail.com
Developer	Name Squest is Durce Phone Address
Engineer	Name MAS Engineering U(. Phone (156) 537-1311 Address 3911 N- 10th street City M. Allen State Texas Zip 78501 Contact Person Mano A. Salinas E-mail
Surveyor	Name David Saliny Phone (56) 682-9081 Address 2221 Parthodi City McAllen State Texas Zip 78976 FE FE FE FE FE FE FE FE FE FE FE FE FE

Annioation
with
Submitted
Requirements
Developer's
Minimum

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Owner

Proposed Plat Submittal \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report 8 ½" by 11" Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifying owner on application) Autocad DWG file of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable PLAT TO SHOW: Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for 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 1/2" by 11" copies/legible copy of the plat, affected by changes. I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. _____ Date 10-8-20 Signature <u>1</u> Alvavo Iglesias Print Name

Authorized Agent

Rev 03/11



IGLESIAS SUBDIVISION MCALLEN, TEXAS

BEING A 1.079 ACRE TRACT OF LAND, OUT OF LOT 248, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS. ADJOINER: ADJOINER: ADJOINER: **OWNER: MARTINEZ BENITO OWNER: REYES EVERARDO &** OWNER: GARCIA JOSE **GRAY LOT 9 EXCEPT NW** YADIRA RODRIGUEZ **ALBERTO & BLANCA I** 132'X92.93' **GRAY LOT 13 GRAY LOT 12** S 81° 07′ 49″ S 81° 07' 49" E 574 4 07° 09'45" - 40 FT. R= 1,799.98' 10.0' ADDITIONAL R.O.W. R.O.W. L= 225.01' THIS PLAT , 24 33, LOT-1 1.079 AC. 47,001 S.F. 39. 080 5 1(1) M W ADJOINER: OWNER: ESPONJAS DEVELOPMENT LTD 广子 JOHN H SHARY AN IRR TR N580.33' LOT 248 15.71AC NET STATE OF TEXAS STATE OF TEXAS: COUNTY OF HIDALGO COUNTY OF HIDALGO: IGLESIAS I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER, I. (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE 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, WATERCOURSES, DRAINS, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING LEGEND 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 CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. 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. FOUND 1/2" IRON ROD SET 1/2" IRON ROD WITH YELLOW MARIO A. SALINAS CAP MARKED "SEA 5782" IGLESIAS CAPITAL INVESTMENTS LL LICENSED PROFESSIONAL ENGINNER # 96611 R.O.W. RIGHT OF WAY ALVARO ZOZA IGLESIAS JR. MEMBER 3911 N. 10TH STREET, SUITE H P-B PROPERTY LINE TO BACK OF CURB 3589 W. TURTLE DRIVE RIO GRANDE CITY, TX. 78582 MCALLEN. TEXAS 78501 B-B BACK OF CURB TO BACK OF CURB STATE OF TEXAS: P.O.C. POINT OF COMMENCEMENT COUNTY OF HIDALGO: P.O.B. POINT OF BEGINNING BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ______ALVARO ZOZA IGLESIAS JR. _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS H.C.D.R. HIDALGO COUNTY DEED RECORDS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY ______ OF ______, 2020. H.C.M.R. HIDALGO COUNTY MAP RECORDS M.B.S.L. MINIMUM BUILDING SETBACK LINE STATE OF TEXAS: COUNTY OF HIDALGO: NOTARY PUBLIC BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL , KNOWN TO ME TO BE THE PERSON WHOSE NAME IS REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. 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 ______ , 2020. CHAIRMAN, PLANNING COMMISSION Date 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. HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS. HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 STATE OF TEXAS RAUL SESIN, P. E. COUNTY OF HIDALGO FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JP HIDALGO COUNTY CLEP , THE UNDERSIGNED, DAVID O. SALINAS , 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. INSTRUMENT NUMBER SALINAS ENGINEERING & ASSOCIATES DATE OF THE MAP RECORDS OF HIDALGO COUNTY, TEX CONSULTING ENGINNERS & SURVEYORS FIRM No. 100657-00 2221 DAFFODIL AVE. DEPUTY

McALLEN, TEXAS 78501

(956) 682-9081

METES AND BOUNDS DESCRIPTION

BEING A 1.079 ACRE TRACT OF LAND, MORE OR LESS, OF LOT 248, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF THE HIDALGO COUNTY, TEXAS, SAID 1.079 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 248: THENCE NORTH 81 DEGREES 07 MINUTES 49 SECONDS WEST, WITH THE APPARENT NORTH LINE OF SAID LOT 248, A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR WITH A CAP FOUND APPARENT EXISTING WEST RIGHT OF WAY LINE OF BENTSEN ROAD FOR THE NORTHEAST CORNER OF SAID 1.079 ACRE TRACT OF LAND AND FOR THE POINT OF BEGINNING OF SAID 1.079 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 30 MINUTES 24 SECONDS WEST, WITH SAID EXISTING WEST RIGHT OF WAY LINE OF BENTSEN ROAD, A DISTANCE OF 139.33 FEET TO A NO. 4 REBAR WITH A CAP FOUND, FOR THE APPARENT SOUTHEAST CORNER OF SAID 1.079 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 62 DEGREES 25 MINUTES 42 SECONDS WEST, WITH THE APPARENT BENTSEN ROAD AND FM 495 EXISTING NORTHWEST CORNER CLIP RIGHT OF WAY, A DISTANCE OF 41.38 FEET TO A NO. 4 REBAR FOUND WITH A PLASTIC CAP ON THE APPARENT EXISTING NORTH RIGHT OF WAY LINE OF SAID FM 495 FOR THE SOUTHHERN MOST SOUTH CORNER OF SAID 1.079 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 63 DEGREES 12 MINUTES 05 SECONDS WEST, WITH THE SAID EXITING NORTH RIGHT OF WAY LINE OF SAID FM 495 AND A SOUTHER LOT LINE OF SAID 1.079 ACRE TRACT,, A DISTANCE OF 342.01 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE BEGINNING POINT OF A CURVE TO THE LEFT FOR SAID 1.079 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, CONTINUING WITH SAID CURVE TO THE LEFT IN A NORTHWESTERLY DIRECTION AND A RADIUS OD 1799.98 FEET HAVING A DEFLECTION ANGLE OF 07 DEGREES 09 MINUTES 45 SECONDS, AND WITH A CORD OF 224.87 FEET BEARING NORTH 69 DEGREES 01 MINUTES 07 SECONDS WEST, A TANGENT LENGTH OF 112.065 FEET AND FOR A CURVE ARC LENGTH OF 225.01 FEET TO A NO. 4 REBAR SET WITH A PLASTIC CAP STAMPED 2791 ON THE APPARENT SOUTH LOT LINE OF GRAY SUBDIVISION, RECORDED IN VOLUME 19, PAGE 137, HIDALGO COUNTY MAPS RECORDS, HIDALGO COUNTY, TEXAS, FOR THE APPARENT NORTHWEST CORNER OF SAID 1.079 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 81 DEGREES 07 MINUTES 49 SECONDS EAST, WITH THE SAID SOUTH LOT LINE OF GRAY SUBDIVISDION AND APPARENT NORTH LOT LINE OF SAID 1.079 ACRE TRACT. A DISTANCE OF 574.90 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE NORTHEAST CORNER OF SAID 1.079 ACRE TRACT AND THE POINT OF BEGINNING, SAID TRACT CONTAINING 1.079 ACRES OF LAN, MORE OR LESS.

BASIS OF BEARING: AS PER THE NORTH LINE DESCRIBED IN DOCUMENT NO. 3133496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

ADJOINER: OWNER: HOPE OF GLORY **FELLOWSHIP** C.E. HAMMOND A 0.74AC TRACT OF LOT 1 OF R/S OF LOTS 15-16 BLK 2-NE COR OF **BENTSEN & 495 0.52AC NET**

NOTES:

SCALE 1:30

NORTHEAST

CORNER

50 FT.

R.O.W.

LOT 248

1.- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: A) FRONT: PECAN BOULEVARD: 60 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. NORTH BENTSEN ROAD: 50 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN B) REAR IN ACCORDANCE WITH THE ZONING ORDINANCE OR GRATER FOR EASEMENTS OR APPROVED SITE PLAN C) INTERIOR SIDES IN ACCORDANCE WITH THE ZONING ORDINANCE OR GRATER FOR EASEMENTS OR APPROVED SITE PLAN.

2.- THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0005C, REVISED NOV. 2, 1982. FLOOD ZONE "C" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

3.- STORM WATER DETENTION OF 4,237 C.F. OR 0.20 AC-FT IS REQUIRED FOR THIS SUBDIVISION;

4.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF EACH LOT.

5.- 4.0 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG WEST SIDE OF NORTH BENTSEN ROAD AND 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH SIDE OF PECAN BOULEVARD (FM 495) AS PER ENGINEERING DEPARTMENT.

6.- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

D) CORNER= SEE SETBACKS ABOVE

7.- 6.0 FOOT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

8.- CITY OF MCALLEN BENCHMARK: MC 55; SET BY J. A. GARZA & ASSOCIATES INSIDE OF ROBIN PARK. THE PARK IS BEHIND FINA GAS STATION. THE MONUMENT IS 2 FT WEST FROM A WOODEN POST AND 116 FT NORTH FROM C.L. OF ROBIN AVE.

9.- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF

10.- AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL

11.- SITE PLAN MUST BE APPROVED BY THE PLANING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

12. - COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.

13.- COMMON AREAS, ANY PRIVATE STREETS/DRIVES MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

14.- COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.

15.- AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL

16. - DEVELOPER/HOMEOWNER'S ASSOCIATION / OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF THE 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.

DATE OF PREPARED AUGUST 10, 2021

MAS ENGINEERING LLC. CONSULTING ENGINEERING

PH. (956) 537-1311 E-MAIL: MSALINAS6973@ATT.NET

FIRM NO. F-15499

3911 N 10TH. ST. STE. H MCALLEN, TEXAS. 78501

08/23/2021 Page 1 of 3 SUB2021-0022



Reviewed On: 8/23/2021

SUBDIVISION NAME: IGLESIAS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Pecan Boulevard (FM 495): 20 ft. dedication for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state **City of McAllen Thoroughfare Plan	Applied
North Bentsen Road: 10 ft. of dedication for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. **City of McAllen Thoroughfare Plan	Applied
Paving Curb & gutter	Applied
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties ** 24 ft. private service drive to provide city services required. It will be maintained by the property owners, and not the City of McAllen. It will be on the site plan and also on the plat as may be needed, prior to recording. Plat note will be required to be noted on the plat regarding the service drive, prior to recording. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: **Pecan Boulevard: 52 ft. or greater for easements or approved site plan. ***North Bentsen Road: 25 ft. or greater for easements or approved site plan. ****Engineer submitted a letter on January 27, 2021 requesting a variance to allow 52 ft. or greater for easements setback on Pecan Boulevard instead of the required 60 ft. and 25 ft. or greater for easements on North Bentsen Road instead of the required 50 ft. or greater for easements. ******Planning and Zoning Board, at their February 16, 2021 meeting, approved variances to	Required
allow setbacks as follows: 52 ft. or greater for easements on Pecan Boulevard and 25 ft. or greater for easements on North Bentsen Road. *******Please revise plat to match P&Z variance approval prior to recording. **Zoning Ordinance: Section 138-356	
Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan **Zoning Ordinance: Section 138-356	Applied

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

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* Corner: See above **Zoning Ordinance: Section 138-356	Applied
* Garage.	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*4 ft. wide minimum sidewalk required along west side of North Bentsen Road. ** 5 ft. wide minimum sidewalk required along north side of Pecan Boulevard (FM 495) as per Engineering Department ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along north property line where abutting to residential zone/use. **Please revise plat note as shown above prior to recording. ***Plat notes 10 & 15 are repeated, please remove one prior to recording. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Please discuss with Traffic Department prior to recording to verify requirements for site plan. ***Plat note might be required to be added prior to recording depending on variance outcome.	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Remove plat note #11 since plat note is not needed.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Common Areas, any private streets must be maintained by the lot owners and not the City of McAllen **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if 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.	NA

08/23/2021 Page 3 of 3 SUB2021-0022

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LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: C-1 Proposed: C-1 (Office Building) **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Revised Trip Generation approved; no TIA is required.	Complete
* As per Traffic Department, Revised Trip Generation approved; no TIA is required.	Compliance
COMMENTS	
Comments: Must comply with City's Access Management Policy. **Additional requirements might be needed as per site plan review prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



SUB2021-000-5

City of McAllen Planning Department APPLICATION FOR

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

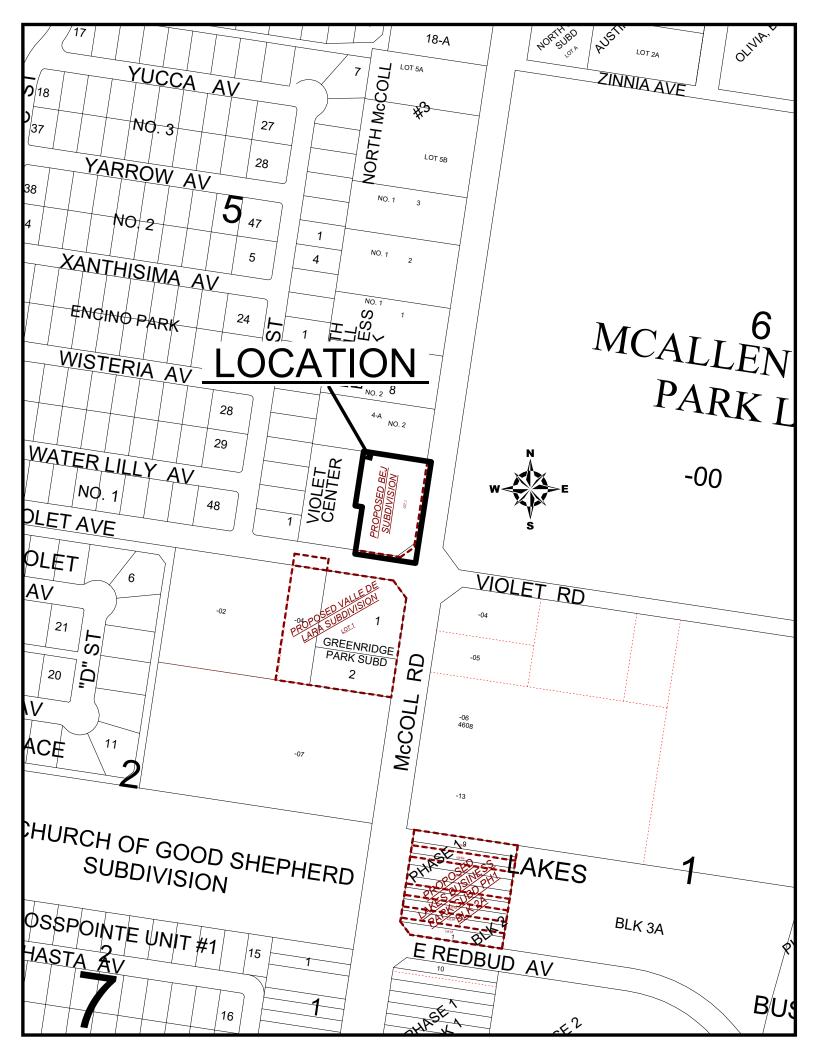
SUBDIVISION	PLAT	REVIEW

Project Description	Subdivision Name BEJ Subdivision Location Violet Avenue & McColl Road City Address or Block Number
Owner	Name Taryn Santos, Violet Investments Phone 956-633-1111 Address 605 E. Violet Avenue, Suite #3 City McAllen State Texas Zip 78504 E-mail dsantos@dsantoslaw.com
Developer	Name Taryn Santos, Violet Investments Phone 956-633-111 Address 605 E. Violet Avenue, Suite #3 City McAllen State Texas Zip 78504 Contact Person Daniel Santos E-mail dtprops@hotmail.com
Engineer	Name Cruz-Hogan Consultants, Inc. Phone 956-682-5022 Address 605 E. Violet Avenue, Suite #1 City McAllen State Texas Zip 78504 Contact Person Ronnie Cruz, P.E., CFM E-mail ronnie@cruzhogan.net
Surveyor	Name Robles & Associates PLLC Phone 956-968-2422 Address 107 W. Huisache Street City Weslaco State Texas Zip 78596 MAR 0 3 2021

01.3 Jun 466

BEHO

	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	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
Mi	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 Print Name Owner Authorized Agent Authorized Agent
U	10/19



STATE OF TEXAS COUNTY OF HIDALGO

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

TARYN M. SANTOS VIOLET INVESTMENTS, LLC 605 E. VIOLET AVE. STE. 3 McALLEN, TEXAS 78504

STATE OF TEXAS **COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DANIEL SANTOS 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 CONTAINED 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.

DATE

___DAY OF_____

NOTARY PUBLIC HIDALGO COUNTY, TEXAS

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.

JAVIER VILLALOBOS MAYOR, CITY OF McALLEN DATE CITY CLERK

PLANNING AND ZONING:

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

PLANNING AND ZONING COMMISSION

GENERAL NOTES: 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

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

DOCUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS:

ADDRESS CITY & ZIP 605 E. VIOLET AVE. STE. 3 McALLEN, TX. 78504 TARYN M. SANTOS ENGINEER: ROLANDO CRUZ, PE McALLEN, TX. 78504 605 E. VIOLET AVE. STE. 1 P.O. BOX 476 (956) 968-2422 (956) 969-2011 SURVEYOR: REYNALDO ROBLES WESLACO, TX. 78599

PHONE FAX (956) 633-1111 (956)(956) 682-5022 (956) 682-5089

1.- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

10' UTILITY ESMT.

DEDICATED BY

THIS PLAT

N 81° 14' W

18.50'

COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982

2.- MINIMUM BUILDING SETBACKS

NORTH MCCOLL ROAD - 60 FT. OR GREATER FRONT FOR EASEMENTS OR APPROVED SITE PLAN.

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

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

: EAST VIOLET AVENUE - 40 FT. OR GREATER CORNER FOR EASEMENTS OR APPROVED SITE PLAN.

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

- 3.-NO STRUCTURES SHOULD BE CONSTRUCTED ON ANY EASEMENTS.
- 4.-FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF THE LOT ON McCOLL ROAD.
- CITY OF McALLEN B.M. #61 (BRASS DISK), LOCATED ON THE SOUTHEAST INTERSECTION OF VIOLET AVENUE AND MCCOLL ROAD ELEVATION = 113.54 (NAVD 88) FEET
- 6.-6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

- 7.-8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 8.-THIS SUBDIVISION IS REQUIRED TO DETAIN 8,576 CU. FT. OR <u>.20</u> AC-FT.

EXIST. 90'

ROW

50'

50'

<u> \$ 81° 14</u>' E 216.77'- < - 111 - 🚽

10' UTILITY ESMT. DEDICATED BY

THIS PLAT

10' ROW DEDICATED

BY THIS PLAT

10' UTILITY ESMT. →

444

20

B.M. DISK MC61

ELEV. = 113.54

BEJ SUBDIVISION

1.36 ACRES OF LAND OUT OF LOT 5, BLOCK 6, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS

N 81°14'W 🔨

N/81° 14' W 198.27'-

EXIST. 100' ROW

DEDICATED BY THIS PLAT

166.77

LOT 1

0/919 AC (NET)

40'

EXIST. 80 ROW

PROP. 90'

ROW

-P.O.B. S.E. COR. LOT GRAPHIC SCALE

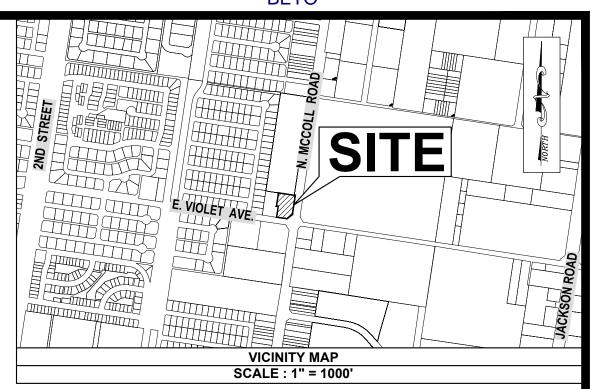
LEGEND

FOUND 1/2" IRON ROD

E. VIOLET AVENUE

PLASTIC CAP MARKED "R&A"

- 9.-AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS
- 10.-SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
- 11.-LEGEND DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE
- 12.-4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG EAST VIOLET AVENUE AND 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH MCCOLL ROAD AS PER ENGINEERING DEPARTMENT.
- 13.-24 FT. PRIVATE SERVICE DRIVE TO PROVIDE CITY SERVICES REQUIRED, IT WILL BE MAINTAINED BY PROPERTY OWNERS, AND NOT THE CITY OF
- 14.-AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BEJ SUBDIVISION, RECORDED AS DOCUMENT NUMBER HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DETENTION AREA.
- 15.—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

BEING 1.36 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF LOT 5, BLOCK 6, STEELE AND PERSHING SUBDIVISION, AS PER MAP RECORDED IN VOLUME 8, PAGE 115, HIDALGO COUNTY DEED RECORDS, SAID 1.36 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE INTERSECTION OF THE CENTERLINE OF N. MCCOLL ROAD (F.M. 2061) AND THE CENTERLINE OF VIOLET

THENCE, NORTH 81°14' WEST, 198.27 FEET WITH THE SOUTH LINE OF SAID LOT 5 AND THE CENTERLINE OF SAID VIOLET AVENUE TO A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 8°46' EAST, WITH THE EAST LINE OF VIOLET CENTER SUBDIVISION, AS PER MAP RECORDED IN VOLUME 30, PAGE 41 B OF THE HIDALGO COUNTY MAP RECORDS, PASSING AT A DISTANCE OF 20.00 FEET THE NORTH RIGHT-OF-WAY LINE OF SAID VIOLET AVENUE, AND CONTINUING FOR A TOTAL DISTANCE OF 143.43 FEET TO A 1/2-INCH IRON ROD FOUND FOR A CORNER OF SAID VIOLET CENTER SUBDIVISION AND AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°14' WEST, 18.50 FEET WITH A LINE OF SAID VIOLET CENTER SUBDIVISION TO A POINT FOR AN INSIDE CORNER OF SAID VIOLET CENTER SUBDIVISION AND A CORNER OF SAID TRACT HEREIN

THENCE, NORTH 8°46' EAST, 142.00 FEET WITH THE EAST LINE OF SAID VIOLET CENTER SUBDIVISION TO A POINT FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°14' EAST, WITH THE SOUTH LINE OF NORTH MCCOLL BUSINESS PARK CONDOMINIUM, AS PER MAP RECORDED IN INSTRUMENT #2350739 OF THE HIDALGO COUNTY MAP RECORDS, PASSING AT A DISTANCE OF 176.77 FEET A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR REFERENCE ON THE WEST RIGHT-OF-WAY OF SAID N MCCOLL ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 216.77 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5 AND THE CENTERLINE OF SAID N MCCOLL ROAD FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 8'46' WEST, 285.43 FEET WITH THE EAST LINE OF SAID LOT 5, THE WEST LINE OF LOT 6 AND THE CENTERLINE OF SAID N MCCOLL ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.36 ACRES OF LAND MORE OR LESS. SAVE AND EXCEPT A 0.029 OF ONE ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 2667, PAGE 620 OF THE HIDALGO COUNTY DEED RECORDS, AND AS SHOWN ON THIS PLAT.

STATE OF TEXAS

COUNTY OF HIDALGO

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

> REYNALDO ROBLES REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4032 WESLACO, TEXAS 78599

STATE OF TEXAS COUNTY OF HIDALGO

THE UNDERSIGNED, ROLANDO CRUZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



ROLANDO CRUZ, P.E. CFM ★ KEGISTERENO. 55459 REGISTERED PROFESSIONAL ENGINEER McALLEN, TEXAS 78504

BEJ SUBDIVISION DATE OF PREPARATION: FEBRUARY 24, 2021



CRUZ - HOGAN Engineers | Planners McAllen I Harlingen I Weslaco

TBPE FIRM REGISTRATION No: F-4860

DATE

DATE

09/01/2021 Page 1 of 3 SUB2021-0054



Reviewed On: 8/30/2021

SUBDIVISION NAME: BEJ SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. McColl Road: 20 ft. dedication for 60 from centerline for 120 ROW Paving: by the state Curb & gutter: by the state ***Engineer submitted a revised letter on July 16, 2021 requesting a variance to ROW dedication to dedicate only 10 ft. instead of the 20 ft. required. ***TX-DOT ROW Division has recommended to acquire the extra 20 ft. of ROW as required by the Thoroughfare Plan. ****P&Z approved ROW dedication variance at their July 20, 2021 meeting and City Commission meeting of August 9, 2021. ******City of McAllen Thoroughfare Plan	Applied
East Violet Avenue: 20 ft. ROW dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. *****Engineer submitted a revised letter on July 16, 2021 requesting a variance to only dedicate 10 ft. instead of the required 20 ft. *****Engineering Department has recommended to acquire the extra 20 ft. of ROW as required by the Thoroughfare Plan. ******P&Z approved ROW dedication variance at their July 20, 2021 meeting and City Commission meeting of August 9, 2021. **********City of McAllen Thoroughfare Plan	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving. 16 ft. *Alley/service drive easement required for commercial properties ** 24 ft. private service drive to provide city services required. It will be maintained by the property owners, and not the City of McAllen. It will be on the site plan and also on the plat as may be needed, prior to recording. Plat note will be required to be noted on the plat regarding the service drive, prior to recording. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front : North McColl Road: 60 ft. or greater for easements or approved site plan. East Violet Avenue: 40 ft. or greater for easements or approved site plan. **Please revise plat note #2 as shown above prior to final. **Zoning Ordinance: Section 138-356	Applied

09/01/2021 Page 2 of 3 SUB2021-0054

* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. **Please revise plat note #2 as shown above prior to final. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Corner: See above **Please revise plat note #2 as shown above prior to final. **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 along East Violet Avenue and 5 ft. wide minimum sidewalk required along North McColl Road as per Engineering Department. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
UFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. ****Landscaping Ordinance: Section 110-46	Applied
8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. ****Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
OTES	
* No curb cut, access, or lot frontage permitted along. **City's Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Plat note #10 is not required, please remove.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **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. **Subdivision Ordinance: Section 110-72	NA
OT REQUIREMENTS	
* Minimum lot width and lot area.	Compliance
**Zoning Ordinance: Section. 138-356	
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
CONING/CUP	
* Existing: C-3 Proposed: C-3 **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
RAFFIC	
* As per Traffic Department, Trip Generation approved; no TIA required.	Completed
* As per Traffic Department, Trip Generation approved; no TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy **If any abandonments are needed, they will have to be recorded prior to final by a separate instrument.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



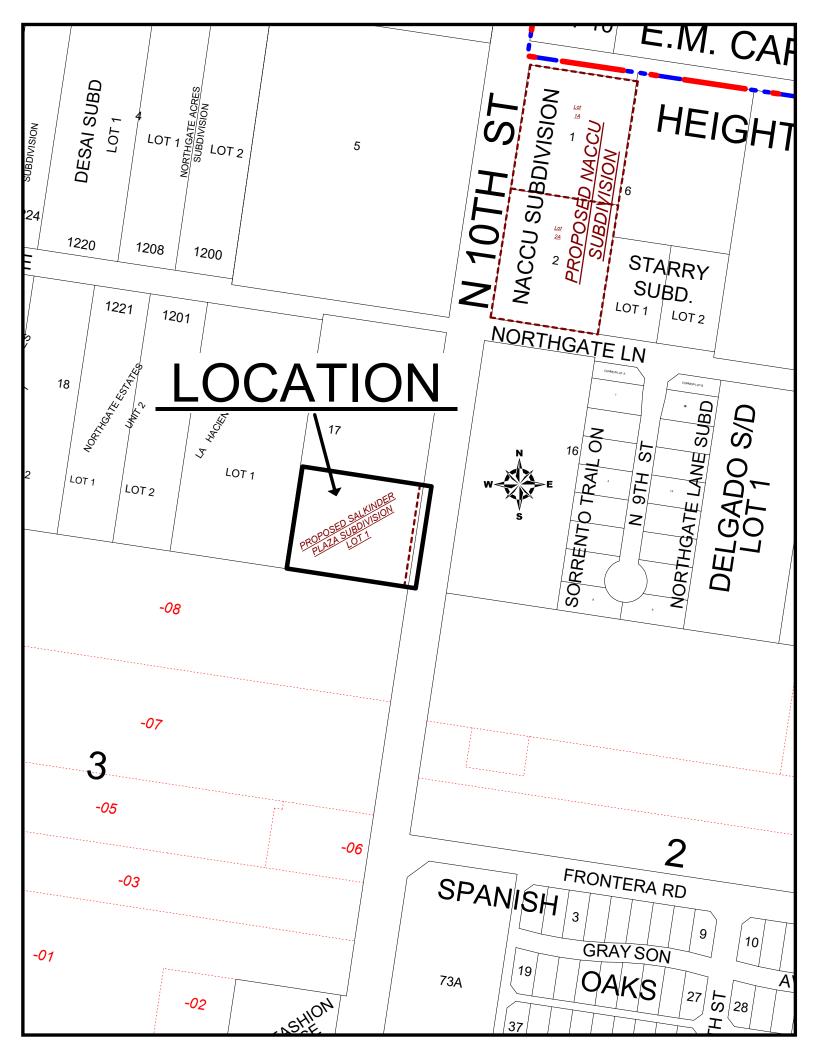
City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

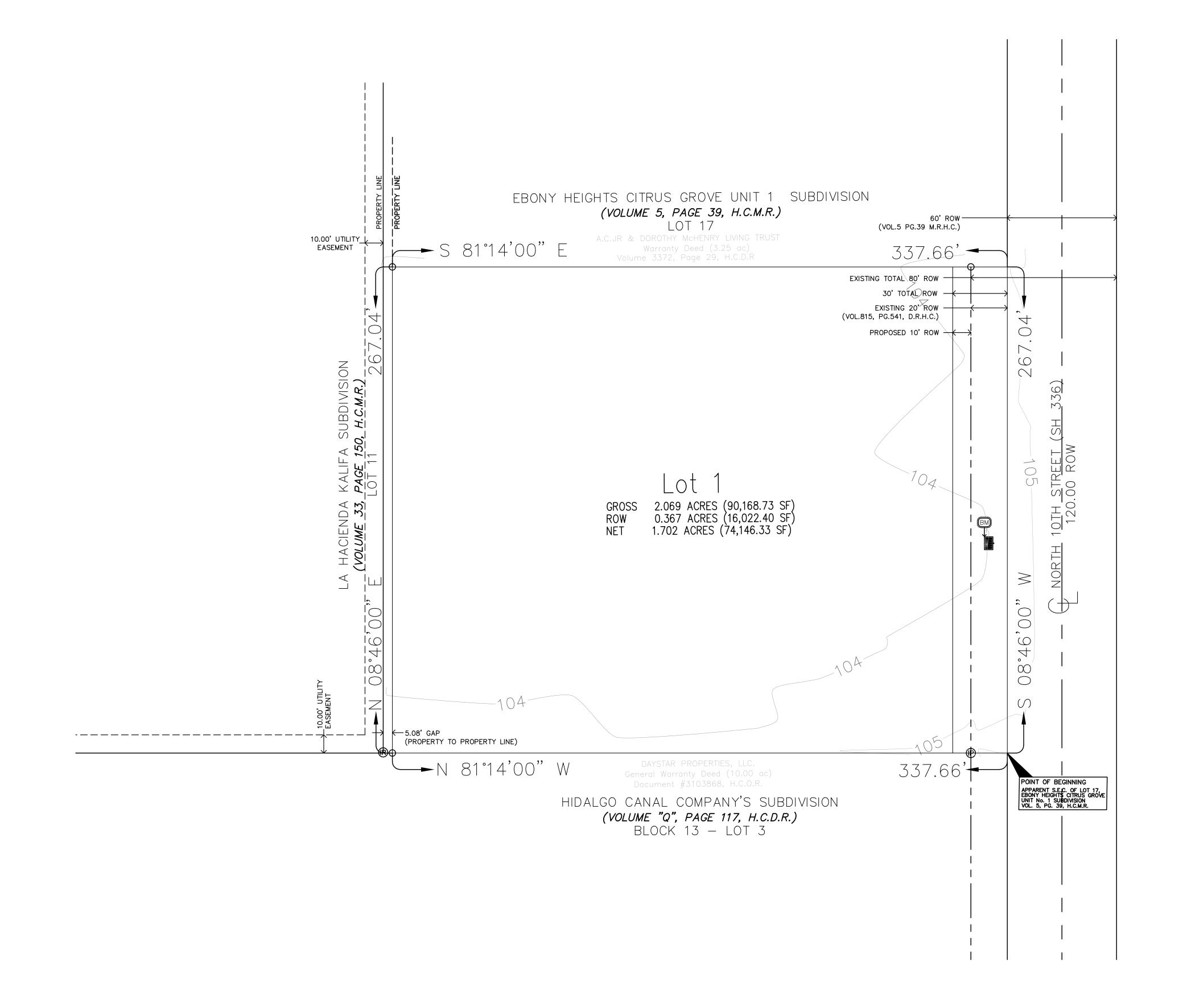
311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

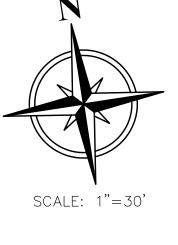
	Subdivision Name SALKINDER PLAZA SUBDIVISION Location 420 ft (0.08 miles) South of Northgate on West side of 10th St.			
Project Description	City Address or Block Number 8909 N. 10th St. McAllen, TX 78504 Number of lots 1 Gross acres 2.07 Net acres 2.07 Existing Zoning C-3L Proposed C-3L Rezoning Applied For Yes No Date Existing Land Use Commercial Proposed Land Use Commercial Irrigation District # 2 Residential Replat Yes No Commercial Replat Yes No ETJ YesX No Agricultural Tax Exempt Yes No Estimated Rollback tax due Parcel No. Tax Dept. Review May Commercial Replat Yes 5.31-acres out of Lot 17, Ebony Heights Citrus Groves Unit No. 1 Subdivision, map or plat thereof recorded in Volume 5, Page 39, Map Records of Hidalgo County, Texas, Save and Except the North 420.00 feet, being located on the West side of North 10th Street (SH 336) and approximately 420.00 feet South of Northgate Road.			
Owner	Name Sonia Salkinder Phone 956-358-1212 Address 4900 N. 10th Street City McAllen State TX Zip 78501 E-mail mlopez@nuevavistaconstruction.com			
Developer	Name Urban City Developers, LLC Phone 956-358-1212 Address 4501 Expressway 83, Suite 10 City McAllen State TX Zip 78502 Contact Person Marco A. Lopez E-mail mlopez@urbancitytx.com			
Engineer	Namelden I. Trevino Phone956-283-8847 Address200 S. 10th St. Ste. 1303 City McAllen State TX Zip 78501 Contact Personlden I. Trevino, Karime Farachala E-mail ident@trevinoengineering.com, karime@trevinoengineering.com			
Surveyor	Name Homero L. Gutierrez Phone 956-369-0988 Address P.O. Box 548 City McAllen State TX Zip 78505			

12CT#7912801

BY: BY BY OF THE PROPERTY OF THE BY BY BY







LEGEND SET IRON ROD

(R) FOUND IRON ROD

SALKINDER PLAZA **SUBDIVISION**

A 2.07 ACRE TRACT MORE OR LESS, BEING ALL THE EAST 5.31-ACRES OF LOT 17, EBONY HEIGHTS CITRUS GROVES UNIT No. 1 SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY TEXAS, VOLUME 5, PAGE 39, H.C.M.R.

DATE OF PREPARATION: APRIL 21, 2021



TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 200 S. 10th St. Ste 200 S. 10th St. Ste. 1303 McAllen, Texas 78501 ident@trevinoengineering.com

09/02/2021 Page 1 of 3 SUB2021-0090



City of McAllen

SUBDIVISION PLAT REVIEW

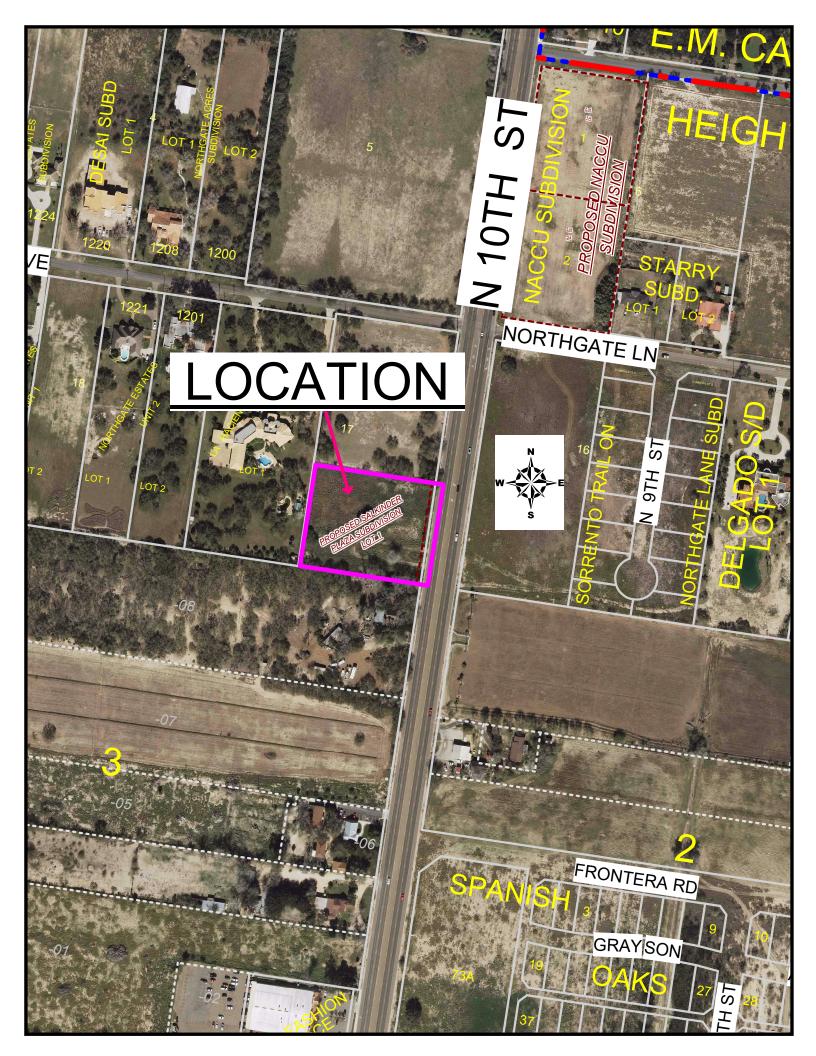
Reviewed On: 9/2/2021

Reviewed On: 9/2/2021	
SUBDIVISION NAME: SALKINDER PLAZA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 10th Street (SH 336): 120 ft. ROW Paving: by the state Curb & gutter: by the state **Thoroughfare Plan	Compliance
Paving Curb & gutter	Applied
* 800 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac *Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **24 ft. shared access drive dedicated by plat to be extended once adjacent properties developed ***Pending revisions for site plan since shared drive appears to be proposed to extend above proposed detention area. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 60 ft. or greater for easements or approved site plan **Zoning Ordinance: Section 138-356	Compliance
* Rear: Proposing 5 ft. or in accordance with the zoning ordinance or greater for easements or approved site plan *Zoning Ordinance: Section 138-356	Applied
* Sides: Proposing 0 ft. in accordance with the zoning ordinance or greater for easements or approved site plan **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **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 on North 10th Street (SH 336) *Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses *Landscaping Ordinance: Section 110-46	Applied

09/02/2021 Page 2 of 3 SUB2021-0090

09/02/2021 Page 2 01 3	SUB2021-0090
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along *Access Management Policy	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. *Subdivision ordinance Section 110-72	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Section 138-356	Compliance
* Minimum lot width and lot area **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3 **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation review completed per Traffic Department, TIA Level 1 required prior to final approval.	Completed
* Traffic Impact Analysis (TIA) level 1 required prior to final plat.	Completed
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Site plan reviewed by staff shows shared access drive extending above proposed detention/landscaping, to be revised prior to recording. ***Subject to compliance with fire hydrant requirements per Fire Department; site plan to be revised prior to recording	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL IN FINAL FORM, SUBJECT TO CONDITIONS NOTED BY FIRE DEPARTMENT.	Applied





SUB 2021-0076

City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

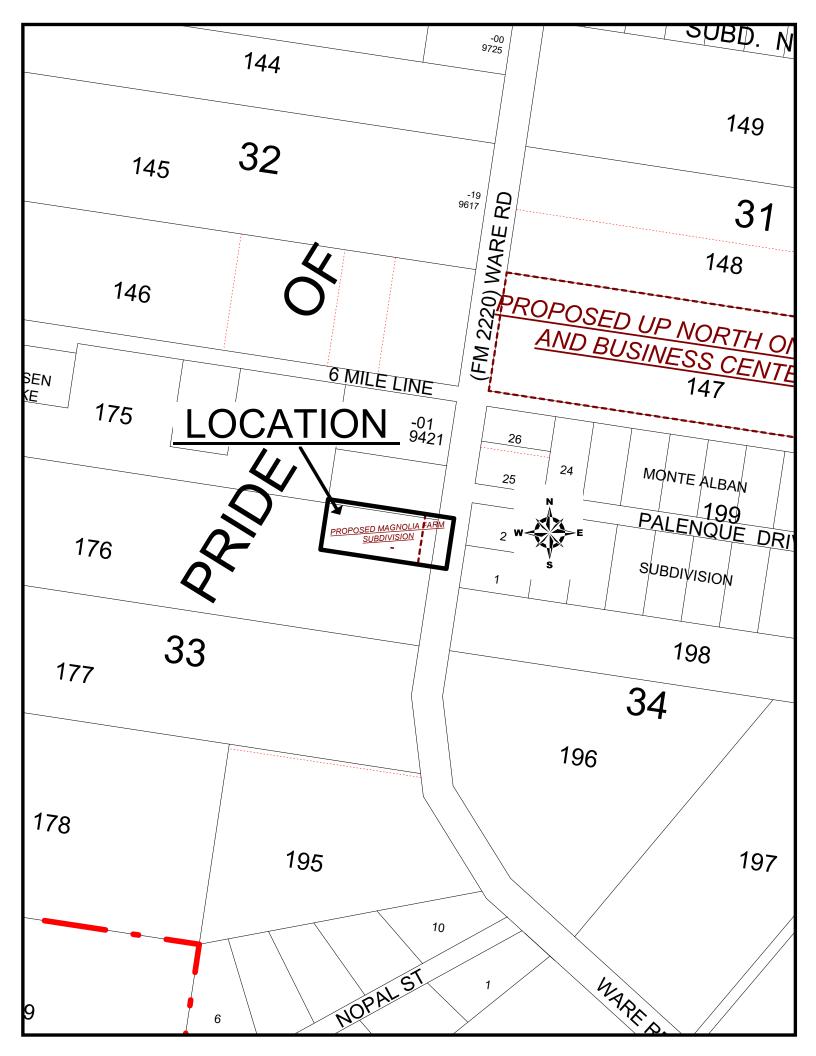
1300 Houston Avenue McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

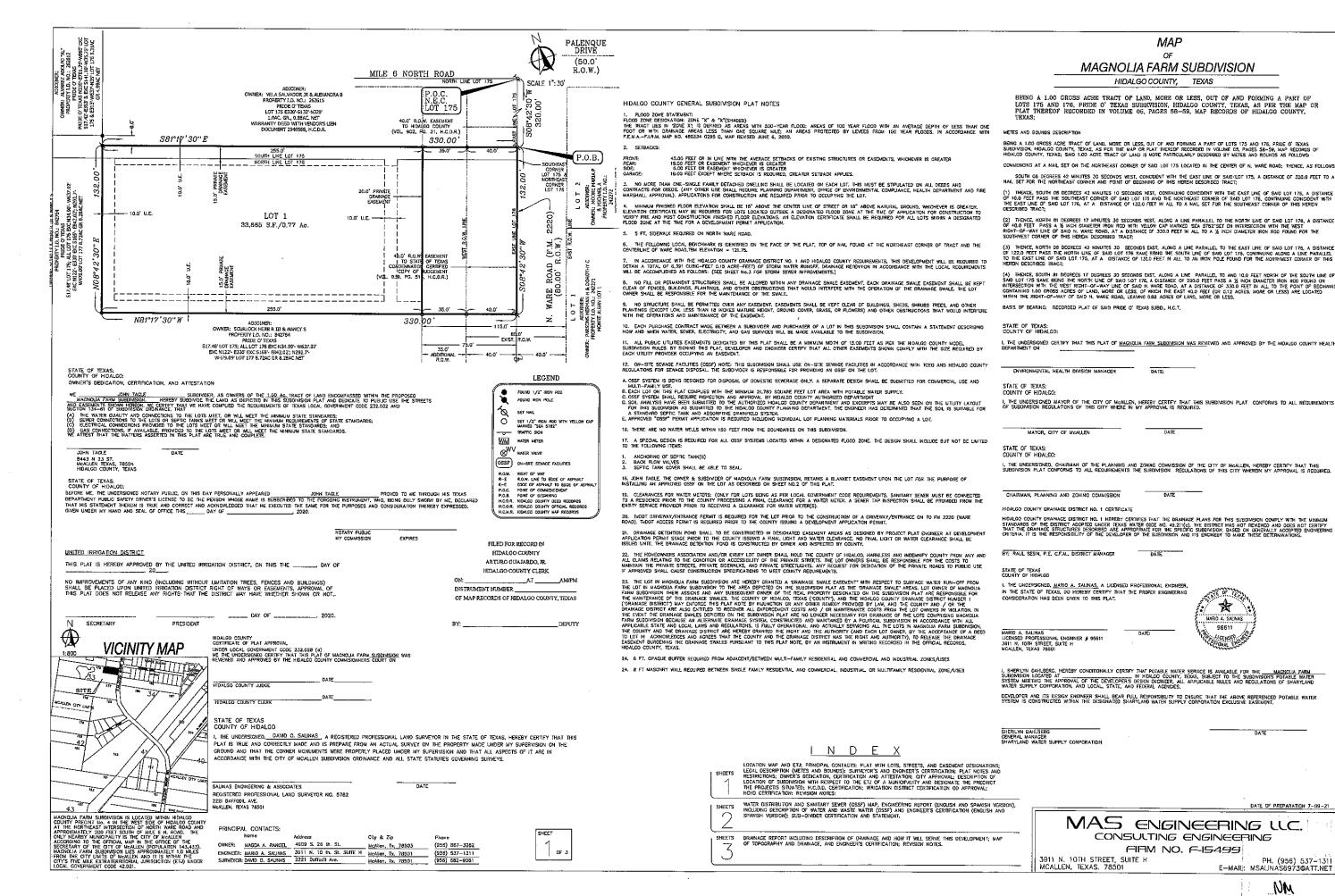
MM

	Subdivision Name Magnolin Farm 37. Location N. Ware Ild 320ft soth of 6 Mileline on the w	
_	Location N. Ware I'd 320ft soft of 6 Mileline on the n	est
ţi	City Address or Block Number 9309 N. WARE RD	
분	Number of lots Gross acres Net acres Proposed Rezoning Applied For Yes No Date	
Project Description	Existing Land Use Vacant Proposed Land Use Single the (Irrigation District #_ 1	
t c	Residential Replat Yes vo D Commercial Replat Yes D No vo ETJ Yes vo No D	
oje	Agricultural Tax Exemption Yes □ No □ Estimated Rollback tax due	
Pr	Legal Description Being a large sucre fort of (and, of it and total sold sold sold sold sold sold sold sol	
	Name John Tagle Phone Vol. 5 Pag. 38-	- 57
Owner	Address 8843 W. 234 Sflare (950) 207 - 41 47	
	City MAI/on State 12 Zip 78 304	
O	E-mail john-tayle chotmail-com	
7	Name Sane as a Sieve Phone	
Developer	Address	
velo	City State Zip	
De	Contact Person	
	E-mail	
ē	Name MAS Engineering (1) Phone (98) 537-1311 Address 374 N. (015 St	
Engine	City Make State 12 Zip 78501	
ing	Contact Person Maria A. Salinas.	
ш	E-mail Asalina, 6973 pattined	
	Name David Safmaj (Eng. 9 Phone (957)	
Ιολέ	Address 2221 Battadil	
Surveyor	City McAllen State 1x Zip 7850	
S	E-mail of solva (C salves engineery con	

	\$225 Preliminary Review Fee and \$75 Final Approval Fee
Submitted with Application	Autocad DWG file of plat Letter of Authorization from the owner, if applicable
Minimum Developer's Requirements Subr	 ✓ 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 man
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 Date Authorized Agent Rev 03/11
	By NM

Proposed Plat Submittal





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Reviewed On: 9/2/2021

SUBDIVISION NAME: MAGNOLIA FARM	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Ware Road: Proposing 35 ft. dedication for 75 ft. ROW from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state ***COM Thoroughfare Plan	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 45 ft. or greater for easements or in line with average setback of existing structures; whichever is greater. **Zoning Ordinance: Section 138-356	Applied
* Rear: Proposing 15 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: 6 ft. or greater for easements. **Plat shows 15 ft. private drainage easement along property lines. Please revise plat accordingly prior to recording. **Zoning Ordinance: Section 138-356	Required
* Corner **Zoning Ordinance: Section 138-356	NA
 * Garage: 18 ft. except where greater setbacks is requires; greater setback applies. ** Please revise plat note prior to recording as shown above. ***Zoning Ordinance: Section 138-356 	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on North Ware Road. **5 ft. sidewalk requirement as per Engineering Department. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

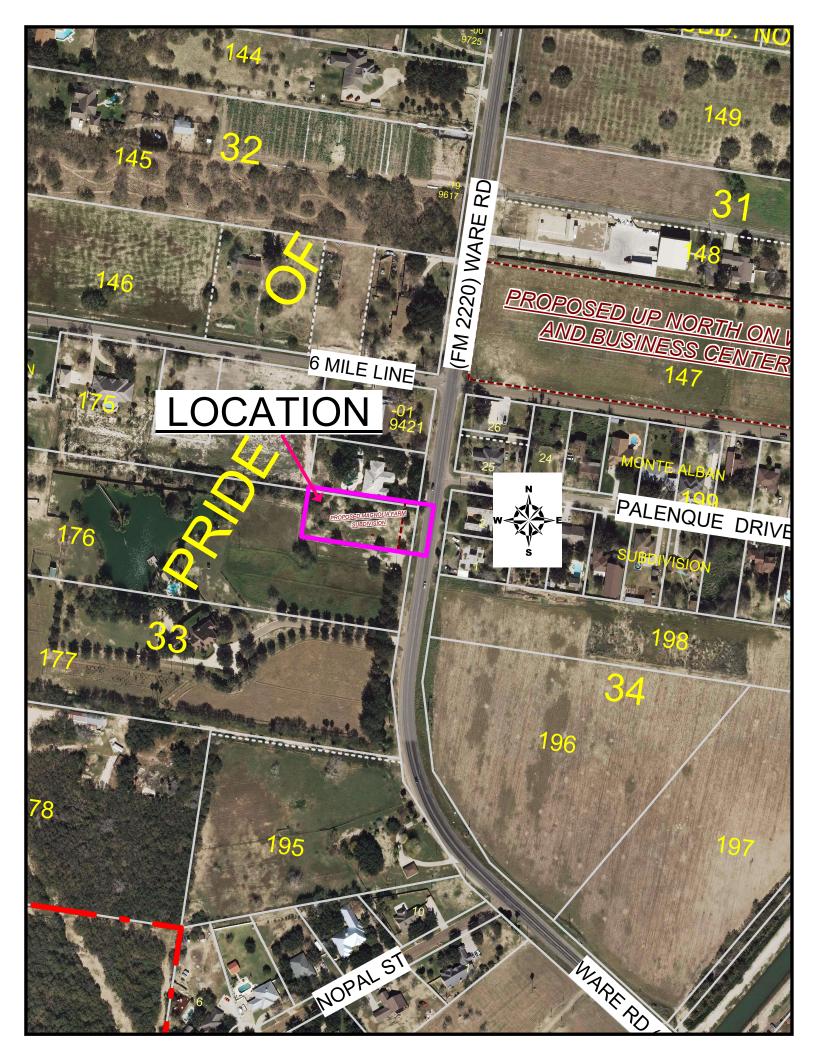
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

09/02/2021 Page 2 of 3 SUB2021-0094

JFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. ****Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
OTES	
* No curb cut, access, or lot frontage permitted along. **City of McAllen Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, private streets/drives, private drainage easement, must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
DNING/CUP	
* Existing: ETJ Proposed: ETJ **If annexation and initial zoning are requested, processes must be finalized prior to final plat review. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	NA
OT REQUIREMENTS	
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance
* Minimum lot width and lot area. ***Zoning Ordinance: 138-1	Compliance
ARKS	
* Land dedication in lieu of fee. As per Parks Department, Parks requirements only apply if property is annexed.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Parks requirements only apply if property is annexed.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Parks requirements only apply if property is annexed.	NA

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

TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation for single-family residence is waived. No TIA required.	NA
*As per Traffic Department, Trip Generation for single-family residence is waived. No TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy. **If annexation and initial zoning are requested, processes must be finalized prior to final plat review. ***Provide any gate details proposed for staff to review prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

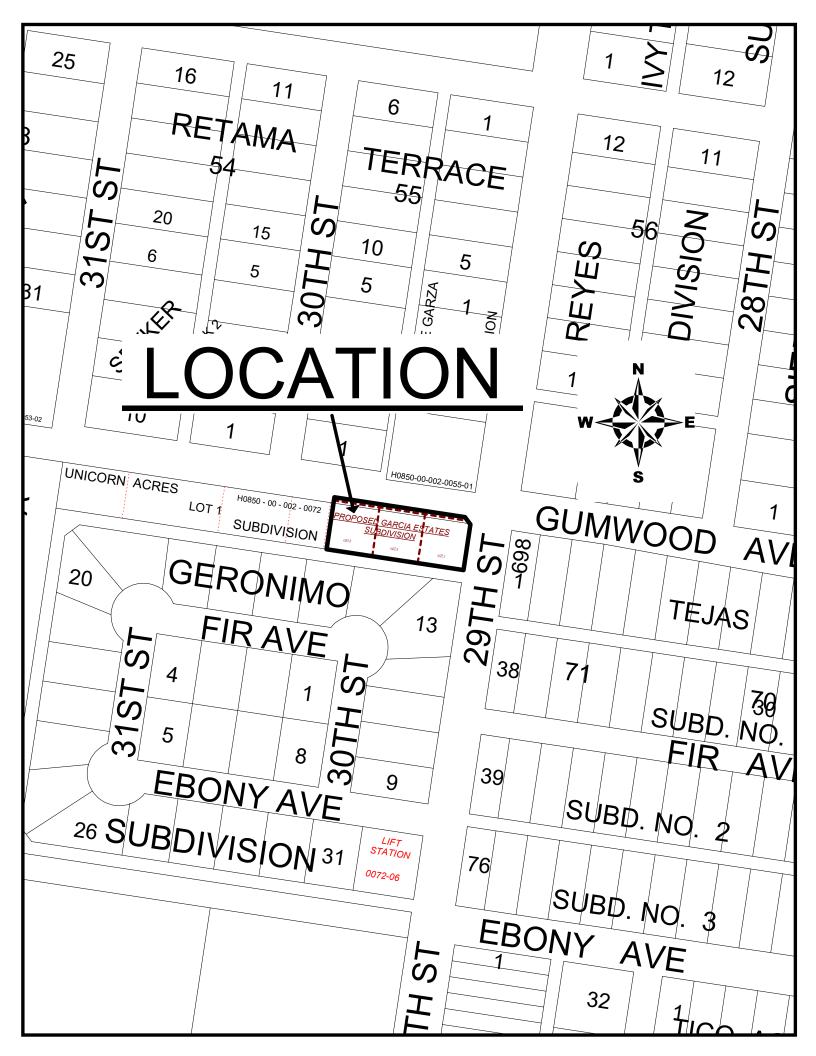


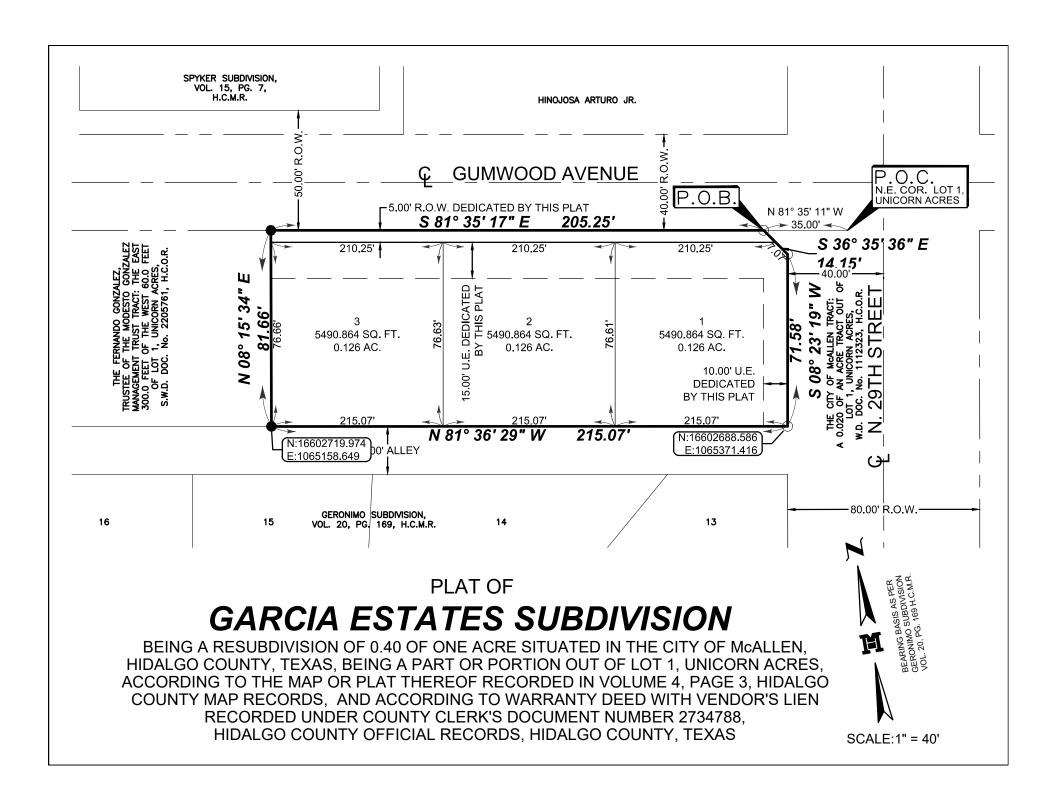
34B2020-6048

City of McAllen Planning Department APPLICATION FOR

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

SUBDIVISION PLAT REVIEW		
Project Description	Subdivision Name Garcia, Estates Location SWC GUMWOOD AND St. City Address or Block Number 2901 Gum wood Number of lots Gross acres	
Owner	Name 2011 Gargi LENK J. Mora Phone 90(98e) 381-098] Address 1608 N. 2011 St. City McAllon State TX zip 18504 E-mail 40 ruben a melden and wint. am	
Developer	Name SMUSTRUMENT J. MOVA Phone 40 (156) 381-0181 Address 7608 N. 20th St. City McAleu State Tx Zip 78504 Contact Person 60 Mile Garda E-mail 50 Mile 6100 yawoo. WW	
Engineer	Name Melden & Hurt, Free Phone (956) 381-0981 Address 115 W. McJutare City Edinburg State TX zip 7854 Contact Person Ruben James De Jesus E-mail rucen@ Meldenandhunt.com	
Surveyor	Name Melden & Hunt, Inc. Phone (956) 381-0981 Address 115 W. Mc Intime St. City Foinburg State TX zip 78747 EGET VE	





08/12/2021 Page 1 of 2 SUB2020-0048



City of McAllen SUBDIVISION PLAT REVIEW

Reviewed On: 8/12/2021

SUBDIVISION NAME: GARCIA ESTATES	
STREETS AND RIGHT-OF-WAYS	
N. 29th Street: 10 ft. ROW dedication required for 50 ft. from centerline required for 100 ft. total ROW Paving: min. 52 ft. Curb & gutter: Both sides *Variance letter submitted by engineer dedicating 5 ft. of additional ROW for N. 29th Street instead of the required 10 ft.	Non-compliance
Gumwood Avenue: 20 ft. dedication required for 40 ft. from centerline for a total of 80 ft. ROW Paving: min. 52 ft. Curb & gutter: Both sides *Variance letter received proposing 10 ft. of additional ROW instead of the required 20 ft. along Gumwood Avenue.	Non-compliance
* 800 ft. Block Length	Compliance
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Existing alley to the south currently not paved. ***Review Sec. 134-106 re: alleys fronting collector/arterial roads	Non-compliance
SETBACKS	
* Front: 45 ft. or greater for approved site plan or easements **Please revise plat note as shown above prior to final.	Non-compliance
* Rear: 10 ft. or greater for approved site plan or easements	Applied
* Sides: 6 ft. or greater for approved site plan or easements	Applied
* Corner side: 25 ft. or greater for easements **Revise plat as noted above	TBD
* 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
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Gumwood Avenue and N. 29th Street.	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	Applied
* 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.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Engineer to show access locations due to Gumwood Avenue being a collector road requiring 200 ft. spacing between accesses	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA

08/12/2021 Page 2 of 2 SUB2020-0048

08/12/2021	Page 2 of 2	SUB2020-0048
* Common Areas for commercial deve setbacks, landscaping, etc.	lopments provide for common parking, access,	NA
* Common Areas, Private Streets, servand not the City of McAllen	vice drives, etc. must be maintained by the lot owners	Applied
City of McAllen shall be responsible fo	/Owner, their successors and assignees, and not the r compliance of installation and maintenance and other he Subdivision Ordinance, including but not limited to odivisions	Applied
 * Homeowner's Association Covenants number on the plat, prior to recording. **If proposed number of lots changes, 	s must be recorded and submitted with document new requirements might be triggered.	NA
LOT REQUIREMENTS		
* Minimum lot width and lot area		Compliance
* Lots fronting public streets		Compliance
ZONING/CUP		
* Existing: R-1 Proposed: R-1 (Single I	Family Residences)	Compliance
* Rezoning not required if proposed us	e is single family residences.	NA
PARKS		
* Land dedication in lieu of fee		NA
* Park Fee of \$700 per dwelling unit/lo \$700 x 3 lots = \$2,100	t to be paid prior to recording. Per parks Department	Required
* Pending review by the Parkland Dedi	ication Advisory Board and CC.	NA
TRAFFIC		
* As per Traffic Department, Trip Gene required.	eration waived for three single family residences. No TIA	Completed
* As per Traffic Dept., Traffic Impact A	nalysis (TIA) not required prior to final plat.	NA
COMMENTS		
needs to be revised to match variance	d Avenue and N. 29th Street ry form at the P&Z meeting of August 18, 2020. Plat letter request before it can be presented to P&Z Board. V being dedicated, the existing ROW and where the	Applied
RECOMMENDATION		
	NDS APPROVAL OF THE SUBDIVISION IN REVISED CONDITIONS NOTED AND CLARIFICATION ON THE	Applied





FRED L, KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

May 13, 2021

Edgar Garcia, Planning Director CITY OF MCALLEN PLANNING DEPT. 311 N. 15[™] St. McAllen, TX 78501

RE: Variance for Additional R.O.W. Requirement - Garcia Estates

Dear Mr. Garcia:

On behalf of the owners, Sonia Garcia & Erik Mora, Melden and Hunt, Inc. is requesting a variance to the additional right-of-way being required by City of McAllen Planning Department for **GARCIA ESTATES.**

We will dedicate an additional 10 feet of right of way in lieu of the required 20 feet on Gumwood Avenue. The dedicated 10 feet would complete a 50-foot road right-of-way for Gumwood Avenue fronting **GARCIA ESTATES** which will leave room for the future right-of-way to be 60-feet if the adjacent property to the north dedicates an additional 10 feet. In our observation of the Gumwood corridor at a minimum of a ¼ mile to the West and East of our site, there is a maximum right of way of 50 feet. Due to the nature of the existing improvements along this corridor an 80-foot right-of-way would not be feasible.

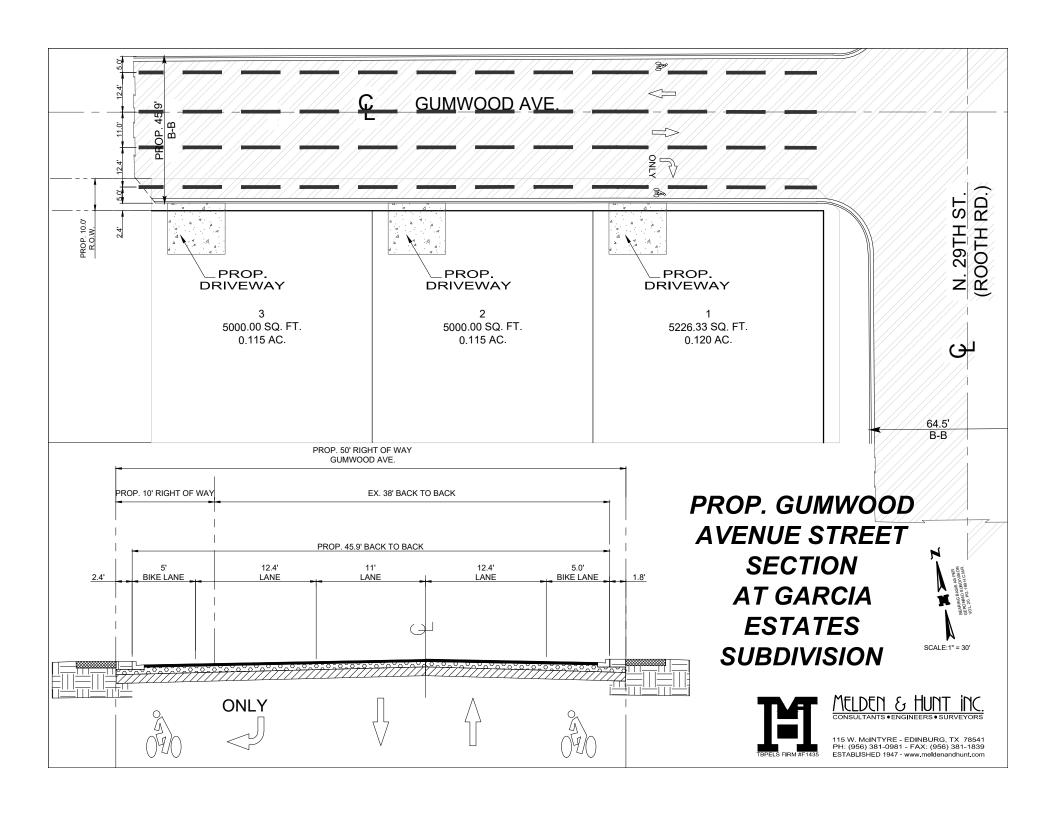
In addition, we will dedicate an additional 5 feet of right of way in lieu of the required 10 feet on 29th Street. The dedicated 5 feet would complete a 75-foot road right-of-way for 29th Street fronting **GARCIA ESTATES.**

If you need additional information, please don't hesitate to contact us. We look forward to presenting this item at your next P&Z Meeting. Thank you.

Sincerely,

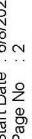
Ruben James De Jesus, P.E., R.P.L.S.

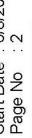
Vice President

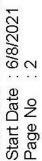


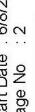
City of Mcallen 210 N 20th McAllen, TX 78501























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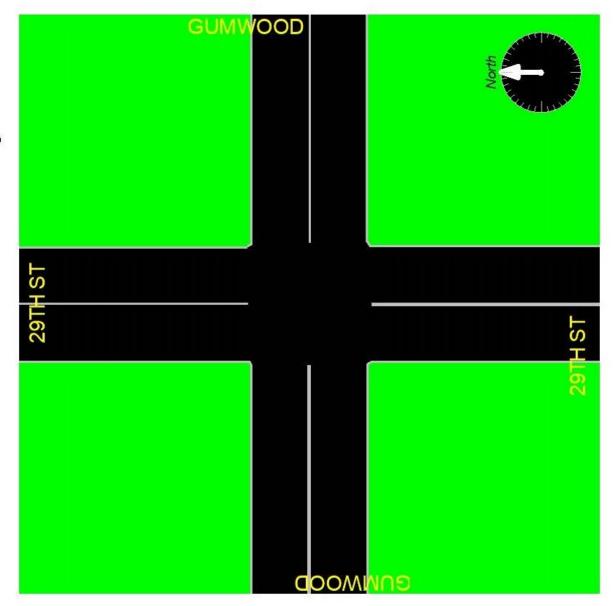


29TH ST

City of Mcallen 210 N 20th McAllen, TX 78501

: Noon Peak Hours : 00000000 : 6/8/2021 : 3

File Name Site Code Start Date Page No



City of Mcallen 210 N 20th McAllen, TX 78501

Default Comments

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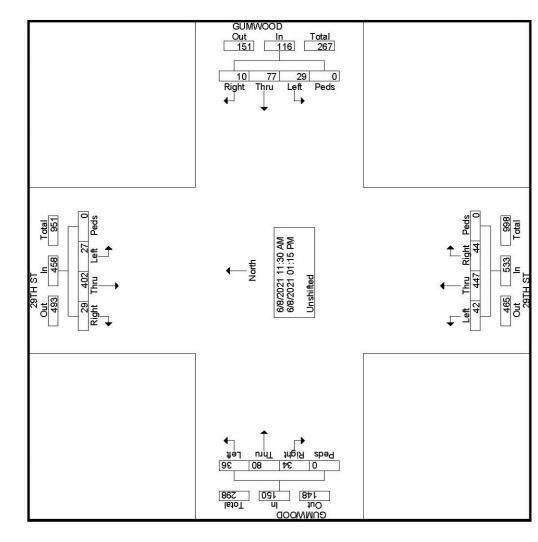
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: 6/8/2021 Site Code

Start Date Page No

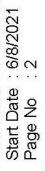
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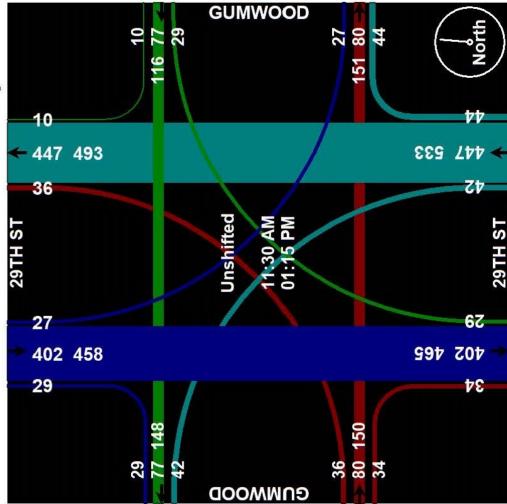


City of Mcallen 210 N 20th McAllen, TX 78501



Start Date

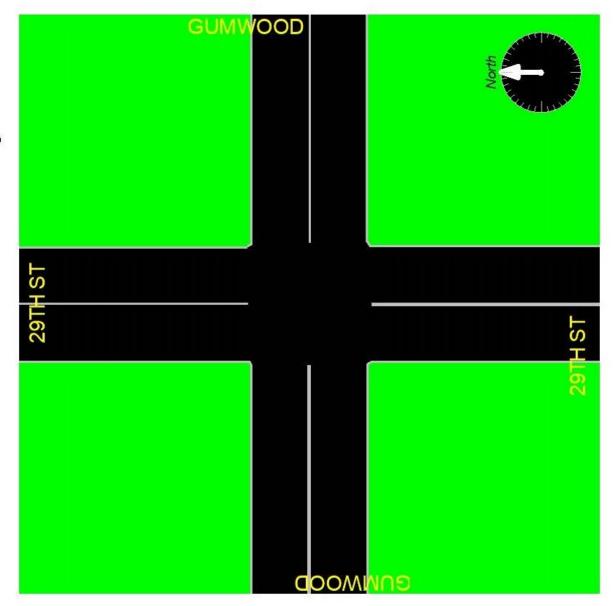




City of Mcallen 210 N 20th McAllen, TX 78501

: Noon Peak Hours : 00000000 : 6/8/2021 : 3

File Name Site Code Start Date Page No



City of Mcallen 210 N 20th McAllen, TX 78501

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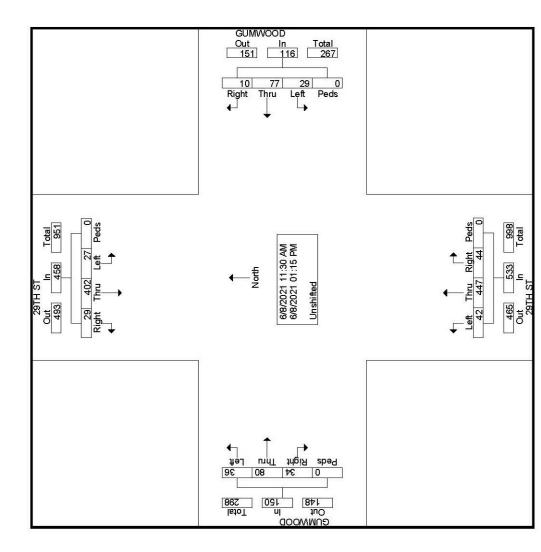
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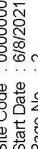
Start Date Page No

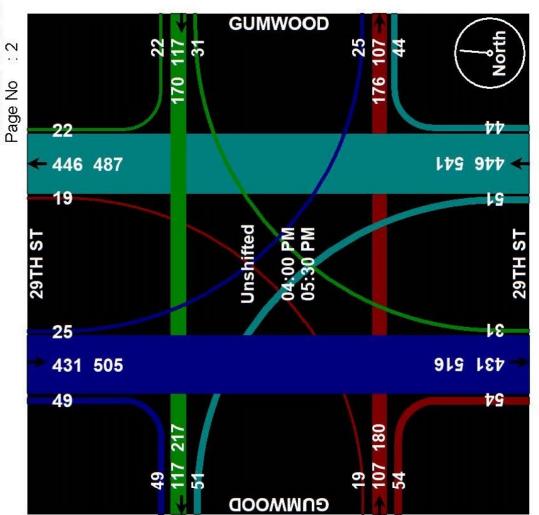
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City of Mcallen 210 N 20th McAllen. TX 78501







City of Mcallen 210 N 20th McAllen, TX 78501

: Evening Peak Hours: 00000000: 6/8/2021: 3 File Name Site Code Start Date Page No

GUMWOOD 29TH ST 29TH ST COOMINOO

City of Mcallen 210 N 20th McAllen, TX 78501

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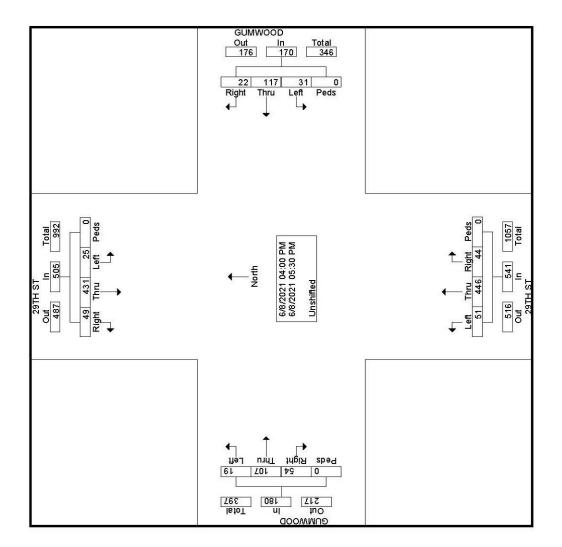
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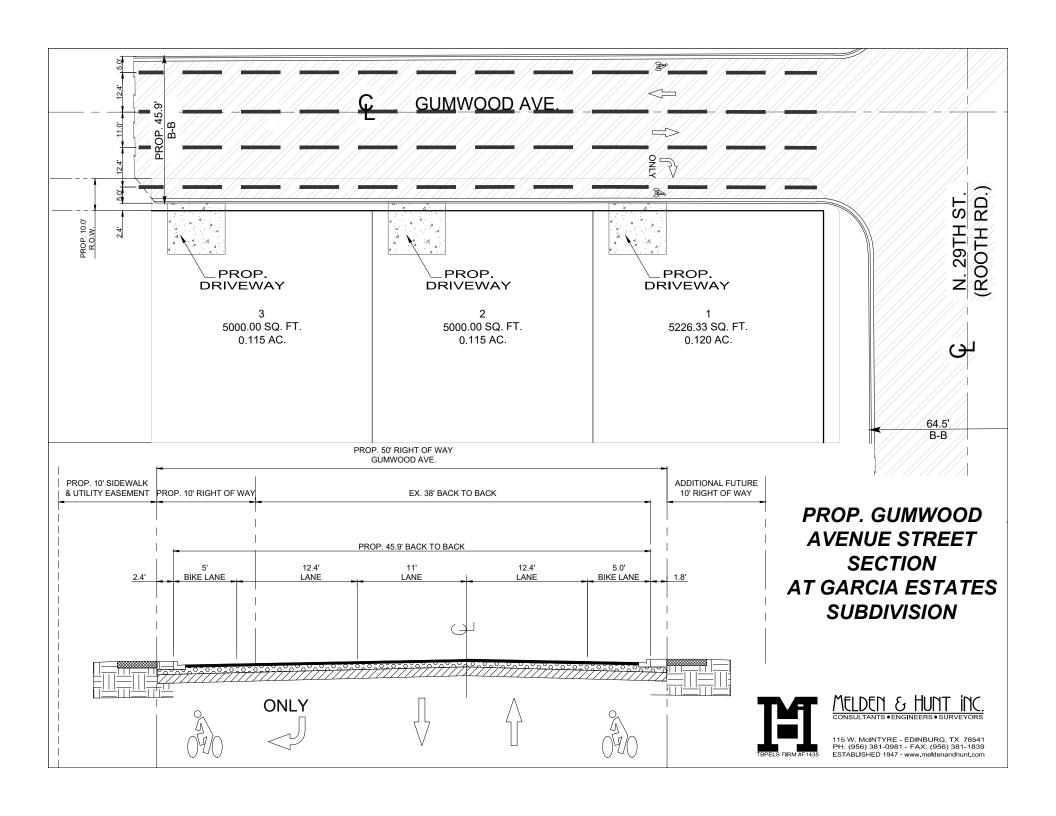
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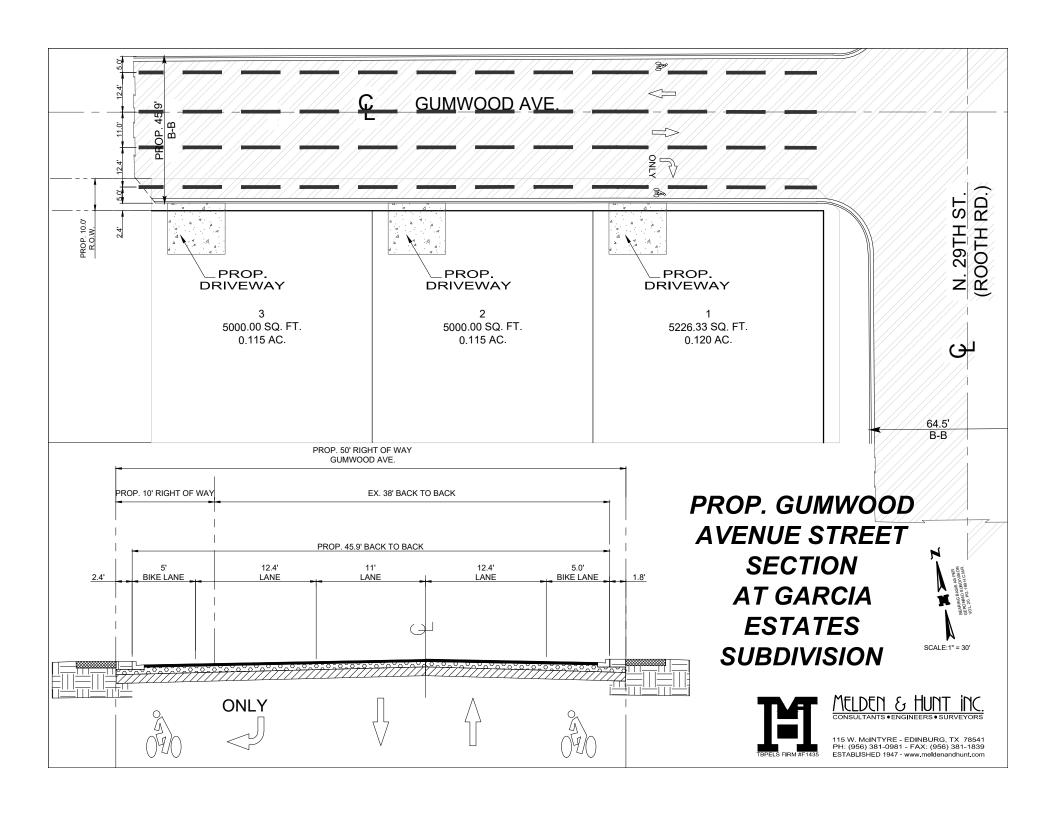
Start Date Page No

: Evening Peak Hours : 00000000 : 6/8/2021 : 1

File Name : Site Code :







SuB2021-0092

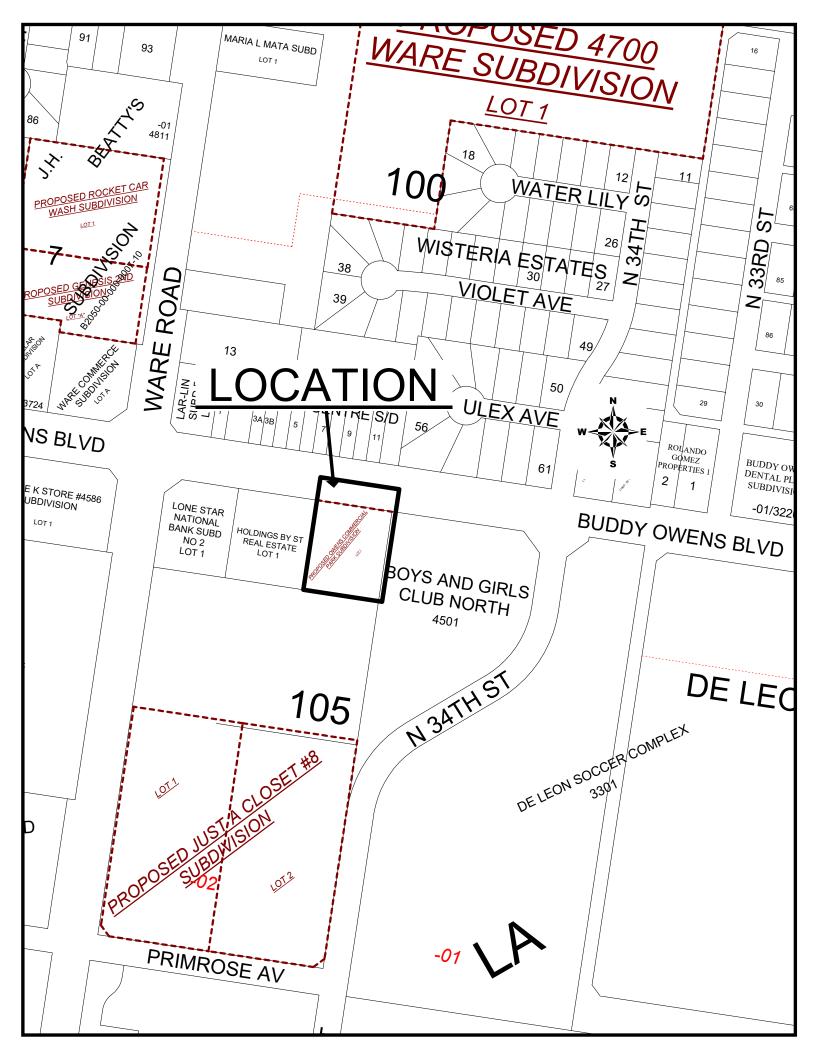
City of McAllen Planning Department APPLICATION FOR

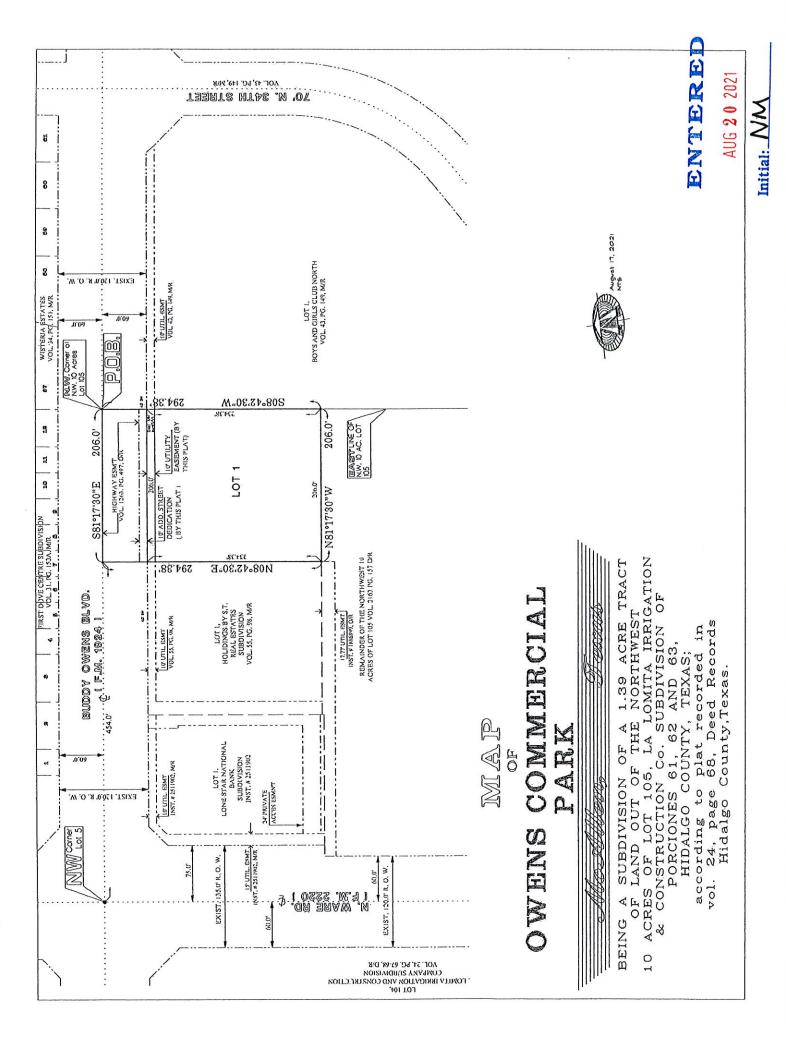
311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

SUBD	IVIS	ION	PLA	TI	REV	TEW

Project Description	Subdivision Name Owens Commercial Park Location The south side of Buddy Owens Blvd., approximately 500 feet west of Ware Road. City Address or Block Number 3501 Buddy Owens Boulevard Number of lots 1 Gross acres 1.39 Net acres 1.16 Existing Zoning C3L Proposed C3 Rezoning Applied For Yes No Date 8/19/21 Existing Land Use Vacant Proposed Land Use Carwash Irrigation District # 1 Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due Parcel No. 210807 Tax Dept. Review Legal Description 1.39 Acres out of Lot 105, La Lomita Irrigation and Construction Co. Subdivision
Owner	Name Oscar Sotelo, M.D. Phone 956-682-1591 Address 7012 N. 10th Street Suite 40 City McAllen State Texas Zip 78503 E-mail oscar@sotelodermatology.com
Developer	Name _Same as Owner Phone Address City State Zip Contact Person E-mail
Engineer	Name Spoor Engineering Consultants, Inc. Phone 956-683-1000 Address 202 S. 4th Street City McAllen State Texas Zip 78501 Contact Person Steve Spoor E-mail sec@spooreng.com
Surveyor	Name Pena Engineering Phone 956-682-8812 Address P.O. Box 4320 City McAllen State Texas Zip 78501 ENTERE

Initial: NM





09/01/2021 Page 1 of 2 SUB2021-0092



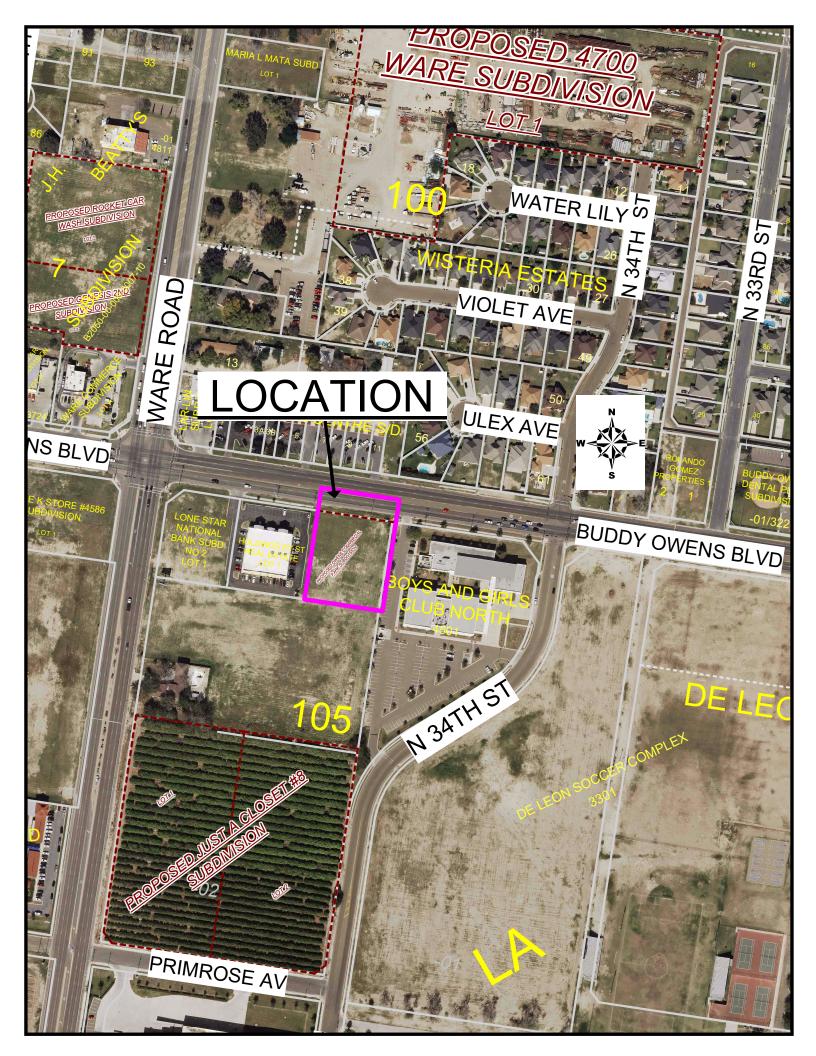
City of McAllen SUBDIVISION PLAT REVIEW

Reviewed On: 9/1/2021

SUBDIVISION NAME: OWENS COMMERCIAL PARK	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Buddy Owens Boulevard (FM 1924): 10 ft. ROW dedication for 60 ft. from centerline for 120 ft. total ROW Paving: min. 65 ft. Curb & gutter: both sides *City of McAllen Thoroughfare Plan **Escrow monies as may be applicable if improvements are not built prior to recording	Compliance
Poving Curb 9 guttor	Applied
Paving Curb & gutter * 800 ft. Block Length *Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: Proposing 50 ft. or greater for approved site plan or easements **Engineer is proposing a 50 ft. front setback instead of the required 60 ft. ***Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance or greater for approved site plan or easements *Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for approved site plan or easements *Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* 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 Buddy Owens Boulevard (FM 1924) **Subdivision Ordinance: Section 134-120	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 *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

09/01/2021 Page 2 of 2 SUB2021-0092

1 age 2 of 2	
NOTES	
* No curb cut, access, or lot frontage permitted along *City's Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/service drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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 if public	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Section. 138-356	Compliance
* Minimum lot width and lot area **Zoning Ordinance: 138-1	Applied
ZONING/CUP	
* Existing: C-3L Proposed: C-3 *Zoning change application to be reviewed by P&Z Board on September 21, 2021, and considered by City Commission on October 11, 2021.	Non-compliance
* Rezoning Needed Before Final Approval *Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation has been approved per Traffic Department, no TIA required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Clarify use prior to final approval to establish any applicable requirements ***Change of zone application from C-3L to C-3 is scheduled for P&Z Board review on September 21, 2021, and considered by City Commission on October 11, 2021.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied



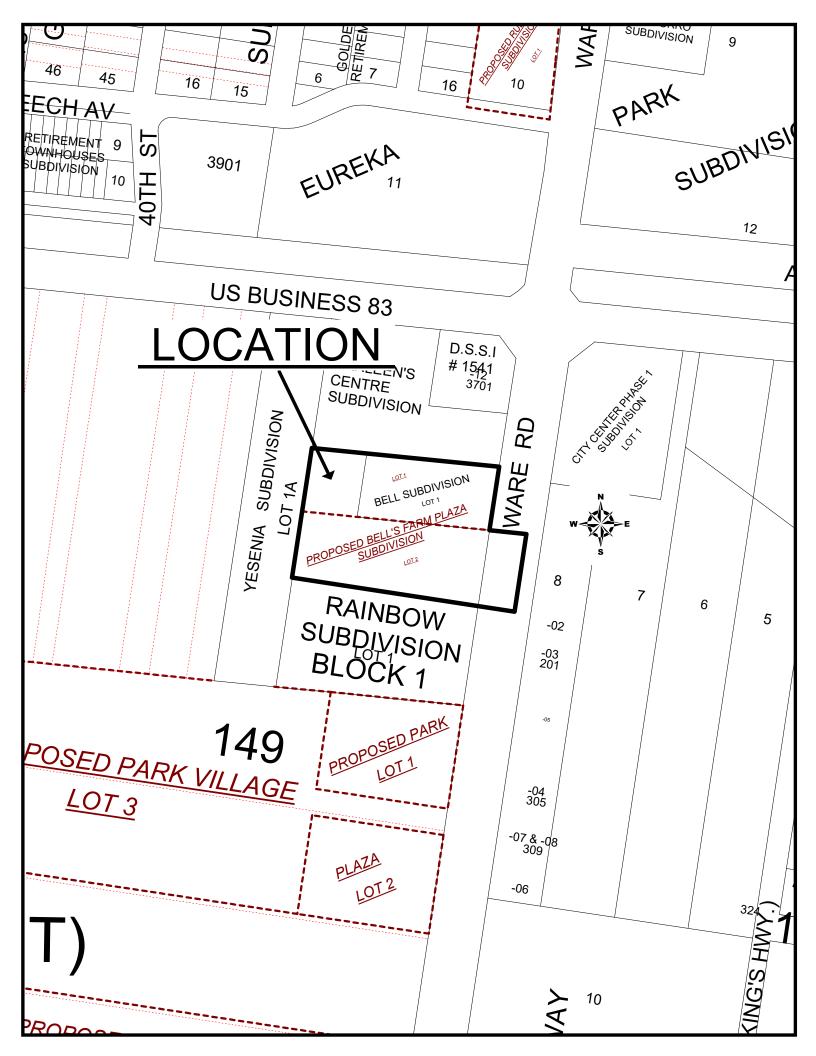
Sub2021-0086

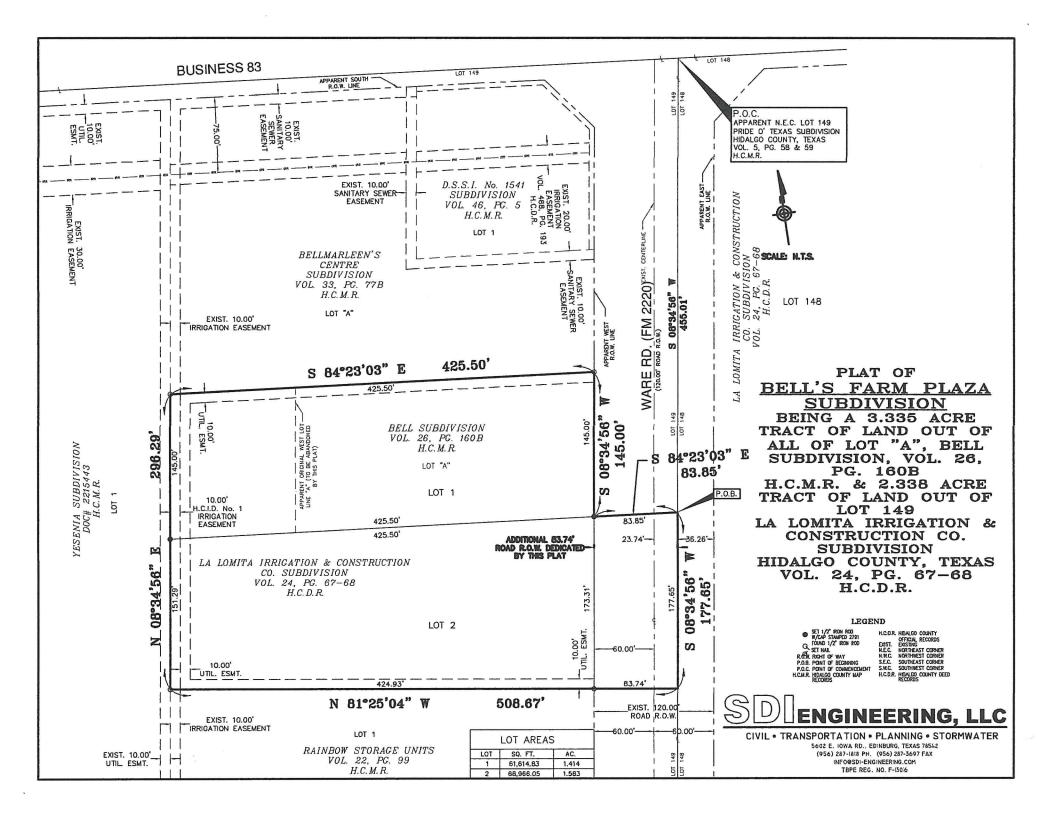
City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

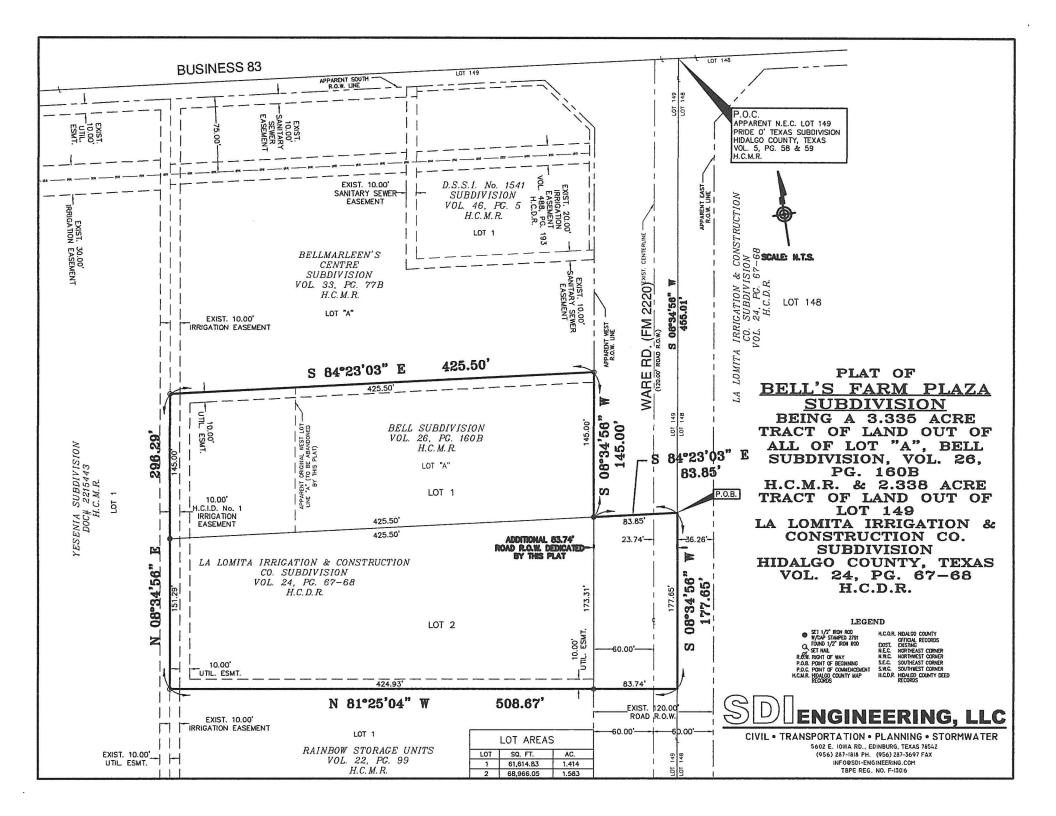
311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

Project Description	Subdivision Name Bell's Farm Plaza Subdivision Location West side of Ware Road (FM 2220) approximately 330' south of US Bus 83 City Address or Block Number 32 5. Ware RD Number of lots 2 Gross acres 3.335 Net acres 2.996 Existing Zoning X Proposed Rezoning Applied For Yes No Date Irrigation District #1 Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due None Parcel No. 211005 Tax Dept. Review Legal Description Being a 3.335 acre tract of land out of all of Lot A, Bell Subd, Vol 26, Pg160B & 2.338 acre tract of land out of Lot 149 La Lomita Irrigation & Construction Co. Subd Vol 24, Pg 67-68
Owner	Name Robert L. Bell, Jr. Phone 956-279-8468 Address 2314 Orange St City Mission State Tx Zip 78574 E-mail bobbybell1948@gmail.com
er	NameRobert L. Bell, Jr Phone956-279-8468 Address2314 Orange St.
Developer	City Mission State Tx Zip 78574 Contact Person Robert L. Bell, Jr. E-mail bobbybell1948@gmail.com
Engineer Develope	City Mission State Tx Zip 78574 Contact Person Robert L. Bell, Jr.

Bto W







08/19/2021 Page 1 of 3 SUB2021-0086



City of McAllen

SUBDIVISION PLAT REVIEW

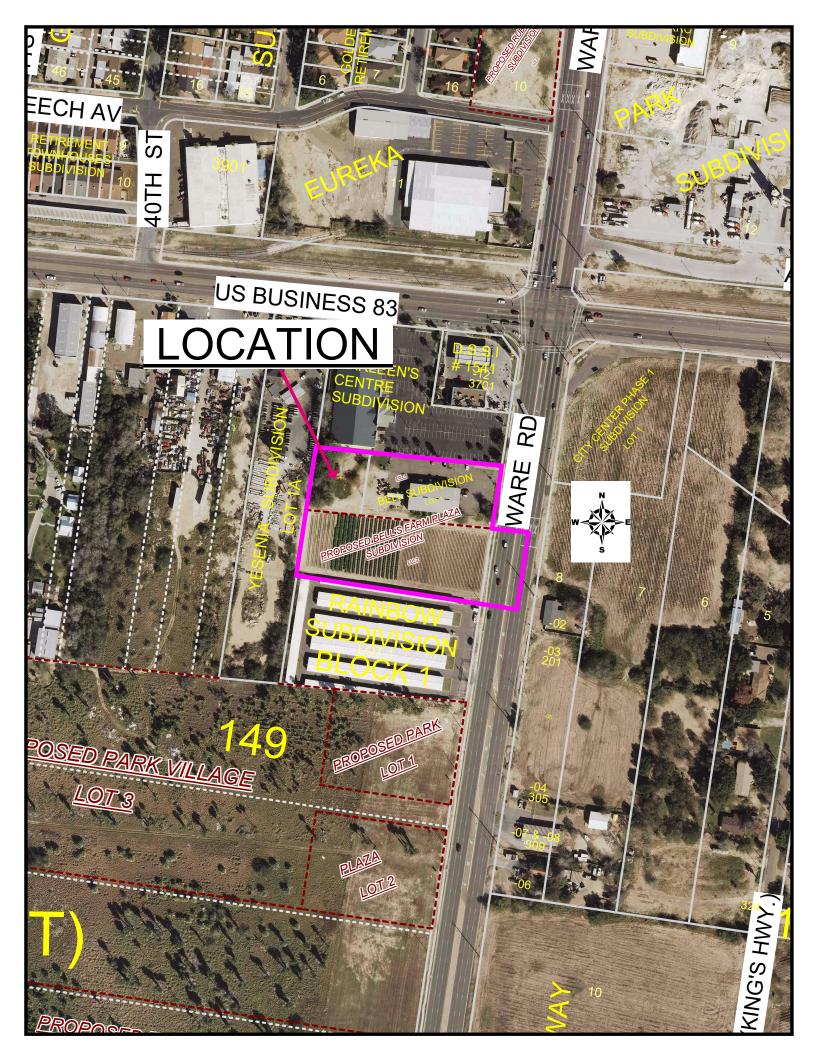
Reviewed On: 8/19/2021

SUBDIVISION NAME: BELL'S FARM PLAZA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Ware Road (FM 2220): 120 ft. total ROW Paving: by the state Curb & gutter: by the state *Show centerline and label ROW on both sides to determine if there is any required ROW dedication prior to final approval **City of McAllen Thoroughfare Plan	Non-compliance
Interior streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Revise plat as noted above prior to final **Pending clarification on proposed use **City of McAllen Thoroughfare Plan	TBD
Paving Curb & gutter	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length *Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 60 ft. or greater for easements or approved site plan **Revise note as shown above ***Zoning Ordinance: Section 138-356	Non-compliance
* Rear: in accordance with the zoning ordinance or greater for easements or approved site plan *Revise plat as noted above	Non-compliance
* Sides: in accordance with the zoning ordinance or greater for easements or approved site plan *Revise plat as noted above prior to final approval **Zoning Ordinance: Section 138-356	Non-compliance
* Corner **Zoning Ordinance: Section 138-356	TBD
* Garage **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 on Ware Rd. and 4 ft. minimum width sidewalk required on all interior streets	Non-compliance

08/19/2021 Page 2 of 3 SUB2021-0086

08/19/2021	Page 2 of 3	SUB2021-0086
*Revise plat as noted above **Subdivision Ordinance: Section	า 134-120	
* Perimeter sidewalks must be b	uilt or money escrowed if not built at this time.	Applied
BUFFERS		
 * 6 ft. opaque buffer required fror commercial, and industrial zones *Landscaping Ordinance: Section 		Applied
* 8 ft. masonry wall required betw multi-family residential zones/use **Plat note required ***Landscaping Ordinance: Secti		trial, or Non-compliance
. •	at time of Subdivision Improvements.	Applied
IOTES		
* No curb cut, access, or lot front **City's Access Management Pol		TBD
* Site plan must be approved by building permit issuance.	the Planning and development departments prior to	Applied
* Common areas, private service and not the City of McAllen	e drives, streets, etc. must be maintained by the lot of	wners Required
* Common Areas for commercial setbacks, landscaping, etc.	developments provide for common parking, access,	, Applied
City of McAllen shall be responsi		and
 * Homeowner's Association Covenumber on the plat, prior to recormand to the contract of the contr		ent Applied
OT REQUIREMENTS		
* Lots fronting public streets **Zoning Ordinance: Section: 13	8-356	Compliance
* Minimum lot width and lot area **Zoning Ordinance: 138-1		Applied
ONING/CUP		
* Existing: C-3 Proposed: C-3 **Zoning Ordinance: Article V		Applied
* Rezoning Needed Before Final	Approval	NA
ARKS		
* Land dedication in lieu of fee		NA
* Park Fee of \$700 per dwelling	unit/lot to be paid prior to recording	NA
* Pending review by the Parkland	d Dedication Advisory Board and CC.	NA
RAFFIC		
* Trip Generation required per Tr plat.	raffic Department to determine if TIA is needed prior	to final Non-compliance
* Traffic Impact Analysis (TIA) re	quired prior to final plat.	TBD

COMMENTS	
Comments:	Applied
*Must comply with City's Access Management Policy	
**Revise property boundaries for adjacent land in all directions i.e. identify and label any recorded subdivisions	
****Remove Lot "A" reference shown on Lot 1 and revise/clarify Note #11 as needed prior to final approval	
******Show document numbers for easements shown outside plat boundaries	
******Revise setbacks note prior to final	
********** ft. masonry wall note required on plat	
*******Provide vicinity map to ensure there are no landlocked properties	
*******Existing plat notes will remain as now exist	
********Existing plat references a contractual agreement on plat note #8 - clarify status of	
requirement/note prior to final.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied



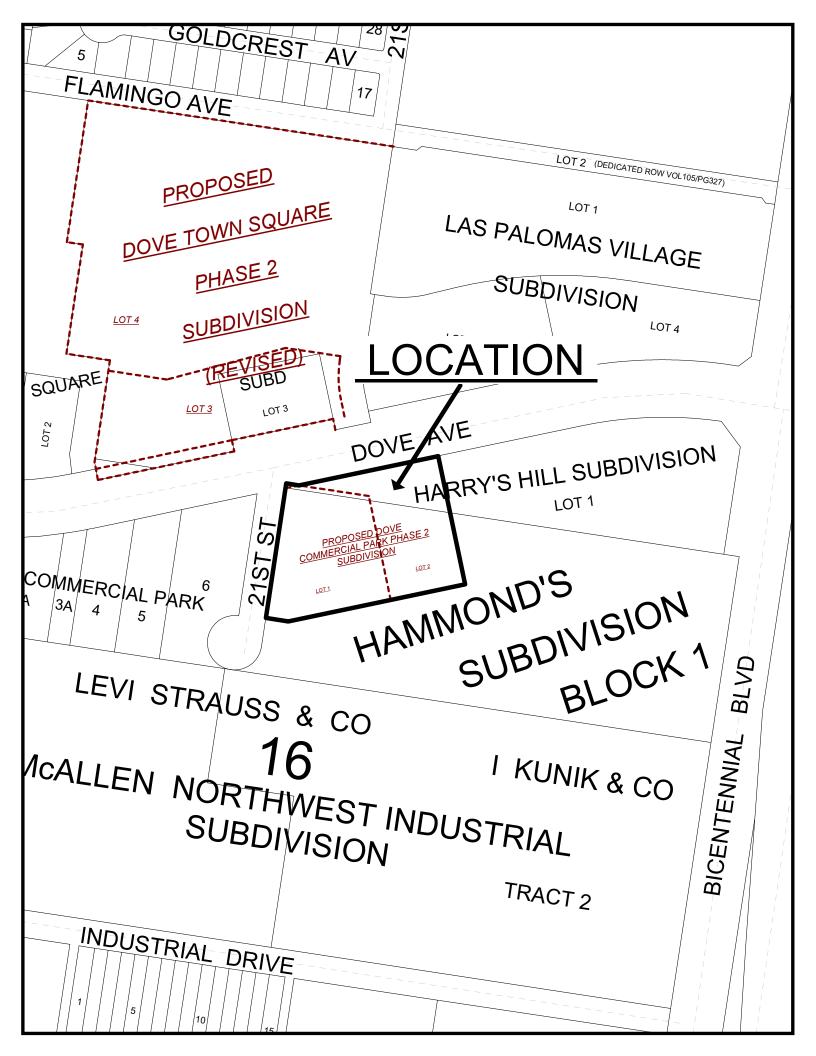
SUB2020-0002

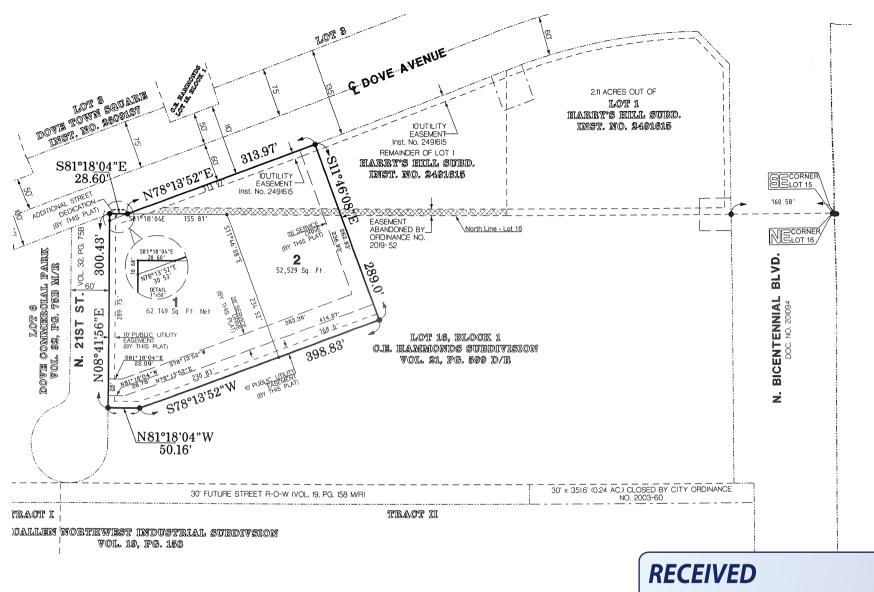
City of McAllen Planning Department APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

	SUBDIVISION FLAT REVIEW
Project Description	Subdivision Name Dove Commercial Park No. 2 Location _S.E. corner of Dove Avenue and N. 21st Street City Address or Block Number _ 2001 Dove Avenue Number of lots Gross acres _2.64 Net acres _ 2.64 Existing Zoning _ C2/C3
Owner	Name Primrose Development Co., Inc. Phone 956-682-8373 Address 1633 N. 10th Street City McAllen State TX Zip 78501 E-mail wdmoschel@att.net
Developer	Name Same as Owner Phone Address
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 CVQ Land Surveyors Address 517 Beaumont Avenue City McAllen State TX Zip 78501





MAP of

DOVE COMMERCIAL PARK PHASE II

McAllen, Texas

BEING A SUBDIVISION OF A 2.64 ACRE TRACT OF LAND OUT OF LOT 16, BLOCK 1, C.E. HAMMOND SUBDIVISION, OF PORCIONES 61, 62, AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 8, MAP RECORDS, AND 0.42 ACRES OF LAND OUT OF LOT 1, HARRY'S HILL SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN INSTRUMENT NUMBER 2491615, MAP RECORDS, HIDALGO COUNTY, TEXAS

By Nikki Marie Cavazos at 11:21 am, Jan 02, 2020

RECEIVED VIA EMAIL 12/27/2019 AT 3:28 PM

DATE: Dec. 26. 2019 Prepared by: Spoo

Spoor Engineering Consultants, 1

Consulting Engineers - Civil Land Planning
FIRM # F-6003

202 South 4th. Street McALLEN, TEXAS 78501

SEC@spooreng.com

(956) 683 1000

08/24/2021 Page 1 of 2 SUB2020-0002



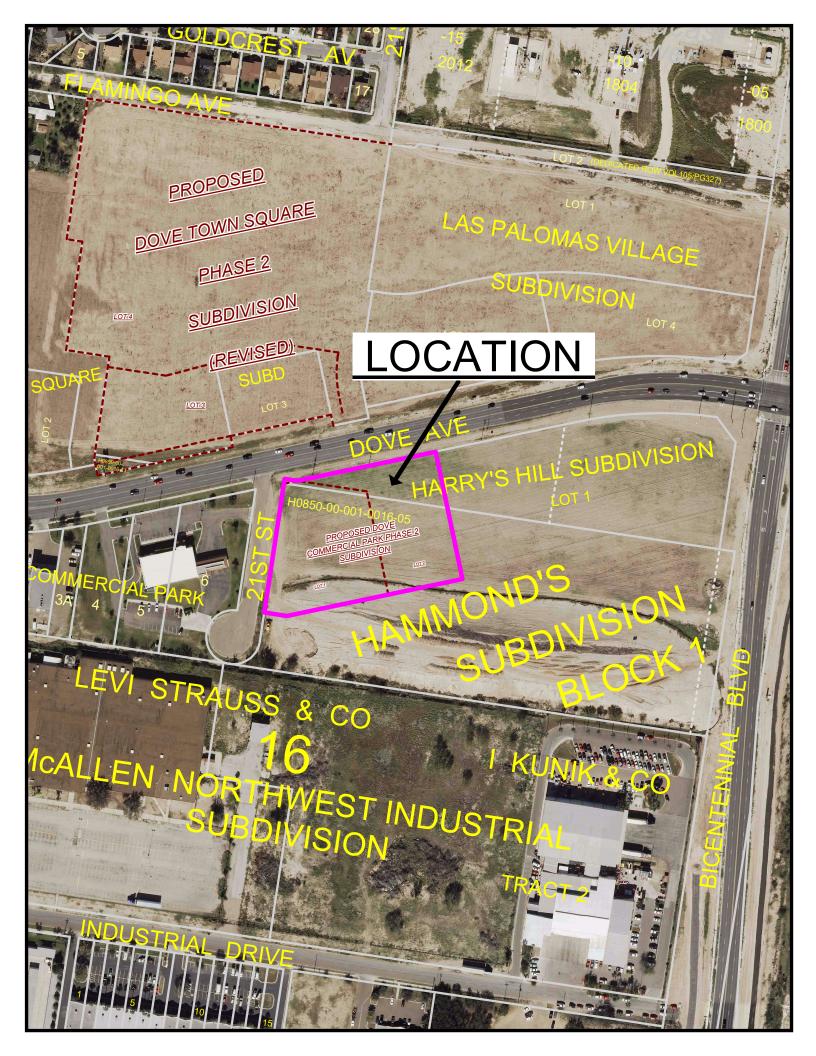
City of McAllen SUBDIVISION PLAT REVIEW

Reviewed On: 8/24/2021

SUBDIVISION NAME: DOVE COMMERCIAL PARK NO. 2	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Dove Avenue: 75 ft. dedication for 150 ft. ROW Paving: 52 ft. min. Curb & gutter: Both sides *Plat submitted December 27, 2019 proposes 60 ft. from centerline with no additional dedication proposed per variance approval for Harry's Subdivision. Staff is reviewing ROW dedication requirement prior to final **Must escrow monies if improvements are not built prior to recording.	TBD
N. 21st Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to recording.	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length	Applied
* 600 ft. Maximum Cul-de-Sac	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties *Plat submitted December 27, 2019 provides for a 26 ft. service drive	Compliance
SETBACKS	
* Front: 60 ft. or greater for approved site plan or easements (proposed) **Front setback will be finalized based on Dove Ave. ROW prior to final	TBD
* Rear: In accordance with zoning ordinance or greater for easements	Applied
* Sides: In accordance with zoning ordinance or greater for easements	Applied
* Corner: In accordance with zoning ordinance or greater for easements	Applied
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Dove Avenue and N. 21st Street	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along	TBD

08/24/2021 Page 2 of 2 SUB2020-0002

08/24/2021 Page 2 of 2	SUB2020-0002
* Site plan must be approved by Planning and Zoning Commission prior to building permit issuance.	Required
* Common Areas and service drives must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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.	Е
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: C-2/C-3 Proposed: C-3 *Rezoning to be finalized prior to final	Incomplete
* Rezoning Needed Before Final Approval **P&Z Board recommended approval at the January 7, 2020 meeting, scheduled for City Commission consideration on January 27, 2020.	Required
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. **Per Traffic Department, need to submit a Trip Generation to determine if TIA will be required, prior to final	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Need to clarify if previously approved variance for ROW along Dove Ave. will be honored or dedication for 150 ft. ROW will be required, prior to final. **Must comply with City's Access Management Policy ***Existing plat notes remain the same as now exist ****Staff is reviewing and has discussed with engineer whether the property to the east should be included as part of this plat, prior to final *****Staff received a letter on August 18, 2021 from the engineer asking for a six month extension to acquire final approval.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SIX MONTH EXTENSION REQUEST, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied





August 18, 2022

Edgar Garcia, AIPC Director of Planning 311 N. 15th Street McAllen, Texas 78501

Re:

Dove Commercial Park Phase II

Dear Edgar.,

Thank you for your August 16, 2021 letter reminding us of the status of our subdivision Dove Commercial Park Phase II. As agent for the Owner, I hereby request the 6 month extension that is referred to in your letter.

Please advise if you require additional information.

Sincerely,

Steve Spoot, P.E.

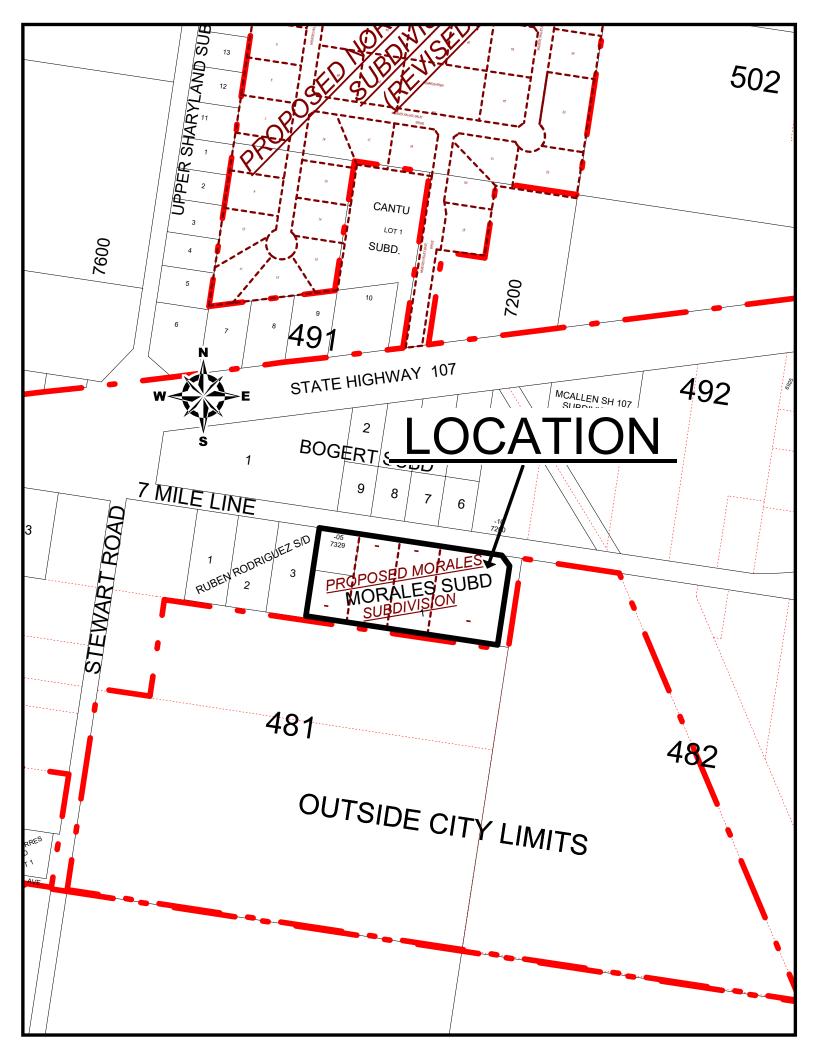
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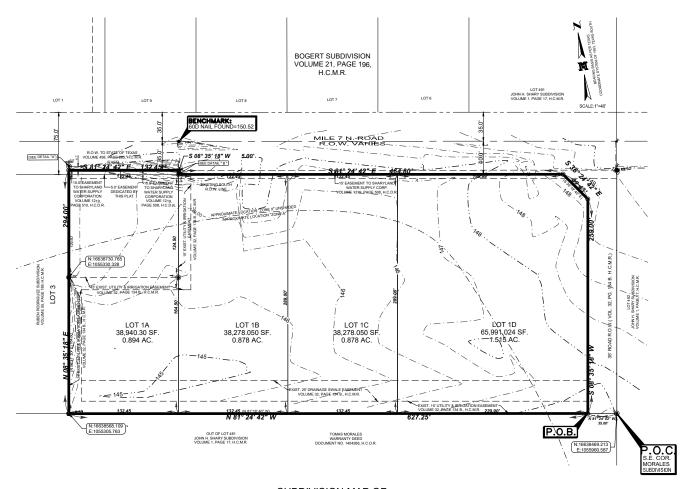
City of McAllen Planning Department APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

	SUBDIVISION I LAT REVIEW
Project Description	Subdivision Name
Owner	Name 2) Madalyn P. Morales Phone 90 956 381-0981 Address 2) 7425 Mile 7. North Road City 2) MISSION State TX Zip 78573 E-mail Commend Muntiple Meldenand Muntiple Murio a Meldenand Muntiple Murio a Meldenand Muntiple Muniple Murio a Meldenand Muntiple Muniple Muniple Meldenand Muntiple Muniple Meldenand Muntiple Muniple Meldenand Muntiple Muniple Muniple Meldenand Muntiple Muniple Muniple Meldenand Muntiple Meldenand Meldenand Muntiple Meldenand Meldenand Muntiple Meldenand Meldenand Muntiple Meldenand Meldenand Muntiple Meldenand
Developer	Name Eloy Tello Phone (956) (d/8-2394 Address 7209 Mile 7 North Rad City Mission State Tx zip 78572 Contact Person Eloy Tello E-mail eloy tello 87@gMail.com
Engineer	Name Me dens Hunt, Tuc. Phone 956 38 -098 Address 15 W. Mc Twyre St. City Edinhurg State TX Zip 1854 Contact Person War II a. Reuna E-mail Mar II a Meldenard Nant. Com
Surveyor	Name Meldeng Hunt, Inc. Phone (956) 381-0981 Address 115 W. Mc. Intre St. City Edinburg State TX Zip E1854 V En JUL 17 2020
	By My (C4:2)





SUBDIVISION MAP OF LOTS 1A,1B,1C,1D, MORALES SUBDIVISION

PLAT SHOWING
4.167 ACRES
CONSISTING OF:
3.773 ACRES BEING ALL
OF LOT 1, MORALES SUBDIVISION
RECORDED IN VOL. 32, PG. 134 B.,H.C.M.R.
AND
0.394 OF ONE ACRE
OUT OF LOT 481,
JOHN H. SHARY SUBDIVISION
RECORDED IN VOL. 1, PG. 17, H.C.M.R.
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

08/25/2021 Page 1 of 2 SUB2020-0046



City of McAllen

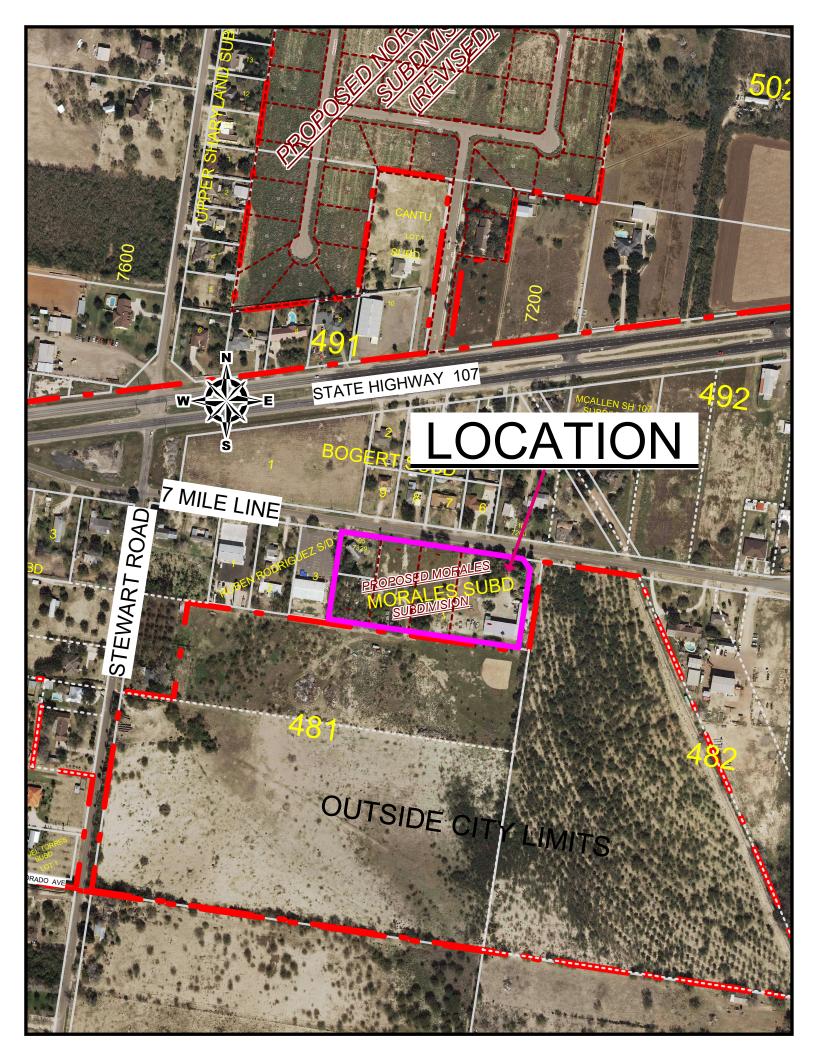
SUBDIVISION PLAT REVIEW

Reviewed On: 8/24/2021

SUBDIVISION NAME: MORALES LOTS LOTS 1A, 1B, 1C, 1D, SUBDIVISIO	DN
REQUIREMENTS	···
STREETS AND RIGHT-OF-WAYS	
Mile 7 Road: 5 ft. additional ROW for 80 ft. total ROW Paving: min. 52 ft. Curb & gutter: Both sides **Show centerline ***Escrow required if improvements are not built prior to recording.	Non-compliance
N. 72nd Street: 35 ft. dedication for 70 ft. ROW Paving: 44 ft. Curb & gutter: Both sides **Escrow required if improvements are not built prior to recording.	Non-compliance
* 800 ft. Block Length	Compliance
* 600 ft. Maximum Cul-de-Sac	Compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	Non-compliance
SETBACKS	
* Front: 40 ft. or greater for easements or approved site plan	Compliance
* Rear: 40 ft. for easements or greater approved site plan **Revise rear setback note as noted above prior to final approval	Non-compliance
* Sides: 15 ft. or greater for easements	Applied
* Corner: 35 ft. or greater for easement on N. 72nd St. **Correct/replace "coner" with corner	Non-compliance
* Garage: 18 ft. or greater for easements	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along south side of Mile 7 North Road and along the west side of N. 72nd Street. **Revise plat as noted above ***Escrow required if improvements are not built prior to recording.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Additional buffers along N. 72nd Street may be required	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along	TBD
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Required

08/25/2021 Page 2 of 2 SUB2020-0046

08/25/2021	Page 2 of 2	SUB2020-0046
* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen		Applied
* Common Areas for c setbacks, landscaping	Applied	
* Developer/Homeowr the City of McAllen sha and other requirement not limited to common **Section 110-72 appli	Applied	
* Homeowner's Assoc number on the plat, pr	iation Covenants must be recorded and submitted with document ior to recording.	Applied
LOT REQUIREMENTS		
* Lots fronting public s	streets	Compliance
* Minimum lot width ar	nd lot area	Compliance
ZONING/CUP		
* Existing: C-4 & R-1 F **Rezoning application		Non-compliance
* Rezoning Needed Be	efore Final Approval	Non-compliance
PARKS		
* Land dedication in lie	eu of fee	NA
* Park Fee of \$700 pe	r dwelling unit/lot to be paid prior to recording.	Applied
* Pending review by th	ne Parkland Dedication Advisory Board and CC.	NA
TRAFFIC		
* Trip Generation to de Trip Generation is und	etermine if TIA is required, prior to final plat. Per Traffic Department der review.	Applied
* Traffic Impact Analys	sis (TIA) required prior to final plat.	TBD
COMMENTS		
Money will be escrov *Submit site plan for ****Rezoning applicati	y's Access Management Policy wed if improvements are not built prior to recording. review on needs to be submitted and finalized before final approval. ion letter request submitted by the engineer on August 17, 2021	Applied
RECOMMENDATION		
	AFF RECOMMENDS APPROVAL OF THE SIX MONTH ST SUBJECT TO CONDITIONS NOTED, UTILITIES AND ALS.	Applied





FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

August 17, 2021

Edgar Garcia, Planning Director CITY OF MCALLEN PLANNING DEPT. P.O. Box 220 McAllen, Texas 78505

Re: MORALES LOTS 1A, 1B, 1C, 1D, & 1E SUBDIVISION - REQUEST FOR EXTENSION

Dear Mr. Garcia:

On behalf of the owners, Magaly E. Morales & Diana Morales, we are requesting a six month extension on the above referenced subdivision plat. According to our records, the Planning and Zoning Commission gave the plat preliminary and final approval on August 2020. The owners are requesting an additional six-month time frame.

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

Mario A. Reyna, P.E.

Vice-President

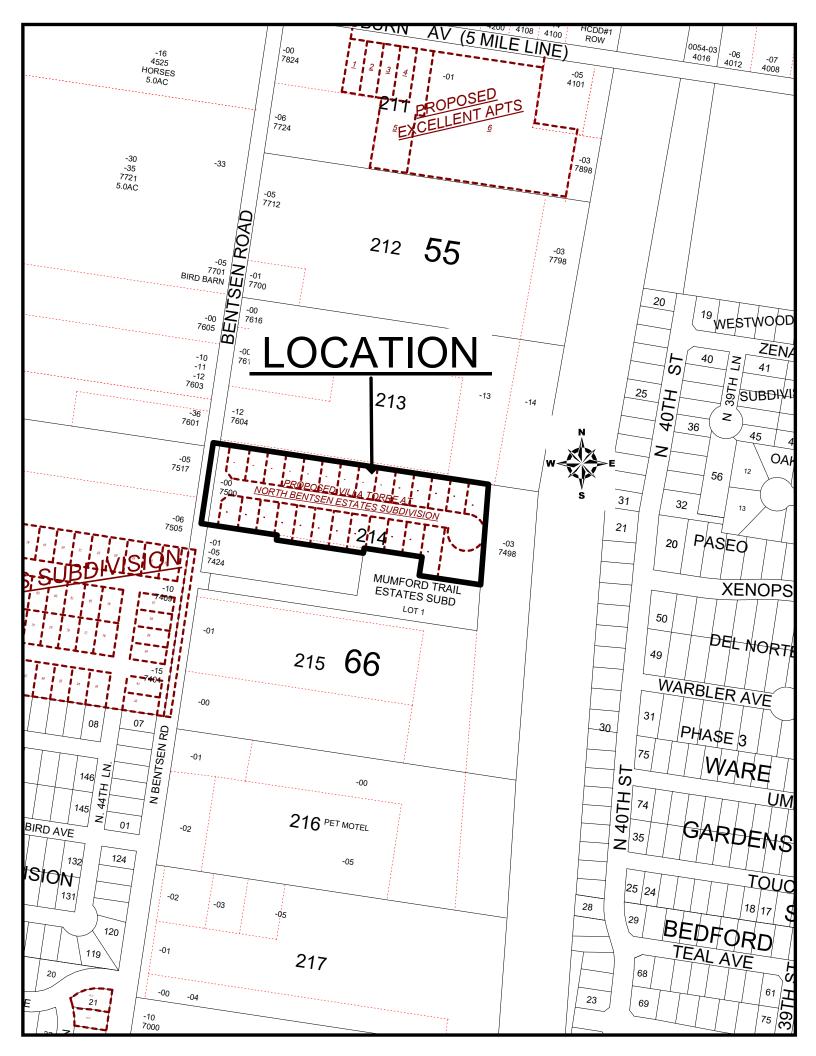
Cc: Magaly & Diana Morales

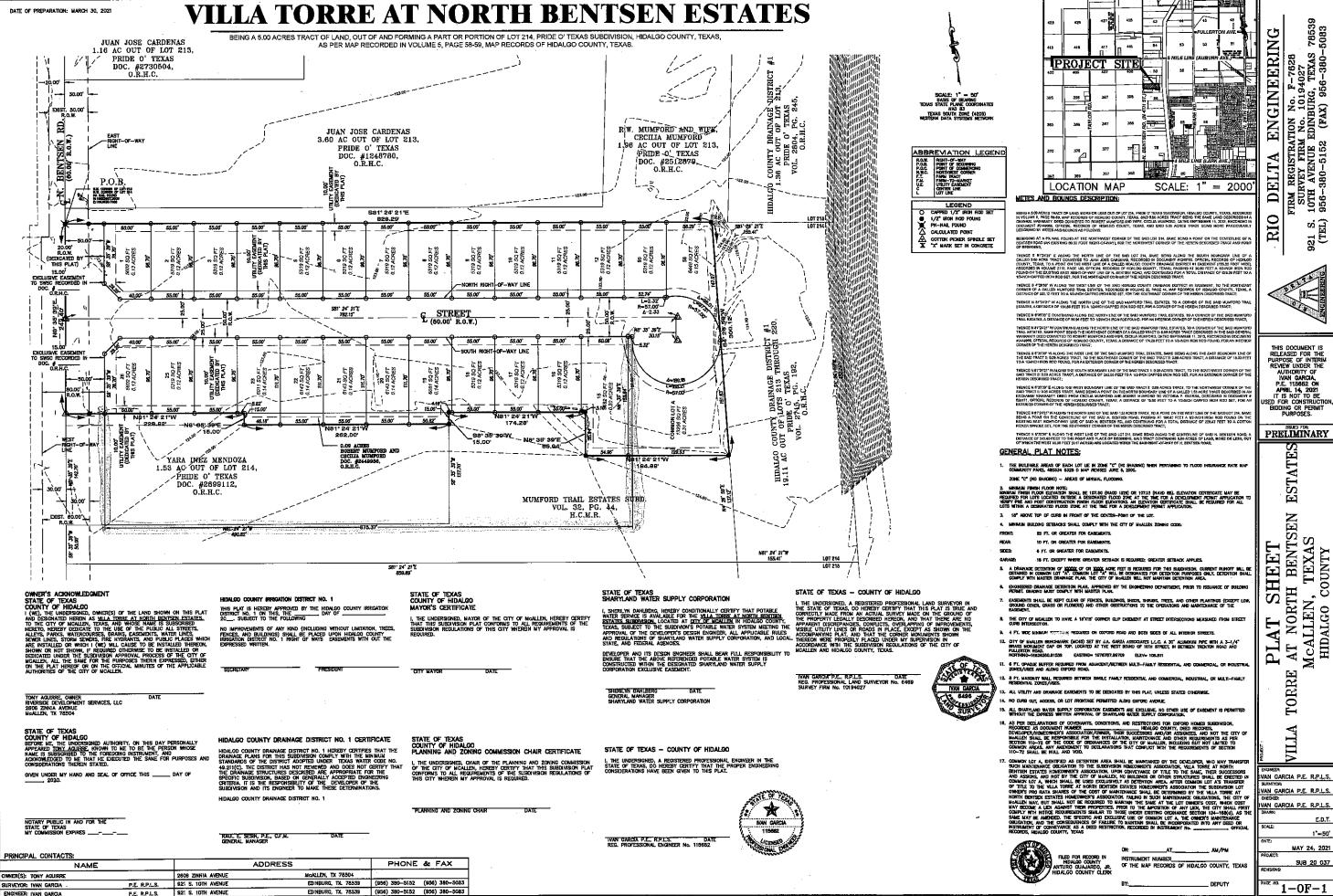
City of McAllen Planning Department APPLICATION FOR SUPPLICATION PLAT DEVI

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

SUBDIVISION PLAT REV	IEW
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Project Description	Subdivision Name VILLA TORRE AT NORTH BENTSEN ESTATES APPROX. 1400 FEET SOUTH OF THE INTERSECTION OF AUBURN AVENUE & BENTSEN ROAD ON THE Location EAST R.O.W. OF BENTSEN ROAD. City Address or Block Number 7500 N. BENTSEN PD. Number of lots 27 Gross acres 5.00 Net acres 4.83 Existing Zoning R-1 Proposed R-1 Rezoning Applied For Yes No Date SINGLE Existing Land Use FAMILY Proposed Land Use FAMILY Irrigation District # 1 Residential Replat Yes No M Commercial Replat Yes No M ETJ Yes No M Agricultural Tax Exempt Yes No Do Estimated Rollback tax due
Proj	Parcel No Tax Dept. Review Legal Description BEING A 5.00 ACRES TRACT OF LAND, MORE OR LESS OUT OF LOT 214, PRIDE O'TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 5, PAGE 58-59, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
Owner	Name ANTONIO M. AGUIRRE JR RIVERSIDE DEVELOPMENT SERVICES, LLC Phone 956-867-0036 Address 2606 ZINNIA AVENUE City MCALLEN State TEXAS Zip 78504 E-mail TAGUIRRECONSULTING@ME.COM
Developer	Name RIVERSIDE DEVELOPMENT SERVICES, LLC Phone 956-867-0036 Address 2606 ZINNIA AVENUE City MCALLEN State TEXAS Zip 78504 Contact Person ANTONIO M. AGUIRRE JR. E-mail TAGUIRRECONSULTING@ME.COM
Engineer	Name RIO DELTA ENGINEERING Phone 956-380-5152 Address 921 S. 10TH AVENUE City EDINBURG State TEXAS Zip 78539 Contact Person IVAN GARCIA, P.E., R.P.L.S. E-mail RIODELTA2004@YAHOO.COM
Surveyor	Name RIO DELTA ENGINEERING Phone 956-380-5152 Address 921 S. 10TH AVENUE City EDINBURG State TEXAS Zip 78539 MAY 0 6 2021





P.E. R.P.L.S.

NEER: IVAN GARCIA

ATION No. F-7628 M No. 10194027 EDINBURG, TEXAS '

09/03/2021 Page 1 of 3 SUB2021-0089



Reviewed On: 9/3/2021

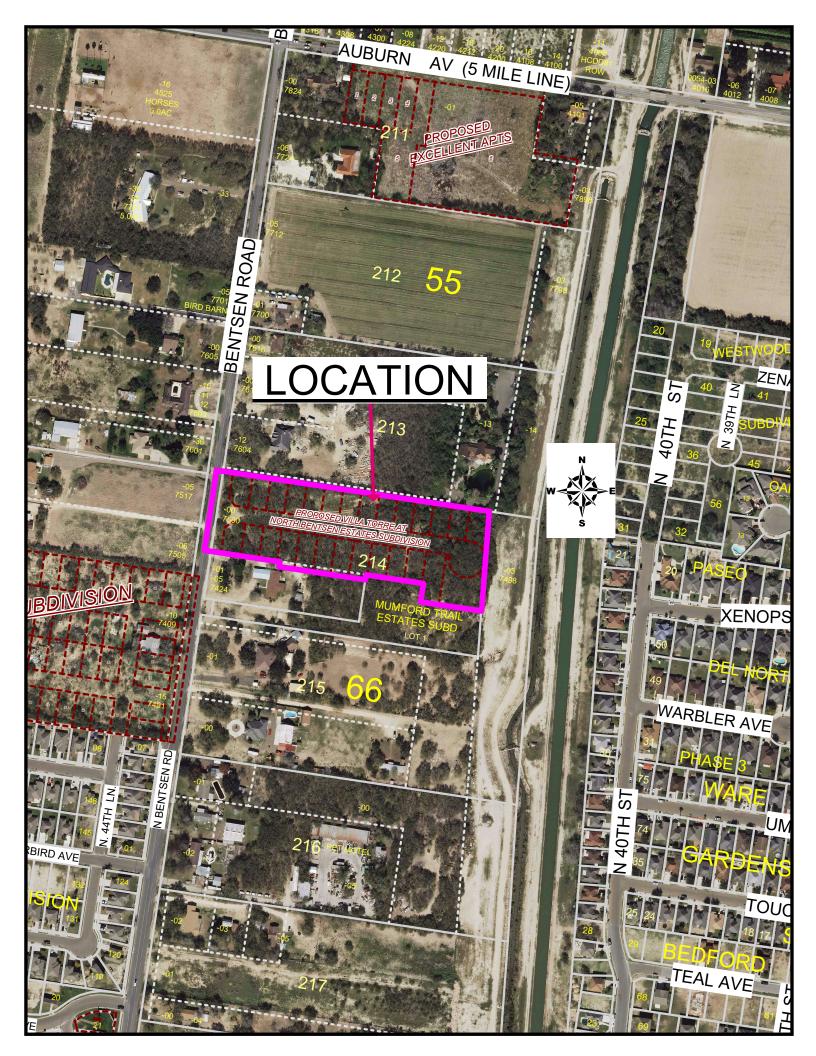
SUBDIVISION NAME: VILLA TORRE AT NORTH BENTSEN ESTATES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Bentsen Road: 20 ft. dedication for 50 ft. ROW from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides *Monies must be escrowed if improvements are not built prior to recording. **COM Thoroughfare Plan	Applied
Xenops Avenue: 50 ft. ROW. Paving: 40 ft. as approved by City Commission Curb & gutter: Both sides *Monies must be escrowed if improvements are not built prior to recording. ****City Commission, at their July 26, 2021 meeting, approved cul-de-sac length variance subject to providing 40 ft. of paving with sidewalk easements on both sides of internal street. ***Subdivision Ordinance: Section 134-105	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac: **Engineer submitted an application on June 18, 2021 requesting a variance to the maximum allowed cul-de-sac length. The proposed cul-de-sac length is approximately 720 ft. instead of the maximum allowed 600 ft. ***Planning and Zoning Board recommended approval of the cul-de-sac variance subject to 40 ft. of paving. ****City Commission, at their July 26, 2021 meeting, approved cul-de-sac length variance subject to providing 40 ft. of paving with sidewalk easements on both sides of internal street. **Subdivision Ordinance: Section 134-105	Completed
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
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied

09/03/2021 Page 2 of 3 SUB2021-0089

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets.	Applied
Please revise plat note #9 as shown above prior to recording. **Subdivision Ordinance: Section 134-120	
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
UFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bentsen Road. **Please revise plat note #11 as shown above prior to recording. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
OTES	
* No curb cut, access, or lot frontage permitted along North Bentsen Road. **Please revise plat note #14 as shown above prior to recording. ***City's Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, common areas, detention areas, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA document will be required to be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	Required
OT REQUIREMENTS	
* Minimum lot width and lot area. ***Zoning Ordinance: 138-1	Applied
*Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance

09/03/2021 Page 3 of 3 SUB2021-0089

ZONING/CUP	
* Existing: R-1 Proposed: R-1 **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **If any rezonings are needed, they must be finalized prior to final plat review. **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, 26 single-family lots are proposed, therefore, \$18,200 are due prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for 26 single-family residential lots will be waived. No TIA required.	NA
* As per Traffic Department, Trip Generation for 26 single-family residential lots will be waived. No TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy ***As per Fire Department, minimum 96 ft. of paving diameter face-to-face with 10 ft. ROW back of curb required. ***** Fire Department requirements for safety and maneuverability at cul-de-sac must be revised prior to final. *****City Commission, at their July 26, 2021 meeting, approved cul-de-sac length variance subject to providing 40 ft. of paving with sidewalk easements on both sides of internal street.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



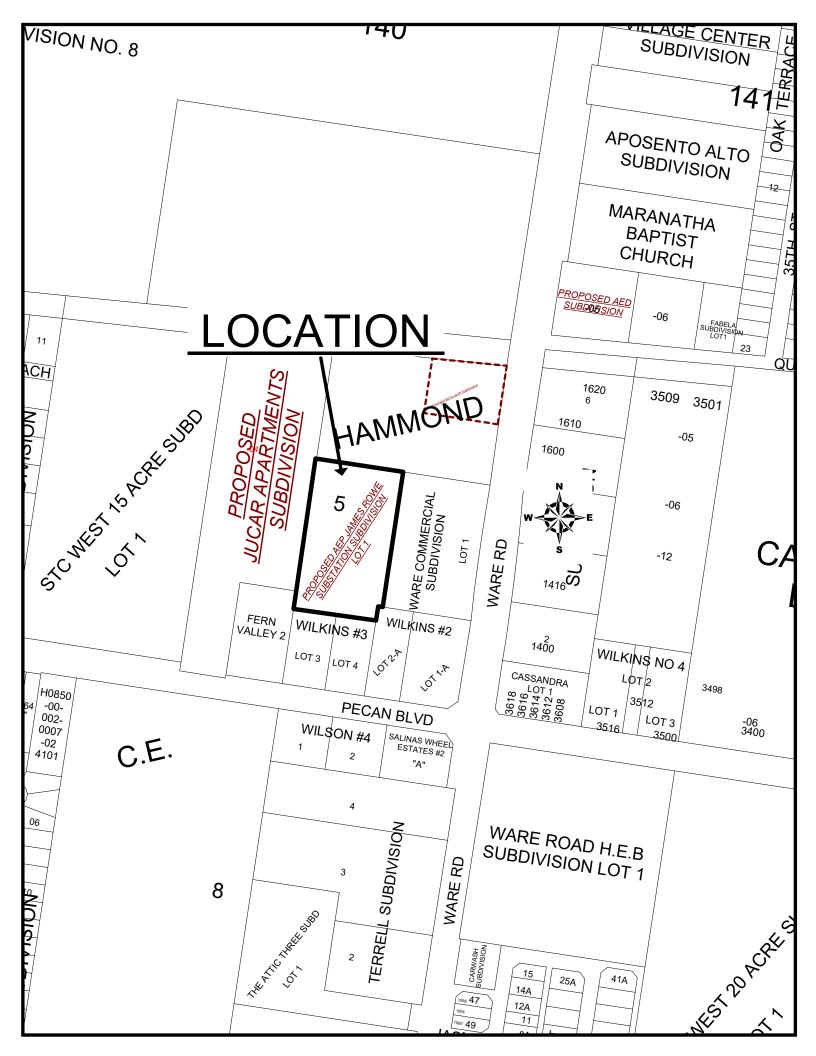
SUB 2021-0085

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 AEP JAMES ROWE SUBSTATION SUBDIVISION, LOT 1 (NON-HABITABLE) Location 0.1 MILE NE OF PECAN BLVD.WARE RD. INTERSECTION (CE HAMMOND, LOT 5) City Address or Block Number 1021 XI. WARE RD. Number of lots 1 Gross acres 3.04 AC Net acres 3.04 AC Existing Zoning C3 Proposed C3 Rezoning Applied For Yes No CUP2021-0051 Existing Land Use VACANT Proposed Land Use AEP SUBSTATION rigation District # 2 Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due \$0.00 Parcel No. Tax Dept. Review Legal Description 3.04 AC TRACT, JOSE DE LA CERDA 61, ABSTRACT 29-HIDALGO CO., TX
Owner	Name P. TODD IRELAND Phone (614) 716-6835 Address 1 RIVERSIDE PLAZA, 16TH FLOOR COLUMBUS, OH 43215 City COLUMBUS State OH Zip 43215 E-mail ptireland@aep.com
er	Name CONTRACTOR NOT YET SELECTED Phone Address
Developer	City State Zip Contact Person E-mail
r O	Name STUART TORASSON-POWER ENGINEERS Phone (513) 326-1504 Address 11733 CHESTERFIELD RD.
Enginee	City CINNCINATTI State OH Zip 45246 Contact Person STUART TORASSON-POWER ENGINEERS
	E-mailstuart.toraason@powereng.com
Surveyor	E-mailstuart.toraason@powereng.com

AUG 12 2021 BY: MM



STATE OF OHIO COUNTY OF FRANKLIN PLAT NOTES AND RESTRICTIONS FOR THE CITY OF MCALLEN, TEXAS: I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN 1. MINIMUM FINISHED FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AS THE TRADE ZONE SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS AT MID POINT OF EACH LOT. SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS NORTH 20' OF THE EAST 676.76' OF LOT 5 MINIMUM SETBACKS PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, QUINCE AVENUE FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE (40' WIDE RIGHT-OF-WAY) DOC. NO. 1112935 O.R.H.C. 5.0 FEET OR EASEMENT WHICHEVER IS GREATER **LEGEND** INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR 5.0 FEET OR EASEMENT WHICHEVER IS GREATER DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE ○ - 1/2" IRON ROD SET WITH PLASTIC CAP **PROJECT** 3. NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL NE CONSTRUCTED OVER ANY SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE STAMPED "CDS/MUERY S.A. TX." **OVERHEAD** OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN. LOCATION FOUND MONUMENTATION 5/8" IRON ROD REQUIRED DRAINAGE DETENTION: 16,404 C.F. (0.38 AC./FT.) TOTAL DETENTION IS — 121.5' — - 0.5 FOOT CONTOUR LINE FLOWLINE FOUND WITH PLASTIC CAP STAMPED "MF" —122.0'— - 1 FOOT CONTOUR LINE BEING PROVIDED IN LOT "1". LOT "1" WILL BE MAINTAINED BY OWNERS AND NOT THE POB - PLACE OF BEGINNING -4------POC - PLACE OF COMMENCING AEP TEXAS INC., 5. VERTICAL DATUM: CITY OF McALLEN STATION MC93: BENCHMARK DESCRIPTION: 3-1/4" € - CENTERLINE P. TODD IRELAND BRASS CAP LOCATED 120 FEET NORTH AND 27 FEET WEST OF THE INTERSECTION OF 24TH STREET AND LUCILLE STREET. NAVD88, GEOID 12A UNDERGROUND-MANAGER REAL ESTATE ASSET MANAGEMENT - PROPERTY LINES FLOWLINE SANITARY SEWER CONCRETE PIPE FLFV=116.33' R.O.W. - RIGHT-OF-WAY ELEVATION 96.99 FEET (CDS MUERY). NAVD88, GEOMODE 96 ELEVATION 97.44 FEET FLOWLINE 1 RIVERSIDE PLAZA, 16TH FLOOR O.R.H.C. - OFFICIAL RECORDS HILDALGO COUNTY, TEXAS ENERGY TRANSFER CO A 1.717 ACRE ACCESS, ELEV=114.55' (CITY OF McALLEN). " REINFORCED ONCRETE PIPE 6.63" NATURAL GAS LINE - SOUTH 50' OF COLUMBUS, OHIO 43215 △ CP - CONTROL POINT DISTRIBUTION AND TRANSMISSION THE NORTH 70' 6. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING EASEMENT SURVEYED BY PHONE: (614) 716-6830 CONTACT: (713) 989-7221 FLOWLINE CDS/MUERY SAN ANTONIO, TEXAS (S) - EXISTING SANITARY SEWER MANHOLE "PROPERTY NO. 5" ELEV=114.37 DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. IN JUNE 2021 7. AN 8.0 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND EXISTING TENNESSEE GAS COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES. STATE OF OHIO COUNTY OF FRANKLIN TRANSMISSION CO. ---- us ----- - UNDERGROUND GAS LINE 50' WIDE EASEMENT VOL. 759, PG. 281, ---- - UCM ---- - UNDERGROUND TELEPHONE LINE 8. A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET REMAINING PORTION OF = W₹B==== W₹B= BEFORE ME, the undersigned notary public, on this day personally appeared P. Todd ——— OHE ——— - OVERHEAD ELECTRIC LINE THE WEST 31.8 ACRES 9. A VARIANCE FOR WATER AND SANITARY SEWER UTILITIES FOR THIS DEVELOPMENT WAS LOCATION MAP Ireland proved to me through his Ohio Department of Public Safety Driver's License to be OF LOT 5, BLOCK 2, " REINFORCED GRANTED BY THE McALLEN PUBLIC UTILITY BOARD ON 2/26/19. UTILITIES WILL NEED the person whose name is subscribed to the foregoing instrument, who, being by me first C.E. HAMMOND TO BE INSTALLED IN THE EVENT THE PROPERTY IS TRANSFERRED AND NO LONGER duly sworn, declared that the statements therein are true and correct and acknowledged FLOWLINE UTILIZED AS AN ELECTRICAL SUBSTATION. SUBDIVISION ELEV=114.83' that she executed the same for the purposed and consideration thereby expressed. VOL. 3372, PG. 703 10. A 6.0 FT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES. 18" REINFORCED AEP JAMES ROWE SUBSTATION SUBDIVISION CONCRETE PIPE FLOWLINE Given under my hand and seal of office this _____day of _____. 20___. 11. A 4.0 FT MINIMUM SIDEWALK REQUIRED ON S. 26TH STREET, 18" REINFORCED ELEV=114.93' 12. A 10 X 10 SITE OBSTRUCTION EASEMENT AT ALLEY/STREET INTERSECTIONS. BEING A 3.040 ACRE TRACT OF LAND LYING IN ELEV=115.70' 30" REINFORCED CONCRETE PIPE THE JOSE DE LA CERDA SURVEY 61, ABSTRACT NAME - NOTARY PUBLIC 29, HIDALGO COUNTY, TEXAS, SAME BEING A S81'21'48"E 298.20' **EXISTING** FLOWLINE PORTION OF LOT 5, BLOCK 2, C.E. HAMMOND UNDERGROUND IRRIGATION LINE ELEV=114.86' CURVE RADIUS LENGTH DELTA CHORD BEARING CHORD LENGTH SUBDIVISION AS DESCRIBED AND RECORDED IN 6.19 ACRE TRACT 20.00' 15.32' 43°52'36" S76°41'57"W 14.95' 30' BUILDING SETBACK LINE VOLUME 18, PAGE 439, DEED RECORDS OF 20.00' 31.42' 90°00'00" S53°38'12"W 28.29' HIDALGO COUNTY, TEXAS, SAME ALSO BEING A DOC. NO. 1614848 PORTION OF THE WEST 31.8 ACRE TRACT OF LAND I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, TEXAS, HEREBY CERTIFY THAT THIS AS DESCRIBED AND RECORDED IN VOLUME 3372 SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS LINE BEARING DISTANCE PAGE 703, OFFICIAL RECORDS OF HIDALGO L1 N81°21'48"W 34.64' OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. COUNTY, TEXAS. L2 S08*38'12"W 29.68' CITY OF McALLEN UTILITY EASEMENT L3 N81°21'48"W 77.41 L4 S08°38'12"W 14.00' CITY SECRETARY WARE COMMERCIAL METES AND BOUNDS DESCRIPTION concrete concrete (14,329~SQ.FT.)Ħ Š LOT 1 LOT 1 DOC. NO. 3064891 3.040 ACRES 3.040 ACRES THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS HIDALGO COUNTY, TEXAS THE _____, DAY OF _____, 20___. BEING a 3.040 acre tract of land lying in the Jose De La Cerda Survey 61, Abstract 29, Hidalgo County, Texas, same being a portion of Lot 5, Block 2, C.E. Hammond Subdivision as described and recorded in volume 18, page 439, Deed Records of 2.12 ACRE TRACT "TRACT I" NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND Hidalgo County, Texas, same also being a portion of the west 31.8 acre tract of land as described and recorded in volume BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF DOC. NO. 1614848 3372, page 703, Official Records of Hidalgo County, Texas, same also being more particularly described as follows: WAYS OR EASEMENTS. COMMENCING at a 5/8" iron rod found with plastic cap stamped "MF" in the east line of a 6.19 acre tract of land as described as "Tract II" and recorded in document number 1614848, Official Records of Hidalgo County, Texas, for the southwest corner of a tract of land described as "North 20 feet of the east 676.76 feet of Lot 5" and recorded in document number 1112935, Official Records of Hidalgo County, Texas, and the northwest corner of a tract of land described as "Property No. 5", "South 50 feet of the north 70 feet of Lot 5" and recorded in document number 1366753, Official Records of Hidalgo County, Texas; CROSS ACCESS EASEMENT_ **EXISTING** 20' WIDE UTILITY EASEMENT— SETBACK LINE SECRETARY PRESIDENT THENCE along the east line of the aforementioned 6.19 acre tract, S08'35'34"W a distance of 430.34 feet (Record -FOUND WITH S08°35'25"W) to a 1/2" iron rod set with plastic cap stamped 'CDS/MUERY S.A. TX." for the PLACE OF BEGINNING and the WITH YELLOW CAP northwest corner of the herein described 3.040 acre tract; STAMPED "MELDEN √N81°14'05"W THENCE leaving the east line of the aforementioned 6.19 acre tract, S81°21'48"E a distance of 298.20 feet to a 5/8" iron rod found with plastic cap for the northwest corner of Lot 1 of the Ware Commercial Subdivision as described and recorded n document number 3064891, Map Records of Hidalgo County, Texas, and the northeast corner of the herein described 3.040 LOT 2A STATE OF TEXAS LOT 3 LOT 1 LOT 4 LOT 1A THENCE along the west line of the aforementioned Lot 1, S08°38'12"W a distance of 390.43 feet to a COUNTY OF BEXAR 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the southeast corner of the herein described 3.040 acre tract, from which a 1/2" iron rod found with plastic cap stamped "CVQ LS" in the north line of Lot 2A of the Wilkins FERN VALLEY WILKINS SUBDIVISION I. THE UNDERSIGNED. A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. DO WILKIN'S SUBDIVISION Subdivision No. 2 as described and recorded in volume 41, page 30, Map Records of Hidalgo County, Texas, for the SUBDIVISION NO. 2 VOL. 36, PG. 46B M.R.H.C. HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO VOL. 46, PG. 6 VOL. 41, PG. 30 M.R.H.C. southwest corner of said Lot 1 bears S08°38'12"W a distance of 69.59 feet; THENCE an arc distance of 15.32 feet along a non-tangent curve to the right, having a radius of 20.00 feet, a central angle of 43°52'36" a chord which bears S76°41'57"W and a distance of 14.95 feet, to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for a point of tangency; THENCE N81°21'48"W a distance of 34.64 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an STUART TORAASON interior corner of the herein described 3.040 acre tract; LICENSED PROFESSIONAL ENGINEER THENCE S08'38'12"W a distance of 29.68 feet 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for a point NO. 129843 - STATE OF TEXAS HIGHWAY 495 THENCE an arc distance of 31.42 feet along a curve to the right having a radius of 20.00 feet, a central angle of (100' WIDE RIGHT-OF-WAY) 90°00'00", a chord which bears \$53°38'12"W and a distance of 28.29 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for a point of tangency; I, JOHN T. KUBALA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AEP JAMES ROWE SUBSTATION SUBDIVISION THENCE N81°21'48"W a distance of 77.41 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL and interior corner of the herein described 3.040 acre tract; SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. THENCE S08°38'12"W a distance of 14.00 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the most southerly southeast corner of the herein described 3.040 acre tract; THENCE N81°14'05"W a distance of 151.93 feet to a 1/2" iron rod found plastic cap stamped "MELDEN & HUNT INC." for the BEING A 3.040 ACRE TRACT OF LAND LYING IN THE JOSE DE LA CERDA SURVEY 61, northeast corner of Lot 1 of the Fern Valley Subdivision No. 2 as described and recorded in volume 36, page 46B, Map Records of Hidalgo County, Texas, the most easterly southeast corner of a 2.12 acre tract of land as described as "Tract I" ABSTRACT 29, HIDALGO COUNTY, TEXAS, SAME BEING A PORTION OF LOT 5, BLOCK 2, C.E. and recorded in document number 1614848, Official Records of Hidalgo County, Texas, and the southwest corner of the herein described 3.040 acre tract: HAMMOND SUBDIVISION AS DESCRIBED AND RECORDED IN VOLUME 18, PAGE 439, DEED THENCE along an east line of the aforementioned 2.12 acre tract and the east line of the aforementioned 6.19 acre tract, JOHN T. KUBALA, R.P.L.S. NO8°35'34"E a distance of 459.36 feet (Record — NO8°35'25"E) to the PLACE OF BEGINNING and containing 3.040 acres of REGISTERED PROFESSIONAL LAND SURVEYOR RECORDS OF HIDALGO COUNTY, TEXAS, SAME ALSO BEING A PORTION OF THE WEST 31.8 No. 4505 - STATE OF TEXAS ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN VOLUME 3372, PAGE 703, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL CONTROL POINT TABLE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL POINT NORTHING EASTING ELEVATION DESCRIPTION 210 | 16,606,248.57 | 1,063,168.03 | 121.44' | SET 1/2IRWRC CHAIRMAN, PLANNING COMMISSION 211 | 16,606,168.33 | 1,063,157.01 | 120.72' | SET 1/2IRWRC APPROVED BY DRAINAGE DISTRICT: DATUM INFORMATION: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR VERTICAL DATUM: THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER NORTH AMERICAN VERTICAL DATUM 1988. THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION HORIZONTAL DATUM: PRINCIPAL CONTACTS BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983(2011), DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS. PHONE NUMBER ON: _____ AT ____ A.M./P.M. SOUTH ZONE. 1 RIVERSIDE PLAZA OWNER(S): AEP TEXAS INC HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 614-716-6835 COLUMBUS, OHIO 43215 INSTRUMENT NUMBER _____ ENGINEER STUART TORAASON 11733 CHESTERFIELD RD. (513) 326-1504 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS CINCINNATI, OH 45246 RAUL SESIN, P.E., C.F.M GENERAL MANAGER BY: _____, DEPUTY CLER 100 NE LOOP 410, STE 300 SURVEYOR JOHN T. KUBALA 210-581-1111 SAN ANTONIO TX 78216 DESIGNED BY AEP JAMES ROWE SUBSTATION SUBDIVISION P. GARCIA/J. RODRIGUEZ AEP LOT 1 (NON-HABITABLE) J. LUDWIG **TEXAS**

T. KUBALA

JUNE 24, 2021

An **AEP** Company

REVIEWED BY

NO DATE

REVISION

ENGINEERS | SURVEYORS

100 NE LOOP 410, STE. 300 SAN ANTONIO, TEXAS 78216

(210) 581-1111 TBPE NO. F-1733 TBPLS NO. 100495-00

SHEET NO.

AEP TEXAS INC.

SHEET

FILED FOR RECORD IN

HIDALGO COUNTY

ARTURO GUAJARDO, JR.,

HIDALGO COUNTY CLERK

CITY OF McALLEN, HIDALGO COUNTY, TEXAS

FILE NO. NEW ROWE PLAT.dwg 120054

QUINCE

McALLEN, TEXAS

NOT TO SCALE

SUBDIVISION PLAT

LOT 1

08/27/2021 Page 1 of 3 SUB2021-0085



Reviewed On: 8/27/2021

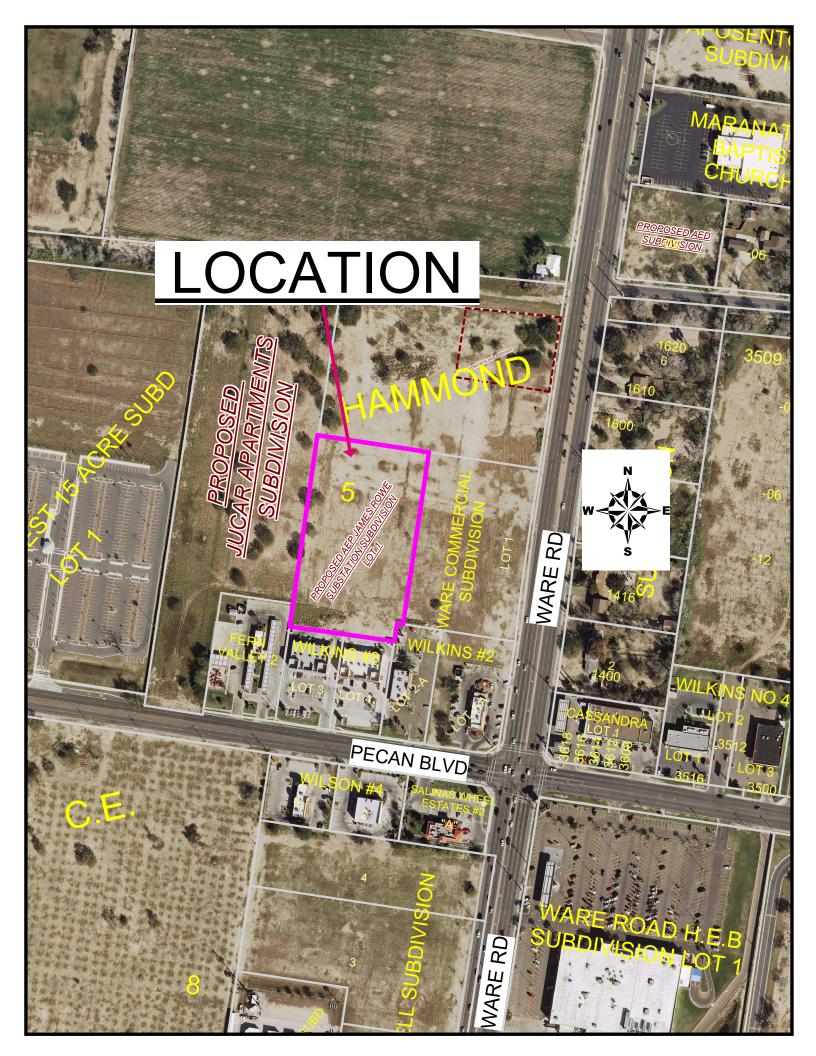
SUBDIVISION NAME: AEP JAMES ROWE SUBSTATION SUBDIVISION		
REQUIREMENTS		
STREETS AND RIGHT-OF-WAYS		
North Ware Road (FM Highway 2220): 60 ft. from centerline for 120 ft. total ROW Paving: By the State Curb & gutter: By the state **Show ROW on both sides of centerline to verify if any ROW dedication will be required prior to final. ***Submitted plat shows property to be landlocked. Please revise plat to show property fronting unto North Ware Road or any street prior to final. ****COM Thoroughfare Plan	Non-compliance	
Quince Avenue: 30 ft. dedication required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not done prior to final. ***Revise plat layout prior to final to show ROW dedication ****Subdivision Ordinance: Section 134-105	Non-compliance	
Paving Curb & gutter	Applied	
Paving Curb & gutter	Applied	
Paving Curb & gutter	Applied	
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA	
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA	
ALLEYS		
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance	
SETBACKS		
* Front: 30 ft. (Proposed) **Lot frontage must be resolved prior to establishing setbacks. **Zoning Ordinance: Section 138-356	TBD	
* Rear: 5 ft. or easement whichever is greater (Proposed) **Lot frontage must be resolved prior to establishing setbacks. ***Zoning Ordinance: Section 138-356	TBD	
* Sides: 5 ft. or easement whichever is greater (Proposed) **Lot frontage must be resolved prior to establishing setbacks. ***Zoning Ordinance: Section 138-356	TBD	
* Corner: **Lot frontage must be resolved prior to establishing setbacks. ***Zoning Ordinance: Section 138-356	TBD	

08/27/2021 Page 2 of 3 SUB2021-0085

* Garage. **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 on North Ware Road **Lot frontage must be resolved prior to establishing sidewalk requirements. ****Subdivision Ordinance: Section 134-120	TBD
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along west property line. **Lot frontage must be resolved prior to establishing buffer requirements. ***Landscaping Ordinance: Section 110-46	TBD
 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Lot frontage must be resolved prior to establishing buffer requirements. **Landscaping Ordinance: Section 110-46 	TBD
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
IOTES	
* No curb cut, access, or lot frontage permitted along. **Lot frontage must be resolved prior to establishing curb cut or access requirements.	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, private streets/drives must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if 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. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	NA
OT REQUIREMENTS	
* Lots fronting public streets. **Property is currently landlocked. Plat shows property to be connected to North Ware Road by a "1.717 Acre Access, Distribution and Transmission Easement". ***Plat layout must be revised to not show landlocked properties. **Zoning Ordinance: 138-1	Non-complianc

08/27/2021 Page 3 of 3 SUB2021-0085

* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: Electric Substation **Conditional Use Permit for an Electric Substation approved at the Planning and Zoning meeting of June 3, 2021 and by City Commission on June 28, 2021. ***Zoning Ordinance: Article V	Completed
* Rezoning Needed Before Final Approval **Conditional Use Permit for an Electric Substation approved at the Planning and Zoning meeting of June 3, 2021 and by City Commission on June 28, 2021. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per Parks Departments, requirements do not apply to commercial properties.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Departments, requirements do not apply to commercial properties.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Departments, requirements do not apply to commercial properties.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for electric substation. No TIA required.	Compliance
* As per Traffic Department, Trip Generation waived for electric substation. No TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy **Property is currently landlocked. Plat shows property to be connected to North Ware Road by a "1.717 Acre Access, Distribution and Transmission Easement". ***Plat layout must be revised to not show landlocked properties ****Requirements will be finalized once frontage has been resolved.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS DISAPPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM.	Applied



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o Carlos Alanis	im perial
RP	Н

City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

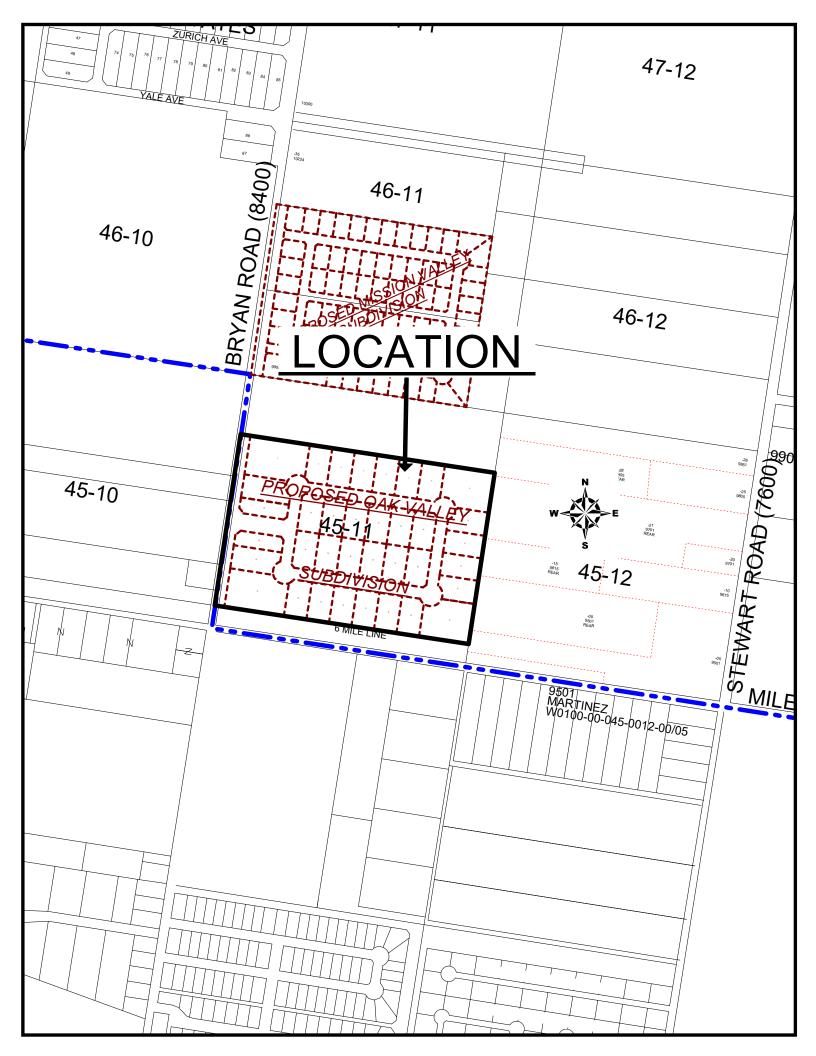
311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

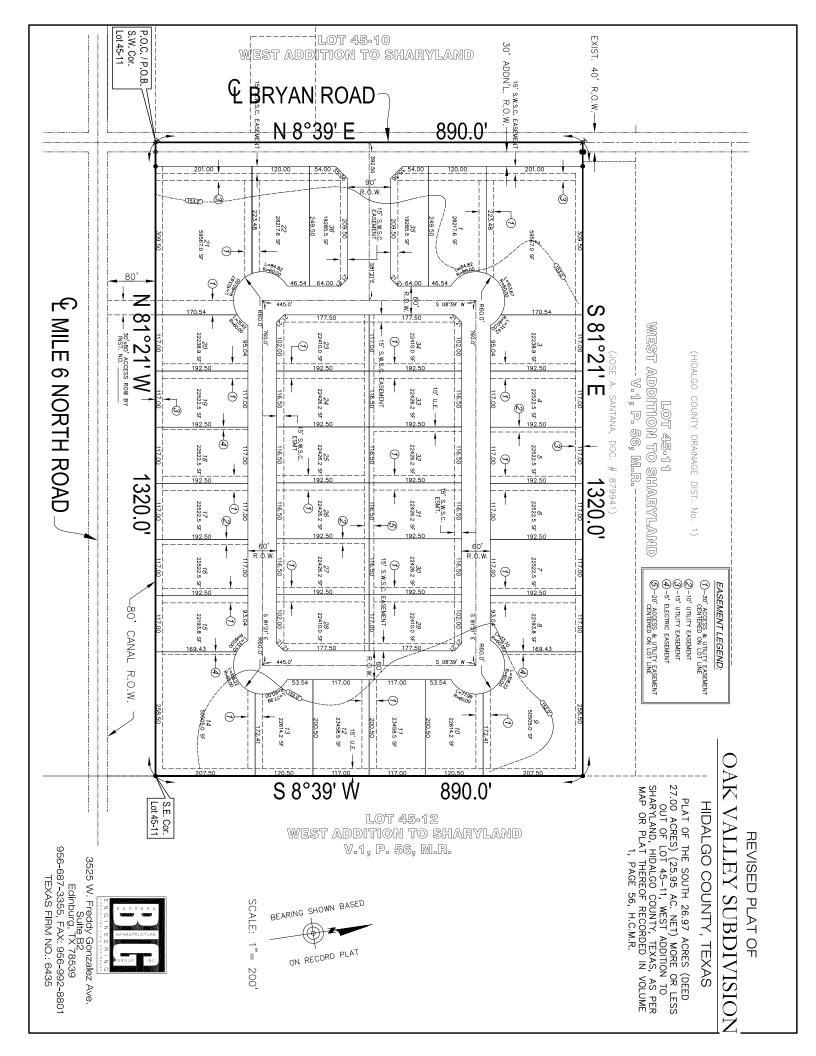
į l	Subdivision Name Oak Valley Subdivision
	Location Northeast Corner of Bryan Road and Mile 6 North Road
ē	City Address or Block Number_ 7600 A. BIZYAN IZD
pti	Number of lots 32 Gross acres 27.00 Net acres 25.37
Ċ.	Existing Zoning <u>N.A.</u> Proposed <u>N.A.</u> Rezoning Applied For Yes \(\bar{\text{N}} \) No Date
Se	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multi-Family</u> Irrigation District # <u>United Irr.</u>
Project Description	Residential Replat Yes x No □ Commercial Replat Yes □ No □ ETJ Yes x No □
<u>e</u>	Agricultural Tax Exempt Yes □ No ¾ Estimated Rollback tax due
ō	Parcel No. 318652 Tax Dept. Review
	Legal Description The South 26.97 Acres (Deed 27.00 Acres) (25.37 Ac. Net) Out of Lot 45-11, West Addition to Sharyland
——	
	Name Raymondo P. Platas Oak Iblier 11 P Phone 956 258 4656
je	Address <u>Vudet Au 1100</u>
Owner	City Mcallen TX State TX Zip 7850+
	E-mail The Investment tour Ogman com
<u>.</u>	Name Oak Valley ILLP Phone 95 258 465
<u> </u>	· .
90	Address (Indet A) . 41 (10)
olope	Address Violet Av. 100 City Na State TX Zip 78504
evelope	City Name State TX Zip 78504
Developer	
Develope	City Na State TX Zip 78504 Contact Person Raymunda P. Plata Hexiro E-mail
	City Name Rene Barrera, P.E. State TX Zip 78504 State TX Zip 78504 Levivo E-mail Phone 956-687-3355
	City Name Rene Barrera, P.E. Phone 956-687-3355 Address 3525 W. Freddy Gonzalez Ave, Suite B2,
	City Name Rene Barrera, P.E. Phone 956-687-3355 Address 3525 W. Freddy Gonzalez Ave, Suite B2, City Edinburg State TX Zip 78539
Engineer Develope	City Name Rene Barrera, P.E. Phone 956-687-3355 Address 3525 W. Freddy Gonzalez Ave, Suite B2,
Engineer	City Name Rene Barrera, P.E. Phone 956-687-3355 Address 3525 W. Freddy Gonzalez Ave, Suite B2, City Edinburg State TX Zip 78539 Contact Person Rene Barrera, P.E. E-mail rene@big-engineering.com
Engineer	City Name Rene Barrera, P.E. Phone 956-687-3355 Address 3525 W. Freddy Gonzalez Ave, Suite B2, City Edinburg State TX Zip 78539 Contact Person Rene Barrera, P.E. E-mail rene@big-engineering.com Name PABW Soto JC., RPLS Phone 956-460-1605
	City Name Rene Barrera, P.E. Phone 956-687-3355 Address 3525 W. Freddy Gonzalez Ave, Suite B2, City Edinburg State TX Zip 78539 Contact Person Rene Barrera, P.E. E-mail rene@big-engineering.com

ENTERED

AUG 13 2021

Initial: NM





08/24/2021 Page 1 of 4 SUB2021-0087



Reviewed On: 8/23/2021

SUBDIVISION NAME: OAK VALLEY SUBDIVISION		
REQUIREMENTS		
STREETS AND RIGHT-OF-WAYS		
North Bryan Road: 40 ft. dedication for 60 ft. from centerline for 120 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides *Monies must be escrowed if improvements are not built prior to recording. **Add "North" to all Bryan Road references prior to final. ***Clarify if "15 ft. SWSC Easement" will be abandoned or relocated since it appears that it will be encroaching into the required ROW dedication. Any abandonments must be finalized prior to final. *****COM Thoroughfare Plan	Non-compliance	
Entrance Street: 90 ft. ROW Paving: 23 ft. of paving on each side of island proposed Curb & gutter: Both sides *Monies must be escrowed if any of the improvements are pending or not accepted by City prior to recording. **Gate details must be approved prior to final. ***Street names will be assigned prior to final. ****Street names will be assigned prior to final.	Non-compliance	
Internal Streets: 60 ft. ROW Paving: 40 ft. of paving required. 20 ft. of paving on each side of islands. Curb & gutter: Both sides *Monies must be escrowed if any of the improvements are pending or not accepted by City prior to recording. **Street names will be assigned prior to final. ***Please provide detailed paving layout showing the paving width of the different sections throughout the subdivision prior to final to verify compliance with minimum requirements. *****Subdivision Ordinance: Section 134-105	Non-compliance	
N/S 1/4 Mile Collector Road along east property line: 30-35 ft. dedication for 60-70 ft. of total ROW Paving: 40-44 ft. Curb & gutter: Both sides **Please revise plat layout to comply with requirements prior to final. ***Staff is reviewing surrounding areas feasibility plans for this road. Requirements will be finalized prior to final plat review. ****Subdivision Ordinance: Section 134-105	Non-compliance	

08/24/2021 Page 2 of 4 SUB2021-0087

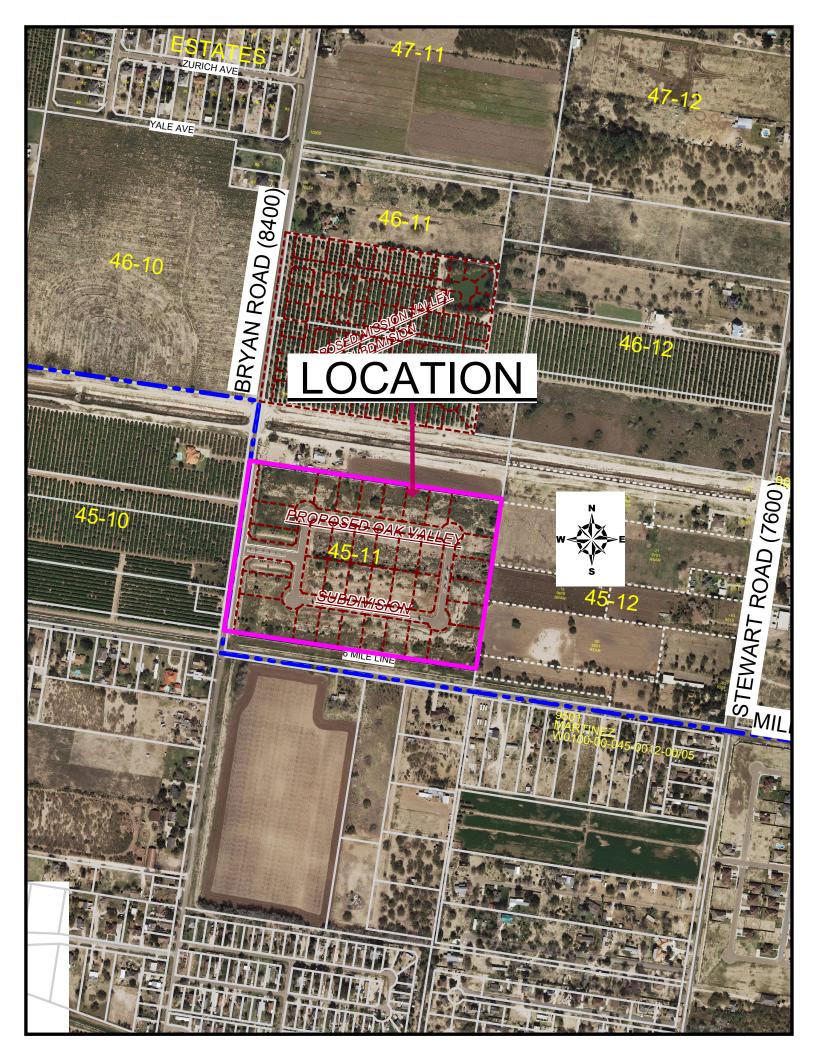
Paving: 24 ft. *Engineer to clarify if curb and gutter is being proposed for this service drive easement prior to final **Submit gate details if applicable prior to final to verify compliance with requirements. **Document number must be included in plat prior to final. ***Please clarify '1" on easement legend '30' Access and Utility Easement Centered on Lot Line' prior to final ****Please clarify '5" on easement legend '20' Access and Utility Easement Centered on Lot Line' prior to final *****Engineer to show documents where agreement to cross 80 ft. Canal Row is recorded/approved prior to final. *****Subdivision Ordinance: Section 134-105 * 800 ft. Block Length. Subdivision does not comply with maximum requirement, please revise subdivision layout or variance request to comply with requirements prior to final. **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac. Show knuckles radius to make sure they comply with requirements prior to final. **Subdivision Ordinance: Section 134-105 ***ALLEYS** **ROW: 20 ft. Paving: 16 ft. **Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 **SETBACKS** **Front: 30 ft. or greater for easements(Proposed). **Please clarify use prior to final in finalize setbacks. **Zoning Ordinance: Section 138-356 **Section 138-356 **Corner: 30 ft. or greater for easements(Proposed). **Please clarify use prior to final to finalize setbacks. **Zoning Ordinance: Section 138-356 **Corner: 30 ft. or greater for easements(Proposed). **Please clarify use prior to final to finalize setbacks. **Zoning Ordinance: Section 138-356 **Corner: 30 ft. or greater for easements(Proposed). **Please clarify use prior to final to finalize setbacks. **Zoning Ordinance: Section 138-356 **ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN **Applied** **Applied** **Applied**		
*Engineer to clarify if curb and gutter is being proposed for this service drive easement prior to final. **Submit gate details if applicable prior to final to verify compliance with requirements. ***Please clarify "1" on easement legend "30" Access and Utility Easement Centered on Lot Line" prior to final *****Please clarify "5" on easement legend "20" Access and Utility Easement Centered on Lot Line" prior to final *******Please clarify "5" on easement legend "20" Access and Utility Easement Centered on Lot Line" prior to final ***********************************		Non-compliance
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requirements prior to final. **Subdivision Ordinance: Section 134-105 ALLEYS ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 SETBACKS * Front: 30 ft. or greater for easements(Proposed). **Please clarify use prior to final to finalize setbacks. **Zoning Ordinance: Section 138-356 * Rear: 30 ft. or greater for easements(Proposed). **Please clarify use prior to final to finalize setbacks. **Zoning Ordinance: Section 138-356 * Sides: 30 ft. or greater for easements(Proposed). **Please clarify use prior to final to finalize setbacks. **Zoning Ordinance: Section 138-356 * Corner: 30 ft. or greater for easements(Proposed). **Please clarify use prior to final to finalize setbacks. **Zoning Ordinance: Section 138-356 * Garage: 30 ft. or greater for easements(Proposed). **Please clarify use prior to final to finalize setbacks. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN SIDEWALKS **4 ft. wide minimum sidewalk required on North Bryan Road, both sides of all interior streets, and any other streets that may be applicable including 6 Mile north Road. **Please revise plat note #12 as shown above prior to final. ***Subdivision Ordinance: Section 134-120	subdivision layout or variance request to comply with requirements prior to final.	Non-compliance
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* 4 ft. wide minimum sidewalk required on North Bryan Road, both sides of all interior streets, and any other streets that may be applicable including 6 Mile north Road. **Please revise plat note #12 as shown above prior to final. ***Subdivision Ordinance: Section 134-120		Applied
and any other streets that may be applicable including 6 Mile north Road. **Please revise plat note #12 as shown above prior to final. ***Subdivision Ordinance: Section 134-120	SIDEWALKS	
	and any other streets that may be applicable including 6 Mile north Road. **Please revise plat note #12 as shown above prior to final.	Non-compliance
		Applied

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BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, North Bryan Road and North 6 Mile Road. **Please revise plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Please add plat note as shown above prior to final. ***Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North Bryan Road and North 6 Mile Road. **Please revise plat note #11 as shown above prior to final. ***City's Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. **This requirements is only applicable if property is annexed to City of McAllen and depending on proposed use.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common/Detention Areas, any private streets/service drives, street islands, and/or gate area must be maintained by the lot owners and not the City of McAllen **Add plat note as shown above prior to final. ***Section 110-72 applies if private subdivision is proposed. ****Landscaping Ordinance: Section 110-72 ****Subdivision Ordinance: Section 134-168	Non-compliance
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA Document needs to be recorded simultaneously with plat. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
Minimum lot width and lot area. ***Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance

08/24/2021 Page 4 of 4 SUB2021-0087

ZONING/CUP	
* Existing: ETJ Proposed: ETJ **If annexation and initial zoning are proposed, both processes must be finalized prior to final plat review. **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **If annexation and initial zoning are proposed, both processes must be finalized prior to final plat review. **Zoning Ordinance: Article V	TBD
PARKS	
* Land dedication in lieu of fee. If property is annexed, Park Departments requirements will apply.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If property is annexed, Park Departments requirements will apply.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC. If property is annexed, Park Departments requirements will apply.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
COMMENTS	
Comments: Must comply with Access Management Policy **Gate details must be approved prior to final. ***Street names will be assigned prior to final. ***Please provide detailed paving layout showing the paving width of the different sections throughout the subdivision prior to final to verify compliance with minimum requirements. **If annexation and initial zoning are proposed, both processes must be finalized prior to final plat review	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied



Subabal-0088

City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

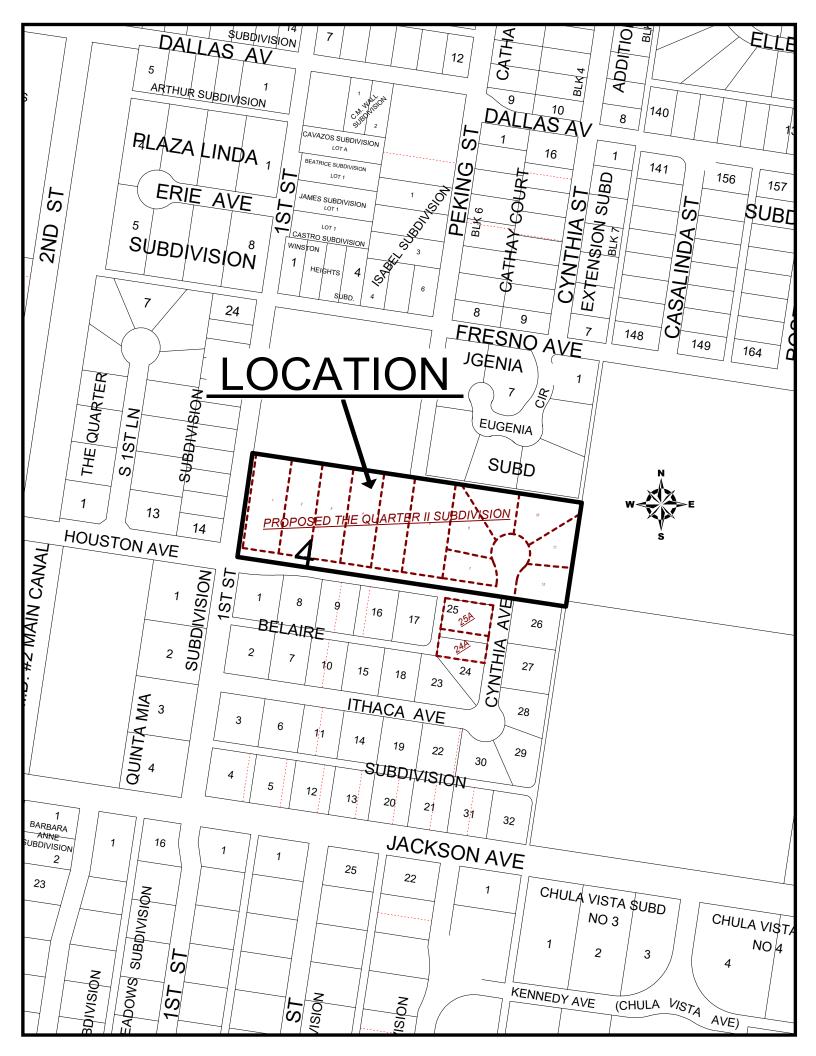
311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

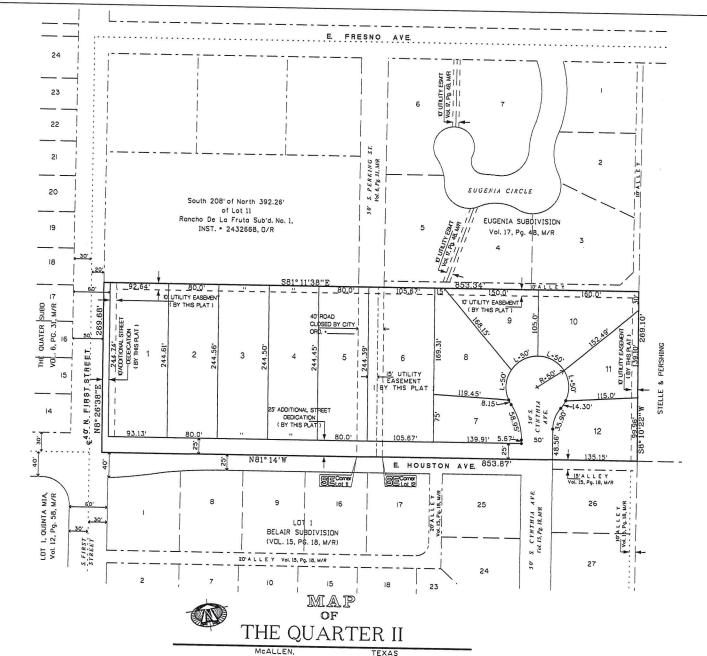
	Subdivision Name The Quarter II
_	Location Northeast corner of South 1st Street and East Houston Avenue
Project Description	City Address or Block Number 70/ S. / 57.
ipt	Number of lots Gross acres 5.24 Net acres 4.70
c	Existing Zoning R1 Proposed R1 Rezoning Applied For Yes No Date n/a
Sec	Existing Land Use Vacant Proposed Land Use Residential Irrigation District # 2 -Excluded
# H	Residential Replat Yes - No & Commercial Replat Yes - No & ETJ Yes - No &
jec	Agricultural Tax Exempt Yes ⊠ No □ Estimated Rollback tax due
o o	Parcel No. 267080 Tax Dept. Review
<u>o-</u>	Legal Description 5.24 Acres out of Lot 11 and 12 and 40.0 foot Road out of Rancho de la Fruta No. 1, Revised
	Chazzland, LLC
	Name <u>a Texas Limited Liability Company</u> Phone <u>956-683-1000</u>
Je	Address 314 So. 11th Street
Owner	City McAllen State Texas Zip 78501
O	E-mail
· L	Name Same as Owner Phone
pel	Address
Developer	City State Zip
eve	Contact Person
Ď	E-mail
	Name Spoor Engineering Consultants, Inc. Phone 956-683-1000
Õ	
Ď.	Address ^{202 S. 4th Street}
inee	Address 202 S. 4th Street City McAllen State Texas Zip 78501
nginee	City McAllen State Texas Zip 78501
Enginee	City McAllen State Texas Zip 78501
Engin	City McAllen State Texas Zip 78501 Contact Person Steve Spoor, P.E. E-mail sec@spooreng.com
Engin	City McAllen State Texas Zip 78501 Contact Person Steve Spoor, P.E. E-mail sec@spooreng.com Name CVQ Land Surveyors Phone 956-618-1551
Surveyor Enginee	City McAllen State Texas Zip 78501 Contact Person Steve Spoor, P.E. E-mail sec@spooreng.com

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BY:





BEING A SUBDIVISION OF THE SOUTH 2 1/2 ACRES OF LOT 11 AND THE SOUTH 2 1/2 ACRES OF LOT 12 RANCHO DE LA FRUTA SUB'D No.1, REVISED,

HIDALGO COUNTY, TEXAS,
TOGETHER WITH A PORTION OF DEDICATED (NOT OPEN)
40' ROAD LYING BETWEEN LOTS 11 AND 12,
ACCORDING TO PLAT RECORDED IN VOL. 6, PG. 31, MAP RECORDS,
HIDALGO COUNTY, TEXAS.
CONTAINING 5.24 AC. OF LAND, MORE OR LESS.

08/24/2021 Page 1 of 3 SUB2021-0088



Reviewed On: 8/23/2021

SUBDIVISION NAME: THE QUARTER II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South First Street: 10 ft. dedication for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. ***Revise street name with "South" instead of "North" prior to final. ***Subdivision Ordinance: Section 134-105	Required
East Houston Avenue: 25 ft. dedication for 50 ft. total ROW Paving: 32 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. ***Verify street alignment at intersection with South First Street prior to final. ***Subdivision Ordinance: Section 134-105	Required
South Cynthia Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides **Monies must be escrowed if improvements are not built prior to recording. ***Lot 7 configuration (southeast corner) might have to be revised prior to final to improve traffic measurability. ****Cul-de-sac must be revised to have 96 ft. of paving diameter face-to-face as per Fire Department with 10 ft. of ROW back-of-curb. ROW will have to be widened to comply with requirements prior to final. ***Subdivision Ordinance: Section 134-105	Non-compliance
South Peking Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides **Monies must be escrowed if improvements are not built prior to recording. ***Abandonment must be recorded prior to final plat review. ****Cul-de-sac will have to be provided on the south end of Peking Street or look street west to South 1st Street prior to final. Dead-end streets are not allowed. ***Subdivision Ordinance: Section 134-105	Non-compliance
Paving Curb & gutter	Applied
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	Compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **10 ft. ROW dedication needed along north property line prior to final. ***Please include "Ordinance 2007-52" where alley along north side of Lot 26 and east side of Lots 26-29 Belaire Subdivision was abandoned. **Subdivision Ordinance: Section 134-106	Non-compliance

08/24/2021 Page 2 of 3 SUB2021-0088

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
* 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 South First Street, East Houston Avenue, South Cynthia Street, South Peking Street and both sides of all interior streets. **Please revise plat note #9 as shown above prior to final. ****Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South First Street., and sout side of Lot 7 along East Houston Avenue. **Please revise plat note #4 as shown above 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.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along South First Street. **Add 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
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied

08/24/2021 Page 3 of 3 SUB2021-0088

* 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.	Required
**Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA document will be required to be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area. ***Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Dept., \$8,400 required to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for 12 single-family residences. No TIA required.	Complete
* As per Traffic Department, Trip Generation waived for 12 single-family residences. No TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management policy. **Abandonment must be finalized prior to final plat review, and provide for a cul-de-sac at the south end of Peking Avenue or lopp street west to South First Street. *** As per Fire Department, submit auto-turn calculations on right turn maneuverability out of the cul-de-sac.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMEMNDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND DRAINAGE AND UTITLIES APPROVALS.	Applied



Sub 2021-0091 \$300

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)

uo	Subdivision Name Nemant Estates II Location 6 Mile (ine 1000 ft west of Shary 12 City Address or Block Number
Project Description	Number of lots3 \(\frac{4}{2} \) Gross acres/\(\frac{4}{2} \) Net acres\(\frac{6}{2} \) A \(\frac{2}{2} \) Existing Zoning Applied For \(\frac{1}{2} \) Yes \(\square \) No Date
	Existing Land Use Vacant Proposed Land Use Resident Inrigation District # United
	Residential Replat Yes No □ Commercial Replat Yes □ No □ ETJ Yes ✓□ No □
	Agricultural Tax Exempt Yes No Estimated Rollback tax due
oje.	Parcel No Fidalgo Cty TX
P	Legal Description Mile 6 North Road Hissian TX the west 10 gares
	ef lot four hundred fifty two 452 & husbary Suddin Brones 58396
	Name Remont Estates ILP. Phone 9562584656
er	Address Violet Au 4100
Owner	City Mcallen. State TX Zip 78.504
0	E-mail the Investmentour & small.com
197	Name Reytor Developments Phone 956 258 96 56
Developer	Address Violet Av. 4100
ole el	City Noalen State TX Zip 7509
ev	Contact Person Raymundo P. Plata, Nestor Hontemaxo1
	E-mail the west ment tour a grayl, com
	Name Mario Salinas MAS Phone (976) 537-134
Engineer	Address 3911 wth 10 Street Suite H.
	City Mcallen State TX Zip 7850
	Contact Person Nario Salinas
ш	E-mail mason al neering in callen log mail. COM
/or	Name David Salings Phone (956/ 648 - 8899

State

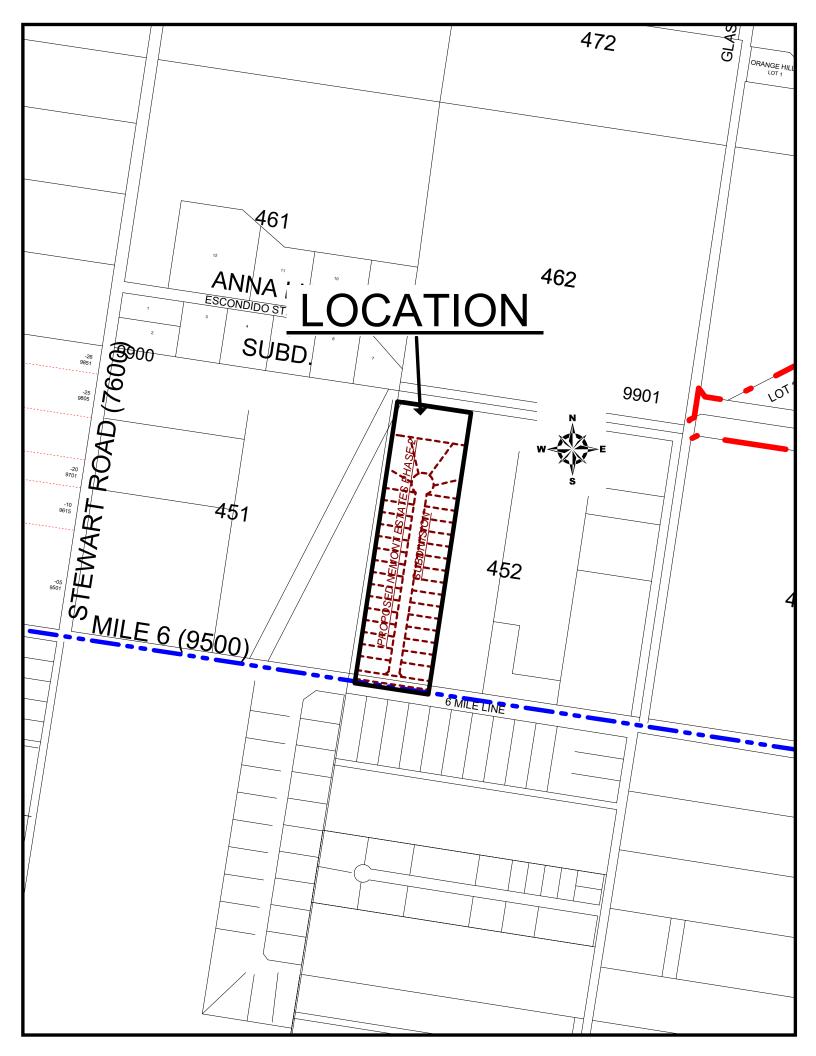
Address 2220 Taffodile

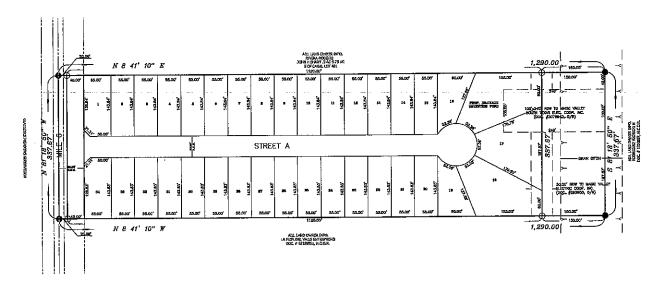
City Uzaller

BY: SO

AUG 1 9 2021

Zip 78501





STATE OF YEXAS: COUNTY OF HIDALGO: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

OSED MISSION VILLAGE SUBDIVISION NEMONT ESTATES 1 LIMITED PARTINER SHIP SUBDIVIDER, AS OWNER OF THE 22.60 ACTRACT OF LAND EXCOURASSED WITHIN THE PROPOSED, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLOCAL TO PUBLIC USE THE STREETS AND ASSIGNMENT HEREON. I CERTIFY THAT I HAVE COLUMED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CORE 22.002, AND SECTION 134-61 OF SUBDIVISION DEDICATION.

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

HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOMLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF

N		NOTARY PUBLIC MY COMMISSION	EXPIRES			
<i>À</i> `				FILED FOR I	ÆCORD IN	
VIV MORUDANAD	HOU CO COUNTY			HIDALGO	COUNTY	
SCALE 1": 750 VICINITY MAP	HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL			ARTURO GUA	JARDO, JR.	
SCALE 1:750	UNDER LOCAL GOVERNMENT CODE 232.028 (c)	NEMONT ESTATES IL SUBDIMISION	. WAS	HIDALGO COL	JNTY CLERK	
	WE THE LINDERSIGNED CERTIFY THAT THIS PLAT OF I REVIEWED AND APPROVED BY THE HIDALGO COUNTY	COMMISSIONNERS COURT ON	•	ON:	AT	AM/PM
				INSTRUMENT NUMBER _		
				OF MAP RECORDS OF HIL	DALGO COUNT	Y, TEXAS
1	HIDALGO COUNTY JUDGE					
	DATE	<u> </u>				
451 / JOLTH	HIDALGO COUNTY CLERK			BY:		DEPUTY
W OHM	_					
452 BV	STATE OF TEXAS COUNTY OF HIDALGO					
	I. THE UNDERSIGNED, DAVID O. SALINAS , A F	ECICTEOEN PROFESSIONAL LA	ND SURVEYOR I	THE STATE OF TEXAS, HE	REBY CERTIFY	THAT THIS
CITE	PLAT IS TRUE AND CORRECTLY MADE AND IS P	REPARE FROM AN ACTUAL SI	JRVEY ON THE P	ROPERTY MADE UNDER MY	SUPERVISION	ON THE
SIL	GROUND AND THAT THE CORNER MONUMENTS W	YERE PROPERLY PLACED UNDE	er my supervis	ION AND THAT ALL ASPECT	S OF IT ARE I	N
[]]]]]]]]]]]	ACCORDANCE WITH THE CITY OF MCALLEN SUBD	HVISION ORDINANCE AND ALL	STATE STATUTE	s governing surveys.		

SALINAS ENCINEERING & ASSOCIATES REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

PRINCIPAL CONTACTS:

1 OF 3

SCALE 1":100"

HIDALGO COUNTY CENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
THE TRACT LIES IN "ZONE AE"; IS DEFINED AS AREAS ARE FLOOD PROPONE AREAS WHER SASE FLOOD ELEVATIONS ARE
DETERMINED AS PER F.E.M.A. FLOOD INSURANCE RATE MAPS PANEL NO. 460334—02935—D, MAP REVISED JUNE 6, 2000.

FRONT: 25.00 FEET OR GREATER FOR EASDMENT
REAR: 10.00 FEET OR GREATER FOR EASDMENT
SIDE: 8.00 FEET OR GREATER FOR EASDMENT
GARAGE 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED

3. 5.0 FEET MIDE MINIMUM SIDEWALK IS REQUIRED ON THE EAST SIDE ALONG SHARY RD.

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

S. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER, ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

6. CITY OF MGALLEN BENCHMARK: MC 26 IS LOCATED AT THE NORTH EST CORNER OF BRYAN RD. AND 6 MILE LINE THE MONIMENT IS 76 FT. EAST OF THE CL OF BRYAN RD. 16 FT. NORTH EAST OF A CONCRETE STAND PIPE AND 64 FT. NORTH EAST OF A STOP SING IT IS NORTH OF AN ELEVATED CANAL LEV. 1858.95 FT.

7. IN ACCORDANCE WITH THE HIGALSO COUNTY DRAINAGE DISTRICT NO. 1 AND HIGALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 131,743 CLBIC-FEET 3.02 ACRE-FEET OF STORM WATER RUNGOF, DRAINAGE RETEXTION IN ACCORDANCE WITH LOCAL REQUIREMENTS WILL BE ACCOMPUSHED AS FOLLOW: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)

8. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT, EACH ORAINAGE SWALE EASEMENT SHALL BE REPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MANITEMA OF THE SWALE.

NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PEANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HIBGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OSSTRUCTIONS THAT WOULD INTERFER WITH THE OPERATIONS AND MAINTENANCE OF LEASEMENT

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGNEER GERTHY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPIENTS AN EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OF METERS AND EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OF METERS.

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

12. DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT FLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

13. 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 REDURREBRITS FER SECTION AND ANATENANCE AND AND ITS PRIVATE STREETS.

14. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.

15. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INCUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE AUSES.

16. SITE PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT AND OTHER DEVELOPMENT DEPARTMENTS PRIOR TO RUMONG PERMIT INSULANCE

STATE OF TEXAS COUNTY OF HIDALGO LOURT OF GLORESIAND HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBE PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS <u>NEUDIT CSTATES IN SUBDIVISION</u>, OF THE CITY OF MAGLIER, TEXA DO HEREIPY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND OF HEREIPY PROVIDE THAT ANY FORCIONS RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDE

NEMONT ESTATES 1 LIMITED PARTNER SHIP 4,100 VIOLET AV. MCALLEN TEXAS 78504

NOTARY PUBLIC

INDEX

SHEETS	LOCATION MAP AND ETA, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS LEGAL DESCRIPTION (METER AND BOUNDS). SURVEYOR'S AND EXCIDENCE SETTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETA OF A WINICIPALITY AND DESIGNATE THE PRECINCT THE PROJECTS SITUATED; H.C.D.O. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION DO APPROVAL; DESCRIPTION OF SUBJECT OF THE PROJECTS OF THE PROJECTS OF THE PROJECTS OF THE PROJECTS OF THE PROJECTS OF THE PROJECTS OF THE PROJECT OF T
	HCHD CERTIFICATION: REVISION NOTES:

WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGUSH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S DETRIFICATION (ENGUSH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUB-SHEETS

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP
OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES. SHEETS

MAP

OF NEMONT ESTATES II SUBDIVISION

HIDALGO COUNTY, TEXAS

A 10.0 ACRE OF LOT FOUR HUNDRED FIFTY-TWO (452), JOHN H. SHARY SUBDIVISION OUT OF PORCIONES 55,59 AND 60, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS: COUNTY OF HIDALGO

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF <u>NEMONT ESTATES II SUBDIMISION.</u> WAS REMEMED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE:

STATE OF TEXAS: COUNTY OF HIDALGO:

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

DATE MAYOR, CITY OF MIGALLEN

STATE OF TEXAS: COUNTY OF HIDALGO:

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

CHAIRMAN, FLANNING AND ZONING COMMISSION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALOG COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE FLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(6). THE DISTRICT HAS NOT REVENED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, DASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONDINGLY OF THE SUBDIVISION AND ITS RENORMED TO MAKE THESE DETERMINATIONS.

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

STATE OF TEXAS COUNTY OF HIDALGO

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



nate

MARIO A. SALINAS LICENSEO PROFESSIONAL ENGINNER # 96811 3911 N. 10TH STREET, SUITE H MCALLEN, TEXAS 78501

DATE:

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 COMPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE SUNTED IRRIGATION DISTRICT, ON THIS THE ______, DAY

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

SECRETARY PRESIDENT

DATE OF PREPARATION AUGUST-17-21

MAS ENGINEERING LLC. CONSULTING ENGINEERING FIRM NO. F-15499

3911 N. 10TH STREET, SUITE H MCALLEN, TEXAS, 78501

PH. (956) 537-1311 E-MAIL: MSALINAS6973@ATT.NET 08/31/2021 Page 1 of 4 SUB2021-0091



Reviewed On: 8/31/2021

SUBDIVISION NAME: NEMONT ESTATES II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Mile 6 Road: 30 ft. dedication required for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not constructed prior to recording. ***Plat shows 40 ft. proposed ROW dedication for 60 ft. of ROW from centerline. Please clarify prior to final. ****Include "Road" on every Mile 6 reference on plat. *****Label ROW on both sides of centerline and total ROW after accounting for ROW dedication to verify ROW dedication requirements prior to final.	Applied
Internal Street: 50 ft. Paving: 34 ft. proposed Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. ***Engineer to clarify proposed use prior to final. ROW and paving might have to be increased based on the proposed use. ****Cul-de-sac length exceeds 600 ft. and plat will have to be revised to comply with requirements prior to final. If a cul-de-sac length variance is requested and approved, approval subject to widening the paving to 40 ft. *****Internal street might have to be looped eastwards to connect with North Glasscock Road. *****Subdivision Ordinance: Section 134-105	Non-compliance
N/S 1/4 Collector Road along West Property Line: 30-35 ft. dedication for 60-70 ft. total ROW Paving: 40-44 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. ****Plat layout must be revised to comply with ROW dedication requirements prior to final. ******Subdivision Ordinance: Section 134-105	Non-compliance
E/W 1/4 Collector Road along North Property Line: 30-35 ft. dedication for 60-70 ft. total ROW Paving: 40-44 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. ***Plat layout must be revised to comply with ROW dedication requirements prior to final. ****Please show total dimensions for drain ditch along north property line. *****Please clarify if drain ditch is included within the subdivision boundaries since it appears to be a separate lot. If that is the case, lot is landlocked and subdivision layout must be modified prior to final to give frontage to this lot. ***************Please label gap between drain ditch and 50 ft. ROW to Magic Valley prior to final. *******Subdivision Ordinance: Section 134-105	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac. **Cul-de-sac length exceeds 600 ft. and plat will have to be revised to comply with requirements prior to final. If a cul-de-sac length variance is requested and approved, approval subject to widening the paving to 40 ft. **Subdivision Ordinance: Section 134-105	Non-compliance

08/31/2021 Page 2 of 4 SUB2021-0091

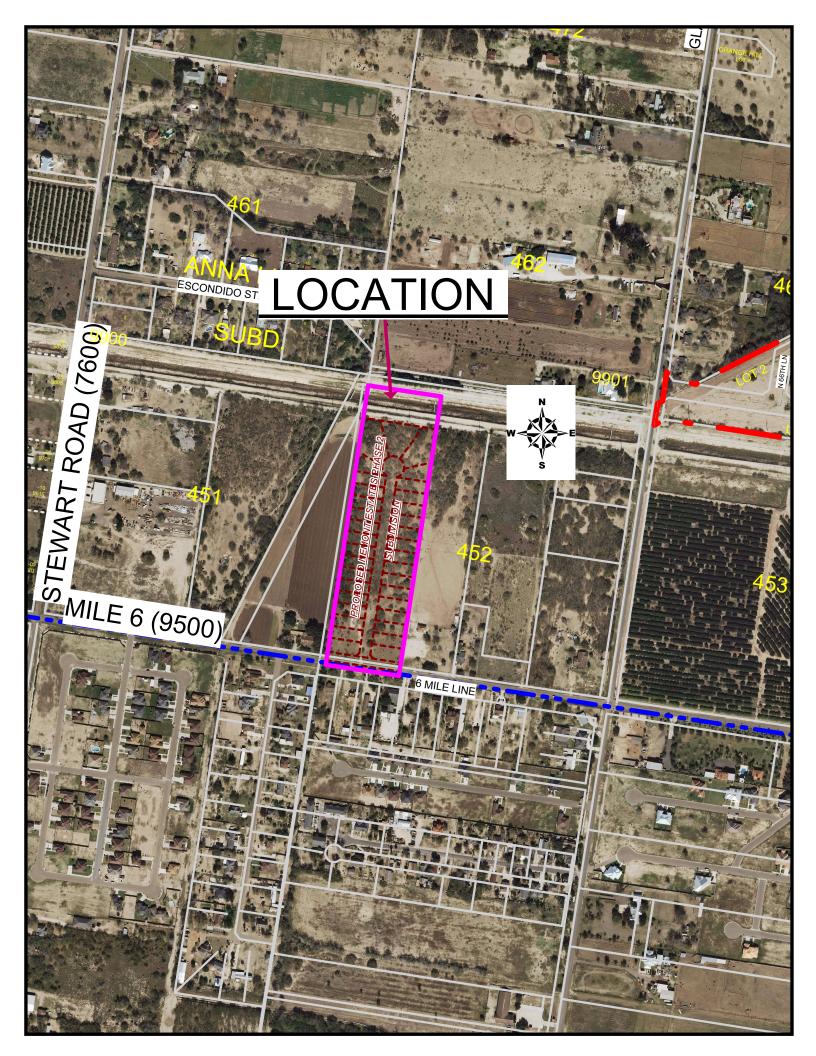
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements. **Setbacks will be finalized prior to final plat review once proposed use has been clarified. **Zoning Ordinance: Section 138-356	TBD
* Rear: 10 ft. or greater for easements or approved site plan. **Setbacks will be finalized prior to final plat review once proposed use has been clarified. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: 6 ft. or greater for easements **Setbacks will be finalized prior to final plat review once proposed use has been clarified. **Zoning Ordinance: Section 138-356	TBD
* Corner: 10 ft. or greater easements **Please add plat note prior to final as shown above. **Setbacks will be finalized prior to final plat review once proposed use has been clarified. **Zoning Ordinance: Section 138-356	TBD
* Garage: 18 ft. except where greater setbacks is required; greater setback applies. **Setbacks will be finalized prior to final plat review once proposed use has been clarified. **Zoning Ordinance: Section 138-356	TBD
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Mile 6 Road, both sides of internal street, and any other road as applicable prior to final. **Sidewalks are subject to 5 ft. being required by Engineering Dept. prior to final. **Final wording of plat note #3 prior to final. ***Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along 6 Mile Road, also along 1/4 Mile Collector Roads required. **Final wording of plat note #14 prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Mile 6 Road, and also along 1/4 Mile Collector Roads required. **Please add plat note as shown above prior to final.	Non-compliance

08/31/2021 Page 3 of 4 SUB2021-0091

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Please remove plat note #16 since is not required.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Applied
* Lots fronting public streets. **Zoning Ordinance: 138-1	Applied
ZONING/CUP	
* Existing: ETJ Proposed: Single-Family Residences **If annexation and initial zoning are proposed, they must be finalized prior to final plat review. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **If annexation and initial zoning are proposed, they must be finalized prior to final plat review. ***Zoning Ordinance: Article V	TBD
PARKS	
* Land dedication in lieu of fee.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Parks requirements will only apply if property is annexed.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD

08/31/2021 Page 4 of 4 SUB2021-0091

COMMENTS	
Comments: Must comply with City's Access Management Policy **If annexation and initial zoning are proposed, they must be finalized prior to final plat review. ***Please clarify if drain ditch is included within the subdivision boundaries since it appears to be a separate lot. If that is the case, lot is landlocked and subdivision layout must be modified prior to final to give frontage to this lot. *****Please clarify if plat is proposed to be public or private prior to final. If private subdivision is proposed, a 2nd Access will be required as per Subdivision Ordinance if 30 or more lots are proposed. *******Submit gate details for staff to review prior to final if applicable. ***********Revise signature blocks to comply with McAllen's Subdivision Ordinance requirements. *************Paragraph below Vicinity Map and Owner's Signature Block reference a different subdivision. Please revise subdivision name wherever is applicable prior to final. **************Clarify 100 ft. by 240 ft. Magic Valley easement shown on plat on north side of Detention Area prior to final. More comments might be triggered once staff receives information. ************************As per Fire Dept., 2nd Access will be required based on number of lots proposed.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



Subada1-0017

City of McAllen Planning Department APPLICATION FOR

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

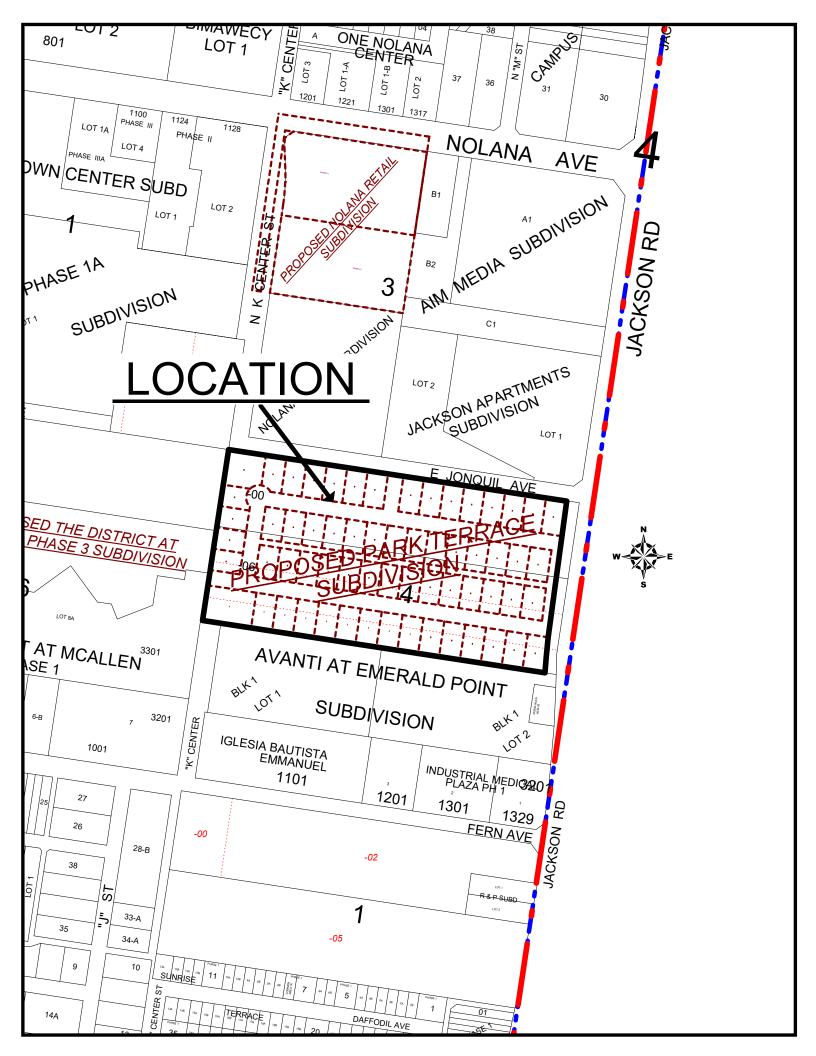
BY:

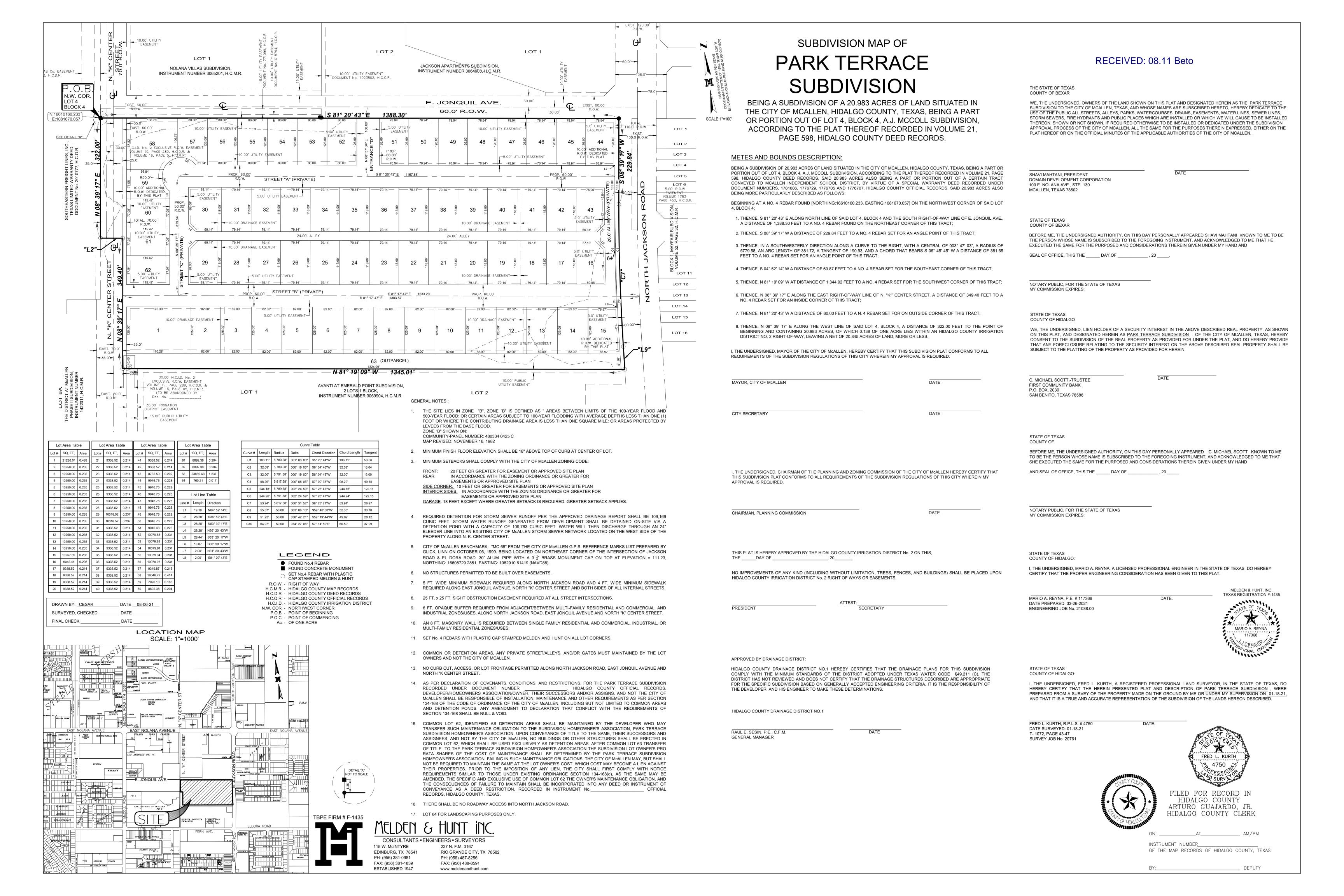
SUBDIVISION PLAT REVIEW				
Project Description	Subdivision Name			
Owner	Name Domain Division Minimum Phone (956) 661-8888 Address LOO E. Nolana Ave, Ste. 130 City McAllen stateTx zip _ 78502 E-mail Shavi @ aurielin Nestments.com			
Developer	Name Domain Development Corp. Phone 956 6101-8886 Address 100 E. Nolana Ave., Se 136 City McAllen state Tx zip 78502 Contact Person Shavi Mantani, President E-mail Shavi Weldenandhunt. com			
Engineer	Name Melden & Hunt, The Phone (9%) 381-0981 Address 115 W. M. Intare St. City Fainhura state TX zip 78941 Contact Person Mario A. Reuna, P.E. E-mail Mario a melden avail hunt. com			
Surveyor	Name Meldens Hunt, TM. Phone 986) 381-0981 Address 115 W. Mc Interest. City Eclin Durg State TX Zip 78 STEETVED FEB 15 2021			

Application	
with	
Submitted	
Requirements	
Developer's	
Minimum	

Proposed Plat Submittal \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report 8 1/2" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies ✓ 2 Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow ✓ 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifying owner on application) Autocad 2005 DWG file and PDF of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for 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 1/2" by 11" copies/legible copy of the plat, affected by changes. I certify that I am the actual owner of the property described above and (include Owner's Signature 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

10/19





09/02/2021 Page 1 of 4 SUB2021-0017



Reviewed On: 9/2/2021

SUBDIVISION NAME: PARK TERRACE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Jackson Road: Min. 10 ft. dedication for min. 60 ft. from centerline for 120 ft. ROW Paving: min. 65 ft. Curb & gutter: both sides ***Must escrow monies as needed if not constructed prior to recording. ******Please clarify accesses from North Jackson Road to see if they will be used for emergency and exit use only prior to final. **City of McAllen Thoroughfare Plan	Non-compliance
North "K" Center Street: Dedication required for 80 ft. total ROW Paving: 44 ft. Curb & gutter: both sides **Must escrow monies as needed if not constructed prior to recording. ***Show ROW from centerline to new property line and total ROW after accounting for ROW dedication. ****Verify that ROW is align with properties to the north and south. ****Please provide copy of document "30 ft. HCID No. 2 exclusive ROW easement Volume 19, Page 289 & Volume 16, Page 5" prior to final for staff to review. **Subdivision Ordinance: Section 134-105	Non-compliance
East Jonquil Avenue: 30 ft. from centerline for 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to recording. ***Provide copies of documents "15 ft. Utility Easements Doc. 1771099" and "10 ft. Utility Easements Doc. 1018794" prior to final for staff to review. **Subdivision Ordinance: Section 134-105	Non-compliance
Internal Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to recording. ****Submit gate details prior to final if applicable. Gate details might increase ROW requirements. *****Street names will be established prior to final. ******If any islands are proposed, drives on both sides will have to be at least 20 ft. paving wide. ******Street C" must meet minimum 60 ft. ROW prior to final, revise layout. **Subdivision Ordinance: Section 134-105	Non-compliance
Paving Curb & gutter	Applied
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
* 800 ft. Block Length requirements. **Variance application submitted by the engineer on June 10, 2021 and revised layout submitted on August 11, 2021. *** As per the engineer, the basis for the request is to allow the continuous flow of traffic within the subdivision without the interruption of an intersection. **Subdivision Ordinance: Section 134-118	Non-compliance

09/02/2021 Page 2 of 4 SUB2021-0017

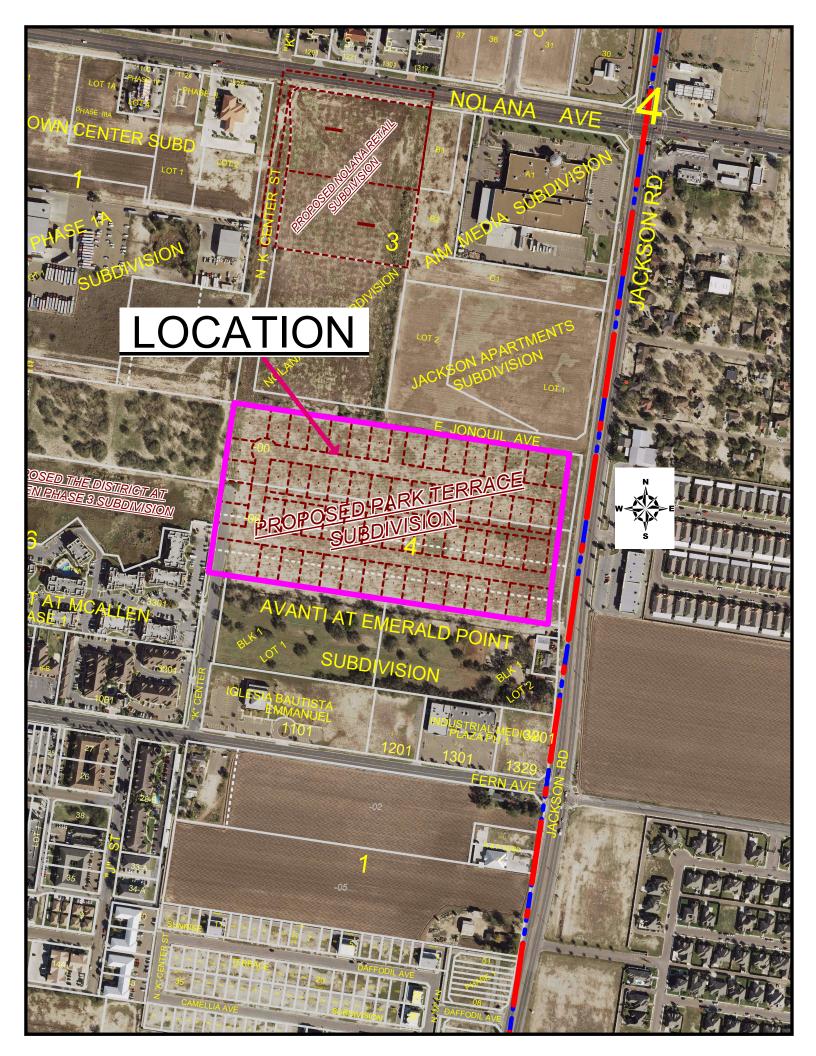
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. ***Engineer must clarify proposed garbage pick up method prior to final to determine alley requirements. An easement dedicated for dumpster locations might be required prior to final. ****20 ft. by 20 ft. ROW clip required at all alley intersections. **********Alleys are only allowed in private residential developments, and all streets and alleys need to be shows as "private". ***********************************	Non-compliance
SETBACKS	
* Front: 20 ft. or greater for easements or approved site plan. ***Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. ***Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. ***Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along North Jackson Road and 4 ft. wide minimum sidewalk required along East Jonquil Avenue, North "K" Center Street and both sides of all internal streets. *** 5 ft. sidewalks required along North Jackson Road as per Engineering Department. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along North Jackson Road, East Jonquil Avenue and North "K" Center Street. **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.	Applied

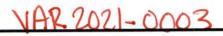
09/02/2021 Page 3 of 4 SUB2021-0017

NOTES	
* No curb cut, access, or lot frontage permitted along North Jackson Road, East Jonquil Avenue and North "K" Center Street. **City's Access Management Policy	Applied
 * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Site plan review might be required depending on the amount of units proposed per lot prior to building permit issuance. 	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common or Detention Areas, any private streets/alleys, and/or gates must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: A-O Proposed: R-3A **Rezoning approved by Planning and Zoning Board on March 16, 2021 and City Commission on April 12, 2021. **Zoning Ordinance: Article V	Completed
* Rezoning Needed Before Final Approval **Rezoning approved by Planning and Zoning Board on March 16, 2021 and City Commission on April 12, 2021. **Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee. As per Parks Department, subdivision will be subject to Parkland Dedication Advisory Board prior to final.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, subdivision will be subject to Parkland Dedication Advisory Board prior to final.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, subdivision will be subject to Parkland Dedication Advisory Board prior to final.	Non-compliance

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TRAFFIC	
* As per Traffic Department, Trip Generation approved; TIA required.	Complete
* As per Traffic Department, Trip Generation approved; TIA required.	Non-compliance
COMMENTS	
Comments: Must comply with City's Access Management Policy. **Engineer must clarify if subdivision is proposed to be public or private prior to final to determine requirements. Some streets are marked as "private" but subdivision name and owner's signature block are do not label the subdivision as private. ***Abandonment of "30 ft. HCID No. 2 exclusive ROW easement" along North "K" Center Street will be done by a separate instrument and must be recorded prior to final. ****As per Public Works, Engineer must clarify proposed garbage pick up method prior to final to determine alley requirements. An easement dedicated for dumpster locations might be required prior to final. *****Staff recommends approval of the requested variance due to the specific circumstances of this development and surrounding areas.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED.	Applied





City of McAllen

Planning Department VARIANCE TO SUBDIVISION

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

	PROCESS APPLICATION												
	Legal Description 20.983 acres out of Lot 4, Block 4, A.J. McColl Subdivision												
Project	Street Address None at this time												
rc	Number of lots 63 Gross acres 20.983												
•	Existing Zoning R-2 Existing Land Use Vacant												
Proposed	Park Terrace Subdivision Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required												
ıt	Name Melden & Hunt, Inc Phone (956) 381-0981												
ica	Address 115 West McIntyre Street E-mail mario@meldenandhunt.com												
Applicant	City Edinburg State TX Zip 78542												
Owner	Name Domain Development Phone (956) 661-8888 Address 100 East Nolana Loop, Suite 130 E-mail shavi@aurielinvestments.com City McAllen State Texas Zip 78504												
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? Yes No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Date_June 03, 2021 Print Name Mario A. Reyna, P.E.												
Office	Accepted by Payment received by Date Date												

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.

	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.
	Developer is asking for the variance, in order to assist in the orderly flow of traffic within the
Reason for Appeal	proposed private subdivision.
	 Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
_	The variance would allow the continous flow of traffic within the subdivision without the
bes	interruption of an intersection.
Ар	
Reason for Appeal	
on	
Reason for	Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.
	The increased block length would not be detrimental to public health, safety, welfare or
	injurious to the legal rights of other property owners. It would improve the interior vehicular
	circluation without unncesaary road interruptions.
	4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land
	in the area in accordance with the provisions of this chapter.
	This is a proposed private subdivision and the approval of the variance will not affect other
	subdivisions within the immediate areas. The request will not affect surrounding throughfares
	nor the flow of traffic patterns.

Planning Department

Memo

TO: Planning & Zoning Commission

FROM Edgar I. Garcia, AICP, CNU-A

DATE: September 3, 2021

SUBJECT: City Commission Actions on August 23, 2021

REZONING:

1. Rezone from C-3 District to R-3T District: 2.0-acre tract of land out of Lot 62, La Lomita Irrigation and Construction Company Subdivision; 2700 Trenton Rd

- Planning and Zoning Commission recommended approval
- City Commission approved as recommended
- 2. Rezone from R-1 District to R-3A District: 0.544-acre tract of land out of Lot 1, Resubdivision of Lots 15 and 16, Block 2, C.E. Hammond's Subdivision; 1500 N Bentsen
 - Planning and Zoning Commission recommended approval
 - City Commission disapproved
- 3. Six (6) Rezonings from various zoning districts to R-3A District: 7 acres out of Hollenbeck Subdivision; 2105 S 10th, 2101 S 10th, 709 Uvalde Ave, 725 Uvalde Ave, 801 Uvalde Ave, 807 Uvalde Ave
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- Rezone from C-1 District to C-2 District: 2.35 acres out of Lot 5, Block 15, Steele & Pershing Subdivision of the east ½ of Portion 66 and all of Portion 67; 2408 & 2416 S McColl Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

CONDITIONAL USE PERMITS

- 1. Request of Denny Meline, on behalf of the City of McAllen, for an amendment of a Conditional Use Permit, for life of the use, for an institutional use (park): 17.51 acres out of Lot 4, Block 12, Steele and Pershing Subdivision; 100 Business Highway 83
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

- 2. Request of Rosalinda Raabe, on behalf of Iglesia Camino Del Rey Upper Valley, for life of the use, for an institutional use (church): Daffodil Gardens Subdivision Unit No. 1, save and except the East 159.1 ft, thereof of Lot "A", the W three (3) acresof Lot 25, Wayne Court Subdivision Extended; 504 and 508 Harvey Drive
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 3. Request of Katherine L. Zeigler, on behalf of William A. Schwarz, for life of the use, for a gasoline service station: 2.35 acres out of the Lot 5, Block 15, Steele & Pershing Subdivision of the east ½ of Portion 66 and all of Portion 67; 2408 & 2416 S McColl Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 4. Request of Maria I. Ewens, for one year, for an event center: 2.77 acres out of Lot 11, La Lomita (HOIT) Subdivision; 3501 SH 107
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 5. Request of Cristobal Moreno, for life of the use, for an automotive service and repair: 0.52-acre tract of land out of Block 14, Trenton Park Estates Ph. 1 and 2 Subdivision, lying W of Lot 219, Woodhollow Subdivision; 7500 N 23rd St
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 6. Request of Liza Salinas, for one year, for a bar: Lot 1, A&A Subdivision; 5204 N 10th St
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 7. Request of Norma S. Pimentel, on behalf of Catholic Charities of the Rio Grande Valley, for life of the use, for an institutional use (respite center): W 90' of Lots 13 and 14 & All of 15 and 16, Block 12, McAllen Addition Subdivision; 111 S 15th
 - Planning and Zoning Commission recommended disapproval
 - Item was withdrawn by applicant



PLANNING DEPARTMENT



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

2021 CALENDAR

	Meetings:							Deadlines:											
C	City Commis	ssion	Plan	ining & Zo	ning Boar	D- Zoning/CUP Application N - Public Notification													
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30	HOLIDAY 31				A-6/16 & 6/17														
Deadline	es and Meetin	g Dates are	subject to cha	nge at any ti	me. Please o	contact th	e Plannin	g Department	at (956) 681	-1250 if you h	ave any que	stions.							



PLANNING DEPARTMENT



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

2021 CALENDAR

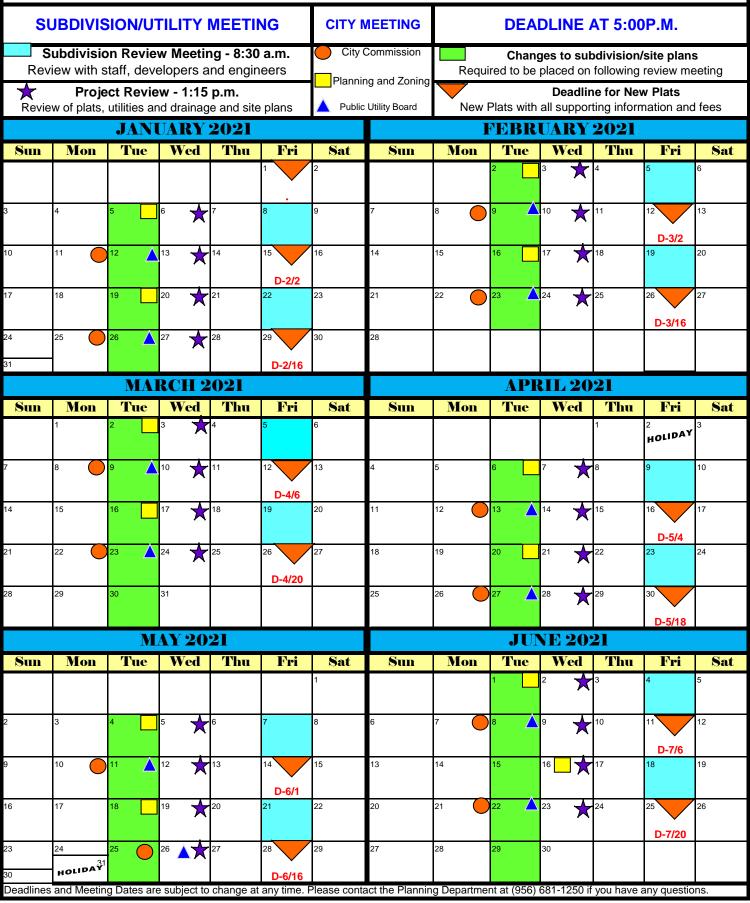
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Deadline		g Dates are s	I subject to cha	nge at any ti	ne. Please o	ontact the	e Planning	g Department	at (956) 681	-1250 if you h	ave any ques	stions.									



PLANNING DEPARTMENT 2021 Calendar



SUBDIVISION AND UTILITY REVIEW CALENDAR





PLANNING DEPARTMENT 2020 Calendar



SUBDIVISION AND UTILITY REVIEW CALENDAR SUBDIVISION/UTILITY MEETING **CITY MEETING DEADLINE AT 5:00P.M.** City Commission Subdivision Review Meeting - 8:30 a.m. Changes to subdivision/site plans Review with staff, developers and engineers Required to be placed on following review meeting Planning and Zoning Project Review - 1:15 p.m. **Deadline for New Plats** Review of plats, utilities and drainage and site plans Public Utility Board New Plats with all supporting information and fees **JULY 2021** AUGUST 2021 Sun Mon Tue Wed Thu Fri Sat Sun Mon Tue Wed Thu Fri Sat D-8/3 10 12 HOLIDAY D-9/7 12 17 15 16 D-8/17 18 24 22 23 D-9/21 30 28 31 29 30 OCTOBER 2021 SEPTEMBER 2021 Wed Mon Tue Wed Thu Fri Mon Tue Fri Sun Sat Sun Sat HOLIDAY D-10/5 D-11/2 12 15 18 16 19 20 22 D-10/19 D-11/16 26 NOVEMBER 2021 **DECEMBER 2021** Mon Tue Wed Thu Mon Tue Wed Thu Fri Sun Fri Sat Sun Sat 10 13 D-1/4 12 14 15 17 20 13 D-12/21 20 HOLIDAY H OLIDAY HOLIDAY 29 29 Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS																							
	01/05/21	01/19/21	02/02/21	02/16/21	03/02/21	03/16/21	04/06/21	04/20/21	05/04/21	05/18/21	06/03/21	06/16/21	07/08/21	07/20/21	08/03/21	08/17/21	09/07/21	09/21/21	10/05/21	10/19/21	11/02/21	11/16/21	12/07/21
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Mike Hovar	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Α							
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2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS																							
Pepe Cabeza de Vaca																							
Daniel Santos																							
Mike Hovar																							
Rogelio Cervantes																							
Gabriel Kamel																							
Michael Fallek																							
Jose B. Saldana																							

Marco Suarez